



Board of Trustees Meeting

441 3rd Street, Mead

October 27, 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. Carbon Valley & Mead Victim Services

7. Proclamations

a. Law Enforcement Records Personnel Week November 3–8, 2025

b. Native American Heritage Month November 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 October 13, 2025
- b. September 2025 Financials
- c. Check Register October 27, 2025
- d. Investment Report 3rd Quarter 2025
- e. **Resolution No 62-R-2025** - A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat
- f. **Ordinance No. 1093** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving Elevation 25 Filing No. 1, Amendment No. 1
- g. **Ordinance No. 1094** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Site Plan Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1
- h. **Resolution No. 63-R-2025** – A Resolution of the Town of Mead, Colorado, Approving the Non-Exclusive Easement Agreement by and Between the Town of Mead and the Little Thompson Water District Related to the Installation of Water Service Improvements at 201 Welker Avenue

10. Public Hearing

- a. Public Hearing: Access 25 Preliminary Plat
 - i. **Resolution No. 64-R-2025** - A Resolution of the Town of Mead, Colorado, Granting Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat
- b. Public Hearing: 2025 Budget Amendment Police Impact Fund - Cancelled
- c. Public Hearing: 2026 Budget
 - i. **Resolution No. 65-R-2025** - A Resolution of the Town of Mead, Colorado, Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Town of Mead, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026
 - ii. **Resolution No. 66-R-2025** - A Resolution of the Town of Mead, Colorado, Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Mead, Colorado, for the 2026 Budget Year
 - iii. **Resolution No. 67-R-2025** - A Resolution of the Town of Mead, Colorado,

Appropriating Sums of Money to the Various Funds and Spending Agencies, in the Amount and for the Purposes as Set Forth Below, for the Town of Mead, Colorado, for the 2026 Budget year

11. 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.

12. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

13. 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: October 27, 2025

SUBJECT: Town Manager Report

- Fall Clean-Up Day voucher pick-up has concluded. The Town issued 225 vouchers to residents, down from 309 in the spring.
- The Mead Community Center will begin offering yoga in November. No registration is required. Participants can attend by paying the drop-in fee. Classes will be held in the Peak multipurpose room on Thursdays at 8:30 a.m. and Sundays at 3:00 p.m.
- The Colorado Department of Transportation has announced that the County Road 38 bridge over I-25 will reopen to traffic on November 7th, which is significantly sooner than the originally planned late December date.
- 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.
- Weld County Elections mailed ballots to all registered electors over the last two weeks. If an elector has not received their ballot, they should confirm their registration on the Secretary of State website, [Verify Voter Registration](#). If voter registration is incorrect, please update with the [Weld County Elections Department](#). Mead voters have four school district items, two state issues and Mead Ballot Issue 2B on their ballots. Ballots are accepted by mail and at any Weld County drop-off site. The nearest location is the Southwest Weld County Services Center, 4209 WCR 24.5. A 24-hour drop-box is available.
- 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 2026 budget is scheduled for Public Hearing today, October 27, 2025. Town Manager Helen Migchelbrink prepared the 2026 draft budget based on input from staff and the Board of Trustees over the last several months. The public hearing will allow for review and public input before the Board of Trustees considers adoption.
- 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.
- 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>
- Construction continues on 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.
- Join Mayor Colleen Whitlow for Coffee on Saturday November 1st from 8:00am – 10:00am at the Community Center Flex space. Mayor Whitlow hosts Coffee with the Mayor on the first Saturday of each month to allow residents an opportunity to engage directly in a small group setting.
- The High Plains Blvd (WCR 9.5) road construction project continues. 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. Paving is ongoing. As part of this project, CR 34 east of I-

25 has been closed to allow for the construction of a new roundabout at its intersection with High Plains Boulevard. This closure will remain until mid-December.

- Mead Municipal Court was held on Thursday October 23rd at 5:00 p.m. at Town Hall with 44 cases on the docket for arraignment or review hearings. Due to the increase in docket size over the last few months and scheduling concerns, Judge Thrower is considering moving court to Tuesday evenings in 2026. Mead Municipal Court and the Mead Police Department continue to work 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 on the west side of 3rd Street both north and south of the intersection.
 - Community Center – punch list repairs continue, including completion of the gym floor striping. Inlet warranty repairs are scheduled for the week of October 27th, and the mill and overlay of the parking lot/alley is scheduled for the end of October or early November.
 - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners regarding appraisals and acquisition discussions.
- Building Permits:
 - 2025 YTD: 69 SF Permits, 76 Certificates of Occupancy
- Boards and Commissions
- The Planning Commission met on October 15th and held the continued Public Hearing for the North Mead Place Comprehensive Plan Amendment. The Planning Commission also conducted the Public Hearing for the Access 25 Preliminary Plat. Planning Commission's next meeting is a study session scheduled for November 19, 2025. Logan-Simpson will present a POST Master Plan update.
- Human Resources
 - The Town advertises open positions here: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions: Finance/HR Clerk

Community Development

- The Town's new Community Development Director, Todd Bjerkaas, started on October 14th.
- The building permit has been issued for the Mountain View Fire Station to be constructed on the Liberty Ranch Municipal Facilities Site. Construction of the High Plains Library facility is underway.
- The Red Barn Community Center Site Plan is scheduled to be considered by the Board of Trustees at the November 10th regular meeting.
- A Public Hearing for the Lavender Special Use Permit (oil and gas) is scheduled for consideration by the Board of Trustees on November 10th.
- Mobilization and grading of the O'Reilly Auto Parts property is underway. The building permit was issued on August 13th.
- 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 fall 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>. Logan-Simpson is scheduled to present an POST Master Plan update at the December 8th regular meeting.

Public Works and Engineering

- Liberty Ranch Restrooms – the tanks have been installed, and the vertical construction is underway.
- The annual town-wide pavement marking project is complete.
- County Road 36 has reopened east of I-25 relative to the construction of High Plains Boulevard by the Town. The CR 38/frontage road intersection east of I-25 relative to the CDOT project has reopened, although the CR 38 bridge remains closed through early November. CR 34 is closed east of I-25 for the Weld County High Plains Boulevard project.
- 1601 – staff presented the CR 38 reclassification request to the North Front Range MPO TAC. Formal consideration for approval is scheduled for November.
- CR 34 Bridge Design – negotiations with the Highland Lake Ditch Company are complete and an agreement will be forthcoming to the Board on November 10.
- CR 7 north of CR 38 was treated for dust control. This is the second application utilizing a new product to improve the longevity of the application.
- The 25 MPH radar sign was reinstalled on CR 7 north of CR 34.5. The sign was damaged several weeks ago, requiring repairs.
- Warranty repairs at the Public Works facility are complete.

Community Engagement

- Staff is exploring options for 2026 Clean-Up Day vouchers to be offered online in a digital format. A digital system would streamline distribution, reduce printing and administrative costs, and make vouchers easier for residents to access.
- The second annual Name the Snowplow contest closed on October 20th. Four entries have been received. The winners will be recognized at the Board of Trustees meeting on November 10th and will ride in their named snowplow at the Parade of Lights.
- The Parade of Lights is scheduled for December 5th, followed by the Tree Lighting. Mead Merry Christmas will take place at the Community Center on December 6 from 11 a.m. to 3 p.m. The event will feature free activities, food options, local vendors, and a visit from Santa. Guests can browse the Holiday Market for local gift items and view the Annual Tree Drawing hosted by the Mead Area Chamber of Commerce. Activities include an inflatable toboggan slide, mini golf, a s'mores station, face painting, and balloon art.
- Living Well with Dementia by Dementia Together will take place on Tuesday, November 18th, at 10:00 a.m. at the Mead Community Center. This free educational session will provide practical strategies for individuals living with dementia and their care partners. Participants will learn ways to support quality of life, stay engaged, and manage daily challenges.

Police Department

- Hiring update: Hudson Sheppard, a new Police Officer and Helly Arellano, CSO, started October 6th.
- Another new police officer is expected to start on October 27th after the IGA with St Vrain Valley School District is finalized.
- The October Mid Monthly Report is attached.
- The Citizen's Academy concluded on October 16th. Special thanks to Trustee Adams for attending and assisting with the presentation of certificates.



PROCLAMATION
Law Enforcement Records Personnel Week
November 3 – November 8, 2025

WHEREAS, dedicated law enforcement records personnel serve the citizens of Colorado to provide them with vital services; and

WHEREAS, law enforcement records personnel are crucial to assisting law enforcement agencies identify, pursue, capture and process suspects; and

WHEREAS, these professionals continually use their expertise and experience in the maintaining criminal justice statistics and improving apprehension strategies; and

WHEREAS, law enforcement records personnel serving the Town of Mead have exhibited professionalism, efficiency, and compassion during the performance of their essential duties in the past year; and

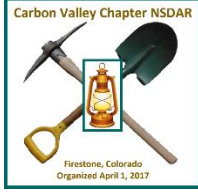
WHEREAS, the efficiency of the qualified and dedicated personnel who staff Law Enforcement Records is materially influenced by the people's attitude and understanding of the importance of the work they perform; and

WHEREAS, the state of Colorado has previously designated the 2nd week in November to recognize Law Enforcement Records Personnel;

NOW, THEREFORE, I, Colleen Whitlow, Mayor, of the Town of Mead, do hereby proclaim November 3 through November 8, 2025, as **Law Enforcement Records Personnel Week** in recognition of the vital services they perform.

Given under my hand and Seal of the Town of Mead, Colorado
On this 27th day of October 2025

Colleen G. Whitlow
Mayor



**PROCLAMATION
Native American Heritage Month
November 2025**

WHEREAS, the history and culture of our great nation have been significantly influenced by Native American and indigenous peoples; and

WHEREAS, the contributions of Native Americans have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, in 1990 President George H. W. Bush approved a joint resolution designating November 1990 “National American Indian Heritage Month.” Similar proclamations, under variants on the name (including “Native American Heritage Month” and “National American Indian and Alaska Native Heritage Month”) have been issued each year since 1994; and

WHEREAS, in honor of Native American Heritage Month, statewide celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned; and

NOW, THEREFORE, I, Colleen Whitlow, Mayor, of the Town of Mead, do hereby proclaim the month of November 2025 as Native American Heritage Month.

Given under my hand and Seal of the Town of Mead, Colorado
On this 27th day of October 2025

Colleen G. Whitlow
Mayor



Board of Trustees Meeting

441 3rd Street, Mead

October 13, 2025

Minutes

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 (via remote access)
Trustee Brad Hagen
Trustee Herman Schranz (via remote access)

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; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: Trustee Crane, Trustee Schranz and members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for loved ones lost.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Trustee Hagen requested that Item 8.f. be removed from the Consent Agenda for further discussion.

Trustee Adams motioned to Approve the Agenda as amended. 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

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the upcoming CML Effective Governance Training; Weld County Town/County Dinner; Police Citizens Academy graduation; and construction in the area by the Town, CDOT and developers. Ms. Migchelbrink will be at a conference the week of 10/27, missing the next Board of Trustees Regular meeting. The Board discussed pedestrian access at the 3rd and Welker Project.

6. Informational Items

a. Building Code Update

Matt Denney, Safebuilt, reviewed proposed changes to the Building Code based on the 2024 International Building Code.

Trustee Crane disconnected from the remote meeting access at approximately 6:20 p.m.
Trustee Schranz disconnected from the remote meeting access at approximately 7:05 p.m.

The Board discussed the requirements for providing a second energy source; exceptions for old/historic buildings; rooftop solar requirements; requirements by the Colorado Energy Office which have been adopted by the state and are separate from the building code.

b. Built for Mead Update

Business and Marketing Specialist Hailey McKay presented Built for Mead platform recap and update. The Board discussed iHeart exposure and pushing out Built for Mead.

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 September 29, 2025
- b. September 2025 Aging Report
- c. Check Register October 13, 2025
- d. **Resolution No. 58-R-2025** – A Resolution of the Town of Mead, Colorado, Amending the Comprehensive Fee Schedule to Amend the Fees for Temporary Use Permits
- e. **Resolution No. 59-R-2025** – A Resolution of the Town of Mead, Colorado, Approving

an Intergovernmental Agreement Between the Town of Mead and the St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program for the 2025-2026 School Year

Mayor Pro Tem Harris motioned to Approve the Consent Agenda Items 8.a through 8.e. Trustee Cartwright seconded the motion.

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

Nays: None

Abstaining: None

Passed

- f. **Ordinance No. 1092** – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations

The Trustees discussed the enforcement and appeals process of building code violations.

Mayor Pro Tem Harris motioned to Approve **Ordinance No. 1092** – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations. Mayor Pro Tem Harris further moved to set second reading and public hearing on the Ordinance for November 10, 2025 at 6:00pm. Trustee Cartwright seconded the motion.

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

Nays: Trustee Hagen

Abstaining: None

Passed

9. Public Hearing

Mayor Whitlow opened the Public Hearing at 8:14 p.m.

- a. Public Hearing: Kiteley Ranch Eligibility Hearing

Interim Community Development Director Collin Mieras presented the staff report for the Kiteley Ranch eligibility.

There was no public comment at this time.

The Trustees had no further comments at this time.

Mayor Whitlow closed the public hearing at 8:19 p.m.

- i. **Resolution No. 60-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 Kiteley Ranch Annexation

Trustee Cartwright motioned to Approve **Resolution No. 60-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 Kiteley Ranch Annexation. Mayor Pro Tem Harris seconded the motion.

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

Nays: None

Abstaining: None

Passed

10. New Business

- a. **Resolution No. 61-R-2025** – A Resolution of the Board of Trustees of the Town of Mead, Colorado, Supporting Passage of Ballot Issue 2B (Funding for Town Law Enforcement Services and Facilities) at the November 4, 2025 Special Election

Trustee Hagen stated he will vote against the Resolution because he doesn't support a tax increase.

Trustee Adams motioned to Approve **Resolution No. 61-R-2025** – A Resolution of the Board of Trustees of the Town of Mead, Colorado, Supporting Passage of Ballot Issue 2B (Funding for Town Law Enforcement Services and Facilities) at the November 4, 2025 Special Election.

Trustee Cartwright seconded the motion.

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

Nays: Trustee Hagen

Abstaining: None

Passed

11. 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.

There was no public comment at this time.

12. 2026 Budget Discussion

Administrative Services Director / Town Treasurer Mary Strutt reviewed the proposed 2026 budget which was presented on September 29th. Ms. Strutt presented proposed changes since 9/29 and the budget amendment and public hearing schedules.

13. Elected Official Reports

- a. Town Trustees

The Trustees expressed appreciation for the recent Board Retreat and individual budget meetings.

- b. Mayor Whitlow

Mayor Whitlow discussed this week's DRCOG meetings.

14. Adjournment

Trustee Cartwright motioned to Adjourn. Trustee Adams seconded the motion.

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

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 08:40 p.m. on Monday, October 13, 2025.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2025

COMBINED CASH ACCOUNTS

99-01-1001	SOUTHSTATE BANK - CHECKING	302,250.91
99-01-1002	TBK BANK - OFFICE CHECK	52,995.65
99-01-1003	TBK BANK - MONEY MARKET	147,317.00
99-01-1005	TBK BANK - FLEX DEBIT CARDS	33,828.17
99-01-1011	XPRESS DEPOSIT ACCOUNT	32,695.63
99-01-1023	COLOTRUST PLUS	12,592,593.28
99-01-1024	COLOTRUST PRIME	11,561.23
99-01-1025	CSIP	5,888,007.41
99-01-1026	CSAFE	12,003,807.86
99-01-1030	COLOTRUST--TRANSPORTATION PROJ	4,278,251.00
99-01-1075	UTILITY CASH CLEARING	10.00
99-01-1077	COURT CASH CLEARING	(1,214.50)
99-01-1078	BUSINESS LICENSE CASH CLEARING	(60.00)
	TOTAL COMBINED CASH	35,342,043.64
99-02-2000	A/P - MISCELLANEOUS	(7.04)
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(35,342,036.60)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	10,262,083.23
4	ALLOCATION TO STREET IMPROVEMENT FUND	2,573,884.33
5	ALLOCATION TO CONSERVATION TRUST FUND	(6,188.85)
6	ALLOCATION TO SEWER FUND	1,874,343.49
8	ALLOCATION TO POLICE FUND	54,864.40
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	2,842,277.29
14	ALLOCATION TO TRANSPORTATION FUND	6,682,106.62
18	ALLOCATION TO PARKS & OPEN SPACE	459,735.88
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	4,094,872.74
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	6,463,748.51
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	38,217.97
31	ALLOCATION TO HIGHWAY 66 & I-25 GENERAL IMPR	2,090.99
	TOTAL ALLOCATIONS TO OTHER FUNDS	35,342,036.60
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	(35,342,036.60)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	10,262,083.23	
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	79,741.71	
01-01-1301	A/R - GENERAL	687,416.33	
01-01-1302	PREPAID EXPENSE	68,462.37	
01-01-1303	PREPAID EXPENSES--PITNEY BOWES	895.52	
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			13,697,400.95

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	58,108.99	
01-02-2302	FLEXPLAN PAYABLE	10,627.36	
01-02-2306	RESTITUTION PAYABLE	1,109.64	
01-02-2308	DEPOSITS PAYABLE	34,086.70	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(8,965.18)	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	(30,250.54)	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	2,002.67	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	10,744.23	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	2,052.66	
01-02-2410	ACCRUED PAYROLL & BENEFITS	19,069.93	
01-02-2600	WARRANTY FUNDS	1,812,096.07	
01-02-2610	DEVELOPER DEPOSITS	274,500.00	
01-02-2615	DEVELOPER LIABILITIES	117,575.99	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX	2,397,715.72	
TOTAL LIABILITIES			4,700,474.24

FUND EQUITY

01-02-3001	FUND BALANCE	7,087,758.85	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		1,909,167.86	
BALANCE - CURRENT DATE		1,909,167.86	
TOTAL FUND EQUITY			8,996,926.71
TOTAL LIABILITIES AND EQUITY			13,697,400.95

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
01-10-4000 PROPERTY TAX	1,591,357.31	3,045,870.14	11,085.52	2,383,293.15	2,397,000	99.4
01-10-4010 SALES TAX	2,991,776.19	2,755,626.15	443,201.12	2,991,670.73	4,058,917	73.7
01-10-4012 LODGING TAX	502.00	474.00	38.00	14,425.84	2,500	577.0
01-10-4015 ROAD & BRIDGE TAX	51,723.00	.00	.00	.00	0	.0
01-10-4020 SPECIFIC OWNERSHIP TAX	61,153.43	86,524.00	11,325.50	92,585.31	99,000	93.5
01-10-4030 BUILDING PERMIT USE TAX	348,938.90	384,836.17	47,936.73	395,769.69	395,698	100.0
01-10-4040 CIGARETTE TAX	9,014.08	8,277.67	2,343.05	7,890.39	14,300	55.2
01-10-4050 MURA REVENUE SHARING	150,341.97	188,264.74	.00	201,705.33	206,265	97.8
01-10-4070 FEDERAL MINERAL LEASE	52,134.83	30,344.20	33,490.45	33,490.45	27,000	124.0
01-10-4071 STATE SEVERANCE TAXES	217,697.32	113,907.11	6,194.63	6,194.63	135,000	4.6
TOTAL TAXES	5,474,639.03	6,614,124.18	555,615.00	6,127,025.52	7,335,680	83.5
<u>FEES AND PERMITS</u>						
01-11-4100 BUILDING PERMIT FEES	415,672.78	396,397.80	82,306.74	648,186.81	480,493	134.9
01-11-4102 OTHER PERMITS	39,789.98	5,923.19	761.04	122,709.71	10,000	1227.1
01-11-4103 CONVENIENCE FEE	26,817.71	38,389.72	2,181.70	27,711.83	44,000	63.0
01-11-4110 BUILDING PERMIT - ADMIN. FEES	53,650.00	57,685.00	3,850.00	34,477.88	42,300	81.5
01-11-4111 PASSPORT FEES	6,690.00	4,420.00	45.00	5,570.00	5,000	111.4
01-11-4112 TOWN HALL/PARK FEES	780.00	1,640.00	.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	57.10	66.52	453.29	0	.0
01-11-4120 FRANCHISE FEES	233,670.49	230,146.94	26,839.84	242,845.58	300,000	81.0
01-11-4130 DEVELOPER APPLICATION FEES	19,462.26	16,415.07	553.13	14,372.80	25,000	57.5
01-11-4138 ANIMAL CONTROL FEES	218.00	.00	.00	.00	0	.0
01-11-4140 ROYALTIES	162,978.68	204,924.16	11,293.15	75,881.98	150,000	50.6
01-11-4141 ADMINISTRATIVE CHARGES	.00	.00	.00	20,489.00	0	.0
TOTAL FEES AND PERMITS	959,729.90	956,401.07	127,897.12	1,195,391.80	1,058,993	112.9
<u>LICENSES</u>						
01-12-4200 BUSINESS/SALES TAX LICENSE	10,955.00	9,590.81	720.00	7,748.75	15,000	51.7
01-12-4210 LIQUOR LICENSE	2,732.50	3,935.00	.00	2,027.58	4,500	45.1
01-12-4220 PET LICENSES	432.50	350.00	.00	160.00	600	26.7
TOTAL LICENSES	14,120.00	13,875.81	720.00	9,936.33	20,100	49.4

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	155,664.99	.00	.00	.00	189,328	.0
01-13-4305 SCHOOL GUARD REIMBURSEMENT	14,006.50	12,774.52	388.52	10,752.53	20,000	53.8
01-13-4310 NEW DEVELOPMENT CHARGES	262,508.76	289,239.04	23,170.00	267,989.13	250,000	107.2
01-13-4360 SALES OF MERCHANDISE	682.11	380.00	594.78	4,674.18	4,000	116.9
01-13-4624 SENIOR EVENT FEES	120.00	430.00	.00	.00	0	.0
01-13-4625 RECREATION REGISTRATION FEES	55,497.39	58,807.50	10,128.24	67,096.83	63,500	105.7
01-13-4626 SUMMER REC FIELD TRIPS/REGISTR	85.00	.00	.00	.00	0	.0
TOTAL CHARGES FOR SERVICES	488,564.75	361,631.06	34,281.54	350,512.67	526,828	66.5
<u>FINES AND FORFEITS</u>						
01-14-4420 COURT FINES	35,130.29	45,428.09	10,930.00	53,245.50	59,400	89.6
01-14-4422 COURT COSTS	10,934.71	16,588.00	2,570.00	14,862.00	18,750	79.3
01-14-4423 POLICE REPORTS	1,814.38	2,509.75	2,233.50	5,877.25	2,640	222.6
01-14-4620 MISC. POLICE INCOME	697.59	334.00	50.00	3,839.00	1,000	383.9
TOTAL FINES AND FORFEITS	48,576.97	64,859.84	15,783.50	77,823.75	81,790	95.2
<u>GRANTS & ECONOMIC DEVELOPMENT</u>						
01-15-4513 DOLA GRANT--LAND USE CODE	.00	.00	.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	10,505.58	10,841.18	7,860.00	16,310.00	150,000	10.9
01-15-4528 GRANTS--SIPA	3,000.00	.00	.00	.00	0	.0
01-15-4530 CAMP GRANT--SR VAN	.00	.00	.00	.00	162,450	.0
TOTAL GRANTS & ECONOMIC DEVELOPME	16,005.58	13,341.18	7,860.00	49,205.29	514,950	9.6
<u>MISCELLANEOUS</u>						
01-18-4619 INTEREST & DIVIDEND INCOME	458,314.23	392,411.92	35,872.17	298,170.23	508,250	58.7
01-18-4620 MISC. INCOME	116,495.24	46,837.61	.00	9,764.80	57,606	17.0
01-18-4622 DONATIONS/FUNDRAISING	1,750.68	3,870.00	6.00	13,593.50	5,000	271.9
01-18-4623 SALE OF ASSETS	17,395.20	5,995.00	.00	5,932.50	15,000	39.6
01-18-4625 METRO DISTRICT PAYMENTS	72,004.06	119,962.00	53,915.47	89,586.03	110,000	81.4
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	1,897.40	2,116.91	775.24	3,935.71	0	.0
TOTAL MISCELLANEOUS	667,856.81	571,193.44	90,568.88	420,982.77	935,724	45.0
TOTAL FUND REVENUE	7,669,493.04	8,595,426.58	832,726.04	8,230,878.13	10,474,065	78.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
01-40-5001 SALARIES & WAGES	290,961.77	300,578.37	37,108.15	350,435.11	466,215	75.2
01-40-5002 OVERTIME	.00	.00	137.82	383.88	500	76.8
01-40-5050 CLEANING	5,420.32	5,723.84	.00	.00	0	.0
01-40-5055 OVERTIME	1,627.09	175.73	.00	.00	0	.0
01-40-5060 PAYROLL TAXES	20,845.48	21,222.09	2,046.27	26,143.90	41,678	62.7
01-40-5062 TUITION REIMBURSEMENT	.00	.00	.00	3,000.00	6,000	50.0
01-40-5063 TRAINING	.00	.00	.00	1,774.45	20,000	8.9
01-40-5065 WORKERS COMP	1,635.18	3,835.53	300.02	2,820.12	4,986	56.6
01-40-5066 HEALTH INSURANCE	32,994.29	32,811.80	3,938.67	39,583.01	57,317	69.1
01-40-5067 MEDICAL SAVINGS PLAN	21,357.81	22,042.33	2,018.78	21,218.42	3,675	577.4
01-40-5068 MEDICAL SAVINGS	2,658.99	2,975.40	.00	.00	0	.0
01-40-5070 DEFERRED COMP/RETIREMENT	.00	.00	792.76	6,646.46	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	5,465.77	5,681.68	.00	.00	0	.0
01-40-5201 COMPUTER/TECHNOLOGY	35,166.00	22,072.00	.00	.00	0	.0
01-40-5202 PRINTING EXPENSE	106.84	.00	.00	.00	0	.0
01-40-5203 UNIFORMS	1,059.36	994.63	.00	.00	0	.0
01-40-5205 POSTAGE	5,985.40	5,397.02	.00	.00	0	.0
01-40-5210 OPERATING SUPPLIES	4,451.96	4,352.59	.00	.00	0	.0
01-40-5212 FURNISHINGS	8,801.69	4,320.28	.00	.00	0	.0
01-40-5215 REPAIRS & MAINT	13,540.75	20,840.71	.00	.00	0	.0
01-40-5216 FLEET R&M	41.98	3,307.67	.00	.00	0	.0
01-40-5253 GAS & OIL	300.07	138.80	.00	.00	0	.0
01-40-5300 TELEPHONE	5,124.17	4,849.73	.00	.00	0	.0
01-40-5305 UTILITIES	6,636.86	8,357.29	.00	.00	0	.0
01-40-5310 TRASH REMOVAL	706.41	713.01	.00	.00	0	.0
01-40-5315 COPIER EXPENSES	4,248.17	4,552.50	.00	.00	0	.0
01-40-5320 PROPERTY & LIABILITY INSURANCE	6,543.89	7,880.42	.00	.00	0	.0
01-40-5325 INTERNET/WEBSITE EXPENSE	8,640.70	19,706.20	.00	.00	0	.0
01-40-5330 TRAINING	3,201.74	3,539.11	.00	.00	0	.0
01-40-5331 DUES AND SUBSCRIPTIONS	18,279.48	33,872.89	.00	.00	0	.0
01-40-5332 TUITION REIMBURSEMENT	1,726.89	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	11,829.20	.00	.00	0	.0
01-40-5400 LEGAL FEES	144,430.84	178,748.81	.00	.00	0	.0
01-40-5401 CONSULTING FEES	141,753.78	126,449.45	.00	.00	0	.0
01-40-5415 AUDIT FEES	15,930.00	12,600.00	.00	.00	0	.0
01-40-5416 PASSPORT EXPENSES	224.93	.00	.00	.00	0	.0
01-40-5425 COUNTY TREASURER'S FEE	15,905.71	30,645.09	.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	5,622.02	2,974.43	.00	.00	0	.0
01-40-5701 BANK FEES	25,636.56	40,880.61	.00	.00	0	.0
01-40-5705 MILEAGE	7,947.11	6,435.49	.00	.00	0	.0
01-40-6101 LEGAL FEES	.00	.00	.00	173,350.69	286,000	60.6
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	1,418.00	80,775.55	220,000	36.7
01-40-6110 TELEPHONE	.00	.00	525.85	5,358.51	8,212	65.3
01-40-6111 UTILITIES	.00	.00	345.78	9,634.37	11,000	87.6
01-40-6113 TRASH REMOVAL	.00	.00	79.39	663.01	1,500	44.2

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	222.83	5,331.34	9,000	59.2
01-40-6199 OTHER PROFESSIONAL SERVICES	.00	.00	878.40	9,124.44	22,000	41.5
01-40-6210 EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	979.62	10,000	9.8
01-40-6301 PROPERTY & LIABILITY INS	.00	.00	.00	2,972.12	13,400	22.2
01-40-6311 INTERNET/WEBSITE SERVICES	.00	.00	445.95	10,124.14	25,000	40.5
01-40-6314 COUNTY TREASURER'S FEES	.00	.00	118.95	23,842.27	32,000	74.5
01-40-6316 BANK FEES	.00	.00	5,197.40	28,826.14	42,000	68.6
01-40-6511 POSTAGE	.00	.00	659.60	5,113.52	10,000	51.1
01-40-6512 MILEAGE	.00	.00	1,102.60	6,998.27	15,400	45.4
01-40-6610 DUES & SUBSCRIPTIONS	.00	.00	10,949.01	66,794.72	40,000	167.0
01-40-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	530.00	7,992.92	30,000	26.6
01-40-6805 REPAIR & MTNCE--FLEET	.00	.00	10.00	104.77	5,000	2.1
01-40-6823 CLEANING SERVICES	.00	.00	170.88	5,314.48	11,000	48.3
01-40-6839 RENTAL SPACE EXPENSES	.00	.00	100.00	710.00	0	.0
01-40-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	1,461.81	0	.0
01-40-7010 OFFICE SUPPLIES	.00	.00	33.47	4,463.69	7,500	59.5
01-40-7020 OPERATING SUPPLIES	.00	.00	254.42	4,166.87	8,000	52.1
01-40-7051 UNIFORMS	.00	.00	.00	1,176.52	1,500	78.4
01-40-7101 GAS & OIL	.00	.00	.00	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	294.99	4,148.12	10,000	41.5
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	891,209.55	980,102.46	69,679.99	932,623.53	1,580,387	59.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	15,444.32	16,149.39	6,985.95	52,786.75	74,915	70.5
01-41-5030 MAYOR AND BOARD SALARIES	39,600.00	35,200.00	.00	5,200.00	0	.0
01-41-5060 PAYROLL TAXES	4,178.68	3,897.92	536.48	4,420.89	5,970	74.1
01-41-5063 TRAINING	.00	.00	.00	11,489.02	15,000	76.6
01-41-5065 WORKERS COMP	65.84	39.72	5.29	45.06	69	65.3
01-41-5066 HEALTH INSURANCE	1,671.52	1,725.37	157.01	1,725.46	2,449	70.5
01-41-5067 MEDICAL SAVINGS PLAN	772.19	807.50	6.24	229.49	75	306.0
01-41-5068 MEDICAL SAVINGS	56.16	53.04	.00	.00	0	.0
01-41-5070 DEFERRED COMPENSATION	.00	.00	89.30	669.75	1,105	60.6
01-41-5201 COMPUTER / TECHNOLOGY	.00	1,285.00	.00	.00	0	.0
01-41-5210 OPERATING SUPPLIES	981.25	470.61	.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	2,308.42	3,940.19	.00	.00	0	.0
01-41-5330 TRAINING	10,484.96	9,999.86	.00	.00	0	.0
01-41-5331 DUES & SUBSCRIPTIONS	760.84	2,935.14	.00	.00	0	.0
01-41-5340 PUBLISHED NOTICES	1,740.01	1,351.77	.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	69.00	105.75	.00	.00	0	.0
01-41-5700 MISC. EXPENSE	2,854.98	5,557.38	.00	.00	0	.0
01-41-5841 BOARD OUTREACH ACTIVITIES	7,604.43	6,990.14	.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	.00	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	(135.00)	14,087.00	4,000	352.2
01-41-6824 BOARD OUTREACH ACTIVITIES	.00	.00	271.49	19,609.90	35,000	56.0
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	67.91	687.20	2,000	34.4
01-41-7550 FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-41-7999 OTHER COMMODITIES	.00	.00	336.21	9,427.60	10,000	94.3
TOTAL BOARD OF TRUSTEES	105,621.26	111,376.50	8,320.88	143,032.28	256,043	55.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>POLICE</u>						
01-42-5001 SALARIES & WAGES	1,065,455.98	1,182,728.06	131,846.41	1,325,764.32	1,744,266	76.0
01-42-5002 OVERTIME	.00	.00	4,756.72	15,061.39	25,000	60.3
01-42-5022 POLICE O.T.--SPEVENT	1,136.77	11,095.88	485.03	485.03	0	.0
01-42-5050 CLEANING	6,636.64	7,008.24	.00	.00	0	.0
01-42-5055 OVERTIME	15,341.01	10,537.20	.00	.00	0	.0
01-42-5060 PAYROLL TAXES	25,845.45	28,118.63	3,207.38	31,800.09	59,607	53.4
01-42-5061 WELLNESS PROGRAM	.00	.00	1,350.00	3,385.00	3,500	96.7
01-42-5062 TUITION REIMBURSEMENT	.00	.00	869.00	2,559.00	9,000	28.4
01-42-5063 TRAINING	.00	.00	469.00	34,824.56	89,000	39.1
01-42-5065 WORKERS COMP	74,630.99	51,408.03	4,456.92	43,591.43	67,737	64.4
01-42-5066 HEALTH INSURANCE	145,688.49	152,843.03	19,408.65	173,415.53	243,311	71.3
01-42-5067 MEDICAL SAVINGS PLAN	3,830.70	4,291.58	378.73	4,344.53	3,360	129.3
01-42-5068 MEDICAL SAVINGS	2,014.70	2,627.52	.00	.00	0	.0
01-42-5069 FPPA RETIREMENT	86,637.36	101,209.19	12,066.10	118,224.06	152,162	77.7
01-42-5070 DEFERRED COMPENSATION	.00	.00	494.72	4,561.60	5,880	77.6
01-42-5071 FPPA DEATH & DISABILITY	31,007.17	36,435.39	4,366.76	42,785.59	54,781	78.1
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	2,368.14	2,730.34	.00	.00	0	.0
01-42-5200 OFFICE SUPPLIES	1,027.94	2,218.38	.00	.00	0	.0
01-42-5201 COMPUTER / TECHNOLOGY	31,622.36	27,967.44	.00	.00	0	.0
01-42-5203 UNIFORMS	143.28	44.99	.00	.00	0	.0
01-42-5210 OPERATING SUPPLIES	10,794.72	5,262.98	.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	18,943.48	19,695.53	.00	.00	0	.0
01-42-5253 GAS & OIL	21,530.93	18,280.48	.00	.00	0	.0
01-42-5254 UNIFORMS & TOOLS	9,703.49	6,656.62	.00	.00	0	.0
01-42-5255 OPERATING EQUIPMENT	34,638.28	34,601.63	.00	.00	0	.0
01-42-5300 TELEPHONES	10,888.92	10,727.64	.00	.00	0	.0
01-42-5305 UTILITIES	9,161.89	11,633.38	.00	.00	0	.0
01-42-5310 TRASH REMOVAL	1,301.89	1,420.83	.00	.00	0	.0
01-42-5315 COPIER EXPENSE	1,596.69	1,538.05	.00	.00	0	.0
01-42-5320 GENERAL LIABILITY INSURANCE	36,561.71	99,505.13	.00	.00	0	.0
01-42-5325 INTERNET/WEBSITE EXPENSE	1,324.50	759.63	.00	.00	0	.0
01-42-5330 TRAINING	15,913.47	30,941.32	.00	.00	0	.0
01-42-5331 DUES & MEMBERSHIPS	7,910.78	10,880.44	.00	.00	0	.0
01-42-5332 TUITION REIMBURSEMENT	.00	3,000.00	.00	.00	0	.0
01-42-5343 CONTRACTUAL SERVICES	61,502.66	103,163.83	.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	368.36	1,190.20	.00	.00	0	.0
01-42-5399 OTHER PROFESSIONAL SERVICES	315.00	2,968.90	.00	.00	0	.0
01-42-5491 VEHICLE LEASE EXPENSES	.00	11,514.87	.00	.00	0	.0
01-42-5500 CAPITAL OUTLAY	41,546.40	8,000.00	.00	.00	0	.0
01-42-5700 MISC. EXPENSE	2,537.98	1,891.54	.00	.00	0	.0
01-42-6101 LEGAL FEES	.00	.00	.00	.00	15,000	.0
01-42-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	861.07	32,902.73	88,950	37.0
01-42-6110 TELEPHONE	.00	.00	1,474.53	13,194.91	15,895	83.0
01-42-6111 UTILITIES	.00	.00	558.74	12,634.83	18,000	70.2
01-42-6113 TRASH REMOVAL	.00	.00	135.40	1,301.25	2,000	65.1
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	93.52	1,691.67	3,000	56.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-42-6199 OTHER PROFESSIONAL SERVICES	.00	.00	71.38	966.69	8,000	12.1
01-42-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	2,836.00	6,364.92	5,000	127.3
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	3,856.82	6,000	64.3
01-42-6805 REPAIR & MTNCE--FLEET	.00	.00	275.00	21,627.28	16,000	135.2
01-42-6823 CLEANING SERVICES	.00	.00	101.76	3,614.59	9,000	40.2
01-42-6824 PD OUTREACH/EVENTS	.00	.00	.00	2,601.51	5,000	52.0
01-42-6851 VEHICLE LEASE EXPENSES	.00	.00	4,029.36	47,654.45	77,674	61.4
01-42-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	117,212.92	232,500	50.4
01-42-7010 OFFICE SUPPLIES	.00	.00	269.47	1,599.55	4,000	40.0
01-42-7020 OPERATING SUPPLIES	.00	.00	(28.95)	6,607.40	16,000	41.3
01-42-7051 UNIFORMS--CIVILIAN	.00	.00	.00	435.40	800	54.4
01-42-7101 GAS & OIL	.00	.00	.00	16,364.89	30,000	54.6
01-42-7254 OPERATING EQUIPMENT	.00	.00	.00	56,561.69	49,500	114.3
01-42-7305 UNIFORMS & TOOLS--SWORN	.00	.00	489.92	15,683.52	29,800	52.6
01-42-7550 FURNISHINGS	.00	.00	2,019.01	2,019.01	0	.0
01-42-7999 OTHER COMMODITIES	.00	.00	(3.53)	934.52	3,000	31.2
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	1,792,000.69	2,009,700.96	197,338.10	2,272,965.39	3,401,282	66.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY DEVELOPMENT</u>						
01-43-5001 SALARIES & WAGES	229,060.10	265,486.20	15,263.04	223,833.39	368,543	60.7
01-43-5002 OVERTIME	.00	.00	.00	241.47	0	.0
01-43-5060 PAYROLL TAXES	17,363.66	19,512.20	1,087.83	16,640.63	34,135	48.8
01-43-5063 TRAINING	.00	.00	.00	3,419.63	6,000	57.0
01-43-5065 WORKERS COMP	220.75	1,103.18	18.50	271.24	1,587	17.1
01-43-5066 HEALTH INSURANCE	28,958.65	44,551.45	3,250.59	39,015.30	67,488	57.8
01-43-5067 MEDICAL SAVINGS PLAN	9,796.03	10,821.23	41.66	2,288.64	1,238	184.9
01-43-5068 MEDICAL SAVINGS	574.99	834.83	.00	.00	0	.0
01-43-5070 DEFERRED COMPENSATION	.00	.00	497.40	6,884.21	15,314	45.0
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	10,204.80	6,073.34	.00	.00	0	.0
01-43-5202 PRINTING EXPENSE	621.63	672.85	.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	937.82	.00	.00	0	.0
01-43-5300 TELEPHONE	1,128.85	1,195.86	.00	.00	0	.0
01-43-5320 PROPERTY & LIABILITY INSURANCE	9,233.65	3,440.19	.00	.00	0	.0
01-43-5330 TRAINING	3,832.23	3,905.81	.00	.00	0	.0
01-43-5331 DUES & MEMBERSHIPS	245.00	99.00	.00	.00	0	.0
01-43-5410 CONSULTANTS	15,108.88	.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	200,314.85	196,076.69	.00	.00	0	.0
01-43-5491 VEHICLE LEASE EXPENSES	.00	10,789.47	.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	1,210.00	4,583.31	9,000	50.9
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	82.77	704.00	2,000	35.2
01-43-6121 PRINTING EXPENSE	.00	.00	.00	922.20	1,000	92.2
01-43-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.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	.00	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	75.07	845.29	2,000	42.3
TOTAL COMMUNITY DEVELOPMENT	531,092.26	567,243.36	21,526.86	681,442.15	1,038,272	65.6
<u>STREETS</u>						
01-44-5210 OPERATING SUPPLIES	598.89	.00	.00	.00	0	.0
01-44-5216 FLEET R&M	.00	428.85-	.00	.00	0	.0
TOTAL STREETS	598.89	428.85-	.00	.00	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>PARKS</u>						
01-45-5001 SALARIES & WAGES	225,253.99	269,392.15	32,501.20	303,639.49	388,089	78.2
01-45-5002 OVERTIME	.00	.00	1,214.11	5,526.09	6,500	85.0
01-45-5055 OVERTIME	8,148.35	5,465.21	.00	.00	0	.0
01-45-5060 PAYROLL TAXES	17,820.29	20,760.19	2,520.84	23,339.98	36,869	63.3
01-45-5061 WELLNESS PROGRAM	.00	.00	.00	30.00	200	15.0
01-45-5063 TRAINING	.00	.00	73.71	2,287.91	10,000	22.9
01-45-5065 WORKERS COMP	7,150.81	18,760.64	1,975.06	17,950.06	22,820	78.7
01-45-5066 HEALTH INSURANCE	29,396.57	41,396.22	6,815.93	54,969.79	82,162	66.9
01-45-5067 MEDICAL SAVINGS	6,132.25	10,480.98	145.82	1,166.57	2,075	56.2
01-45-5068 MEDICAL SAVINGS	646.74	1,175.75	.00	.00	0	.0
01-45-5070 DEFERRED COMPENSATION	.00	.00	1,535.30	14,748.95	19,319	76.3
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	1,186.91	1,797.43	.00	.00	0	.0
01-45-5210 OPERATING SUPPLIES	7,350.70	2,749.95	.00	.00	0	.0
01-45-5215 REPAIRS & MAINTENANCE	15,250.83	20,709.70	.00	.00	0	.0
01-45-5216 FLEET R&M	6,408.27	5,201.97	.00	.00	0	.0
01-45-5253 GAS & OIL	5,409.39	13,675.58	.00	.00	0	.0
01-45-5254 TOOLS	594.67	218.55	.00	.00	0	.0
01-45-5300 TELEPHONE	1,485.00	1,796.00	.00	.00	0	.0
01-45-5305 UTILITIES	21,442.50	52,290.26	.00	.00	0	.0
01-45-5310 TRASH REMOVAL	699.00	2,782.50	.00	.00	0	.0
01-45-5320 PROPERTY & LIABILITY INSURANCE	11,542.06	19,701.03	.00	.00	0	.0
01-45-5330 TRAINING	1,173.18	5,300.79	.00	.00	0	.0
01-45-5331 DUES / MEMBERSHIPS	.00	210.00	.00	.00	0	.0
01-45-5348 PEST CONTROL	38,338.50	22,151.92	.00	.00	0	.0
01-45-5349 WELLNESS PROGRAM	135.00	120.00	.00	.00	0	.0
01-45-5363 WEED CONTROL	3,216.85	8,156.13	.00	.00	0	.0
01-45-5369 EQUIPMENT RENTAL	22.95	.00	.00	.00	0	.0
01-45-5370 LANDSCAPING	13,785.69	5,308.00	.00	.00	0	.0
01-45-5371 TREE MAINTENANCE	30,777.40	15,290.00	.00	.00	0	.0
01-45-5372 IRRIGATION SYSTEM	24,874.29	3,198.48	.00	.00	0	.0
01-45-5405 PARK ENGINEERING	55.00	1,359.00	.00	.00	0	.0
01-45-5500 CAPITAL OUTLAY	74,921.00	119,005.74	.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	2,133.04	1,500	142.2
01-45-6108 ENGINEERING FEES	.00	.00	.00	.00	1,000	.0
01-45-6110 TELEPHONE	.00	.00	257.00	2,027.80	3,084	65.8
01-45-6111 UTILITIES	.00	.00	14,583.35	60,883.86	52,000	117.1
01-45-6113 TRASH REMOVAL	.00	.00	.00	2,653.50	3,000	88.5
01-45-6114 PEST CONTROL	.00	.00	4,684.95	26,700.96	38,000	70.3
01-45-6132 LANDSCAPINGS	.00	.00	725.30	18,719.61	60,000	31.2
01-45-6133 TREE MAINTENANCE	.00	.00	7,375.00	35,025.00	35,000	100.1
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	1,205.41	8,488.44	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	.00	2,812.19	10,000	28.1
01-45-6806 REPAIR & MTNCE--IRRIGATION	.00	.00	.00	3,607.97	7,500	48.1
01-45-6835 WEED CONTROL	.00	.00	.00	10,107.18	15,000	67.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-45-7020 OPERATING SUPPLIES	.00	.00	.00	3,818.43	6,000	63.6
01-45-7051 UNIFORMS	.00	.00	.00	2,244.54	2,500	89.8
01-45-7101 GAS & OIL	.00	.00	.00	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	749.17	2,107.02	6,000	35.1
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

553,586.95 670,301.44 76,572.15 734,910.02 988,438 74.4

COMMUNITY CENTER

01-46-5001 SALARIES & WAGES	.00	.00	22,818.94	22,818.94	0	.0
01-46-5002 OVERTIME	.00	.00	1,026.73	1,026.73	2,000	51.3
01-46-5060 PAYROLL TAXES	.00	.00	1,861.09	1,861.09	0	.0
01-46-5063 TRAINING	.00	.00	.00	1,187.12	6,000	19.8
01-46-5065 WORKERS COMP	.00	.00	309.64	309.64	0	.0
01-46-5066 HEALTH INSURANCE	.00	.00	1,929.92	1,929.92	0	.0
01-46-5067 MEDICAL SAVINGS	.00	.00	74.98	74.98	0	.0
01-46-5070 DEFERRED COMPENSATION	.00	.00	641.81	641.81	0	.0
01-46-6104 COMPUTER/TECHNOLOGY FEES	.00	.00	.00	22.93	3,000	.8
01-46-6110 TELEPHONE	.00	.00	112.01	152.02	2,000	7.6
01-46-6111 UTILITIES	.00	.00	695.57	4,373.42	10,000	43.7
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	9,922.12	55,070.30	80,000	68.8
01-46-6199 OTHER PROFESSIONAL SERVICES	.00	.00	195.20	1,226.90	0	.0
01-46-6210 EMPLOYMENT/RECRUITMENT EXP	.00	.00	52.00	2,179.01	1,500	145.3
01-46-6211 COMMUNITY DAY	.00	.00	12,323.55	55,495.51	60,000	92.5
01-46-6214 TOWN EVENTS	.00	.00	179.00	33,230.52	75,000	44.3
01-46-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,976.70	6,560	75.9
01-46-6311 INTERNET/WEBSITE SERVICES	.00	.00	170.27	426.82	0	.0
01-46-6511 POSTAGE	.00	.00	.00	.00	500	.0
01-46-6610 DUES & SUBSCRIPTIONS	.00	.00	203.40	3,019.96	1,000	302.0
01-46-6805 REPAIRS & MTNCE--FLEET	.00	.00	10.00	80.00	2,000	4.0
01-46-6823 CLEANING SERVICES	.00	.00	206.00	780.89	0	.0
01-46-7010 OFFICE SUPPLIES	.00	.00	95.98	797.38	2,000	39.9
01-46-7020 OPERATING SUPPLIES	.00	.00	366.24	2,595.91	2,000	129.8
01-46-7051 UNIFORMS	.00	.00	355.28	3,287.13	4,000	82.2
01-46-7101 GAS & OIL	.00	.00	.00	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	(52.64)	36,563.54	52,000	70.3
01-46-8531 CAPITAL OUTLAY-COMPUTERS	.00	.00	25.55	5,067.38	10,000	50.7
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	722.83	3,177.99	30,000	10.6

TOTAL COMMUNITY CENTER

.00 .00 54,245.47 244,110.84 562,760 43.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ENGINEERING</u>						
01-47-5001 SALARIES & WAGES	332,678.99	288,212.49	35,089.24	298,333.26	425,324	70.1
01-47-5002 OVERTIME	.00	.00	.00	26.96	0	.0
01-47-5050 CLEANING	5,968.00	6,302.24	.00	.00	0	.0
01-47-5055 OVERTIME	14,427.46	948.95	.00	.00	0	.0
01-47-5060 PAYROLL TAXES	26,417.77	21,788.64	2,726.11	23,018.13	36,926	62.3
01-47-5063 TRAINING	.00	.00	1,695.00	2,562.45	5,000	51.3
01-47-5065 WORKERS COMP	6,760.85	5,830.91	582.64	4,858.43	7,539	64.4
01-47-5066 HEALTH INSURANCE	31,223.08	27,492.37	2,518.62	21,525.27	46,038	46.8
01-47-5067 MEDICAL SAVINGS	14,990.93	14,267.50	87.06	729.80	1,445	50.5
01-47-5068 MEDICAL SAVINGS	1,116.74	989.91	.00	.00	0	.0
01-47-5070 DEFERRED COMPENSATION	.00	.00	1,754.46	14,926.62	21,182	70.5
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	762.23	1,550.27	.00	.00	0	.0
01-47-5200 OFFICE SUPPLIES	4,324.43	3,498.82	.00	.00	0	.0
01-47-5201 COMPUTER/TECHNOLOGY	4,593.04	3,023.41	.00	.00	0	.0
01-47-5203 UNIFORMS	1,251.91	1,729.08	.00	.00	0	.0
01-47-5210 OPERATING SUPPLIES	13,129.87	8,809.78	.00	.00	0	.0
01-47-5212 FURNISHINGS	641.42	165.56	.00	.00	0	.0
01-47-5215 REPAIRS & MAINTENANCE	33,087.44	10,650.14	.00	.00	0	.0
01-47-5216 REPAIR & MAINTENANCE--FLEET	494.94	221.38	.00	.00	0	.0
01-47-5253 GAS & OIL	3,763.23	2,412.25	.00	.00	0	.0
01-47-5300 TELEPHONE	2,574.36	1,994.97	.00	.00	0	.0
01-47-5305 UTILITIES	13,290.10	11,091.88	.00	.00	0	.0
01-47-5310 TRASH	1,463.75	2,283.64	.00	.00	0	.0
01-47-5315 COPIER EXPENSES	1,478.88	1,237.31	.00	.00	0	.0
01-47-5320 PROPERTY & LIABILITY INSURANCE	5,771.04	7,880.42	.00	.00	0	.0
01-47-5330 TRAINING	2,992.66	386.16	.00	.00	0	.0
01-47-5331 DUES & SUBSCRIPTIONS	630.00	622.75	.00	.00	0	.0
01-47-5399 OTHER PROFESSIONAL SERVICES	285.00	1,140.00	.00	.00	0	.0
01-47-5405 ENGINEERING FEES	25,661.45	31,593.55	.00	.00	0	.0
01-47-5491 VEHICLE LEASE EXPENSES	.00	7,436.96	.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	1,397.20	8,369.30	3,500	239.1
01-47-6108 ENGINEERING FEES	.00	.00	.00	55,083.99	55,000	100.2
01-47-6110 TELEPHONE	.00	.00	270.04	2,032.32	2,820	72.1
01-47-6111 UTILITIES	.00	.00	653.32	12,686.73	20,000	63.4
01-47-6113 TRASH REMOVAL	.00	.00	185.80	2,181.20	4,000	54.5
01-47-6126 COPIER EXPENSES	.00	.00	78.23	1,359.61	2,000	68.0
01-47-6134 EV CHARGING STATION EXPENSES	.00	140.58	.00	1,076.60	0	.0
01-47-6199 OTHER PROFESSIONAL SERVICES	.00	.00	180.00	1,844.05	2,000	92.2
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	.00	17,179.02	30,000	57.3
01-47-6805 REPAIR & MTNCE--FLEET	.00	.00	4,832.58	6,150.88	2,500	246.0
01-47-6823 CLEANING SERVICES	.00	.00	188.15	5,851.50	10,500	55.7
01-47-6851 VEHICLE LEASE EXPENSES	.00	.00	2,477.37	10,354.27	41,117	25.2
01-47-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	20.50	0	.0
01-47-7010 OFFICE SUPPLIES	.00	.00	59.52	2,854.58	5,000	57.1
01-47-7020 OPERATING SUPPLIES	.00	.00	541.81	9,946.29	10,000	99.5
01-47-7051 UNIFORMS	.00	.00	130.61	1,560.89	2,750	56.8
01-47-7101 GAS & OIL	.00	.00	.00	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
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-47-7550 FURNISHINGS	.00	.00	.00	11,352.23	10,000	113.5
01-47-7999 OTHER COMMODITIES	.00	.00	.00	381.49	1,000	38.2
01-47-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	115,200	.0
TOTAL ENGINEERING	550,048.99	464,371.95	55,447.76	530,111.55	881,441	60.1

MUNICIPAL COURT

01-48-5001 SALARIES & WAGES	30,175.42	37,382.91	4,566.74	43,243.18	51,753	83.6
01-48-5002 OVERTIME	.00	.00	.00	13.03	1,000	1.3
01-48-5040 JUDGE	12,995.00	12,400.00	2,000.00	18,000.00	26,000	69.2
01-48-5055 OVERTIME	270.27	10.36	.00	.00	0	.0
01-48-5060 PAYROLL TAXES	2,307.95	2,849.48	354.03	3,320.73	4,678	71.0
01-48-5063 TRAINING	.00	.00	66.00	1,534.00	2,000	76.7
01-48-5065 WORKERS COMP	47.28	44.00	5.52	52.03	64	81.3
01-48-5066 HEALTH INSURANCE	4,219.73	5,512.17	656.48	5,982.44	7,788	76.8
01-48-5067 MEDICAL SAVINGS	772.19	807.50	27.06	216.48	325	66.6
01-48-5068 MEDICAL SAVINGS	181.14	230.01	.00	.00	0	.0
01-48-5070 DEFERRED COMPENSATION	.00	.00	89.30	859.73	1,105	77.8
01-48-5201 COMPUTER/TECHNOLOGY	.00	2,220.00	.00	.00	0	.0
01-48-5203 UNIFORMS	.00	110.77	.00	.00	0	.0
01-48-5235 COURT COSTS	203.70	1,582.80	.00	.00	0	.0
01-48-5300 TELEPHONE	65.62	.00	.00	.00	0	.0
01-48-5320 PROPERTY & LIABILITY INSURANCE	2,308.42	3,940.19	.00	.00	0	.0
01-48-5330 TRAINING	52.00	212.84	.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	2,012.40	.00	.00	0	.0
01-48-5455 PROSECUTING ATTORNEY	15,532.50	10,150.00	.00	.00	0	.0
01-48-5700 MISC. EXPENSE	245.26	401.72	.00	.00	0	.0
01-48-6102 PROSECUTING ATTORNEY	.00	.00	.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	1,794.37	5,000	35.9
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	2,112.68	2,500	84.5
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	70,979.88	79,917.15	8,160.33	88,410.40	142,673	62.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
COMMUNITY ENGAGEMENT						
01-49-5001 SALARIES & WAGES	143,539.74	177,305.78	10,217.54	204,445.36	334,456	61.1
01-49-5002 OVERTIME	.00	.00	399.03	1,712.14	2,000	85.6
01-49-5055 OVERTIME	1,018.98	612.38	.00	.00	0	.0
01-49-5060 PAYROLL TAXES	10,970.83	13,600.12	822.63	16,022.57	29,925	53.5
01-49-5061 WELLNESS PROGRAM	.00	.00	1,577.94	19,949.04	29,800	66.9
01-49-5063 TRAINING	.00	.00	1,381.77	2,828.72	6,000	47.2
01-49-5065 WORKERS COMP	1,420.13	4,153.84	195.14	3,194.02	3,759	85.0
01-49-5066 HEALTH INSURANCE	12,960.93	14,585.17	873.40	13,283.60	46,826	28.4
01-49-5067 MEDICAL SAVINGS	5,529.30	4,729.17	33.32	733.18	1,700	43.1
01-49-5068 MEDICAL SAVINGS	842.72	849.83	.00	.00	0	.0
01-49-5070 DEFERRED COMPENSATION	.00	.00	272.90	5,347.06	14,782	36.2
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	1,057.40	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	4,083.94	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	3,369.86	5,857.43	.00	.00	0	.0
01-49-5236 COMMUNITY ENGAGEMENT	8,890.14	9,455.76	.00	.00	0	.0
01-49-5253 GAS & OIL	188.68	369.59	.00	.00	0	.0
01-49-5260 RECREATION PROGRAMS	39,089.23	28,867.08	.00	.00	0	.0
01-49-5261 COMMUNITY DAY	45,386.76	53,045.90	.00	.00	0	.0
01-49-5262 TOWN EVENTS	41,846.93	55,192.54	.00	.00	0	.0
01-49-5265 SENIOR EVENTS	6,240.66	9,595.87	.00	.00	0	.0
01-49-5300 TELEPHONE	1,016.73	1,120.08	.00	.00	0	.0
01-49-5320 GENERAL LIABILITY INSURANCE	9,702.37	7,791.14	.00	.00	0	.0
01-49-5330 TRAINING	3,858.41	7,677.05	.00	.00	0	.0
01-49-5331 DUES/MEMBERSHIPS	7,461.86	9,186.53	.00	.00	0	.0
01-49-5349 WELLNESS PROGRAM	12,197.75	13,726.39	.00	.00	0	.0
01-49-5399 OTHER PROFESSIONAL SERVICES	.00	14,175.50	.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	2,405.64	.00	.00	0	.0
01-49-5560 CAPITAL OUTLAY--SFTWR UPGRADES	9,396.94	32,214.02	.00	.00	0	.0
01-49-5700 MISC. EXPENSE	1,054.75	1,350.22	.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	64.00	1,104.06	1,536	71.9
01-49-6121 PRINTING EXPENSE	.00	.00	169.00	8,894.09	15,000	59.3
01-49-6149 COMMUNITY ENGAGEMENT	.00	.00	73.99	3,602.91	10,000	36.0
01-49-6199 OTHER PROFESSIONAL SERVICES	.00	.00	.00	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	.00	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	666.88	8,413.15	11,500	73.2
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	138.00	1,783.53	10,000	17.8
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 9 MONTHS ENDING SEPTEMBER 30, 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	1,197.12	2,991.74	8,000	37.4
01-49-7999 OTHER COMMODITIES	.00	.00	.00	1,030.83	2,000	51.5
01-49-8501 CAPITAL OUTLAY--WAYFINDING	.00	.00	.00	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	391,348.20	522,144.66	18,082.66	388,725.27	712,344	54.6
NON-DEPARTMENTAL						
01-90-5001 SALARIES & WAGES ADJ	.00	.00	.00	.00	275,000	.0
01-90-5804 TRANSFER TO STREET IMPVT FD	281,250.00	281,250.00	.00	.00	0	.0
01-90-5805 TRANSFER TO CAPITAL IMPROVEMEN	1,035,338.25	2,392,226.84	.00	.00	0	.0
01-90-8151 SPECIAL PROJECTS	.00	.00	.00	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	93,750.00	281,250.00	375,000	75.0
TOTAL NON-DEPARTMENTAL	1,317,050.92	2,673,476.84	93,750.00	305,378.84	911,425	33.5
TOTAL FUND EXPENDITURES	6,203,537.59	8,078,206.47	603,124.20	6,321,710.27	10,475,065	60.4
NET REVENUE OVER EXPENDITURES	1,465,955.45	517,220.11	229,601.84	1,909,167.86	1,000-	1909

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	2,573,884.33	
04-01-1301	A/R - GENERAL	349,847.85	
04-01-1302	PREPAID EXPENSES	250.00	
	TOTAL ASSETS		2,923,982.18

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	(10,114.18)	
04-02-2005	RETAINAGE PAYABLE	37,109.57	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE	9,059.31	
04-02-2403	STATE WITHHOLDING TAX PAYABLE	1,279.40	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	226.65	
04-02-2410	ACCRUED PAYROLL & BENEFITS	2,294.64	
	TOTAL LIABILITIES		39,855.39

FUND EQUITY

04-02-3001	FUND BALANCE	1,455,818.45	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	1,428,308.34	
	BALANCE - CURRENT DATE	1,428,308.34	
	TOTAL FUND EQUITY		2,884,126.79
	TOTAL LIABILITIES AND EQUITY		2,923,982.18

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

STREET IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
04-10-4005 HIGHWAY USERS TAX	127,584.60	224,886.71	34,927.88	243,072.52	264,569	91.9
04-10-4010 SALES TAX	1,495,888.11	1,377,813.05	221,600.56	1,495,835.35	2,155,713	69.4
04-10-4015 ROAD & BRIDGE TAX	.00	90,958.26	7,951.07	63,608.56	120,000	53.0
04-10-4025 M.V. REGISTSTRATION	19,108.58	20,532.68	2,811.32	21,651.99	27,300	79.3
04-10-4030 BUILDING USE TAX	171,140.50	192,393.45	23,518.32	195,355.09	197,849	98.7
TOTAL TAXES	1,813,721.79	1,906,584.15	290,809.15	2,019,523.51	2,765,431	73.0
<u>FEES AND PERMITS</u>						
04-11-4102 RIGHT-OF-WAY PERMITS	40,425.00	123,630.00	4,785.00	68,710.00	88,431	77.7
04-11-4141 ADMINISTRATIVE CHARGES	.00	.00	.00	14,400.00	0	.0
TOTAL FEES AND PERMITS	40,425.00	123,630.00	4,785.00	83,110.00	88,431	94.0
<u>TRANSFERS IN</u>						
04-16-4601 TRANSFER FROM GF	281,250.00	281,250.00	93,750.00	281,250.00	375,000	75.0
04-16-4602 TRANSFER FROM CAPITAL IMPROV	.00	.00	250,000.00	750,000.00	1,000,000	75.0
TOTAL TRANSFERS IN	281,250.00	281,250.00	343,750.00	1,031,250.00	1,375,000	75.0
<u>MISCELLANEOUS</u>						
04-18-4619 INTEREST INCOME	88,745.84	82,852.16	8,983.92	58,953.22	108,500	54.3
04-18-4627 LEASE PROCEEDS	.00	.00	.00	410,000.00	436,000	94.0
TOTAL MISCELLANEOUS	88,745.84	82,852.16	8,983.92	468,953.22	544,500	86.1
TOTAL FUND REVENUE	2,224,142.63	2,394,316.31	648,328.07	3,602,836.73	4,773,362	75.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

STREET IMPROVEMENT FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>STREETS</u>						
04-44-5001 SALARIES & WAGES	250,764.88	294,007.36	33,789.40	318,563.23	414,649	76.8
04-44-5002 OVERTIME	.00	.00	560.35	1,477.36	10,000	14.8
04-44-5055 OVERTIME	4,596.44	2,971.48	.00	1,100.10	0	.0
04-44-5060 PAYROLL TAXES	18,955.81	22,229.92	2,555.53	24,097.79	38,126	63.2
04-44-5063 TRAINING	.00	.00	1,950.00	9,248.95	15,000	61.7
04-44-5065 WORKERS COMPENSATION	21,853.90	19,010.51	1,896.62	17,630.17	22,826	77.2
04-44-5066 HEALTH INSURANCE	34,259.75	43,724.93	6,387.87	53,005.12	72,411	73.2
04-44-5067 MEDICAL SAVINGS	6,928.21	8,840.70	91.66	733.28	1,250	58.7
04-44-5068 MEDICAL SAVINGS	481.34	774.02	.00	.00	0	.0
04-44-5070 DEFERRED COMPENSATION	.00	.00	1,150.09	11,004.09	14,380	76.5
04-44-5075 EMPLOYMENT/RECRUITMENT EXPENSE	61.46	.00	.00	.00	0	.0
04-44-5201 COMPUTER/TECHNOLOGY	9,385.00	16,005.46	.00	.00	0	.0
04-44-5202 PRINTING EXPENSE	.00	192.95	.00	.00	0	.0
04-44-5203 UNIFORMS	2,199.59	6,255.89	.00	.00	0	.0
04-44-5210 OPERATING SUPPLIES	2,878.01	200.25	.00	.00	0	.0
04-44-5215 REPAIRS & MAINTENANCE--STREETS	181,544.70	145,999.73	.00	.00	0	.0
04-44-5216 REPAIR & MAINT.--FLEET	26,916.75	16,879.38	.00	.00	0	.0
04-44-5217 REPAIR & MAINTENANCE--BRIDGES	.00	185,834.91	.00	.00	0	.0
04-44-5250 ASPHALT/STREET PATCHING	5,891.90	4,392.00	.00	.00	0	.0
04-44-5252 STREET SIGNS & MARKERS	5,895.42	8,603.22	.00	.00	0	.0
04-44-5253 GAS & OIL	15,895.65	5,881.41	.00	.00	0	.0
04-44-5254 TOOLS	8,598.18	16,935.91	.00	.00	0	.0
04-44-5255 SAFETY EQUIPMENT	2,885.22	2,439.15	.00	.00	0	.0
04-44-5300 TELEPHONE	2,011.78	2,002.29	.00	.00	0	.0
04-44-5305 UTILITIES	22,600.27	21,480.98	.00	.00	0	.0
04-44-5310 TRASH DISPOSAL	100.00	.00	.00	.00	0	.0
04-44-5320 PROPERTY & LIABILITY INSURANCE	28,855.17	29,551.55	.00	.00	0	.0
04-44-5330 TRAINING	409.44	5,780.29	.00	.00	0	.0
04-44-5331 DUES & MEMBERSHIPS	100.00	2,894.50	.00	.00	0	.0
04-44-5360 STREET SWEEPING	20,844.00	27,378.00	.00	.00	0	.0
04-44-5361 DUST CONTROL	26,367.22	53,018.37	.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	1,163.91	.00	.00	0	.0
04-44-5364 SNOW REMOVAL	31,227.47	3,452.63	.00	.00	0	.0
04-44-5365 REPAIR & MAINTENANCE--SEALCOAT	.00	230,058.85	.00	.00	0	.0
04-44-5366 REPAIR & MAINTENANCE--DRAINAGE	15,348.00	.00	.00	.00	0	.0
04-44-5369 EQUIPMENT RENTAL	19,088.34	27,344.61	.00	.00	0	.0
04-44-5405 ENGINEERING FEES	31,478.66	68,957.85	.00	.00	0	.0
04-44-5491 VEHICLE LEASE EXPENSES	.00	60,680.70	.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	.00	17,253.18	18,500	93.3
04-44-6108 ENGINEERING FEES	.00	.00	.00	19,528.00	95,000	20.6
04-44-6110 TELEPHONE	.00	.00	265.42	2,099.46	2,376	88.4
04-44-6111 UTILITIES	.00	.00	3,385.55	32,849.62	38,500	85.3
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	95.00	95.00	1,500	6.3
04-44-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	25,543.85	49,950	51.1
04-44-6405 EQUIPMENT RENTAL	.00	.00	4,909.00	36,350.32	135,000	26.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	4,749.52	14,000	33.9
04-44-6802 REPAIR & MTNCE--STREETS	.00	.00	(4,232.09)	711,322.62	2,467,500	28.8
04-44-6803 REPAIR & MTNCE--DRAINAGE	.00	.00	.00	.00	20,000	.0
04-44-6805 REPAIR & MTNCE--FLEET	.00	.00	3,670.00	30,054.89	40,000	75.1
04-44-6810 REPAIR & MTNCE--BRIDGES	.00	.00	.00	.00	35,000	.0
04-44-6831 SNOW REMOVAL	.00	.00	.00	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	.00	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	76,357.55	224,619	34.0
04-44-7020 OPERATING SUPPLIES	.00	.00	.00	814.61	10,000	8.2
04-44-7041 STREET SIGNS & MARKERS	.00	.00	1,200.00	9,001.09	13,500	66.7
04-44-7051 UNIFORMS	.00	.00	45.03	6,258.57	13,000	48.1
04-44-7101 GAS & OIL	.00	.00	.00	7,853.65	25,000	31.4
04-44-7255 SAFETY EQUIPMENT	.00	.00	.00	451.00	3,500	12.9
04-44-7305 TOOLS	.00	.00	.00	2,898.79	25,000	11.6
04-44-7605 GRAVEL	.00	.00	4,807.75	8,356.08	50,000	16.7
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	951,540.77	1,389,630.85	66,744.79	2,174,528.39	5,152,587	42.2
TOTAL FUND EXPENDITURES	951,540.77	1,389,630.85	66,744.79	2,174,528.39	5,152,587	42.2
NET REVENUE OVER EXPENDITURES	1,272,601.86	1,004,685.46	581,583.28	1,428,308.34	379,225-	376.6

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

CONSERVATION TRUST FUND

ASSETS

05-01-0100	CASH IN COMMON - CTF	(6,188.85)	
	TOTAL ASSETS		(6,188.85)

LIABILITIES AND EQUITY

FUND EQUITY

05-02-3001	FUND BALANCE	168,335.48	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(174,524.33)	
	BALANCE - CURRENT DATE	(174,524.33)	
	TOTAL FUND EQUITY		(6,188.85)
	TOTAL LIABILITIES AND EQUITY		(6,188.85)

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

CONSERVATION TRUST FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>LOTTERY REVENUE</u>						
05-17-4630	LOTTERY REVENUE	51,867.01	58,044.29	17,564.18	56,001.11	77,000	72.7
	TOTAL LOTTERY REVENUE	51,867.01	58,044.29	17,564.18	56,001.11	77,000	72.7
	<u>MISCELLANEOUS REVENUE</u>						
05-18-4619	INTEREST & DIVIDEND INCOME	2,233.11	5,109.04	(21.60)	4,474.56	5,000	89.5
	TOTAL MISCELLANEOUS REVENUE	2,233.11	5,109.04	(21.60)	4,474.56	5,000	89.5
	TOTAL FUND REVENUE	54,100.12	63,153.33	17,542.58	60,475.67	82,000	73.8
	<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	54,100.12	63,153.33	17,542.58	(174,524.33)	153,000-	114.1

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,874,343.49	
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	114,690.72	
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			8,145,360.32

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	(3,336.81)	
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	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	256.54	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	(876.74)	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	691.75	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	121.05	
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			1,381,588.24

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	270,513.59	
BALANCE - CURRENT DATE		710,913.59	
TOTAL FUND EQUITY			6,763,772.08
TOTAL LIABILITIES AND EQUITY			8,145,360.32

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	706,494.15	761,850.28	83,571.11	755,632.16	1,079,859	70.0
06-11-4152 RATERINK LIFT STA. SURCHARGE	9,140.00	9,961.20	1,200.00	10,800.00	45,240	23.9
06-11-4160 SEWER LATE/NSF FEES	10,947.14	10,584.84	1,390.00	12,715.95	16,000	79.5
06-11-4165 SEWER TAP FEES	157,203.00	146,714.00	7,640.00	116,297.00	226,282	51.4
06-11-4166 RATERINK CAPITAL MTNCE FEE	.00	.00	2,570.00	23,130.00	0	.0
TOTAL CHARGES FOR SERVICES	883,784.29	929,110.32	96,371.11	918,575.11	1,367,381	67.2
<u>MISCELLANEOUS REVENUE</u>						
06-18-4619 INTEREST & DIVIDEND INCOME	56,221.40	54,987.22	6,542.24	55,303.02	71,884	76.9
06-18-4620 MISC. INCOME	.00	.00	.00	.00	1,000,000	.0
TOTAL MISCELLANEOUS REVENUE	56,221.40	54,987.22	6,542.24	55,303.02	1,071,884	5.2
TOTAL FUND REVENUE	940,005.69	984,097.54	102,913.35	973,878.13	2,439,265	39.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
06-40-5001 SALARIES & WAGES	128,819.66	130,666.45	17,423.96	159,527.63	218,436	73.0
06-40-5002 OVERTIME	.00	.00	152.45	598.68	0	.0
06-40-5055 OVERTIME	4,805.60	840.76	.00	.00	0	.0
06-40-5060 PAYROLL TAXES	9,970.49	9,911.08	1,301.50	12,298.30	19,563	62.9
06-40-5063 TRAINING	.00	.00	.00	243.00	0	.0
06-40-5065 WORKERS COMP	4,739.97	3,178.69	311.02	2,800.57	3,956	70.8
06-40-5066 HEALTH INSURANCE	15,844.34	16,096.18	1,957.31	18,603.40	30,350	61.3
06-40-5067 MEDICAL SAVINGS	6,373.53	6,837.45	178.58	1,453.08	905	160.6
06-40-5068 MEDICAL SAVINGS	508.50	544.42	.00	.00	0	.0
06-40-5070 DEFERRED COMPENSATION	.00	.00	717.35	7,346.48	11,409	64.4
06-40-5205 POSTAGE	3,125.48	3,341.66	.00	.00	0	.0
06-40-5300 TELEPHONE	731.65	672.10	.00	.00	0	.0
06-40-5320 GENERAL LIABILITY INSURANCE	5,771.04	9,850.52	.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	7,041.90	.00	.00	0	.0
06-40-5400 LEGAL FEES	7,101.15	7,821.30	.00	.00	0	.0
06-40-5401 CONSULTING FEES	11,285.91	10,389.92	.00	.00	0	.0
06-40-5405 ENGINEERING FEES	15,514.85	27,340.46	.00	.00	0	.0
06-40-5410 PLANNING/CONSULTANTS	1,650.82	1,678.73	.00	.00	0	.0
06-40-5415 AUDIT FEES	7,965.00	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	4,404.40	4,932.71	.00	.00	0	.0
06-40-5705 MILEAGE	450.00	400.00	.00	.00	0	.0
06-40-6101 LEGAL FEES	.00	.00	.00	9,517.43	12,000	79.3
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	.00	1,665.99	2,500	66.6
06-40-6108 ENGINEERING FEES	.00	.00	.00	32,492.37	30,000	108.3
06-40-6109 CONSULTING FEES	.00	.00	177.25	13,280.40	16,000	83.0
06-40-6110 TELEPHONE	.00	.00	99.51	776.08	714	108.7
06-40-6199 OTHER PROFESSIONAL SERVICES	.00	.00	683.20	6,280.27	11,627	54.0
06-40-6301 PROPERTY & LIABILITY INSURANCE	.00	.00	.00	7,912.14	16,650	47.5
06-40-6316 BANK FEES	.00	.00	.00	5,622.19	7,000	80.3
06-40-6511 POSTAGE	.00	.00	.00	3,540.70	6,000	59.0
06-40-6512 MILEAGE	.00	.00	50.00	400.00	600	66.7
06-40-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	1,050.00	1,200	87.5
06-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	9,836.00	9,836	100.0
06-40-7051 UNIFORMS	.00	.00	.00	.00	2,500	.0
TOTAL ADMINISTRATION	234,217.59	253,365.33	23,052.13	307,877.43	414,746	74.2

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>OPERATIONS</u>						
06-47-5215 REPAIRS & MAINT	25,150.31	37,508.21	.00	.00	0	.0
06-47-5227 CHEMICALS	.00	538.20	.00	.00	0	.0
06-47-5231 SLUDGE DISPOSAL	41,934.61	53,721.04	.00	.00	0	.0
06-47-5248 SEWER LINE REPAIRS	581.76	.00	.00	.00	0	.0
06-47-5253 GAS & OIL	5,409.39	1,544.55	.00	.00	0	.0
06-47-5305 UTILITIES	34,200.79	38,856.01	.00	.00	0	.0
06-47-5306 UTILITIES--RATERINK	497.78	539.61	.00	.00	0	.0
06-47-5310 TRASH	843.48	1,152.13	.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	52,293.51	49,216.13	.00	.00	0	.0
06-47-5391 SEWER TESTING	3,858.85	4,968.86	.00	.00	0	.0
06-47-5392 LINE LOCATOR	7,464.95	4,066.08	.00	.00	0	.0
06-47-5393 STATE DISCHARGE PERMIT	5,093.40	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	7,522.35	6,837.10	.00	.00	0	.0
06-47-5556 CAPITAL OUTLAY--CIPP	250.00-	.00	.00	.00	0	.0
06-47-5557 CAPITAL OUTLAY-HEADWORKS MECH	378,384.00	.00	.00	.00	0	.0
06-47-5558 CAPITAL OUTLAY-BLOWER REPLACE	3,665.50	2,809.69	.00	.00	0	.0
06-47-5559 CAPITAL OUTLAY-CHEMICAL PHOSOP	1,100.00	.00	.00	.00	0	.0
06-47-6111 UTILITIES	.00	.00	197.45	44,474.14	77,000	57.8
06-47-6112 UTILITIES--RATERINK	.00	.00	.00	593.41	1,000	59.3
06-47-6113 TRASH REMOVAL	.00	.00	135.00	1,266.50	1,750	72.4
06-47-6114 PEST CONTROL	.00	.00	.00	.00	1,500	.0
06-47-6120 LINE LOCATIONING SERVICE	.00	.00	.00	4,199.05	8,000	52.5
06-47-6125 SEWER TESTING	.00	.00	.00	4,810.88	6,500	74.0
06-47-6601 SLUDGE DISPOSAL	.00	.00	.00	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	.00	18,946.34	28,500	66.5
06-47-6808 REPAIR & MTNCE--VWTP	.00	.00	.00	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	.00	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	.00	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	.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	.00	8,000.00	0	.0
06-47-8525 CAPITAL OUTLAY--CIPP	.00	.00	.00	13,332.23	150,000	8.9
06-47-8527 CAPITAL OUTLAY--BLOWER REPLMT	.00	.00	.00	30,292.50	660,000	4.6
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	.00	243.00	0	.0
06-47-9410 CAPITAL OUTLAY- COAT CHANNELS	.00	.00	.00	.00	30,000	.0
TOTAL OPERATIONS	647,832.68	206,761.16	332.45	265,332.59	2,498,000	10.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	1,012,204.79	590,281.01	23,384.58	703,364.54	3,045,797	23.1
	NET REVENUE OVER EXPENDITURES	72,199.10-	393,816.53	79,528.77	270,513.59	606,532-	44.6

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

POLICE FUND

ASSETS

08-01-0100	CASH IN COMMON - POLICE	54,864.40	
	TOTAL ASSETS		54,864.40

LIABILITIES AND EQUITY

FUND EQUITY

08-02-3001	FUND BALANCE	109,929.21	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(55,064.81)	
	BALANCE - CURRENT DATE	(55,064.81)	
	TOTAL FUND EQUITY		54,864.40
	TOTAL LIABILITIES AND EQUITY		54,864.40

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

POLICE FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES AND PERMITS</u>							
08-11-4165	IMPACT FEES	46,816.00	44,483.67	4,371.29	51,557.56	76,030	67.8
	TOTAL FEES AND PERMITS	46,816.00	44,483.67	4,371.29	51,557.56	76,030	67.8
<u>MISCELLANEOUS</u>							
08-18-4619	INTEREST & DIVIDEND INCOME	7,220.66	4,797.81	138.25	1,754.21	10,808	16.2
08-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	57,068	.0
	TOTAL MISCELLANEOUS	7,220.66	4,797.81	138.25	1,754.21	67,876	2.6
	TOTAL FUND REVENUE	54,036.66	49,281.48	4,509.54	53,311.77	143,906	37.1
<u>POLICE</u>							
08-42-5212	FURNISHINGS	105.00	.00	.00	.00	0	.0
08-42-5491	VEHICLE LEASE EXPENSES	90,597.00	78,825.54	.00	.00	0	.0
08-42-5511	CAPITAL OUTLAY--BLDGS & IMPVTS	57,880.73	8,967.03	.00	.00	0	.0
08-42-6851	VEHICLE LEASE EXPENSES	.00	.00	8,875.14	108,376.58	106,493	101.8
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	148,582.73	87,792.57	8,875.14	108,376.58	183,561	59.0
	TOTAL FUND EXPENDITURES	148,582.73	87,792.57	8,875.14	108,376.58	183,561	59.0
	NET REVENUE OVER EXPENDITURES	94,546.07-	38,511.09-	(4,365.60)	(55,064.81)	39,655-	138.9

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

MUNICIPAL FACILITIES FUND

ASSETS

09-01-0100	COMBINED CASH	2,842,277.29	
	TOTAL ASSETS		2,842,277.29

LIABILITIES AND EQUITY

LIABILITIES

09-02-2000	ACCOUNTS PAYABLE	590.00	
09-02-2005	RETAINAGE PAYABLE	292,560.51	
	TOTAL LIABILITIES		293,150.51

FUND EQUITY

09-02-3003	FUND BALANCE-MUNICIPAL	5,504,759.20	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(2,955,632.42)	
	BALANCE - CURRENT DATE	(2,955,632.42)	
	TOTAL FUND EQUITY		2,549,126.78
	TOTAL LIABILITIES AND EQUITY		2,842,277.29

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

MUNICIPAL FACILITIES FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>						
09-11-4165 IMPACT FEES	462,192.00	384,692.00	33,621.10	407,614.08	608,696	67.0
TOTAL FEES	462,192.00	384,692.00	33,621.10	407,614.08	608,696	67.0
<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	.00	507,378.27	1,000,000	50.7
TOTAL GRANTS	21,097.62	117,631.66	.00	507,378.27	2,040,000	24.9
<u>TRANSFERS IN</u>						
09-16-4818 TRF FR PARKS & OPEN SPACE FD	1,125,000.00	.00	.00	.00	0	.0
09-16-4819 TRF FR CAPITAL IMPRVT FUND	600,000.00	1,875,000.00	.00	.00	0	.0
TOTAL TRANSFERS IN	1,725,000.00	1,875,000.00	.00	.00	0	.0
<u>MISCELLANEOUS REVENUE</u>						
09-18-4619 INTEREST & DIVIDEND INCOME	105,179.49	156,396.27	9,920.73	108,968.54	194,717	56.0
09-18-4627 LEASE PROCEEDS	.00	.00	.00	302,704.22	300,000	100.9
TOTAL MISCELLANEOUS REVENUE	105,179.49	156,396.27	9,920.73	411,672.76	494,717	83.2
TOTAL FUND REVENUE	2,313,469.11	2,533,719.93	43,541.83	1,326,665.11	3,143,413	42.2
<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	.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	.00	3,585.00	40,000	9.0
<u>DEPARTMENT 42</u>						
09-42-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	7,780.09	0	.0
TOTAL DEPARTMENT 42	.00	.00	.00	7,780.09	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	51,007.67	50,809.25	.00	.00	0	.0
09-45-6851 VEHICLE LEASE EXPENSES	.00	.00	5,541.16	50,481.21	62,901	80.3
09-45-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	300,000	.0
TOTAL PARKS	51,007.67	50,809.25	5,541.16	50,481.21	362,901	13.9
<u>DEPARTMENT 47</u>						
09-47-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.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	.00	169,006.00	315,000	53.7
<u>COMMUNITY ENGAGEMENT</u>						
09-49-5491 VEHICLE LEASE EXPENSES	6,332.38	8,408.70	.00	.00	0	.0
09-49-6851 VEHICLE LEASE EXPENSES	.00	.00	883.43	8,052.61	11,211	71.8
09-49-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	1,130,466.00	800.00	3,624,160.56	6,620,000	54.8
TOTAL COMMUNITY ENGAGEMENT	6,332.38	1,138,874.70	1,683.43	3,632,213.17	6,631,211	54.8
<u>EXPENDITURES</u>						
09-50-5500 CAPITAL OUTLAY--BOARD/CT ROOM	656,280.49	.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	232,617.15	.00	.00	.00	0	.0
09-50-7550 FURNISHINGS	.00	.00	.00	.00	8,000	.0
09-50-8516 CAPITAL OUTLAY--PW FACILITY	.00	.00	5,395.00	5,395.00	0	.0
TOTAL EXPENDITURES	892,208.14	.00	5,395.00	5,395.00	8,000	67.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

MUNICIPAL FACILITIES FUND

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>OTHER CAPITAL OUTLAY</u>						
09-51-5500	CAPITAL OUTLAY	<u>312,138.01</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>0</u>	<u>.0</u>
	TOTAL OTHER CAPITAL OUTLAY	<u>312,138.01</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>0</u>	<u>.0</u>
	TOTAL FUND EXPENDITURES	<u>1,319,169.38</u>	<u>1,373,648.63</u>	<u>12,619.59</u>	<u>4,282,297.53</u>	<u>7,474,382</u>	<u>57.3</u>
	NET REVENUE OVER EXPENDITURES	<u>994,299.73</u>	<u>1,160,071.30</u>	<u>30,922.24</u>	<u>(2,955,632.42)</u>	<u>4,330,969-</u>	<u>68.2-</u>

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

TRANSPORTATION FUND

ASSETS

14-01-0100	COMBINED CASH	6,682,106.62	
14-01-1011	CASH WITH ESCROW AGENT	2,258,110.16	
14-01-1214	DUE FROM TOWN OF MEAD	1,951,941.66	
	TOTAL ASSETS		10,892,158.44

LIABILITIES AND EQUITY

LIABILITIES

14-02-2000	ACCOUNTS PAYABLE	2,537,089.63	
14-02-2005	RETAINAGE PAYABLE	166,217.98	
14-02-2014	DUE TO CONTRACTOR	2,412,299.55	
	TOTAL LIABILITIES		5,115,607.16

FUND EQUITY

14-02-3001	FUND BALANCE	5,824,973.09	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(48,421.81)	
	BALANCE - CURRENT DATE	(48,421.81)	
	TOTAL FUND EQUITY		5,776,551.28
	TOTAL LIABILITIES AND EQUITY		10,892,158.44

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

TRANSPORTATION FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>							
14-11-4165	IMPACT FEES	515,631.00	532,378.00	55,755.74	632,954.22	958,485	66.0
	TOTAL FEES	515,631.00	532,378.00	55,755.74	632,954.22	958,485	66.0
<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	32,521.89	102,267.38	1,900,000	5.4
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	32,521.89	5,161,949.79	8,969,726	57.6
<u>TRANSFERS IN</u>							
14-16-4820	TRANSFER FROM MURA	375,000.00	.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	375,000.00	.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	235,918.61	226,344.28	23,323.32	282,832.30	292,658	96.6
14-18-4620	MISC. INCOME	.00	12,965.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	235,918.61	239,309.28	23,323.32	282,832.30	2,042,658	13.9
<u>OTHER SOURCES</u>							
14-19-4941	P.I.L.O.CONSTRUCTION	46,341.87	.00	.00	.00	200,000	.0
	TOTAL OTHER SOURCES	46,341.87	.00	.00	.00	200,000	.0
	TOTAL FUND REVENUE	1,172,891.48	869,352.70	111,600.95	6,077,736.31	12,170,869	49.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	92,534.18	.00	.00	.00	0	.0
14-40-5501 CAPITAL OUTLAY--SAFE RTE TESTSCH	3,654.00	.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	220,146.98	.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	714.00	.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	.00	860.00	0	.0
14-40-8549 CAPITAL OUTLAY-WCR 9.5 AND WCR	.00	.00	851,513.11	2,460,458.39	5,000,000	49.2
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	952,203.65	2,250.00-	851,513.11	2,666,775.28	6,725,000	39.7
<u>STREETS</u>						
14-44-8503 CAPITAL OUTLAY--3RD/WELKER INT	.00	955,608.31	5,965.00	3,197,754.54	6,500,000	49.2
14-44-8506 CAPITAL OUTLAY--SAFE RTE TESTSCH	.00	105,569.85	.00	27,594.17	600,000	4.6
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	95,597.00	.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	22,921.00	.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	46,359.90	5,300.00	57,363.00	150,000	38.2
14-44-8544 CAPITAL OUTLAY--WCR 7 NORTH	.00	.00	.00	86,215.35	400,000	21.6
TOTAL STREETS	.00	1,362,560.78	11,265.00	3,459,382.84	11,632,000	29.7
TOTAL FUND EXPENDITURES	952,203.65	1,360,310.78	862,778.11	6,126,158.12	18,357,000	33.4
NET REVENUE OVER EXPENDITURES	220,687.83	490,958.08-	(751,177.16)	(48,421.81)	6,186,131-	.8-

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

PARKS & OPEN SPACE

ASSETS

18-01-0100	CASH IN COMMON - PARKS & OPEN	459,735.88	
	TOTAL ASSETS		459,735.88

LIABILITIES AND EQUITY

LIABILITIES

18-02-2000	ACCOUNTS PAYABLE	6,226.47	
18-02-2005	RETAINAGE PAYABLE	14,481.27	
	TOTAL LIABILITIES		20,707.74

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	(197,787.91)	
	BALANCE - CURRENT DATE	(197,787.91)	
	TOTAL FUND EQUITY		439,028.14
	TOTAL LIABILITIES AND EQUITY		459,735.88

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

PARKS & OPEN SPACE

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>FEES</u>						
18-11-4165	IMPACT FEES	242,340.00	237,314.00	16,205.00	210,665.00	315,481	66.8
	TOTAL FEES	242,340.00	237,314.00	16,205.00	210,665.00	315,481	66.8
	<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	48,004.32	19,751.78	1,604.67	18,632.04	27,973	66.6
18-18-4622	DONATIONS/FUNDRAISING	.00	54,000.00	.00	18,000.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	48,004.32	73,751.78	1,604.67	57,414.94	127,973	44.9
	TOTAL FUND REVENUE	290,344.32	311,065.78	17,809.67	268,079.94	443,454	60.5
	<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	10,275.18	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	193.72	291,636.02	300,000	97.2
18-45-8511	CAPITAL OUTLAY-RESRF TEN CTS	.00	99,975.00	.00	.00	0	.0
18-45-8513	CAPITAL OUTLAY-ELECTRICITY	.00	12,997.62	.00	.00	0	.0
18-45-8515	CAPITAL OUTLAY--PARKS & EQUIP	.00	15,964.00	.00	.00	0	.0
	TOTAL PARKS	10,275.18	169,390.98	193.72	391,629.32	746,600	52.5
	<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	11,597.50	.00	.00	.00	0	.0
18-52-5909	TRANSFER TO MUNICIPAL FUND	1,125,000.00	.00	.00	.00	0	.0
	TOTAL CAPITAL PROJECTS	1,136,597.50	.00	.00	.00	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

PARKS & OPEN SPACE

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
TOTAL FUND EXPENDITURES	1,146,872.68	200,490.98	193.72	465,867.85	1,071,600	43.5
NET REVENUE OVER EXPENDITURES	856,528.36-	110,574.80	17,615.95	(197,787.91)	628,146-	31.5-

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

ASSETS

19-01-0100	COMBINED CASH	4,094,872.74	
	TOTAL ASSETS		4,094,872.74

LIABILITIES AND EQUITY

LIABILITIES

19-02-2000	ACCOUNTS PAYABLE	48,690.00	
	TOTAL LIABILITIES		48,690.00

FUND EQUITY

19-02-3001	FUND BALANCE	4,865,576.85	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(819,394.11)	
	BALANCE - CURRENT DATE	(819,394.11)	
	TOTAL FUND EQUITY		4,046,182.74
	TOTAL LIABILITIES AND EQUITY		4,094,872.74

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	1,035,338.25	2,392,226.84	.00	.00	0	.0
	TOTAL TRANSFERS IN	1,035,338.25	2,392,226.84	.00	.00	0	.0
	<u>MISCELLANEOUS REVENUE</u>						
19-18-4619	INTEREST & DIVIDEND INCOME	50,584.51	144,864.66	14,292.80	139,331.60	150,000	92.9
	TOTAL MISCELLANEOUS REVENUE	50,584.51	144,864.66	14,292.80	139,331.60	150,000	92.9
	TOTAL FUND REVENUE	1,085,922.76	2,537,091.50	14,292.80	139,331.60	150,000	92.9
	<u>ADMINISTRATION</u>						
19-40-8599	OTHER CAPITAL OUTLAY	.00	.00	48,690.00	208,725.71	1,850,000	11.3
	TOTAL ADMINISTRATION	.00	.00	48,690.00	208,725.71	1,850,000	11.3
	<u>OTHER CAPITAL OUTLAY</u>						
19-46-5909	TRANSFER TO MUNI FACIL FUND	600,000.00	1,875,000.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	600,000.00	1,875,000.00	.00	.00	0	.0
	<u>DEPARTMENT 90</u>						
19-90-9914	TRANSFER TO TRANSPORTATION FD	.00	.00	250,000.00	750,000.00	1,000,000	75.0
	TOTAL DEPARTMENT 90	.00	.00	250,000.00	750,000.00	1,000,000	75.0
	TOTAL FUND EXPENDITURES	600,000.00	1,875,000.00	298,690.00	958,725.71	2,850,000	33.6
	NET REVENUE OVER EXPENDITURES	485,922.76	662,091.50	(284,397.20)	(819,394.11)	2,700,000-	30.4-

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	6,463,748.51	
20-01-1250	PROPERTY TAX RECEIVABLE	157,358.91	
20-01-1301	A/R - MURA	438.81	
	TOTAL ASSETS		6,621,546.23

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	(2,642.87)	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	445.71	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	(828.66)	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	700.62	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	134.17	
20-02-2410	ACCRUED PAYROLL & BENEFITS	1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	157,358.91	
	TOTAL LIABILITIES		156,528.22

FUND EQUITY

20-02-3001	FUND BALANCE	4,810,344.57	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	1,654,673.44	
	BALANCE - CURRENT DATE	1,654,673.44	
	TOTAL FUND EQUITY		6,465,018.01
	TOTAL LIABILITIES AND EQUITY		6,621,546.23

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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)	2,951,518.83	3,734,435.08	74,546.09	3,963,759.34	3,885,512	102.0
	TOTAL TAXES	2,951,518.83	3,734,435.08	74,546.09	3,963,759.34	3,885,512	102.0
	<u>FEES</u>						
20-11-4110	ADMINISTRATIVE FEE	.00	15,177.75	.00	.00	20,805	.0
	TOTAL FEES	.00	15,177.75	.00	.00	20,805	.0
	<u>MISCELLANEOUS REVENUE</u>						
20-18-4619	INTEREST & DIVIDEND INCOME	114,398.94	157,537.49	22,561.16	187,881.94	198,000	94.9
	TOTAL MISCELLANEOUS REVENUE	114,398.94	157,537.49	22,561.16	187,881.94	198,000	94.9
	TOTAL FUND REVENUE	3,065,917.77	3,907,150.32	97,107.25	4,151,641.28	4,104,317	101.2

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	160,453.60	170,865.32	16,282.97	179,820.17	247,405	72.7
20-40-5002 OVERTIME	.00	.00	199.52	556.51	0	.0
20-40-5055 OVERTIME	276.58	166.44	.00	.00	0	.0
20-40-5060 PAYROLL TAXES	11,730.29	12,247.96	1,021.54	13,507.29	21,948	61.5
20-40-5065 WORKERS COMP	2,235.22	2,156.72	189.42	1,787.29	2,775	64.4
20-40-5066 HEALTH INSURANCE	16,959.19	18,412.98	1,713.65	18,181.80	30,181	60.2
20-40-5067 MEDICAL SAVINGS	10,088.35	10,139.51	648.03	4,944.54	713	693.5
20-40-5068 MEDICAL SAVINGS	478.74	478.86	.00	.00	0	.0
20-40-5070 DEFERRED COMPENSATION	.00	.00	476.62	6,267.38	14,783	42.4
20-40-5100 TIF REVENUE SHARING	1,707,258.34	2,134,034.94	.00	.00	0	.0
20-40-5300 TELEPHONE	400.50	388.00	.00	.00	0	.0
20-40-5320 GENERAL LIABILITY INSURANCE	2,308.39	3,940.19	.00	.00	0	.0
20-40-5400 LEGAL FEES	13,900.55	5,428.41	.00	.00	0	.0
20-40-5401 CONSULTING FEES	10,486.48	9,861.15	.00	.00	0	.0
20-40-5415 AUDIT FEES	2,655.00	2,100.00	.00	.00	0	.0
20-40-5425 COUNTY TREASURER'S FEE	44,763.33	56,016.43	.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	2,000.00	.00	.00	0	.0
20-40-5914 TRANSFER TO TRANSPORTATION FD	375,000.00	.00	.00	.00	0	.0
20-40-6101 LEGAL FEES	.00	.00	.00	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	5,525.50	15,000	36.8
20-40-6110 TELEPHONE	.00	.00	56.50	426.00	678	62.8
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	1,118.24	59,456.17	59,000	100.8
20-40-6404 TIF ADVANCE	.00	.00	.00	6,011.93	1,100,000	.6
20-40-6512 MILEAGE	.00	.00	250.00	2,000.00	3,000	66.7
20-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.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	68,745.05	2,173,091.55	2,154,509	100.9
TOTAL ADMINISTRATION	2,744,352.76	2,433,923.30	90,878.79	2,496,967.84	4,810,705	51.9
TOTAL FUND EXPENDITURES	2,744,352.76	2,433,923.30	90,878.79	2,496,967.84	4,810,705	51.9
NET REVENUE OVER EXPENDITURES	321,565.01	1,473,227.02	6,228.46	1,654,673.44	706,388-	234.2

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

ELEVATION 25 GEN'L IMPVT DIST.

ASSETS

30-01-0100	COMBINED CASH	38,217.97	
30-01-1301	A/R - GENERAL	30.48	
	TOTAL ASSETS		38,248.45

LIABILITIES AND EQUITY

FUND EQUITY

30-02-3001	FUND BALANCE	10,567.47	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	27,680.98	
	BALANCE - CURRENT DATE	27,680.98	
	TOTAL FUND EQUITY		38,248.45
	TOTAL LIABILITIES AND EQUITY		38,248.45

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	137.70	1,003.78	0	.0
30-10-4050	PROPERTY TAX	.00	10,504.94	103.92	34,697.20	34,273	101.2
	TOTAL TAXES	.00	10,504.94	241.62	35,700.98	34,273	104.2
<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	10,504.94	241.62	35,700.98	34,473	103.6
<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	1.56	520.00	515	101.0
30-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	7,500.00	7,500	100.0
	TOTAL ADMINISTRATION	.00	153.89	1.56	8,020.00	8,015	100.1
<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	1.56	8,020.00	28,015	28.6
	NET REVENUE OVER EXPENDITURES	.00	10,351.05	240.06	27,680.98	6,458	428.6

TOWN OF MEAD
BALANCE SHEET
SEPTEMBER 30, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

ASSETS

31-01-0100	COMBINED CASH	2,090.99	
	TOTAL ASSETS		2,090.99

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	2,090.99		
BALANCE - CURRENT DATE		2,090.99	
TOTAL FUND EQUITY			2,090.99
TOTAL LIABILITIES AND EQUITY			2,090.99

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	47.76	304.99	0	.0
31-10-4050 MURA REVENUE SHARING	.00	.00	.00	3,315.41	11,886	27.9
TOTAL SOURCE 10	.00	.00	47.76	9,581.65	11,886	80.6
<u>SOURCE 18</u>						
31-18-4619 INTEREST INCOME	.00	.00	7.30	98.11	50	196.2
TOTAL SOURCE 18	.00	.00	7.30	98.11	50	196.2
TOTAL FUND REVENUE	.00	.00	55.06	9,679.76	11,936	81.1
31-44-6314 COUNTY TREASURER'S FEE	.00	.00	.00	88.77	175	50.7
31-44-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	7,500.00	7,500	100.0
TOTAL DEPARTMENT 44	.00	.00	.00	7,588.77	7,675	98.9
TOTAL FUND EXPENDITURES	.00	.00	.00	7,588.77	7,675	98.9
NET REVENUE OVER EXPENDITURES	.00	.00	55.06	2,090.99	4,261	49.1

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/27/2025	40617	A-1 CHIPSEAL CO.	14650-2	04-44-6832	Street Resurfacing 2025	185,894.28
10/25	10/27/2025	40617	A-1 CHIPSEAL CO.	14650-2	04-02-2005	Street Resurfacing 2025	9,294.71-
Total 40617:							176,599.57
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV441291	01-42-7305	Uniforms	362.61
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV441292	01-42-7305	Uniforms	543.91
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV441355	01-42-7305	Uniforms	456.40
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV441356	01-42-7305	Uniforms	743.45
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV441555	01-42-7305	Uniforms	233.91
10/25	10/27/2025	40618	ADAMSON POLICE PRODUCTS	INV4441285	01-42-7305	Uniforms	6.95
Total 40618:							2,347.23
10/25	10/27/2025	40619	Alerus	121746	01-40-5067	FSA Administration	200.00
Total 40619:							200.00
10/25	10/27/2025	40620	All Copy Products, Inc.	AR4984432	01-40-6126	Copies September	230.63
10/25	10/27/2025	40620	All Copy Products, Inc.	AR4991744	01-40-6126	Copies September	67.98
Total 40620:							298.61
10/25	10/27/2025	40621	Amazon Capital Services Inc	11DW-6YGR-	01-46-8599	eSports	53.00
10/25	10/27/2025	40621	Amazon Capital Services Inc	14RH-DJ77-	01-46-7020	Operating Supplies	21.95
10/25	10/27/2025	40621	Amazon Capital Services Inc	167QNM3G	01-40-7020	Office supplies	34.60
10/25	10/27/2025	40621	Amazon Capital Services Inc	1GD9-XH3M-	01-42-7010	Office Supplies	75.97
10/25	10/27/2025	40621	Amazon Capital Services Inc	1H3D-P64J-	01-42-7010	Office Supplies and Range Supplies	53.97
10/25	10/27/2025	40621	Amazon Capital Services Inc	1H3D-P64J-	01-42-7254	Office Supplies and Range Supplies	23.71
10/25	10/27/2025	40621	Amazon Capital Services Inc	1JY3WY7QQ	01-42-7010	Cell Accessory	62.69
10/25	10/27/2025	40621	Amazon Capital Services Inc	1MD9CHRQ	01-46-7010	Community Center Supplies	54.23
10/25	10/27/2025	40621	Amazon Capital Services Inc	1RM9-F377-	01-46-7020	Operating Supplies	79.40
Total 40621:							459.52
10/25	10/27/2025	40622	Ankored Inc	TWIBP94T-0	01-46-6135	Background Checks - Coaches	699.00
Total 40622:							699.00
10/25	10/27/2025	40623	Ayres Associates Inc	225522	01-43-6109	LUC Updates	51,445.15
Total 40623:							51,445.15
10/25	10/27/2025	40624	BK Tire	50618	01-42-6805	Tire Repair	68.00
Total 40624:							68.00
10/25	10/27/2025	40625	Blades Group LLC	18050080	04-44-6802	RockAsphalt	1,426.00
Total 40625:							1,426.00
10/25	10/27/2025	40626	BUCKEYE WELDING SUPPLY C	0005111943	04-44-6405	Cylinder Rental	8.35
Total 40626:							8.35

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/27/2025	40627	Burnt Mountain Services LLC	7076	04-44-6802	Concrete Repair & Replacement	87,023.53
10/25	10/27/2025	40627	Burnt Mountain Services LLC	7076	04-02-2005	Concrete Repair & Replacement	4,351.18-
Total 40627:							82,672.35
10/25	10/27/2025	40628	Business Oriented Software Soluti	BOSS811250	04-44-6104	Annual Software Rrnewal	2,000.00
Total 40628:							2,000.00
10/25	10/27/2025	40629	C. Hudson Sheppard	REIMBURSE	01-42-7305	holster-pd equipment	205.18
Total 40629:							205.18
10/25	10/27/2025	40630	Clara Duchi	REIMBURSE	01-43-7999	Todd Welcome Meeting	23.84
Total 40630:							23.84
10/25	10/27/2025	40631	Club Car Wash Operating LLC	INV10964	01-40-6805	Carwash Membership	10.00
10/25	10/27/2025	40631	Club Car Wash Operating LLC	INV10964	01-42-6805	Carwash Membership	150.00
10/25	10/27/2025	40631	Club Car Wash Operating LLC	INV10964	01-47-6805	Carwash Membership	20.00
10/25	10/27/2025	40631	Club Car Wash Operating LLC	INV10964	01-46-6805	Carwash Membership	10.00
Total 40631:							190.00
10/25	10/27/2025	40632	COLLEEN WHITLOW	9/30	01-41-7999	Mileage	659.95
10/25	10/27/2025	40632	COLLEEN WHITLOW	9/30	01-41-7999	Parking Jul-Sept (8*25)	200.00
Total 40632:							859.95
10/25	10/27/2025	40633	Colorado Materials, Inc	INV192954	01-45-6132	Parks	434.60
Total 40633:							434.60
10/25	10/27/2025	40634	CTL THOMPSON INC.	753096	09-49-8516	Community Center	590.00
10/25	10/27/2025	40634	CTL THOMPSON INC.	753134	04-44-6123	Materials Testing	2,075.00
10/25	10/27/2025	40634	CTL THOMPSON INC.	753168	14-44-8503	3rd/Welker Intersection	5,965.00
Total 40634:							8,630.00
10/25	10/27/2025	40635	Denali Water Solutions LLC	1149486	06-47-6601	Sludge Disposal	4,294.16
Total 40635:							4,294.16
10/25	10/27/2025	40636	Dewberry Engineers, Inc	22465757	14-44-8503	3rd and Welker Intersection Project	17,070.00
Total 40636:							17,070.00
10/25	10/27/2025	40637	Energia Ventures LLC	1002	04-44-6834	CR-38 & CR-5	25,372.50
Total 40637:							25,372.50
10/25	10/27/2025	40638	Fit For You Mead	1113	01-46-6135	Senior Exercise Class	174.00
Total 40638:							174.00
10/25	10/27/2025	40639	Fox Tuttle Transportation Group	19021-72A	01-02-2615	Elevation 25 Services done 02/01/2025-0	673.75

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40639:							673.75
10/25	10/27/2025	40640	FRONT RANGE PORTABLE RES	2097	01-46-6135	Liberty Ranch Park	168.00
Total 40640:							168.00
10/25	10/27/2025	40641	Garretson's Sports Center	27316	01-47-7051	Printing On Customer Shirts (Erika-1, Da	90.00
10/25	10/27/2025	40641	Garretson's Sports Center	27316	04-44-7051	Printing On Customer Shirts (Tony-1)	10.00
Total 40641:							100.00
10/25	10/27/2025	40642	Girls on the Run of the Rockies	F25-023	01-46-6135	Girls on the Run	1,400.00
Total 40642:							1,400.00
10/25	10/27/2025	40643	GOPHER EXCAVATION INC	06-2661	14-44-8503	3rd and Welker Intersection Improvement	10,434.47
10/25	10/27/2025	40643	GOPHER EXCAVATION INC	06-2681	14-44-8503	3rd and Welker Improvements	8,250.81
Total 40643:							18,685.28
10/25	10/27/2025	40644	GREELEY LOCK AND KEY	000043724	18-45-8507	Goldstar	2,527.41
Total 40644:							2,527.41
10/25	10/27/2025	40645	HIGH PLAINS LIBRARY DIST.	2024 REFUN	20-40-9810	2024 TIF REFUND	155.58
Total 40645:							155.58
10/25	10/27/2025	40646	Imprints Fort Collins	E35103	01-40-7051	Uniforms	320.77
Total 40646:							320.77
10/25	10/27/2025	40647	Industrial Chem Lab Services Inc	419054	01-47-7020	Odor Control	298.96
Total 40647:							298.96
10/25	10/27/2025	40648	INFUSION ARCHITECTS	25025-002	09-42-8516	PD - Design Engineer	11,106.90
Total 40648:							11,106.90
10/25	10/27/2025	40649	Interior Concepts of Denver	9286	01-46-8599	CC Office Bookshelf	955.28
Total 40649:							955.28
10/25	10/27/2025	40650	Invision GIS, LLC	2577	04-44-6104	GIS Services	823.75
10/25	10/27/2025	40650	Invision GIS, LLC	2577	01-47-6104	GIS Services	178.12
10/25	10/27/2025	40650	Invision GIS, LLC	2577	01-43-6104	GIS Services	178.13
Total 40650:							1,180.00
10/25	10/27/2025	40651	James P. Campbell	SAR M870-0	14-44-8506	SRTS Improvement Project- Land Aques	25,750.00
Total 40651:							25,750.00
10/25	10/27/2025	40652	JVA INCORPORATED	26137	06-47-8527	WWTF Blower Rm	1,449.80
10/25	10/27/2025	40652	JVA INCORPORATED	26145	01-47-6108	N. Creek Floodplain Analysis	4,411.80
10/25	10/27/2025	40652	JVA INCORPORATED	26147	06-40-6108	Wastewater - On Call	1,730.70

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/27/2025	40652	JVA INCORPORATED	26164	01-02-2615	Waterfront Filing #2	564.00
10/25	10/27/2025	40652	JVA INCORPORATED	26165	01-02-2615	Red Barn Community Center	96.00
10/25	10/27/2025	40652	JVA INCORPORATED	26166	01-02-2615	O'Reilly Auto	96.00
10/25	10/27/2025	40652	JVA INCORPORATED	26167	01-02-2615	North Mead Place	96.00
10/25	10/27/2025	40652	JVA INCORPORATED	26168	01-47-6108	Municipal Facilities	309.00
10/25	10/27/2025	40652	JVA INCORPORATED	26169	01-02-2615	Mountain View Fire Station 14	384.00
10/25	10/27/2025	40652	JVA INCORPORATED	26170	01-02-2615	KMOG MIDWEST PAD	96.00
10/25	10/27/2025	40652	JVA INCORPORATED	26171	01-02-2615	KMOG Lavender Well Dev Review	192.00
10/25	10/27/2025	40652	JVA INCORPORATED	26172	01-02-2615	Highland Lake DEV	96.00
10/25	10/27/2025	40652	JVA INCORPORATED	26173	01-02-2615	Elevation 25	384.00
10/25	10/27/2025	40652	JVA INCORPORATED	26230	01-02-2615	9.5 CDS Postle	195.00
10/25	10/27/2025	40652	JVA INCORPORATED	26232	06-47-9110	CDOT I25 N segment	97.20
10/25	10/27/2025	40652	JVA INCORPORATED	26253	01-47-6108	General Engineering	1,870.40
10/25	10/27/2025	40652	JVA INCORPORATED	26254	01-47-6108	Schell term Drainage	172.80
10/25	10/27/2025	40652	JVA INCORPORATED	26255	01-02-2615	AMK Property Dev Review	192.00
10/25	10/27/2025	40652	JVA INCORPORATED	26257	01-02-2615	Agfinity Dev Review	192.00
Total 40652:							12,624.70
10/25	10/27/2025	40653	Kaylyn Peoples	005328	01-40-6823	Janintorial Services- TH	1,947.66
10/25	10/27/2025	40653	Kaylyn Peoples	005328	01-42-6823	Janintorial Services- PD	527.66
10/25	10/27/2025	40653	Kaylyn Peoples	005328	01-47-6823	Janintorial Services- PW	1,042.66
10/25	10/27/2025	40653	Kaylyn Peoples	005328	01-46-6823	Janintorial Services-CC	2,777.15
Total 40653:							6,295.13
10/25	10/27/2025	40654	Kimball Midwest	103843163	04-44-7020	Shop OP Supplies	718.95
Total 40654:							718.95
10/25	10/27/2025	40655	LOGAN SIMPSON DESIGN INC.	38014	18-40-6106	Mead Trails and Open Space Plan	17,893.65
Total 40655:							17,893.65
10/25	10/27/2025	40656	LONGS PEAK WATER DISTRICT	5200605.01	01-45-6111	Libert Ranch Irrigation	5,209.90
Total 40656:							5,209.90
10/25	10/27/2025	40657	MARY STRUTT	9/30	01-40-6512	Mileage	152.76
10/25	10/27/2025	40657	MARY STRUTT	9/30	01-41-6824	Duncan For Coffee With the Mayor	33.38
10/25	10/27/2025	40657	MARY STRUTT	9/30	01-41-7999	KS Supplies	69.74
10/25	10/27/2025	40657	MARY STRUTT	9/30	01-41-6824	Duncan for Cofee with the Mayor	33.78
Total 40657:							289.66
10/25	10/27/2025	40658	MBI-Medicine for Business and In	1017477	01-45-6210	DOT Physical - LR, JM	104.00
10/25	10/27/2025	40658	MBI-Medicine for Business and In	1017477	04-44-6210	DOT Physical - LR, JM	104.00
Total 40658:							208.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	Litigation (Schell property)	6,767.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	Litigation (S. Zera)	78.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Special Proj - WCR 9.5 (354)	805.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Mead Municipal Facilities (346)	602.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	MEAD.SEP2	01-02-2615	Kitely(350)	3,163.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	AMK (326)	2,784.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Elevation 25 (Mark IV) (351)	532.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Highland Lake (Columnar Holdings 356)	1,108.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Welker Farms (349)	261.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	North Mead Place (359)	2,027.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Agfinity - 360-400 3rd St (282)	145.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Postle_Broe	1,462.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Red Barn (298)	928.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	St. Acacius	450.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Zak Dirt (345)	145.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Access 25 (347)	232.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-02-2615	Waterfront (352)	1,479.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	MEAD.SEP2	01-02-2615	Meadow Ridge (297)	319.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	KMOG Lavendar (358)	841.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	06-40-6101	KMOG Midwest (358)	841.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	Mileage/Cert Mail Reimbursement	69.30
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	06-40-6101	Mileage/Cert Mail Reimbursement	69.30
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	Mileage/Cert Mail Reimbursement	69.30
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	06-40-6101	Mileage/Cert Mail Reimbursement	69.30
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	01-40-6101	Monthly Database Access Charge	125.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	Mead.Sep20	06-40-6101	Monthly Database Access Charge	125.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	September 2	01-40-6101	Legal Services - September	18,525.00
10/25	10/27/2025	40659	Michow Guckenberger McAskin L	September 2	06-40-6101	Legal Services - September	975.00
Total 40659:							44,996.20
10/25	10/27/2025	40660	MJT Communications	14383	01-40-6109	Computer - Admin, Sewer, MURA	1,418.00
10/25	10/27/2025	40660	MJT Communications	14383	06-40-6109	Computer - Admin, Sewer, MURA	177.25
10/25	10/27/2025	40660	MJT Communications	14383	20-40-6109	Computer - Admin, Sewer, MURA	177.25
Total 40660:							1,772.50
10/25	10/27/2025	40661	MVFPD	2024 REFUN	20-40-9810	2024 TIF REFUNDS	397.56
Total 40661:							397.56
10/25	10/27/2025	40662	National Power Rodding Corp	55956	06-47-6838	Sanitary Sewer and Culvert Cleaning	100,000.00
10/25	10/27/2025	40662	National Power Rodding Corp	55956	04-44-6803	Sanitary Sewer and Culvert Cleaning	20,000.00
Total 40662:							120,000.00
10/25	10/27/2025	40663	NeoTreks, Inc	04675	04-44-6610	Plow OPS Subscription	350.00
Total 40663:							350.00
10/25	10/27/2025	40664	NEXTRUST INC.	412904	06-40-6106	Sewer Bills	202.34
10/25	10/27/2025	40664	NEXTRUST INC.	412904	06-40-6511	Sewer Bills	472.12
Total 40664:							674.46
10/25	10/27/2025	40665	NOCO Humane	1026	01-42-6999	Animal Control Fees	880.00
Total 40665:							880.00
10/25	10/27/2025	40666	NORTHERN COLO WATER CON	2024 REFUN	20-40-9810	2024 TIF REFUND	48.94
Total 40666:							48.94
10/25	10/27/2025	40667	PINNACOL ASSURANCE	22166124	01-42-5065	WC Ded- AS	1,000.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40667:							1,000.00
10/25	10/27/2025	40668	Prairie Mountian Media	432254	01-46-6211	Community Day Marketing	2,517.50
Total 40668:							2,517.50
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30172	06-47-6807	R&M Raterink	5,860.12
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30204	06-47-6837	Wastewater svs - September	6,465.08
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30204	06-47-6808	Equipment - Wastewater	267.26
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30204	06-47-6125	Lab Services	504.00
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30266	06-47-6807	R&M Raterink	4,628.97
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30273	06-47-6807	R&M Raterink	1,801.75
10/25	10/27/2025	40669	RAMEY ENVIRONMENTAL COM	30289	06-47-6808	R&M WWTF	2,914.15
Total 40669:							22,441.33
10/25	10/27/2025	40670	Recreational Electric LLC	14466	01-42-6805	E-Ticket Improvements	400.00
Total 40670:							400.00
10/25	10/27/2025	40671	Safebuilt	2522310	01-43-6821	Plan Review/ Permit Inspection	45,179.96
Total 40671:							45,179.96
10/25	10/27/2025	40672	SCHLOSSER SIGNS, INC	00837.2	20-40-8599	Wayfinding Signage Phase II Task Order	13,200.00
10/25	10/27/2025	40672	SCHLOSSER SIGNS, INC	00837.2	01-49-8501	Wayfinding Signage Phase II Task Order	3,300.00
10/25	10/27/2025	40672	SCHLOSSER SIGNS, INC	00837.3	20-40-8599	Wayfinding Signage Phase II	10,116.00
10/25	10/27/2025	40672	SCHLOSSER SIGNS, INC	00837.3	01-49-8501	Wayfinding Signage Phase II	2,529.00
Total 40672:							29,145.00
10/25	10/27/2025	40673	Shay D Balman LTD	345 FAIRBAI	14-40-8539	Sullivan Septic Community CTR/Alley	9,720.00
Total 40673:							9,720.00
10/25	10/27/2025	40674	ST. VRAIN & LEFT HAND WATE	2024 REFUN	20-40-9810	2024 TIF REFUND	68.81
Total 40674:							68.81
10/25	10/27/2025	40675	ST. VRAIN SANITATION DISTRIC	2024 REFUN	20-40-9810	2024 TIF REFUND	15.47
Total 40675:							15.47
10/25	10/27/2025	40676	ST. VRAIN VALLEY SCHOOL DIS	2024 REFUN	20-40-9810	2024 TIF REFUND	1,461.66
Total 40676:							1,461.66
10/25	10/27/2025	40677	STERLING TALENT SOLUTIONS	10450468	01-46-6210	Background Check MKJ	48.12
10/25	10/27/2025	40677	STERLING TALENT SOLUTIONS	10450468	01-43-6210	Background Check TB	68.64
Total 40677:							116.76
10/25	10/27/2025	40678	TOWN OF MEAD	2024 REFUN	20-40-9810	2024 TIF REFUND	281.94
Total 40678:							281.94
10/25	10/27/2025	40679	Trinity Tools Inc	19105-IN	04-44-7255	Gloves	469.30

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/27/2025	40679	Trinity Tools Inc	19171	04-44-7255	Saftey Vests	420.65
10/25	10/27/2025	40679	Trinity Tools Inc	19213	01-45-7255	- Saftey	142.80
Total 40679:							1,032.75
10/25	10/27/2025	40680	UNITED RENTALS INC.	247365854-0	04-44-6405	H20 truck- grave/roads	4,909.00
Total 40680:							4,909.00
10/25	10/27/2025	40681	Utility Notification Center of Color	225090952	06-47-6120	ANNUAL ASSESMENT	533.60
Total 40681:							533.60
10/25	10/27/2025	40682	VECTOR DISEASE CONTROL	PI-A0001763	01-45-6114	Mosquito Contol	4,684.95
Total 40682:							4,684.95
10/25	10/27/2025	40683	Voiance Language Services LLC	2025066977	01-42-6999	Language Interpretation	80.04
Total 40683:							80.04
10/25	10/27/2025	40684	WELD COUNTY	W-25-2605	01-41-6315	Copy of Recorded Doc	.75
Total 40684:							.75
10/25	10/27/2025	40685	WELD COUNTY PUBLIC SAFET	MEADPD-3Q	01-42-6104	MDT Security License	620.00
10/25	10/27/2025	40685	WELD COUNTY PUBLIC SAFET	MEADPD-3Q	01-42-6104	RSA Tokens	641.20
Total 40685:							1,261.20
10/25	10/27/2025	40686	WELD COUNTY TREASURER	2024 REFUN	20-40-9810	2024 TIF REFUND	390.44
Total 40686:							390.44
10/25	10/27/2025	40687	WSB LLC	2-303562-00	14-44-8533	CR 34 Bridge Replacement	1,682.32
Total 40687:							1,682.32
10/25	10/28/2025	102825100	All Copy Products Inc	566502456	01-40-6126	Copier Lease PD	126.42
10/25	10/28/2025	102825100	All Copy Products Inc	566502456	01-42-6126	Copier Lease TH	93.52
Total 102825100:							219.94
10/25	10/28/2025	102825101	CEBT	INV 0078824	01-02-2310	Health Insurance	46,037.91
10/25	10/28/2025	102825101	CEBT	INV 0078824	06-02-2310	Health Insurance	8,176.34
10/25	10/28/2025	102825101	CEBT	INV 0078824	20-02-2310	Health Insurance	1,792.65
10/25	10/28/2025	102825101	CEBT	INV 0078824	04-02-2310	Health Insurance	1,598.78
Total 102825101:							57,605.68
10/25	10/28/2025	102825102	CENTURY LINK	5308 10.25	01-40-6110	Elevator Line	95.66
Total 102825102:							95.66
10/25	10/28/2025	102825103	City of Loveland	07777- 10/25	01-47-6111	PW Internet	269.90
Total 102825103:							269.90

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10/25	10/28/2025	102825104	JOHN DEERE FINANCIAL	3084880	04-44-6405	ID Grader	5,871.01
10/25	10/28/2025	102825104	JOHN DEERE FINANCIAL	3086791	04-44-6851	JD Wheel Loader	3,274.96
Total 102825104:							9,145.97
10/25	10/28/2025	102825105	UNITED POWER	61303 10/25	01-45-6111	17029 CR 5 Area Light	11.90
10/25	10/28/2025	102825105	UNITED POWER	88601 10/25	04-44-6111	Streetlights	6,866.37
Total 102825105:							6,878.27
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-40-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-41-7020	Wireless bill	37.68
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-43-6110	Wireless bill	50.78
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-47-6110	Wireless bill	160.04
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-46-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	04-44-6110	Wireless bill	67.53
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	06-40-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423689	01-42-6110	Cell Services/Equipment	2,197.21
Total 102825106:							2,633.27
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	100387216	09-49-8516	Comm Center- Native Grass	69.95
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	100388557	04-44-6805	CW Shop Supplies	604.80
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	200467198	01-47-7020	Shop Needs	31.98
Total 102825107:							706.73
10/25	10/29/2025	102925100	Xpress Bill Pay	INV-XPR028	06-40-6316	Credit Transaction	815.61
10/25	10/29/2025	102925100	Xpress Bill Pay	INV-XPR028	01-40-6316	Credit Transaction	203.90
Total 102925100:							1,019.51
Grand Totals:							856,658.00

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	.00	238,738.26-	238,738.26-
01-02-2310	46,037.91	.00	46,037.91
01-02-2615	19,698.75	.00	19,698.75
01-40-5067	200.00	.00	200.00
01-40-6101	26,474.60	.00	26,474.60
01-40-6109	1,418.00	.00	1,418.00
01-40-6110	135.67	.00	135.67
01-40-6126	425.03	.00	425.03
01-40-6316	203.90	.00	203.90
01-40-6512	152.76	.00	152.76
01-40-6805	10.00	.00	10.00
01-40-6823	1,947.66	.00	1,947.66
01-40-7020	34.60	.00	34.60
01-40-7051	320.77	.00	320.77
01-41-6315	.75	.00	.75
01-41-6824	67.16	.00	67.16
01-41-7020	37.68	.00	37.68
01-41-7999	929.69	.00	929.69

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GL Account	Debit	Credit	Proof
01-42-5065	1,000.00	.00	1,000.00
01-42-6104	1,261.20	.00	1,261.20
01-42-6110	2,197.21	.00	2,197.21
01-42-6126	93.52	.00	93.52
01-42-6805	618.00	.00	618.00
01-42-6823	527.66	.00	527.66
01-42-6999	960.04	.00	960.04
01-42-7010	192.63	.00	192.63
01-42-7254	23.71	.00	23.71
01-42-7305	2,552.41	.00	2,552.41
01-43-6104	178.13	.00	178.13
01-43-6109	51,445.15	.00	51,445.15
01-43-6110	50.78	.00	50.78
01-43-6210	68.64	.00	68.64
01-43-6821	45,179.96	.00	45,179.96
01-43-7999	23.84	.00	23.84
01-45-6111	5,221.80	.00	5,221.80
01-45-6114	4,684.95	.00	4,684.95
01-45-6132	434.60	.00	434.60
01-45-6210	104.00	.00	104.00
01-45-7255	142.80	.00	142.80
01-46-6110	40.01	.00	40.01
01-46-6135	2,441.00	.00	2,441.00
01-46-6210	48.12	.00	48.12
01-46-6211	2,517.50	.00	2,517.50
01-46-6805	10.00	.00	10.00
01-46-6823	2,777.15	.00	2,777.15
01-46-7010	54.23	.00	54.23
01-46-7020	101.35	.00	101.35
01-46-8599	1,008.28	.00	1,008.28
01-47-6104	178.12	.00	178.12
01-47-6108	6,764.00	.00	6,764.00
01-47-6110	160.04	.00	160.04
01-47-6111	269.90	.00	269.90
01-47-6805	20.00	.00	20.00
01-47-6823	1,042.66	.00	1,042.66
01-47-7020	330.94	.00	330.94
01-47-7051	90.00	.00	90.00
01-49-8501	5,829.00	.00	5,829.00
04-02-2000	13,645.89	349,888.76-	336,242.87-
04-02-2005	.00	13,645.89-	13,645.89-
04-02-2310	1,598.78	.00	1,598.78
04-44-6104	2,823.75	.00	2,823.75
04-44-6110	67.53	.00	67.53
04-44-6111	6,866.37	.00	6,866.37
04-44-6123	2,075.00	.00	2,075.00
04-44-6210	104.00	.00	104.00
04-44-6405	10,788.36	.00	10,788.36
04-44-6610	350.00	.00	350.00
04-44-6802	88,449.53	.00	88,449.53
04-44-6803	20,000.00	.00	20,000.00
04-44-6805	604.80	.00	604.80
04-44-6832	185,894.28	.00	185,894.28
04-44-6834	25,372.50	.00	25,372.50
04-44-6851	3,274.96	.00	3,274.96
04-44-7020	718.95	.00	718.95
04-44-7051	10.00	.00	10.00
04-44-7255	889.95	.00	889.95
06-02-2000	.00	142,510.06-	142,510.06-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-02-2310	8,176.34	.00	8,176.34
06-40-6101	2,079.60	.00	2,079.60
06-40-6106	202.34	.00	202.34
06-40-6108	1,730.70	.00	1,730.70
06-40-6109	177.25	.00	177.25
06-40-6110	40.01	.00	40.01
06-40-6316	815.61	.00	815.61
06-40-6511	472.12	.00	472.12
06-47-6120	533.60	.00	533.60
06-47-6125	504.00	.00	504.00
06-47-6601	4,294.16	.00	4,294.16
06-47-6807	12,290.84	.00	12,290.84
06-47-6808	3,181.41	.00	3,181.41
06-47-6837	6,465.08	.00	6,465.08
06-47-6838	100,000.00	.00	100,000.00
06-47-8527	1,449.80	.00	1,449.80
06-47-9110	97.20	.00	97.20
09-02-2000	.00	11,766.85-	11,766.85-
09-42-8516	11,106.90	.00	11,106.90
09-49-8516	659.95	.00	659.95
14-02-2000	.00	78,872.60-	78,872.60-
14-40-8539	9,720.00	.00	9,720.00
14-44-8503	41,720.28	.00	41,720.28
14-44-8506	25,750.00	.00	25,750.00
14-44-8533	1,682.32	.00	1,682.32
18-02-2000	.00	20,421.06-	20,421.06-
18-40-6106	17,893.65	.00	17,893.65
18-45-8507	2,527.41	.00	2,527.41
20-02-2000	.00	28,106.30-	28,106.30-
20-02-2310	1,792.65	.00	1,792.65
20-40-6109	177.25	.00	177.25
20-40-8599	23,316.00	.00	23,316.00
20-40-9810	2,820.40	.00	2,820.40
Grand Totals:	883,949.78	883,949.78-	.00

Report Criteria:

Report type: GL detail



Agenda Item Summary

Agenda Date: 10/27/2025
Subject: Investment Report 3rd Quarter 2025
Presented by: Mary Strutt, Administrative Services Director

Summary:

The Town of Mead Investment Activity Report for the 3rd Quarter of 2025 is attached for the Board's review. This report includes funds in the Town's investment accounts; it does not include funds held in the Town's main operating accounts. The Report provides the investment amount held in each account, along with the interest rate earned for the quarter. The total funds invested as of September 30, 2025 is \$34,774,220.78, which includes quarterly interest earned of \$387,038.40. Interest rates have remained over 4% which is better than the market was predicting.

The COLOTRUST - Prime HighPlains Blvd account is still active until the completion of the joint High Plains Blvd project. This account is our escrow account for the funds from Weld County, Mead and the two developers for the development section of High Plains Blvd from 34 to 38.

All the Town's investment holdings are in Local Government Investment Pools ("LGIP") in accordance with the Town's Investment Policy. The LGIPs tend to have competitive interest rates and high liquidity. Funds may be easily transferred into/out of the LGIPs from the operating accounts. For diversification, the Town does invest in three different LGIPs: ColoTrust, CSAFE and CSLiP.

Funds held in the Town's investment accounts include reserve funds and funds which have been appropriated for current capital projects including the Community Center, 3rd and Welker Intersection, CR 7 & Hwy 66 Underpass, among other projects. Funds will be transferred from the LGIP to the operating accounts as needed.

Financial Considerations:

Over the past 5 years, (2020 - 2025), the funds held in the Town's investment accounts have increased from \$12.8M to over \$35M as capital was built up to fund necessary projects. As anticipated a decrease in the investment balances is now seen as the projects are currently underway with anticipated completion in the next 12 months.

Staff Recommendation / Actions Required:

This item is informational only. No Board action is required.

Attachments:

1. Investment Report--Q3 2025

Town of Mead Investment Activity

Quarter Ended September 30, 2025

Diversification Guideline *	Investment Type & Account	Investment Amount, Beginning Value	Deposits	Withdrawals	Interest Earned	Average Monthly Yield	Investment Amount, Ending Value	Total Percentage of Portfolio
E	Local Government Investment Pools							
Maximum % per Issuer: 50% ---- Maximum % of Portfolio: 100%	COLOTRUST - PLUS+	\$ 12,455,169.36	\$ -	\$ -	\$ 137,423.92	4.3559%	\$ 12,592,593.28	36.2124%
	COLOTRUST - PRIME	11,438.96	-	-	122.27	4.2195%	11,561.23	0.0332%
	COLOTRUST - PRIME--High Plains Blvd.	4,569,598.96	-	(337,394.38)	46,046.42	4.2195%	4,278,251.00	12.3029%
	CSAFE	12,864,170.62	-	(1,000,000.00)	139,637.24	4.4233%	12,003,807.86	34.5193%
	CSIP	5,824,198.86	-	-	63,808.55	4.3300%	5,888,007.41	16.9321%
	Total Investment Pools:	\$ 35,724,576.76	\$ -	\$ (1,337,394.38)	\$ 387,038.40	4.3097%	\$ 34,774,220.78	100.0000%

* Per Town Investment Policy - Sec. VIII. Investment Parameters



Agenda Item Summary

Agenda Date: 10/27/2025

Subject: Resolution No 62-R-2025 - A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat

Presented by: Alex Ailey, Planner

Summary:

Resolution 62-R-2025 ("Resolution") approves the First Amendment to the Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat ("First Amendment"), attached to the Resolution as Exhibit 1. The First Amendment amends the Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat, entered by and between the Town of Mead, and Elevation 25 Industrial Owner LLC, a Delaware limited liability company ("Elevation") dated March 17, 2022, and recorded in the official records of Weld County, Colorado, on May 10, 2022, at Reception No. 4825841 ("Original SIA") regarding improvements to be made in the Elevation 25 Filing No. 1 Final Plat ("Final Plat").

Subsequent to the recording of the Original SIA, Elevation sold the property that is encumbered by the Original SIA to M4 Elevation 25, LLC, a Delaware limited liability company ("M4"), and M4 Elevation 25 I, LLC, a Delaware limited liability company ("M4I") (together, M4 and M4I are referred to as the "Owners").

Elevation and the Owners desire to amend the Original SIA to accomplish the following: (1) include the Owners as parties to the Original SIA; (2) clarify the responsibilities and obligations of Elevation and the Owners, respectively, to the Town for the development contemplated in the Final Plat; (3) delete the Phasing Plan in the Original SIA and replace it with an administrative approval procedure to allow more flexibility to undertake development of the Final Plat in a sequence that is responsive to market demand; (4) document the completion and final acceptance of certain improvements required under the Original SIA; (5) memorialize a change in the scope of future improvements deemed necessary by the Town for development of the Final Plat; and (6) all other matters identified in the First Amendment.

Section XVII.T. of the Original SIA states that the Original SIA may be amended only by an instrument in writing signed by the Parties.

Town Staff have worked closely with Elevation and the Owners to identify the status of the public improvements that were completed and granted final acceptance under the Original SIA, as well as determining which public improvements are still required to be completed as part of the development contemplated in the Final Plat. Staff recommends approval of the First Amendment.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Approval of the October 27, 2025, consent agenda will approve the Resolution.

If the Board of Trustees pulls this item from the consent agenda for questions or additional discussion, Staff recommends the following motion for approval of the Resolution:

Suggested Motion:

"I move to approve Resolution 62-R-2025, a Resolution of the Town of Mead, Colorado, Approving the First Amendment to the Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat."

Attachments:

1. Resolution No. 62-R-2025
2. Exhibit 1

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 62-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
APPROVING THE FIRST AMENDMENT TO SUBDIVISION IMPROVEMENT
AGREEMENT FOR ELEVATION 25 FILING NO. 1 FINAL PLAT**

WHEREAS, the Town of Mead, Colorado and Elevation 25 Industrial Owner LLC, a Delaware limited liability company ("Elevation") entered into that certain Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat dated March 17, 2022, and recorded in the office of the Clerk and Recorder for Weld County, Colorado ("County Records"), on May 10, 2022, at Reception No. 4825841 (the "Agreement"); and

WHEREAS, Elevation sold the property that is subject to the Agreement to M4 Elevation 25, LLC, a Delaware limited liability company ("M4"), and M4 Elevation 25 I, LLC, a Delaware limited liability company ("M4I") (together, M4 and M4I are referred to as the "Owners"); and

WHEREAS, the Owners and Elevation submitted a request to amend the Agreement in substantially the same form as the First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat, attached hereto as **Exhibit 1** ("First Amendment"); and

WHEREAS, the Board of Trustees desires to adopt the recitals in the First Amendment as findings and determinations of the Board of Trustees, as if set forth verbatim herein; and

WHEREAS, the Town Engineer and Town Manager have reviewed and approved the First Amendment; and

WHEREAS, the Board of Trustees of the Town of Mead, Colorado ("Town") desires to approve the First Amendment and further desires to delegate all necessary authority to the Town Manager to execute the First Amendment on behalf of the Town,

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, and the recitals in the First Amendment, are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Board of Trustees hereby: (a) approves the First Amendment in substantially the same form as attached hereto as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the First Amendment that do not increase the Town's obligations; (c) authorizes the Town Manager to execute the First Amendment on behalf of the Town when in final form; and (d) authorizes the Town Clerk to record a fully executed copy of the First Amendment in the office of the Clerk and Recorder for Weld County, Colorado.

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 27TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1

First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final
Plat

TOWN OF MEAD, COLORADO

**FIRST AMENDMENT TO
SUBDIVISION IMPROVEMENT AGREEMENT
FOR ELEVATION 25 FILING NO. 1 FINAL PLAT**

This First Amendment to Subdivision Improvement Agreement (this “**Amendment**”) is entered into by and between the TOWN OF MEAD, a municipal corporation of the State of Colorado (“**Mead**” or “**Town**”), ELEVATION 25 INDUSTRIAL OWNER LLC, a Delaware limited liability company (“**Elevation**”), M4 ELEVATION 25, LLC, a Delaware limited liability company (“**M4**”), and M4 ELEVATION 25 I, LLC, a Delaware limited liability company (“**M4I**”). Mead, Elevation, M4, and M4I are collectively referred to as “**Parties**,” or occasionally in the singular as “**Party**.” This Amendment shall be effective as of the date of mutual execution by the Parties (the “**Effective Date**”).

WITNESSETH:

WHEREAS, M4 owns certain real property in fee simple located within the Town as more particularly described as the “M4 Property” in **Exhibit A** to this Amendment (the “**M4 Property**”); and

WHEREAS, M4I, which is an affiliate of M4, recently acquired from Elevation certain real property in fee simple located within the Town as more particularly described as the “M4I Property” in **Exhibit A** to this Amendment (the “**M4I Property**” and together with the M4 Property, the “**Property**”); and

WHEREAS, Mead and Elevation entered into that certain Subdivision Improvement Agreement For Elevation 25 Filing No. 1 Final Plat dated March 17, 2022, and recorded with the office of the Clerk and Recorder for Weld County, Colorado on May 10, 2022, at Reception No. 4825841 (the “**Original SIA**” and together with this Amendment, the “**Revised SIA**”); and

WHEREAS, M4 took title to the M4 Property and M4I took title to the M4I Property subject to the Original SIA; and

WHEREAS, the Original SIA contemplates that the Property will be developed in multiple phases in accordance with the Phasing Plan attached as Exhibit D to the Original SIA (the “**Original Phasing Plan**”), and provides for the issuance of certificates of occupancy for certain phases to occur only after certain public improvements are conditionally accepted by the Town; and

WHEREAS, Phase I (or alternatively referred to as “Phase 1”) in the Original Phasing Plan is comprised of the M4I Property and Phases II through V in the Original Phasing Plan is comprised of the M4 Property; and

WHEREAS, M4 desires flexibility to undertake development on all or any portion of the M4 Property at various times and in a sequence responsive to market demand; and

WHEREAS, the Parties desire to delete the Original Phasing Plan and replace it with an administrative procedure whereby the Town Engineer and Town Manager will review and approve any proposed future phasing submitted by M4; and

WHEREAS, the Original SIA requires, among other things, the construction and installation of the public improvements generally identified in Exhibit B to the Original SIA and further described in Subsections XVIII.C (WCR 9.5 Improvements), XVIII.D.1 (Eastern Portion of Elevation Drive

Improvements), and XVIII.F.1 (Southern Portion of Summit Way Roadway Improvements) of the Original SIA (collectively, the “**Phase I Improvements**”); and

WHEREAS, Elevation completed the Phase I Improvements prior to conveying the M4I Property to M4I and, pursuant to the Town of Mead, Colorado Resolution No. 69-R-2023, the Board of Trustees for the Town (the “**Town Board**”) conditionally accepted the Phase I Improvements on November 13, 2023, and confirmed that the two (2) year warranty guarantee period for the Phase I Improvements would commence on May 1, 2024; and

WHEREAS, Elevation has provided the Town with Warranty Collateral for the conditionally accepted Phase I Improvements in accordance with the Original SIA and Resolution No. 29-R-2023 (the “**Phase I LOC**”); and

WHEREAS, Elevation modified the Construction Plans for Phase I to include:

- (i) the modification of median improvements at the intersection of Elevation Drive and Weld County Road 9.5 to create a full movement intersection in compliance with those certain “Elevation 25 – WCR 9.5 Improvements Civil Construction Drawings” prepared by ProofCivil Consulting Engineers under Project number 21029 last revised September 4, 2024, which drawings are on file with the Town and were approved by the Town; and
- (ii) installation of transitional improvements consisting of signs and a gate near the southern boundary of the Property, removal of asphalt located on property located south of the Property (the “**Ritchie Property**”), and restoration of a drainage swale on the Ritchie Property in accordance with those certain “Elevation 25 – Phase 1 Civil Construction Drawings” prepared by ProofCivil Consulting Engineers under Project number 21029 last revised December 28, 2023, which drawings are on file with the Town and were approved by the Town (together with paragraph (i), the “**Modified Phase I Improvements**”); and

WHEREAS, prior to conveying the M4I Property to M4I, Elevation completed construction of the Modified Phase I Improvements under Right-of-Way Permit 2024-053 and Right-of-Way Permit 2025-024 (collectively, the “**ROW Permit**”); and

WHEREAS, the Town conducted a final inspection and approved the Modified Phase I Improvements on May 9, 2025, which date also marks the commencement of Elevation’s two-year warranty period under the ROW Permit for the Modified Phase I Improvements; and

WHEREAS, the Original SIA requires the Developer to construct (or, with respect to the Traffic Signal Improvements, to make a monetary contribution for the construction of) certain public improvements to serve the Property including those set forth in Subsection V.B (sanitary sewer line realignment), Subsection XVIII.B (Traffic Signal Improvements), Subsection XVIII.D.2 (Western Portion of Elevation Drive Improvements), Subsection XVIII.E (Altitude Way Improvements), Subsection XVIII.F.2 (Northern Portion of Summit Way Roadway Improvements), and Subsection XVIII.G (Southern Access Roadway Improvements) of the Original SIA, and such additional public improvements determined necessary to serve future development of the Property (collectively and as amended in Section V.A below, the “**Future Improvements**”); and

WHEREAS, the Parties have agreed to certain changes to the Future Improvements, which changes are memorialized in Section VI of this Amendment; and

WHEREAS, Subsection XVIII.I of the Original SIA requires the formation of a general improvement district under C.R.S. Section 31-25-601 *et seq.* over the Property. Pursuant to such

requirement, the Town of Mead Elevation 25 General Improvement District (the “**Elevation 25 GID**”) was organized by Town Board Ordinance No. 1019, dated January 9, 2023, with initial boundaries including *a portion* of the Property; and

WHEREAS, the Parties desire to amend the Original SIA to be consistent with the foregoing recitals, and to clarify Elevation’s, M4’s, and M4I’s respective rights, duties, obligations, responsibilities, and benefits under the Revised SIA including, without limitation, Elevation’s continuing warranty and Warranty Collateral obligations for the Phase I Improvements, Elevation’s continuing warranty obligations for the Modified Phase I Improvements, Elevation’s obligation to post Warranty Collateral for the Modified Phase I Improvements, M4’s obligations for the Future Improvements, and M4’s obligation to petition for inclusion of the remainder of the Property into the Elevation 25 GID; and

WHEREAS, the Parties agree that this Amendment is necessary to carry out the purpose and intent of the Original SIA; and

WHEREAS, Subsection XVII.J of the Original SIA provides that the rights, duties, obligations, responsibilities, and benefits of the Original SIA may be assigned and released only in writing and with the approval by resolution of the Town Board; and

WHEREAS, in accordance with Subsection XVII.J of the Original SIA, the Town Board resolution approving this Amendment constitutes written consent by the Town to the Assignment and Assumption of Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat (Lot 1 and 2, Elevation 25 Filing No. 1) attached hereto as **Exhibit B** to this Amendment to the extent provided in Subsection IV.B, Section V.E, and Section VI of this Amendment; and

WHEREAS, Subsection XVII.T of the Original SIA requires that any amendment to the Original SIA be in writing and signed by the Parties; and

WHEREAS, the Town Board approved this Amendment by resolution at a regular meeting held on [REDACTED], 2025.

AMENDMENT

NOW, THEREFORE, in consideration of these premises, the mutual obligations herein contained, the Parties agree as follows:

Section I. Recitals.

The foregoing recitals are true and correct and are hereby incorporated in this Amendment in their entireties.

Section II. Defined Terms.

All capitalized terms used but not defined in this Amendment will have the meanings set forth for such terms in the Original SIA. All capitalized terms that are defined in this Amendment will have the meanings set forth for such terms in this Amendment.

For the avoidance of doubt, when used in the Original SIA, “**Improvement**” shall mean *either* the Phase I Improvements and Modified Phase I Improvements *or* the Future Improvements; and “**Developer**” shall mean Elevation or M4I as to the Phase I Improvements or

Modified Phase I Improvements as further set forth in Sections IV, V.C, VI.D, and VIII of this Amendment, and M4 as to the Future Improvements.

Additionally, when used in the Original SIA, "**Agreement**" shall mean the Revised SIA.

Finally, any mention of "**Phase 1**" or "**Phase I**" in the Original SIA or this Amendment shall be interpreted as referring to the same Phase.

Section III. Phasing.

The Parties acknowledge and agree that this Section III amends the Original SIA as follows:

A. Original Phasing Plan. The Original Phasing Plan attached as Exhibit D to the Original SIA is deleted.

B. Future Phasing Changes. Subsection I.C of the Original SIA is deleted in its entirety and replaced with the following:

The Parties agree that M4 may submit plat and site plan applications for the M4 Property in one or more phases. For each such phase, the Town will require Construction Plans and an ECE of the improvements required to serve such phase. The Town Engineer and Town Manager are authorized to approve a phase of development (each, a "**Future Phase**" or, if more than one, "**Future Phases**"), including the Construction Plans and ECE for such phase, if M4 demonstrates to the Town Engineer's and Town Manager's satisfaction that the phase of development is an integrated, self-contained project consisting of all improvements necessary to serve the subject phase of development and the proposed phasing does not provide for construction of improvements on a piecemeal basis. In accordance with Section I.B of the Original SIA, Town-approved Construction Plans for Future Phases bearing the stamp of a Colorado licensed engineer with experience in the design and engineering of such improvements shall be deemed incorporated into the Revised SIA by reference and Town-approved ECEs for Future Phases shall be attached to and shall supplement the ECE included as Exhibit B of the Original SIA.

Section IV. Phase I Improvements & Modified Phase I Improvements.

The Parties acknowledge and agree to the following:

A. Modified Phase I Warranty Collateral. Because an ECE and Collateral for the Modified Phase I Improvements were never provided by Elevation to the Town in accordance with Section IX of the Original SIA, Elevation agrees to provide cash or a letter of credit (in the form and satisfying the requirements of Section IX of the Original SIA) in an amount equal to \$71,250.00 (*i.e.*, fifteen percent (15%) of the cost of the Modified Phase I Improvements). Said cash or letter of credit shall serve as Warranty Collateral for the Modified Phase I Improvements (the "**Modified Phase I Warranty Collateral**"). The probation and warranty period for the Modified Phase I Improvements began on May 9, 2025, and shall terminate two (2) years therefrom. During this probation and warranty period, the Town may notify Elevation of any defective Modified Phase I Improvements and Elevation shall complete, repair, or replace the same within thirty (30) days. In the event Elevation fails to so complete, repair, or replace such

defective improvements, the Town may draw upon the Modified Phase I Warranty Collateral to complete, repair, or replace the same.

In lieu of providing the Modified Phase I Warranty Collateral, Elevation may elect to replace the Phase I LOC with a letter of credit covering, both, the Phase I Improvements and Modified Phase I Improvements (a "**Phase I/Modified Phase I LOC**"). Any such Phase I/Modified Phase I LOC must meet the following conditions: (a) it must remain in a form that satisfies the requirements of Section IX of the Original SIA; (b) it must be in an amount equal to \$409,942.95 (*i.e.*, fifteen percent (15%) of the combined total cost of the Phase I Improvements and Modified Phase I Improvements); and (c) it must remain in full force and effect through the duration of the Phase I warranty period and Modified Phase I warranty period. A Phase I/Modified Phase I LOC may also provide that, upon expiration of the Phase I warranty period and provided Elevation has satisfied all warranty obligations related thereto, the amount of the replacement letter of credit may be reduced to an amount equal to \$71,250.00.

B. **Responsible Party.** The Parties acknowledge and agree that Elevation has assigned to M4I and M4I has assumed from Elevation all rights, duties, obligations, responsibilities, liabilities, and benefits of "Developer" under the Original SIA related to the M4I Property, the Phase I Improvements, and the Modified Phase I Improvements, except that Elevation shall retain sole responsibility for:

- (i) Keeping and maintaining the Phase I Improvements in accordance with the Revised SIA through Final Acceptance of said improvements; and
- (ii) Keeping and maintaining the Modified Phase I Improvements in accordance with the Revised SIA and ROW Permit through Final Acceptance of said improvements; and
- (iii) Repairing and replacing any damage or destruction of the Phase I Improvements that occurs prior to Final Acceptance of said improvements in accordance with the Revised SIA; and
- (iv) Repairing and replacing any damage or destruction of the Modified Phase I Improvements that occur prior to Final Acceptance of said improvements in accordance with the Revised SIA and ROW Permit; and
- (v) Maintaining Warranty Collateral for the Phase I Improvements in accordance with the Revised SIA; and
- (vi) Providing and thereafter maintaining Warranty Collateral for the Modified Phase I Improvements in accordance with the Revised SIA; and
- (vii) Performing the obligations set forth in Section XI of the Original SIA (Standards for Acceptance) for the Phase I Improvements and Modified Phase I Improvements and, with the regard to the Modified Phase I Improvements, the ROW Permit; and
- (viii) Furnishing the Town unconditional lien waivers that all claims and payments to be made in connection with the construction, maintenance, repair, and replacement of, as applicable, the Phase I Improvements and the Modified Phase I Improvements have been satisfied prior to and as a condition of Final Acceptance of the applicable improvements.

Section V. Future Improvements.

The Parties acknowledge and agree to the following:

A. **Future Improvements.** The Future Improvements required by the Original SIA are

amended as follows:

- (i) The third sentence of Section V.B of the Original SIA is deleted in its entirety and replaced with the following:

“Developer shall be responsible for the re-alignment of the existing sewer line that traverses the Property, with the timing of such re-alignment to be coordinated with and determined by the Town as Future Phases are proposed under Subsection III.B of this Amendment.”

- (ii) Subsection XVIII.B of the Original SIA titled “Traffic Signal Contribution” is deleted in its entirety and replaced with the following:

“Notwithstanding that only Phase I is defined at the time of this Amendment and that Future Phases will be defined as development progresses, prior to issuance of a building permit for the third overall phase of development, which shall mean the second Future Phase of development (“**Phase III**”), M4 shall pay to Mead the lesser of fifty percent (50%) of the estimated completion costs of the Traffic Signal Improvements at the time of payment or FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) (the “**Initial Signal Contribution**”). The Initial Signal Contribution will be used by the Town for the design and construction of traffic improvements at the intersection of Weld County Road 9.5 (WCR 9.5) and Elevation Drive, including but not limited to a future traffic signal and turn lanes and related appurtenances (together, the “**Traffic Signal Improvements**”). The Town shall separately account for the use of funds from the Initial Signal Contribution.

Notwithstanding the foregoing, at the Town’s sole option, upon M4’s or M4I’s submittal of a traffic study for all or a portion of the Project that demonstrates that warrants are met for a signal at the intersection of WCR 9.5 and Elevation Drive, the Town may require M4 to construct the Traffic Signal Improvements in lieu of paying Mead the Initial Signal Contribution. If the Town requires M4 to construct the Traffic Signal Improvements after M4 has paid the Initial Signal Contribution to the Town, the Town will return the contribution to M4 within 30 days of the Town’s decision to require construction of the Traffic Signal Improvements. Additionally, if the Town requires M4 to construct the Traffic Signal Improvements, then for a period of ten (10) years from the date of the Town’s final acceptance of the Traffic Signal Improvements, the Town shall endeavor in good faith and in accordance with law to obtain a monetary contribution from future developers of adjacent properties that are served by the Traffic Signal Improvements in an amount up to fifty-percent (50%) of the actual documented costs of the Traffic Signal Improvements (including reasonable hard and soft costs) incurred by M4. The monetary contributions from future developers shall be based on their properties’ proportional use of the Traffic Signal Improvements as demonstrated by traffic studies or similar traffic analyses acceptable to the Town.”

- (iii) Subsection XVIII.D.2 of the Original SIA, related to the western portion of the

“Elevation Drive Improvements,” is deleted in its entirety and replaced with the following:

“2. Western Portion. Developer shall construct, in accordance with the Construction Plans, the western portion of Elevation Drive road improvements from the intersection of Summit Way and Elevation Drive to the western boundary of the M4 Property, with the timing of such improvements to be coordinated with and determined by the Town as Future Phases are proposed under Subsection III.B of this Amendment. Developer shall also construct, in accordance with the Construction Plans associated with Elevation Drive, such temporary turnaround(s) or other safety/signage improvements as may be required by Mountain View Fire Protection District or the Town Engineer for Future Phases. No Certificate of Occupancy for the M4 Property shall issue for the applicable phase of the M4 Property until Town’s Conditional Acceptance of the improvements described in this subsection D.2 with respect to such Phase.”

- (iv) Subsection XVIII.D of the Original SIA titled “Elevation Drive Improvements” is amended by the addition of the following new Sub-subsection (3) titled “Elevation Drive Widening”:

“3. Elevation Drive Widening. M4 shall construct the horizontal improvements in the vicinity of the intersection of WCR 9.5 and Elevation Drive in substantial compliance with the plan entitled “Elevation Drive and WCR 9.5 Future Intersection Improvements” prepared by ProofCivil Consulting Engineers under Reference No. 24031 as Drawing No. EX-F, a copy of which is attached to this Amendment as **Exhibit C**. No Certificate of Occupancy shall be issued for any Future Phase of the Property until conditional acceptance by the Town of the Elevation Drive and WCR 9.5 Future Intersection Improvements.”

- (v) Subsection XVIII.E of the Original SIA titled “Altitude Way Road Improvements” is deleted in its entirety and replaced with the following:

“E. Altitude Way Road Improvements. M4 shall construct within the Altitude Way right-of-way a two-lane road with a sidewalk on the south side of the road in accordance with Construction Plans to be procured by M4 and approved by the Town (the “Altitude Way Road Improvements”). No Certificate of Occupancy shall be issued for any Future Phase of the Property until conditional acceptance by the Town of the Altitude Way Road Improvements.”

- (vi) Subsection XVIII.F.2 of the Original SIA titled “Northern Portion” is deleted in its entirety and replaced with the following:

“2. Northern Portion. M4 shall construct the northern portion of the Summit Way road improvements from Elevation Drive on the south to Altitude Way on the north, including sidewalks on the west and east sides of the road, in accordance with the Construction Plans. No Certificate of Occupancy shall be issued for any Future Phase of the Property until

conditional acceptance by the Town of the northern portion of the Summit Way road improvements from Elevation Drive on the south to Altitude Way on the north as described herein.”

- (vii) Subsection XVIII.G of the Original SIA titled “Southern Access Roadway Improvements” is deleted in its entirety; there shall be no obligation to construct the Southern Access Roadway under the Revised SIA.

B. Open space. Notwithstanding that only Phase I is defined at the time of this Amendment and that Future Phases will be defined as development progresses, M4 agrees to fully satisfy the Town’s open space requirement for the entire Property (*i.e.*, the M4 Property and the M4I Property) (the “**OS Requirement**”) at the time of site plan approval for Phase III. The amount of open space required for the Property shall be determined in accordance with Sections 16-2-120 and 16-2-130 of the *Mead Municipal Code*. The OS Requirement shall be satisfied, in the Town’s reasonable discretion, by dedication of land from the M4 Property, payment of a fee in-lieu, or a combination of land dedication and payment of a fee-in-lieu.

C. Concurrent review. At M4’s request, the Town will concurrently review site plan and plat applications for Future Phases of the Property.

D. Central Weld County Water District (CWCWD) Waterline. The Town and M4 acknowledge and agree to the following:

- (i) As of the Effective Date, the Town owns and maintains public improvements including street landscaping, a sidewalk, and crossings within the Weld County Road 9.5 right-of-way from Elevation Drive on the north to the southern boundary of the Property (the “**Existing Public Improvements**”). Portions of the Existing Public Improvements encroach upon the easement area established by the Easement and Right of Way Agreement dated December 6, 2006 and recorded with the Office of the Clerk and Recorder for Weld County, Colorado on January 15, 2007, at Reception No. 3448331 (the “**Waterline Easement**”). A CWCWD waterline is located within the Waterline Easement area (the “**CWCWD Waterline**”).
- (ii) In addition, as of the Effective Date, a site plan for that portion of the M4 Property described as Tract D, Elevation 25 Filing No. 1 is under review by the Town (the “**Proposed Tract D Site Plan**”). The Proposed Tract D Site Plan includes street landscaping, a sidewalk, and crossings at Elevation Drive and Altitude Way along the eastern boundary of said Tract D (collectively, the “**Tract D Improvements**”). If the Town approves the Proposed Tract D Site Plan, the Tract D Improvements would be owned and maintained by the Town following expiration of the applicable warranty period and the Town’s final acceptance of the same. Nothing in this Subsection V.D shall be construed as the Town’s approval of the pending Proposed Tract D Site Plan or as a commitment by the Town to approve the Proposed Tract D Site Plan. Portions of the Tract D Improvements encroach upon the Waterline Easement.
- (iii) CWCWD and the Little Thompson Water District (LTWD), as grantees under the Waterline Easement, must approve encroachments into the easement area.
- (iv) As of the Effective Date, the Town is negotiating a separate agreement with CWCWD and LTWD to allow the encroachment of the Existing Public Improvements and the Tract D Improvements into the easement area

(collectively, the “**Encroaching Improvements**”). CWCWD has indicated a willingness to approve the Encroaching Improvements provided that the Town agrees to be responsible for any costs to repair or replace the Encroaching Improvements if CWCWD exercises its easement rights and damages or disturbs such improvements.

- (v) The Town’s acceptance of responsibility for such repair and replacement costs is conditioned on reimbursement from the following sources:
 - a. First, from revenues generated by the 3-mill levy imposed by the Elevation 25 GID (governed by the Town Board ex officio), as approved by voters on November 8, 2022 (Ballot Issue 2A). Per Ballot Issue 2A, these revenues are to be used for a range of purposes, including the Town’s administrative costs related to the Elevation 25 GID and the ongoing operation and maintenance of capital improvements and infrastructure located within, or serving, the GID. Reimbursement for repair or replacement of the Encroaching Improvements shall be made from these revenues only to the extent available after satisfying those broader funding purposes.
 - b. Second, to the extent revenues from the 3-mill levy are insufficient, from revenues generated by Elevation 25 GID’s additional 2-mill levy, approved by voters on November 8, 2022 (Ballot Issue 2B). Per Ballot Issue 2B, revenues from this additional mill levy are intended to fund amounts due pursuant to contracts between M4 and the Elevation 25 GID.
 - c. Third, to the extent revenues from both mill levies are insufficient to cover the Town’s repair and replacement costs, M4 shall reimburse the Town for the difference.
- (vi) M4 shall take all actions necessary to ensure the imposition and collection of the two mills described in paragraph (v)b above, including entering into the contract required between M4 and the Elevation 25 GID.
- (i) Notwithstanding paragraph (v) above, M4 shall be solely responsible for all costs associated with the repair or replacement of Tract D Improvements resulting from CWCWD’s exercise of its easement rights prior to the Town’s final acceptance of such improvements.

E. Responsible Party. The Parties acknowledge and agree that, contemporaneously with Elevation’s prior conveyance of the M4 Property to M4, Elevation assigned to M4 and M4 assumed from Elevation all rights, benefits, duties, obligations, responsibilities, liabilities, and benefits of “Developer” under the Original SIA related to the M4 Property, including, without limitation, the obligation to provide for the construction and installation of public improvements necessary to serve Future Phases (as amended by this Amendment, the Future Improvements). For the avoidance of doubt and without limiting the foregoing, the Parties acknowledge and agree that M4 shall be responsible for platting Future Phases of the Property, procuring and obtaining the Town’s approval of site plans, Construction Plans, and ECEs for Future Improvements (including Landscape Improvements), obtaining Development Permits and any required approvals and permits from other governmental and quasi-governmental agencies and service providers for Future Improvements, constructing the Future Improvements in compliance with the Standards, providing Collateral and Warranty Collateral for the Future Improvements, performing warranty obligations for the Future Improvements through Final Acceptance by the Town of the same, and the OS Requirement.

Section VI. Releases.

The Parties acknowledge and agree to the following:

- A. With the exception of the liabilities, duties, obligations, and responsibilities retained by Elevation pursuant to Subsection IV.B of this Amendment, Elevation is hereby released from any and all other rights, benefits, liabilities, duties, obligations, and responsibilities of “Developer” under the Original SIA and of “M4I” and “M4” under this Amendment.
- B. M4 is hereby released from any and all rights, benefits, liabilities, duties, obligations, and responsibilities of “Developer” under the Original SIA related to the M4I Property, the Phase I Improvements, and the Modified Phase I Improvements that have been assumed by M4I or retained by Elevation under this Amendment.
- C. M4I is hereby released from any and all rights, benefits, liabilities, duties, obligations, and responsibilities of “Developer” under the Original SIA related to the M4I Property, the Phase I Improvements, and the Modified Phase I Improvements that have been retained by Elevation under this Amendment, and related to the M4 Property, the Future Improvements, and the OS Requirement that have been assumed by M4 as provided in this Amendment.
- D. The releases provided herein shall not be construed to release, modify, or limit the obligations of any Party under the indemnification provisions set forth in the Original SIA, which shall remain in full force and effect.

Section VII. Inclusion of Remainder of the Property in GID Boundaries.

In satisfaction of Subsection XVIII.I of the Original SIA, on or before the issuance of a building permit for any Future Phase, M4 shall file a petition to include in the Elevation 25 GID that portion of the Property not already included in the Elevation 25 GID. The petition shall be filed in accordance with C.R.S. Section 31-25-618 and shall be in a form approved by the Town. M4 shall be responsible for all costs related to including the remainder of the Property in the Elevation 25 GID, including costs associated with publishing notice of the hearing on this petition and costs of review by the Town Attorney, the Town Engineer, and any other consultant or agent of the Town. In order to ensure that said costs are timely paid, the inclusion petition shall be accompanied by a deposit of moneys sufficient to pay all estimated costs of the inclusion proceedings as required by C.R.S. § 31-25-618(1) (the “**Petition Deposit**”). M4 agrees that if the Petition Deposit is insufficient to cover all costs of the inclusion proceedings, the Town may pass costs of the inclusion proceeding through to M4 under that certain *Agreement for Payment of Review and Development Expenses Incurred by the Town* by and between the Town and M4 dated October 3, 2024.

Section VIII. Warranty; Collateral.

- A. Draws on Collateral and Warranty Collateral. The Town may draw on the Warranty Collateral provided by Elevation for the Phase I Improvements and to be provided by Elevation for the Modified Phase I Improvements, including Landscape Improvements, only to secure Elevation’s performance of any obligation or condition of the Revised SIA related to the Phase I Improvements and Modified Phase I Improvements, respectively. The Town may draw on the Collateral and Warranty Collateral to be provided by M4 for the Future Improvements, including

Landscape Improvements, only to secure M4's performance of any obligation or condition of the Revised SIA related to the Future Improvements for which the Collateral or Warranty Collateral was provided. The Town may not draw on Warranty Collateral provided for the Phase I Improvements to cure a failure of the Modified Phase I Improvements (unless a Phase I/Modified Phase I LOC is provided to replace the Phase I LOC) or Future Improvements; the Town may not draw on Warranty Collateral to be provided for the Modified Phase I Improvements to cure a failure of the Phase I Improvements (unless a Phase I/Modified Phase I LOC is provided to replace the Phase I LOC) or the Future Improvements; and the Town may not draw on the Collateral or Warranty Collateral to be provided for the Future Improvements to cure a failure of the Phase I Improvements or Modified Phase I Improvements.

- B. Return of Warranty Collateral for Phase I Improvements and Modified Phase I Improvements. The Warranty Collateral provided by Elevation to the Town for the Phase I Improvements (or so much thereof as remains following any draws by the Town pertaining to the Phase I Improvements) will be returned to Elevation upon final acceptance of the Phase I Improvements as set forth in Subsection XI.B of the Original SIA. The Warranty Collateral to be provided by Elevation to the Town for the Modified Phase I Improvements (or so much thereof as remains following any draws by the Town pertaining to the Modified Phase I Improvements) will be returned to Elevation upon expiration of the warranty period under the ROW Permit.

Section IX. Miscellaneous.

- A. Ratification; Conflicting Provisions. The Parties agree that the Original SIA is hereby amended in accordance with this Amendment. Except as specifically amended hereby, all requirements, terms, and conditions of the Original SIA shall remain in full force and effect and shall be binding upon each of the Parties. In the event of any conflict between the terms of this Amendment and the terms of the Original SIA, the terms of this Amendment shall control. Additionally, in the event of any conflict between the terms of this Amendment and the Assignment and Assumption of Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat (Lot 1 and 2, Elevation 25 Filing No. 1) attached hereto as **Exhibit B**, the terms of this Amendment shall control.
- B. Counterparts. This Amendment may be executed in counterparts, each of which will constitute an original, but all of which, when taken together, will constitute but one agreement.
- C. Exhibits. The exhibits attached to this Amendment are hereby incorporated by reference into this Amendment and are hereby deemed to be attached to and incorporated into the SIA.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

This Amendment shall be effective for all purposes upon execution by Elevation, M4, M4I, and Mead.

ELEVATION:

ELEVATION 25 INDUSTRIAL OWNER LLC,
a Delaware limited liability company

By: Elevation 25 Industrial Sponsor LLC,
a Colorado limited liability company,
its Manager

By: Silver Point Development, LLC,
a Colorado limited liability company,
its Manager

By: _____
Name: _____
Manager

Elevation address: 1225 17th Street, Suite 1660, Denver, CO 80202

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as Manager of Silver Point Development, LLC, a Colorado limited liability company, as Manager of Elevation 25 Industrial Sponsor LLC, a Colorado limited liability company, as Manager Elevation 25 Industrial Owner LLC, a Delaware limited liability company.

My commission expires: _____

Witness my hand and official seal.

Notary Public, State of Colorado

[SEAL]

M4:

M4 ELEVATION 25, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

M4 address: 251 Little Falls Drive, Wilmington, DE 19808

STATE OF _____)
) **ss.**
[CITY AND] COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____ of M4 Elevation 25, LLC, a Delaware limited liability company.

My commission expires: _____

Witness my hand and official seal.

Notary Public, State of _____

[SEAL]

M4I:

M4 ELEVATION 25 I, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

M4 address: _____

STATE OF _____)
) **ss.**
[CITY AND] COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____ of M4 Elevation 25 I, LLC, a Delaware limited liability company.

My commission expires: _____

Witness my hand and official seal.

Notary Public, State of _____

[SEAL]

TOWN OF MEAD

By: _____
Helen Migchelbrink, Town Manager, *authorized*
pursuant to Resolution No. _____

Date of execution: _____, 2025

ATTEST:

By: _____
Town Clerk

By: _____
Town Attorney

Town address:

Town of Mead
c/o Town Manager
P.O. Box 626
Mead, CO 80542

With copy to:

Town Attorney
c/o Michow Guckenberger McAskin LLP
5299 DTC Blvd., Suite 300
Greenwood Village, CO 80111

**EXHIBIT A
PROPERTY LEGAL DESCRIPTION**

M4 Property:

Tracts A, B, C, D and E of the Final Plat of Elevation 25 Filing No. 1 recorded with the Clerk and Recorder of Weld County, Colorado as Reception No. 4825842.

M4I Property:

Lots 1 and 2 of the Final Plat of Elevation 25 Filing No. 1 recorded with the Clerk and Recorder of Weld County, Colorado as Reception No. 4825842.

EXHIBIT B
ASSIGNMENT AND ASSUMPTION OF
SUBDIVISION IMPROVEMENT AGREEMENT
FOR ELEVATION 25 FILING NO. 1 FINAL PLAT

(Attached.)

AFTER RECORDING RETURN TO:
Otten Johnson Robinson Neff and Ragonetti, P.C.
Attn: Seth Weiland
950 17th Street, Suite 1600
Denver, Colorado 80202

**ASSIGNMENT AND ASSUMPTION OF
SUBDIVISION IMPROVEMENT AGREEMENT
FOR ELEVATION 25 FILING NO. 1 FINAL PLAT**
(Lot 1 and 2, Elevation 25 Filing No. 1)

THIS ASSIGNMENT AND ASSUMPTION OF SUBDIVISION IMPROVEMENT AGREEMENT FOR ELEVATION 25 FILING NO. 1 FINAL PLAT (this “Assignment”) is made and entered into as of June 20th, 2025, between **ELEVATION 25 INDUSTRIAL OWNER LLC**, a Delaware limited liability company (“Assignor”), and **M4 ELEVATION 25 I, LLC**, a Delaware limited liability company (“Assignee”).

Recitals

A. Assignor and the Town of Mead, a municipal corporation of the State of Colorado (the “Town”) entered into that certain Town of Mead, Colorado Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat (the “Original SIA”) recorded in the real property records for Weld County, Colorado (the “Records”) on May 10, 2022 at reception number 4825841 related to certain real property more particularly described on Exhibit A attached hereto (the “Property”).

B. Prior to the date of this Assignment, Assignor conveyed to Assignee’s affiliate Tracts A, B, C, D and E of the Final Plat of Elevation 25 Filing No. 1 recorded with the Clerk and Recorder of Weld County, Colorado as Reception No. 4825842 (the “Plat”). As of the date of this Assignment, Assignor has conveyed Lots 1 and 2 of the Plat (“Lots 1 and 2”) to Assignee. As of the date of this Assignment, Assignee and its affiliate own all of the Property. .

C. Assignor, Assignee (or Assignee’s affiliate), and the Town are using good faith diligent efforts to enter into a certain First Amendment to the Original SIA (the “SIA Amendment”; the Original SIA, as will be amended by the SIA Amendment is referred to herein as the “SIA”).

D. In connection with the conveyance of Lot 1 and 2 to Assignee (the result of which is Assignee and its affiliate own all of the Property), Assignor and Assignee intend that Assignor assign and transfer to Assignee all of Assignor’s rights, duties, obligations, responsibilities, and benefits under the SIA, excluding obligations that will be Assignor’s responsibility under the SIA Amendment and rights related to any letters of credit or bonds pledged by Assignor to the Town and any other of Assignor’s rights related to the SIA prior to the date of this Assignment (the “Assumed Matters”).

Agreement

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged by Assignor, the parties hereby agree as follows:

1. Assignment and Assumption. Assignor hereby assigns, transfers and conveys to Assignee, all Assumed Matters. Assignee hereby expressly assumes all liabilities related to and agrees to perform all Assumed Matters.

2. Indemnity. Assignee shall indemnify and hold Assignor and Assignor's affiliates harmless from any claim, demand, liability, lien, cost or expense (including, without limitation, reasonable attorneys' fees) asserted against Assignor or any of its affiliates arising out of or to the extent related to the Assumed Matters.

3. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute but one agreement.

4. Successors and Assigns. This Assignment shall bind and inure to Assignor and Assignee and their respective successors and assigns.

5. Recording. Assignor may cause this Assignment to be recorded in the Records following the Effective Date.

[Remainder of page intentionally left blank; signatures on following page(s)]

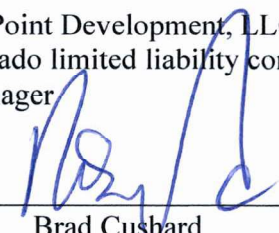
IN WITNESS WHEREOF, the parties have executed this Assignment as of the date set forth above.

ASSIGNOR:

ELEVATION 25 INDUSTRIAL OWNER LLC,
a Delaware limited liability company

By: Elevation 25 Industrial Sponsor LLC,
a Colorado limited liability company,
its Manager

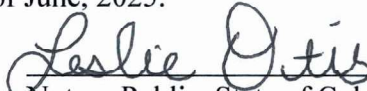
By: Silver Point Development, LLC,
a Colorado limited liability company,
Its Manager

By: 
Name: Brad Cushard
Title: Manager

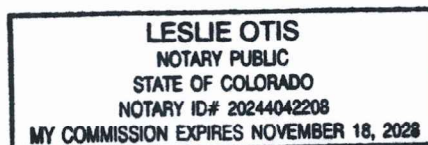
STATE OF Colorado)
)SS.
COUNTY OF Denver)

Before me, Leslie Otis, a Notary Public of said County and State, personally appeared Brad Cushard, as Manager of Silver Point Development, LLC, a Colorado limited liability company, as Manager of Elevation 25 Industrial Sponsor LLC, a Colorado limited liability company, as Manager of Elevation 25 Industrial Owner LLC, a Delaware limited liability company, on behalf of said company.

Witness my hand and seal this 17 day of June, 2025.


Notary Public, State of Colorado

My Commission Expires: 11/18/28



Assignor Signature Page to
Assignment and Assumption of
Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat

ASSIGNEE:

M4 ELEVATION 25 I, LLC,
a Delaware limited liability company

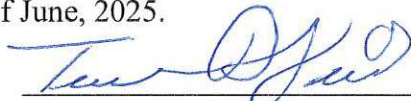
By: Mark IV Capital Properties, Inc.,
a California corporation,
Its Manager

By: 
Name: Evan Slavik
Title: CEO and President

STATE OF California)
)SS.
COUNTY OF Orange)

Before me, Teresa D. Lewis, a Notary Public of said County and State, personally appeared Evan Slavik, as CEO and President of Mark IV Capital Properties, Inc., a California corporation, as Manager of M4 Elevation 25 I, LLC, a Delaware limited liability company, on behalf of said company.

Witness my hand and seal this 17 day of June, 2025.


Notary Public, State of ~~Colorado~~ California

My Commission Expires: 10-03-2026

SEE CALIFORNIA
ACKNOWLEDGMENT
INTL ~~709~~ DATE 06/17/2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On June 17, 2025 before me, Teresa D. Lewis, Notary Public
(insert name and title of the officer)

personally appeared Evan Slavik,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



EXHIBIT A
PROPERTY LEGAL DESCRIPTION

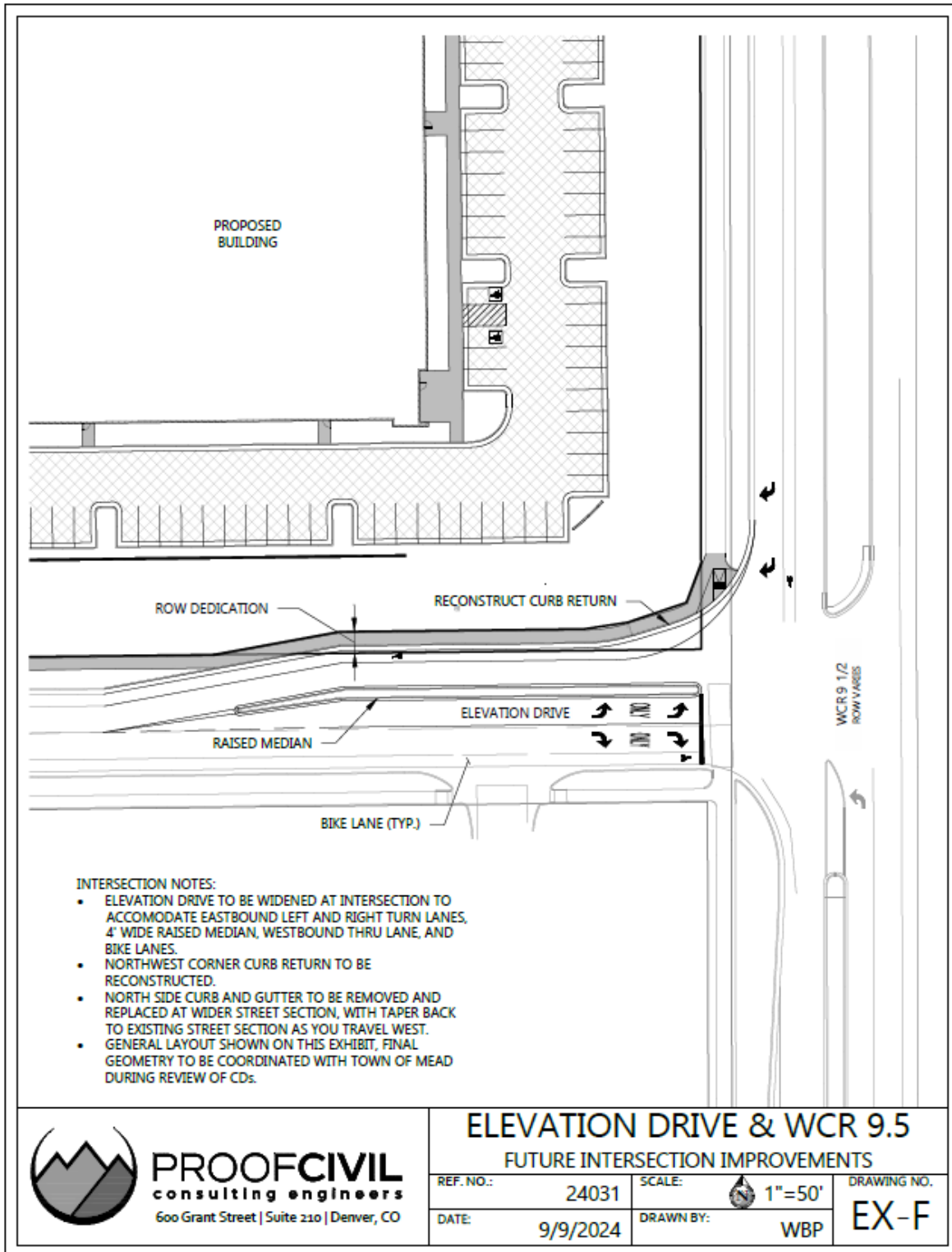
Elevation 25 Filing No. 1 Final Plat, Town of Mead, County of Weld, Colorado.

Exhibit A
Assignment and Assumption of
Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat

**EXHIBIT C
ELEVATION DRIVE WIDENING**

(Attached.)

EXHIBIT C
PLAN FOR REVISIONS TO
INTERSECTION OF ELEVATION DRIVE AND WCR 9.5





Agenda Item Summary

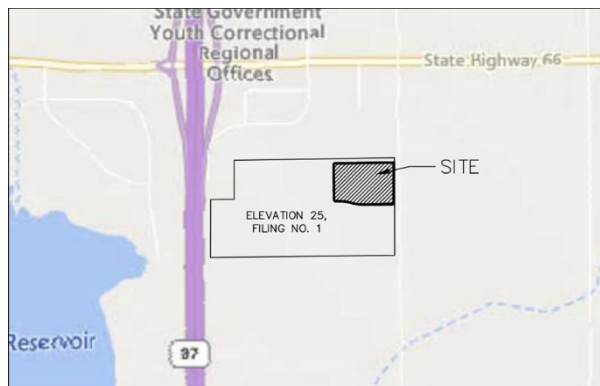
Agenda Date: 10/27/2025

Subject: Ordinance No. 1093 - An Ordinance of the Town of Mead, Colorado, Conditionally Approving Elevation 25 Filing No. 1, Amendment No. 1

Presented by: Alex Ailey, Planner

Summary:

Staff has approved an application for approval of a final subdivision plat titled Elevation 25 Filing No. 1, Amendment No. 1 ("Replat"), which proposes to divide Tract D of the original Elevation 25 Filing No. 1 final plat into two lots. The property is generally located east of I-25, south of Highway 66, north of Weld County Road 28, and west of Weld County Road 9.5 (High Plains Blvd.), as shown on the Vicinity Map (below) and more fully described in the Replat ("Property"). Staff finds that the proposed subdivision and the Replat substantially comply with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code, and standards set forth by relevant utilities.



Details of Request:

Applicant: M4 Elevation 25, LLC

Property Owner: M4 Elevation 25, LLC

Property Location: Generally east of I-25, south of Highway 66, north of Weld County Road 28, and west of Weld County Road 9.5 (High Plains Blvd.)

Zoning Classification: Light Industrial (LI)

Comp. Plan Designation: Planned Industrial Mixed Use (PI)

Surrounding Land Uses:

North	General Commercial (GC) – Town of Mead
South	Light Industrial (LI) – Town of Mead
East	Residential Single-Family (RSF-4) – Town of Mead
West	Light Industrial (LI) – Town of Mead

Overview:

On November 8, 2021, following the conclusion of a duly noticed public hearing, by Resolution No. 70-R-2021, the Board of Trustees approved the Elevation 25 Preliminary Plat ("Preliminary Plat") for the development of all of the land located within the boundaries of the Preliminary Plat (collectively, the "Elevation 25 Property"). The Preliminary Plat allowed for the Elevation 25 Property to be subdivided into nine lots to be developed with light industrial uses and two open space tracts.

On February 14, 2022, by Ordinance 988, the Board of Trustees approved the Elevation 25 Filing No. 1 Final Plat ("Original Plat"), and the Subdivision Improvement Agreement ("Original SIA") connected thereto, per MMC Secs. 16-4-70 and 16-4-130. The Original Plat subdivided the Elevation 25 Property into two lots and five tracts. The Tract Summary Chart on the Original Plat identifies Tract D as reserved for future development, and the Original Plat is consistent with the Preliminary Plat.

The Original SIA includes an approved Phasing Plan (attached to the Original SIA as Exhibit D) that divides the development of the Elevation 25 Property into five development phases (Phases I, II, III, IV, and V) ("Original Phasing Plan"). Phase I covered the development of Lot 1 and Lot 2 of the Original Plat and the necessary public infrastructure and improvements for Phase I. Phase I is complete. Following the Board of Trustees' approval of the Original Plat and Original SIA, the balance of the Elevation 25 Property outside of Phase I was sold to the Property Owner.

The Applicant is seeking to subdivide **Tract D** of the Original Plat into two lots. To accomplish the foregoing, the Applicant submitted an application for approval of the Replat as well as a request to amend the Original SIA, which is on the agenda for the Board's consideration on October 27, 2025, as Agenda Item E, Resolution No. 62-R-2025, a Resolution of the Board of Trustees Approving the First Amendment to the Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat ("First Amendment"). The approval of the First Amendment removes the Original Phasing Plan such that Tract D may be part of an earlier phase (if administratively approved in accordance with the First Amendment) than contemplated in the Original Phasing Plan.

Approval of the Replat would subdivide Tract D into two lots that can be developed with light industrial uses. This is consistent with the Preliminary Plat (shown as Lots 6 and 7 thereon) and the Original Plat (Tract D reserved for future development). The Replat does not impact any other lots or tracts within the Original Plat.

Procedural Requirements:

MMC Sec. 16-4-120 states, "Amendments to any lots, tracts or parcels ... shall be considered a resubdivision (also known as a 'replat') and shall be prepared and submitted in compliance with the requirements for subdivision as set forth in this Article. . . . Sketch plan, preliminary plat and final plat requirements may be waived at the discretion of the Board of Trustees."

As stated above, subdividing Tract D into two lots that can be developed with light industrial uses is consistent with the Preliminary Plat and the Original Plat. Therefore, Town Staff recommends that the Board of Trustees waive the preliminary plat submittal requirements of MMC Secs. 16-4-40 (2) and 16-4-60, and allow the Replat to be processed as a Final Plat under MMC Sec. 16-4-70.

MMC Sec. 16-4-70(b)(7) allows staff to administratively approve final plats if staff finds that the submitted final plat materials comply with the requirements of MMC Sec. 16-4-70(b)(8). MMC Sec. 16-4-70(b)(9) requires the Board of Trustees' approval of final plats that are approved by staff.

Per the analysis in the Review Criteria below, Town staff finds that the requirements of MMC Sec. 16-4-70(b)(8) are met, and staff approves the Replat.

Review Criteria:

The following is a detailed analysis of the Replat application as it relates to the review criteria for final plats set forth in MMC Section 16-4-70(b)(8).

- 1) The final plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan. Staff finds that the Replat provides a functional system for land use. The lots will have adequate access to the roadway network. The lot sizes meet the minimum dimensional standards for the Light Industrial zoning district.
- 2) The application is consistent with the approved preliminary plat and incorporates the Planning Commission's recommendations and conditions of approval. The Planning Commission public hearing on the Preliminary Plat was held on October 20th, 2021, following which the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions, via Resolution No. 8-PC-2021. The proposed ordinance approving the Replat is consistent with the Planning Commission's recommendations and conditions of approval, and the Replat is consistent with the approved Preliminary Plat.
- 3) The development will substantially comply with the Mead Municipal Code. The Replat complies with the relevant standards set forth in the Land Use and Development Code related to the Light Industrial (LI) zoning for the Property. The Replat complies with the minimum dimensional standards for the Light Industrial zoning of the Property, including the minimum lot size and lot widths.
- 4) All applicable technical standards have been met. The proposal has been reviewed by the Community Development Department, Town Engineer, Town Attorney, Colorado Department of Transportation (CDOT) and relevant service districts and utilities and found to comply with the applicable codes and standards governing the development.

Financial Considerations:

None based on approval of the Replat except for minimal impacts to ad valorem real property tax revenue. Cost of public services for the land will not be impacted by the Replat. Approval of the Replat turns a single undeveloped tract of land into two undeveloped lots.

Staff Recommendation / Actions Required:

Approval of the October 27, 2025, consent agenda will approve the Ordinance.

If the Board of Trustees pulls this item from the consent agenda for questions or additional discussion, Staff recommends the following motion for approval of the Ordinance:

Suggested Motion:

"I move to approve Ordinance No. 1093 - An Ordinance of the Board of Trustees of the Town of Mead, Colorado, Conditionally Approving the Elevation 25 Filing No. 1, Amendment No. 1 Final Plat"

Attachments:

1. Ordinance No. 1093
2. Exhibit 1

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1093**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1 FINAL PLAT**

WHEREAS, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate the subdivision of land; and

WHEREAS, M4 Elevation 25, LLC, a Colorado limited liability company (the “Applicant” and “Owner”), has submitted an application to resubdivide property located in the Town of Mead described as Tract D, Elevation 25 Filing No. 1, County of Weld, State of Colorado (“Property”), as more particularly described in the replat of the Property titled Elevation 25 Filing No. 1, Amendment No. 1, a copy of which is attached hereto as **EXHIBIT 1** (“Replat”); and

WHEREAS, Section 16-4-120 of the *Mead Municipal Code* (“MMC”) states, “Amendments to any lots, tracts or parcels ... shall be considered a resubdivision (also known as a ‘replat’) and shall be prepared and submitted in compliance with the requirements for subdivision as set forth in this Article. . . . Sketch plan, preliminary plat and final plat requirements may be waived at the discretion of the Board of Trustees;” and

WHEREAS, the Property was included in the preliminary plat that was approved by the Board of Trustees on November 08, 2021, under Resolution No. 70-R-2021 (“Preliminary Plat”), and in the Elevation 25 Filing No. 1 Final Plat approved by the Board of Trustees on February 14, 2022, under Ordinance No. 988 (“Original Plat”); and

WHEREAS, the Replat is consistent with and conforms to the Preliminary Plat and the Original Plat; and

WHEREAS, pursuant to MMC Sec. 16-4-120, the Board of Trustees has the discretion to waive the preliminary plat submittal requirements of MMC Secs. 16-4-40(2) and 16-4-60; and

WHEREAS, the Replat may be processed as a final plat under MMC Sec. 16-4-70; and

WHEREAS, MMC Sec. 16-4-70(b)(7) allows Town staff to administratively approve final plats if staff finds that the submitted final plat materials comply with the requirements of MMC Sec. 16-4-70(b)(8), and subject to the Board of Trustees’ approval per MMC Sec. 16-4-70(b)(9); and

WHEREAS, Town staff has submitted an Agenda Item Summary that includes a determination of Town staff that the Replat complies with the requirements of MMC Sec. 16-4-70(b)(8) and a statement that Town staff approves the Replat; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Replat, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Replat

was considered; and

WHEREAS, the Replat is subject to that certain Subdivision Improvement Agreement For Elevation 25 Filing No. 1 Final Plat dated March 17, 2022, recorded on May 10, 2022, at Reception No. 4825841 in the office of the Clerk and Recorder for Weld County, Colorado ("County Records"), as amended by the First Amendment to Subdivision Improvement Agreement For Elevation 25 Filing No. 1 Final Plat, as approved by the Board of Trustees under Resolution No. 62-R-2025; and

WHEREAS, the Board of Trustees desires to approve the Replat, subject to the conditions of approval as hereinafter set forth, and further desires to delegate all necessary authority to the Town Manager to execute associated project documents, as set forth in Section 3 below.

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

Section 1. The preliminary plat submittal requirements of MMC Secs. 16-4-40 (2) and 16-4-60 are hereby waived.

Section 2. The final plat designated as Elevation 25 Filing No. 1, Amendment No. 1 (the "Replat"), is approved for recording subject to all of the following pre-conditions being met:

- a. A fully executed copy of the First Amendment to Subdivision Improvement Agreement For Elevation 25 Filing No. 1 Final Plat, approved by the Board of Trustees under Resolution No. 62-R-2025, is recorded in the real property records of Weld County, Colorado ("County Records"); and
- b. The Applicant submits an application to vacate, pursuant to MMC Sec. 16-4-140, the 20' Water Utility Easement and the Drainage Easement held by the Town of Mead by instrument recorded at Reception No. 4825842 in the County Records; and
- c. The Applicant resolves and corrects all technical issues as directed by Town Staff, including addressing comments from the Town's engineering consultant regarding the construction plans; and
- d. The Applicant pays all fees and costs incurred by the Town and its consultants for review and processing of the Replat application.

Section 3. Town Execution of Replat Mylar and Associated Project Documents. Subject to review and approval of the final plat mylar for the Replat by the Town Staff, and satisfaction of the conditions set forth in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the final plat mylar for the Replat. The Town Manager is hereby authorized to execute letter agreements and easement documents as necessary to facilitate future development occurring within the boundaries of the Property, including but not limited to an easement encroachment and reimbursement agreement with the Central Weld County Water District (CWCWD) and Little Thompson Water District (LTWD) (collectively the "Associated Project Documents"). The Town Manager shall be authorized to execute the Associated Project Documents following the review and approval of same by the Town Attorney.

Section 4. Recordation. Town Staff shall cause recordation of the Replat in the County Records upon satisfaction of all conditions set forth in Section 2 above and execution of

the Replat by Town officials.

Section 5. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 6. 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 7. 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 8. 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 27TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1 FINAL PLAT

ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF TRACT D, ELEVATION 25 FILING NO. 1, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

10.72 ACRES – 2 LOTS

SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1; (2) HEREBY DEDICATES TO THE TOWN OF MEAD (TOWN), IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, ALL STREETS, ROADWAYS, AND ADDITIONS THERETO DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (UNLESS OF PRIOR RECORD OR DESIGNATED HEREON AS "PRIVATE"), FOR PUBLIC ROAD AND ASSOCIATED PURPOSES; (3) FURTHER DEDICATES AND GRANTS UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES, FACILITIES AND SERVICES CONSISTENT WITH THE EASEMENTS PURPOSE; AND (4) ACKNOWLEDGES THE FOLLOWING: A) NOTATIONS OR REFERENCES TO "R.O.W." OR "RIGHT-OF-WAY", WITH REGARD TO STREETS OR STREET WIDTHS, ARE NOT INTENDED TO IMPLY AN EASEMENT OR OTHER INTEREST LESS THAN FEE SIMPLE, AND ALL STREETS, ROADS, LANES, DRIVES, COURTS, AND SIMILARLY-DESIGNATED WAYS INTENDED TO BE DEDICATED BY THIS PLAT ARE DEDICATED IN FEE SIMPLE; B) THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS OR IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN; C) THE TOWN RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER TO REMOVE, AT THE EXPENSE OF THE OWNER, ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH USE AND ENJOYMENT OF THE EASEMENTS FOR THEIR INTENDED PURPOSE; D) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITEES, AND ASSIGNS; E) ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND F) 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.

THE LAND IS DESCRIBED AS: TRACT D, ELEVATION 25 FILING NO. 1 ACCORDING TO THE PLAT THEREOF, RECORDED MAY 10, 2022, AT RECEPTION NO. 4825842 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 TO BEAR SOUTH 89°20'48" WEST, A DISTANCE OF 2651.80 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "T3N R68W C1/4 S26 2007 37946" AT THE CENTER QUARTER CORNER AND A #6 REBAR WITH 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED "COLORADO DEPT OF TRANSPORTATION T3N R68W 1/4 S27 S26 2009 PLS 29420" AT THE WEST QUARTER CORNER WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 26; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, NORTH 00°06'27" WEST, A DISTANCE OF 705.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT D, ELEVATION 25 FILING NO. 1 EXTENDED; THENCE ALONG SAID SOUTHERLY LINE EXTENDED, SOUTH 89°20'48" WEST, A DISTANCE OF 62.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT D AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 9 1/2 THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 00°06'27" WEST, A DISTANCE OF 358.04 FEET;
- 2) THENCE NORTH 02°59'40" EAST, A DISTANCE OF 46.20 FEET;
- 3) THENCE NORTH 00°06'27" WEST, A DISTANCE OF 175.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALTITUDE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°05'59" WEST, A DISTANCE OF 820.01 FEET;

THENCE SOUTH 44°13'24" WEST, A DISTANCE OF 21.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SUMMIT WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°39'12" EAST, A DISTANCE OF 493.99 FEET;

THENCE SOUTH 45°39'12" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELEVATION DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ELEVATION DRIVE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°20'48" EAST, A DISTANCE OF 45.02 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- 2) THENCE 171.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 642.00 FEET, AN INCLUDED ANGLE OF 15°16'28" AND SUBTENDED BY A CHORD BEARING SOUTH 83°00'58" EAST, A DISTANCE OF 170.64 FEET;
- 3) THENCE SOUTH 75°22'44" EAST, A DISTANCE OF 33.79 FEET TO A POINT OF CURVATURE;
- 4) THENCE 154.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 578.00 FEET, AN INCLUDED ANGLE OF 15°16'28" AND SUBTENDED BY A CHORD BEARING SOUTH 83°00'58" EAST, A DISTANCE OF 153.63 FEET;
- 5) THENCE NORTH 89°20'48" EAST, A DISTANCE OF 412.90 FEET TO THE POINT OF BEGINNING;

THUS-DESCRIBED FINAL PLAT CONTAINS 10.72 ACRES (467,109 SQUARE FEET), 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 AND SEAL THIS _____ DAY OF _____, 20____.

OWNER:

M4 ELEVATION 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____ } S.S.

COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____ AS _____ OF _____,

M4 ELEVATION 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAND SUMMARY CHART		
	TOTALS	TOTAL %
GROSS AREA	10.72 ACRES	100%
AREA OF COMMERCIAL LOTS	10.67 ACRES	99%
AREA OF PUBLIC RIGHT-OF-WAY	0.05 ACRES	1%
AREA OF TRACTS	0	0%
AREA OF OPEN SPACE	0	0%
TOTAL AREA	10.72 ACRES	100%



VICINITY MAP

SCALE: 1" = 1,000'
SECTION 26, T3N, R68W

NOTES

1. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRON, INC. FIDELITY NATIONAL TITLE COMMITMENT NUMBER 00506278-201-T21-DK2, DATED JUNE 19, 2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
2. 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.
3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°20'48"W ALONG THE SOUTH LINE OF NORTHWEST 1/4 CORNER QUARTER OF SEC 26, T3N, R68W, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX "T3N R68W C1/4 S26 2007 37946" AT THE CENTER QUARTER CORNER OF SECTION 26 AND A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP IN RANGE BOX "COLORADO DEPT OF TRANSPORTATION T3N R68W 1/4 S27S26 2009 PLS 29420" AT THE WEST QUARTER CORNER OF SECTION 26 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. **FLOODPLAIN:** BASED ON GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN OTHER AREAS FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1880E, PANEL 1880 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016.
7. ALLOWED USES IN UTILITY EASEMENTS BY SERVICE PROVIDERS INCLUDE BUT ARE NOT LIMITED TO INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE AND STORM DRAINS.
8. **DRAINAGE MAINTENANCE:** THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO CORRECTLY MAINTAIN OR REPAIR ANY SUCH DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID CORRECTIONS/REPAIRS TO SAID DRAINAGE FACILITIES MAY BE COMMENCED AND COMPLETED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL HAVE THE PERPETUAL LEGAL RIGHT TO ACCESS THE DRAINAGE FACILITIES ON THE PROPERTY SHOWN HEREON IN ORDER TO COMMENCE AND COMPLETE SAID CORRECTIONS/REPAIRS. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW.
9. **MAINTENANCE GUARANTEE:** THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-130(H) AND THE TOWN'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT. THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECT AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.
10. **MITIGATION OF IMPACT ON STORMWATER FLOW:** ANY OWNER OF THE PROPERTY, OR PORTION OF THE PROPERTY, DESCRIBED ON THIS PLAT SHALL MAINTAIN AS CONSTRUCTED AND APPROVED BY THE TOWN OF MEAD ALL STORMWATER DRAINAGE IMPROVEMENTS LOCATED WITHIN SUCH OWNER'S PORTION OF THE PROPERTY ("IMPROVEMENTS"). FAILURE TO MAINTAIN SUCH IMPROVEMENTS, INCLUDING CULVERTS ON PRIVATE PROPERTY, MAY BE SUBJECT TO CORRECTION/REPAIR BY THE TOWN IN ACCORDANCE WITH THE PROCESS OUTLINED IN THE NOTE TITLED "DRAINAGE MAINTENANCE" SHOWN HEREON, INCLUDING OWNER REIMBURSEMENT OF TOWN COSTS. ANY CHANGES FROM DRAINAGE IMPROVEMENTS ISSUED FINAL ACCEPTANCE BY THE TOWN OF MEAD WITH RESPECT TO GRADE ELEVATION, STORM DRAINAGE FACILITY DESIGN, OR LANDSCAPING THAT WILL CHANGE, MODIFY, IMPEDE, OR OTHERWISE BLOCK THE FLOW OF STORMWATER ON OR ACROSS ANY PRIVATE PROPERTY (FLOW MODIFICATION) SHALL REQUIRE TOWN APPROVAL PRIOR TO MAKING SUCH CHANGE. FAILURE TO OBTAIN THE TOWN'S PRE-APPROVAL OF A FLOW MODIFICATION MAY RESULT IN THE TOWN WITHHOLDING ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE PORTION OF THE PROPERTY OR ANY IMPROVEMENT THEREON.

OWNER:

M4 ELEVATION 25, LLC
2000 S. COLORADO BLVD.,
ANNEX BUILDING, SUITE 310
DENVER, CO 80222
303-550-9597
CONTACT: BRAD CUSHARD
BCUSHARD@LOGISTICSPPROPCO.COM

ENGINEER:

PROOF CIVIL CONSULTING ENGINEERS
600 GRANT STREET, SUITE 210
DENVER, CO 80203
720-283-6783
CONTACT: MATHEW ADAMS, P.E.
MADAMS@PROFCIVIL.COM

SURVEYOR:

FLATIRON SURVEYING, INC.
7000 N. BROADWAY, SUITE 209
DENVER, CO 80221
303-936-6997
CONTACT: DAVID A. WILSON, PLS
DWILSON@FLATIRONINC.COM

DEVELOPER:

SILVER POINT DEVELOPMENT, LLC
2000 S. COLORADO BLVD.,
ANNEX BUILDING, SUITE 310
DENVER, CO 80222
303-550-9597
CONTACT: BRAD CUSHARD
BCUSHARD@LOGISTICSPPROPCO.COM

TOWN ENGINEER CERTIFICATE

THE FINAL PLAT HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM

THIS _____ DAY OF _____, 20____.

TOWN ENGINEER

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE FINAL PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS
THIS _____ DAY OF _____, 20____.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS FINAL PLAT OF ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1, A SUBDIVISION IN THE TOWN OF MEAD, COLORADO, IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON THIS _____, 20____, AND RECORDED ON _____, 20____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

SURVEYING CERTIFICATE

I, DAVID A. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS
_____, DAY OF _____, 20____.

DAVID A. WILSON
COLORADO P.L.S. #38280
FLATIRON, INC.

REVISION	DATE
1 - REVISED PER TOWN COMMENTS	-04/11/2025 LT
2 - FLOW ADJUSTMENT	-04/17/2025 LT
3 - REVISED PER TOWN COMMENTS	-05/20/2025 LT
4 - REVISIONS PER TOWN COMMENTS	-07/01/2025 JS/LT
5 - REVISIONS PER TOWN COMMENTS	-09/10/2025 LT
6	
7	
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9	

ELEVATION 25 FILING NO. 1

AMENDMENT NO. 1

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(SEAL)

JOB NUMBER:
25-80,990

DATE:

01-28-2025

DRAWN BY:

L. THORNOCK

CHECKED BY:

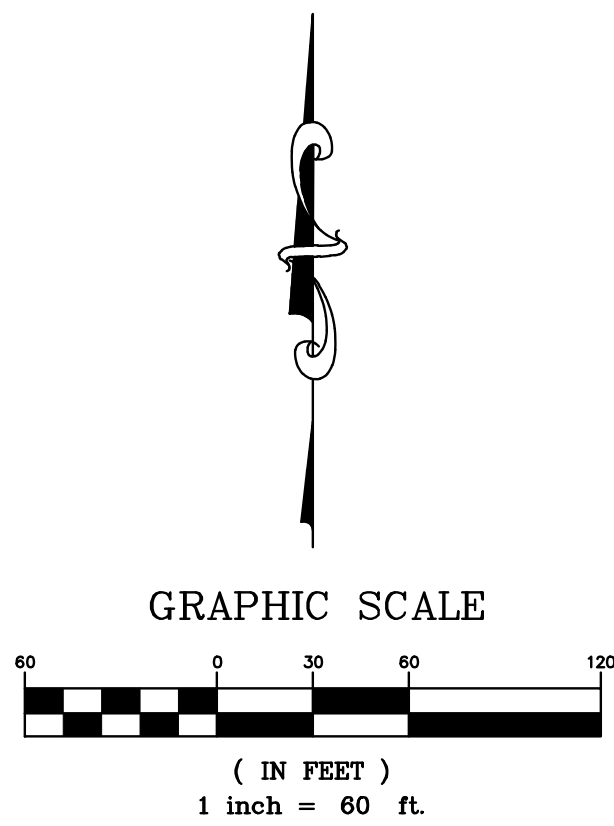
JS/JJK/DW

SHEET 1 OF 4

ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF TRACT D, ELEVATION 25 FILING NO. 1, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 4

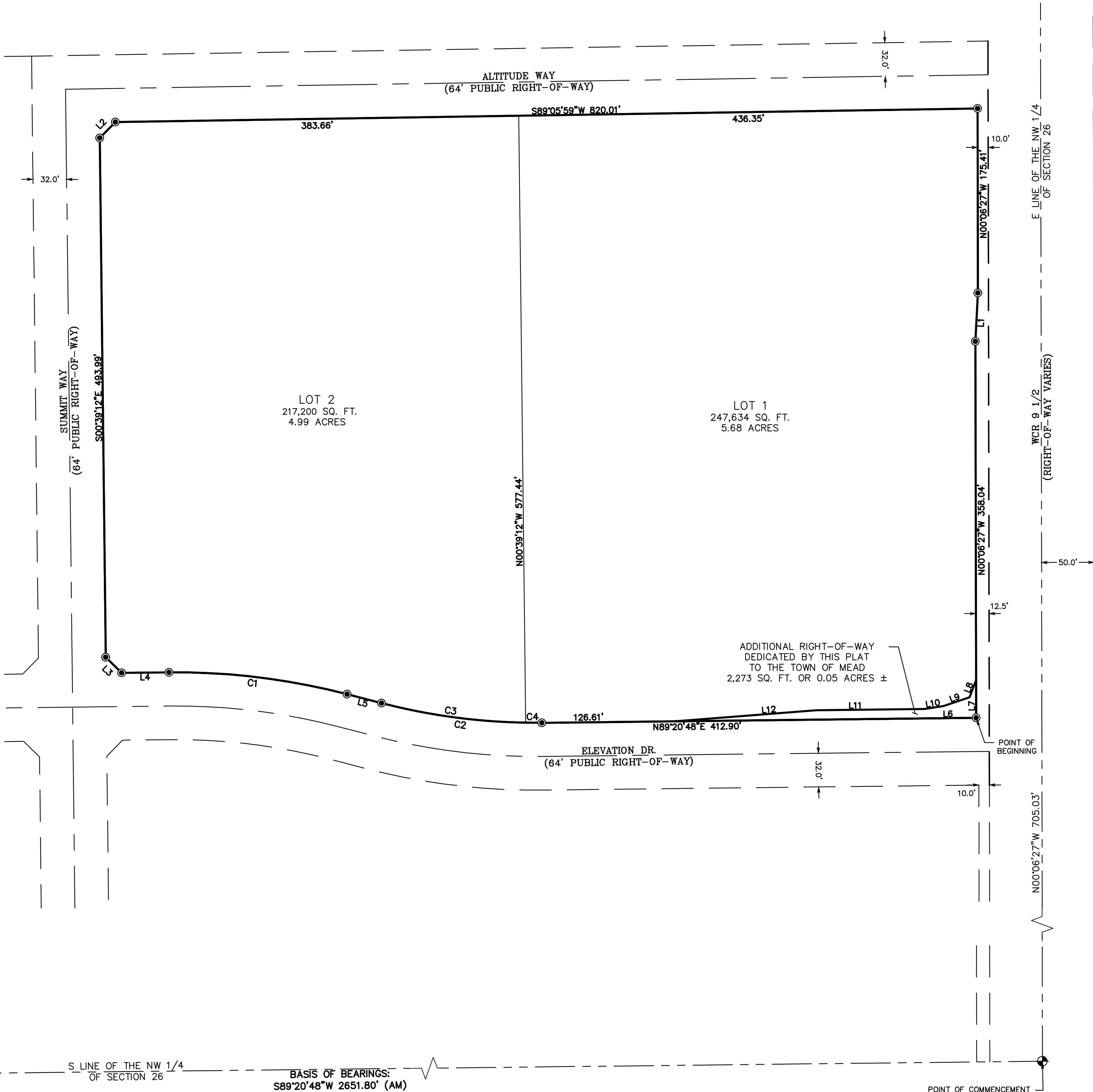


LINE TABLE		
	COURSE	LENGTH
L1	N02°59'40"E	46.20'
L2	S44°13'24"W	21.18'
L3	S45°39'12"E	21.21'
L4	N89°20'48"E	45.02'
L5	S75°22'44"E	33.79'
L6	S89°20'48"W	286.29'
L7	S00°06'27"E	35.94'
L8	N71°18'22"E	17.48'
L9	N20°41'26"E	26.04'
L10	N81°10'08"E	18.21'
L11	N89°20'48"E	102.79'
L12	N79°41'55"E	135.30'

CURVE TABLE					
	CHORD	CHORD LENGTH	LENGTH	RADIUS	DELTA
C1	S83°00'58"E	170.64	171.15'	642.00'	15°16'28"
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C4	S89°53'21"E	15.42'	15.42'	578.00'	1°31'43"

Legend	
	FOUND ALIQUOT MONUMENT AS DESCRIBED
	SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 38280"
	OUTER BOUNDARY LINE
	INTERIOR LOT LINE
	ADJACENT LOT LINE
	CENTERLINE
	SECTION LINE

W1/4 COR. OF SEC. 26, T3N, R68W
FOUND #6 REBAR W/2 1/2" ALUMINUM
CAP IN RANGE BOX "COLORADO DEPT
OF TRANSPORTATION T3N R68W 1/4
S27/S26 2009 PLS 29420" PER
MONUMENT REG. DATED 10/28/2009



REVISION	DATE
1 - REVISED PER TOWN COMMENTS	04/11/2021
2 - ROW ADJUSTMENT	04/17/2021
3 - REVISED PER TOWN COMMENTS	05/30/2021
4 - REVISIONS PER TOWN COMMENTS	07/01/2021
5 - REVISIONS PER TOWN COMMENTS	09/10/2021
6 -	
7 -	
8 -	
9 -	

ELEVATION 25 FILING NO. 1
AMENDMENT NO. 1
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DRAWN BY:
L. THORNOCK

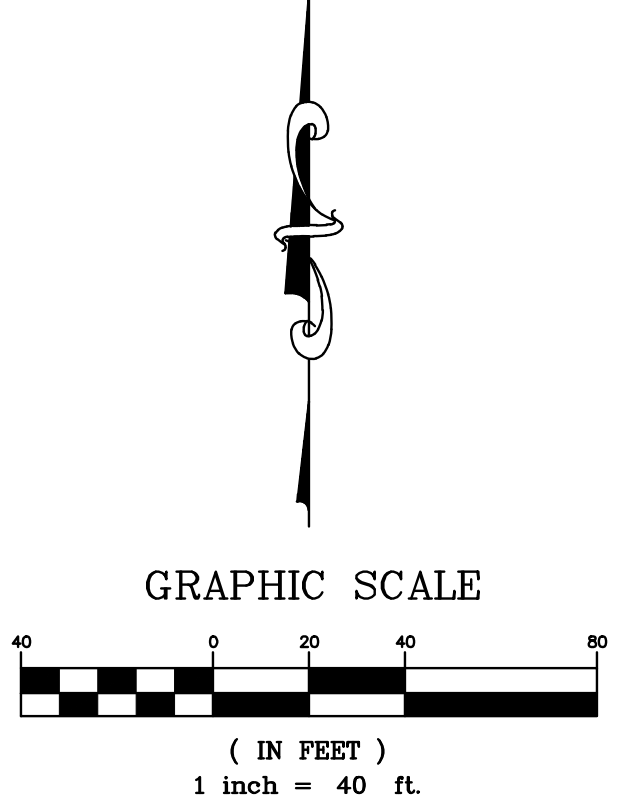
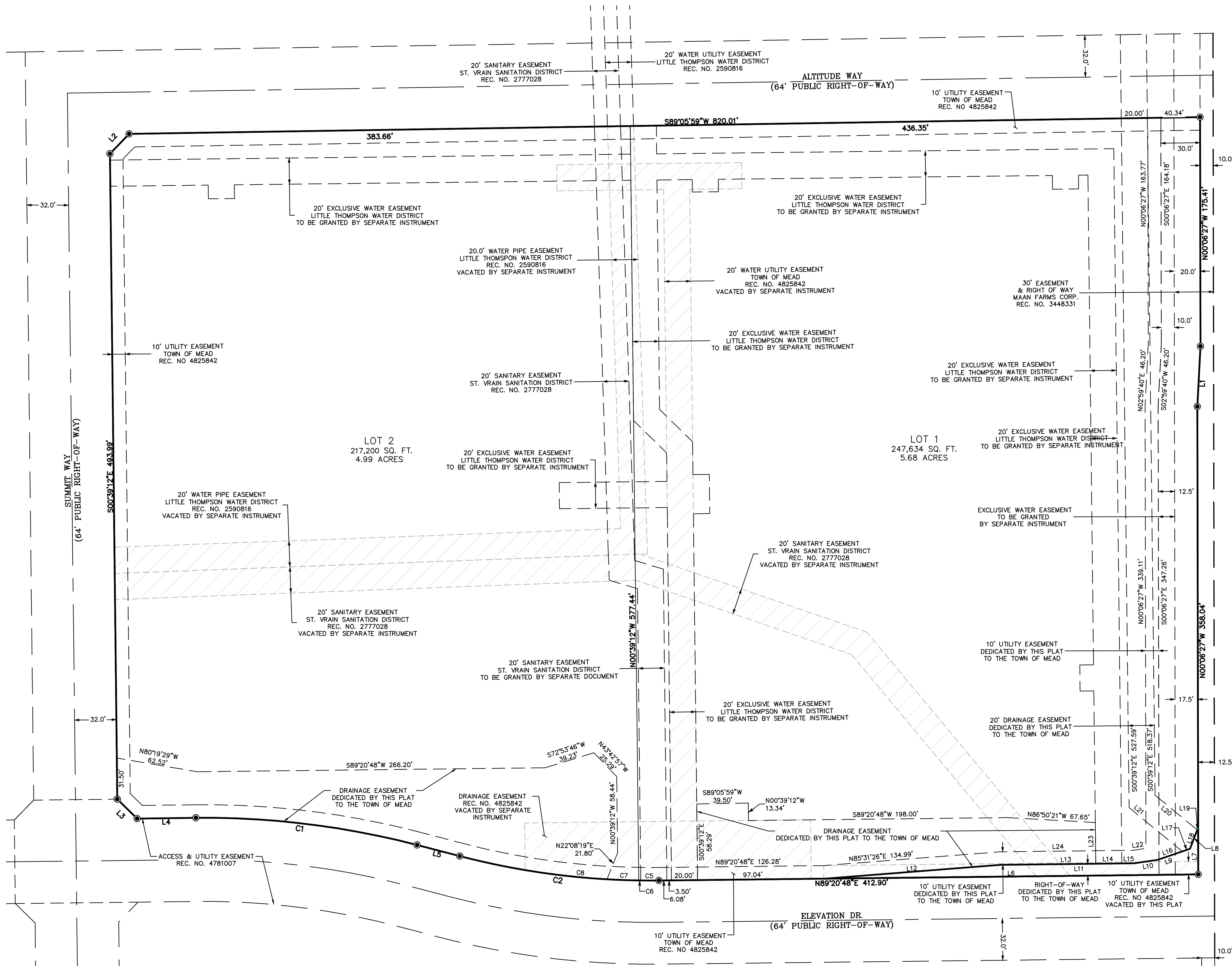
CHECKED BY:
JS/JJK/DAW

SHEET 2 OF 4

ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1

FINAL PLAT OF TRACT D, ELEVATION 25 FILING NO. 1, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 4



- Legend**
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38280"
 - OUTER BOUNDARY LINE
 - INTERIOR LOT LINE
 - ADJACENT LOT LINE
 - CENTERLINE
 - SECTION LINE
 - EASEMENT
 - VACATED EASEMENT

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L8	N20°41'26"E	17.48'	L23	N00°39'12"W	31.62'
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L12	N79°41'55"E	135.30'			
L13	N89°20'48"E	72.97'			
L14	N89°20'48"E	20.00'			
L15	N89°20'48"E	9.51'			

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C7	S87°46'38"E	27.19'	27.19'	578.00'	2°41'43"
C8	S81°02'19"E	114.01'	114.19'	578.00'	11°19'10"

REVISION

DATE

1 - REVISED PER TOWN COMMENTS

04/11/2025 LT

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04/17/2025 LT

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05/30/2025 LT

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07/01/2025 JS/LT

5 - REVISED PER TOWN COMMENTS

09/10/2025 LT

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ELEVATION 25 FILING NO. 1

AMENDMENT NO. 1

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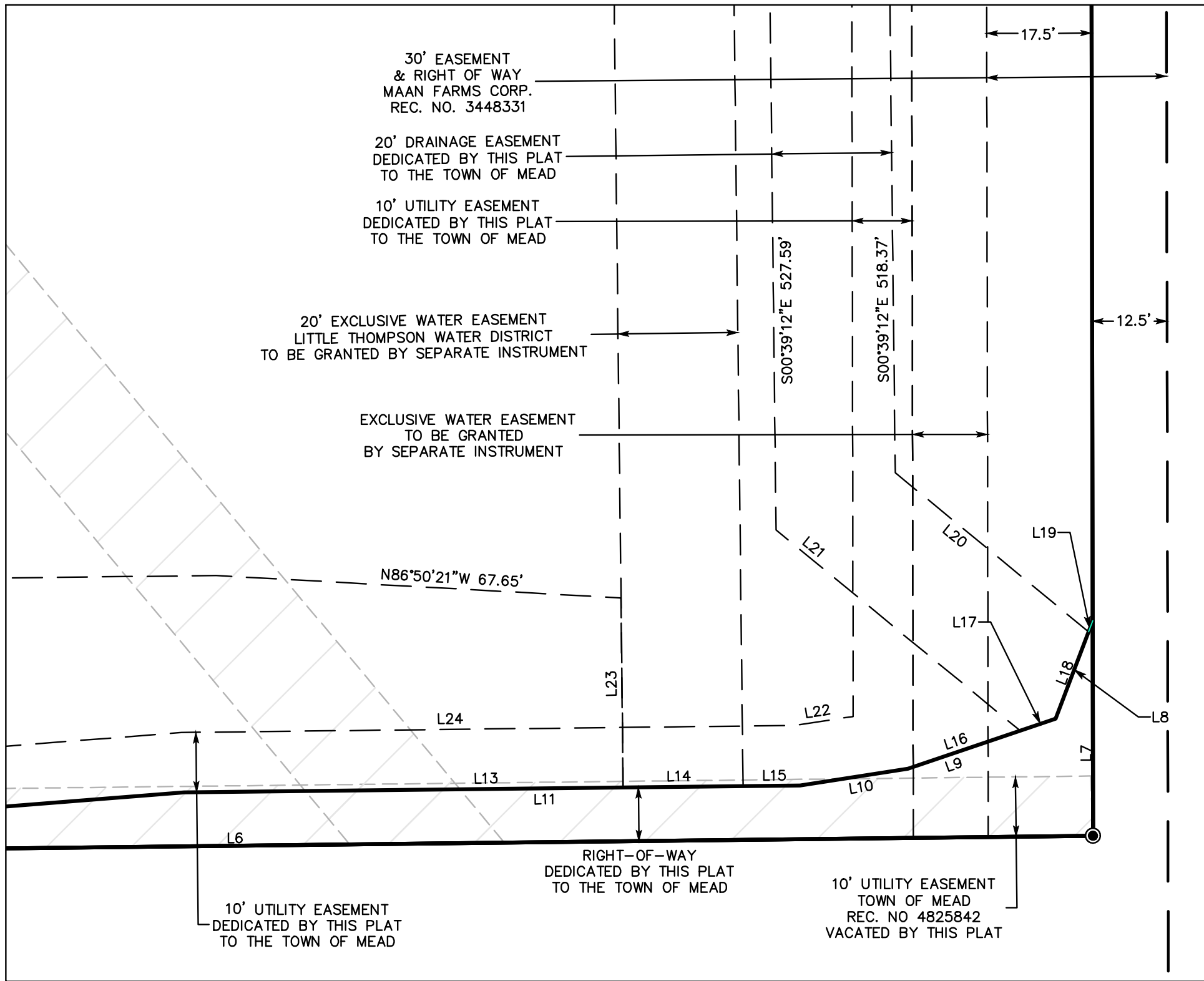
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SHEET 3 OF 4

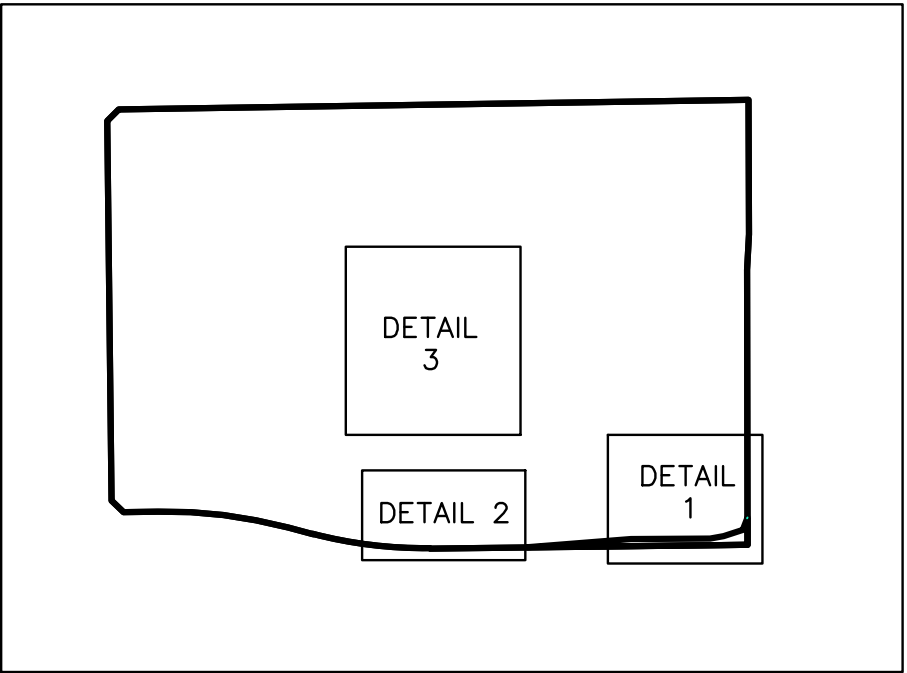
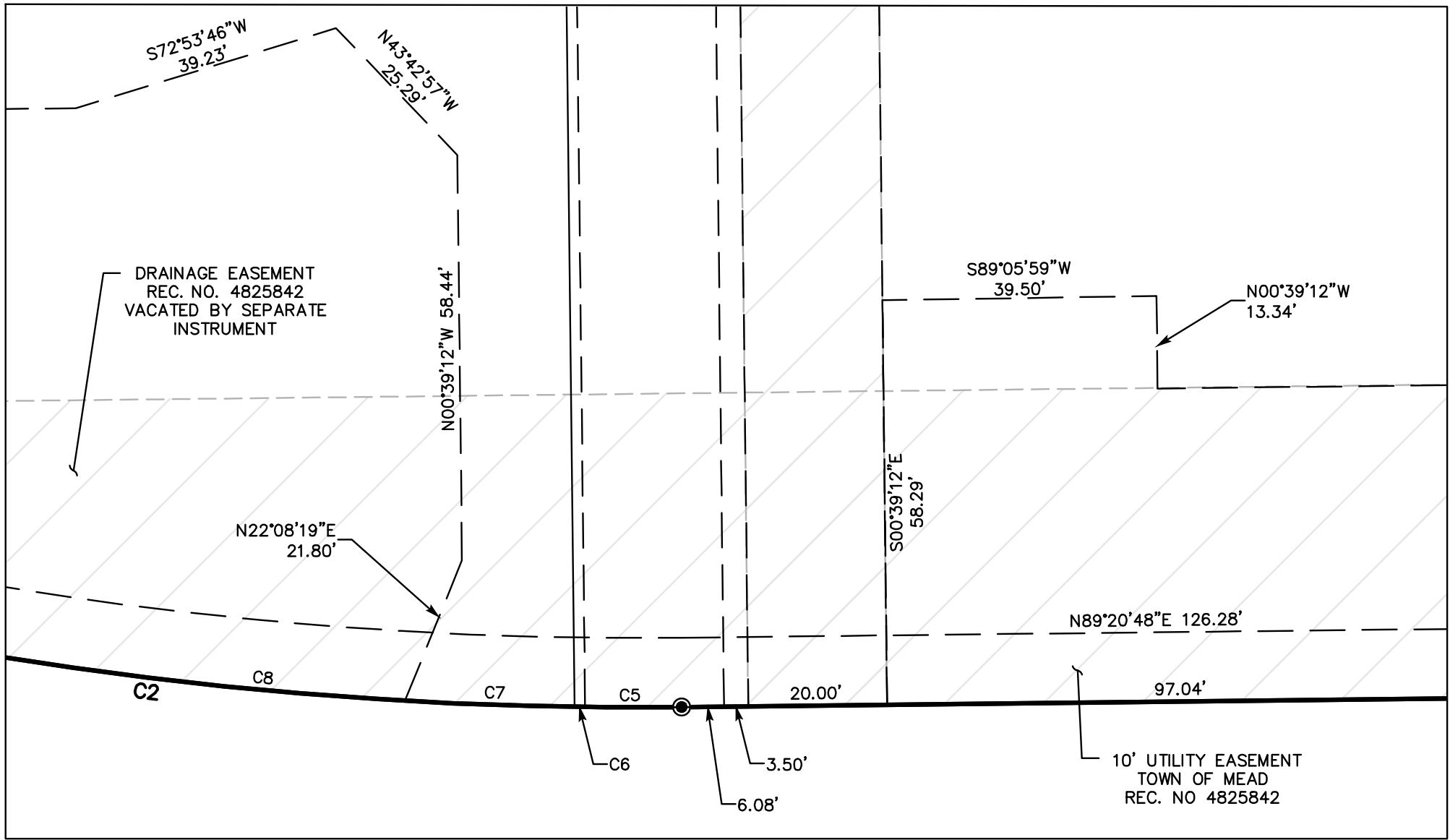
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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 4

DETAIL 1



DETAIL 2

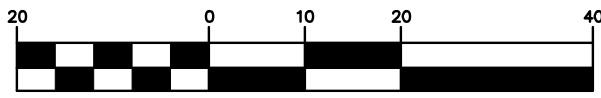


KEY MAP

SCALE: 1" = 250'
SECTION 26, T3N, R68W



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

Legend

- OUTER BOUNDARY LINE
 INTERIOR LOT LINE
 ADJACENT LOT LINE
 EASEMENT
 VACATED EASEMENT

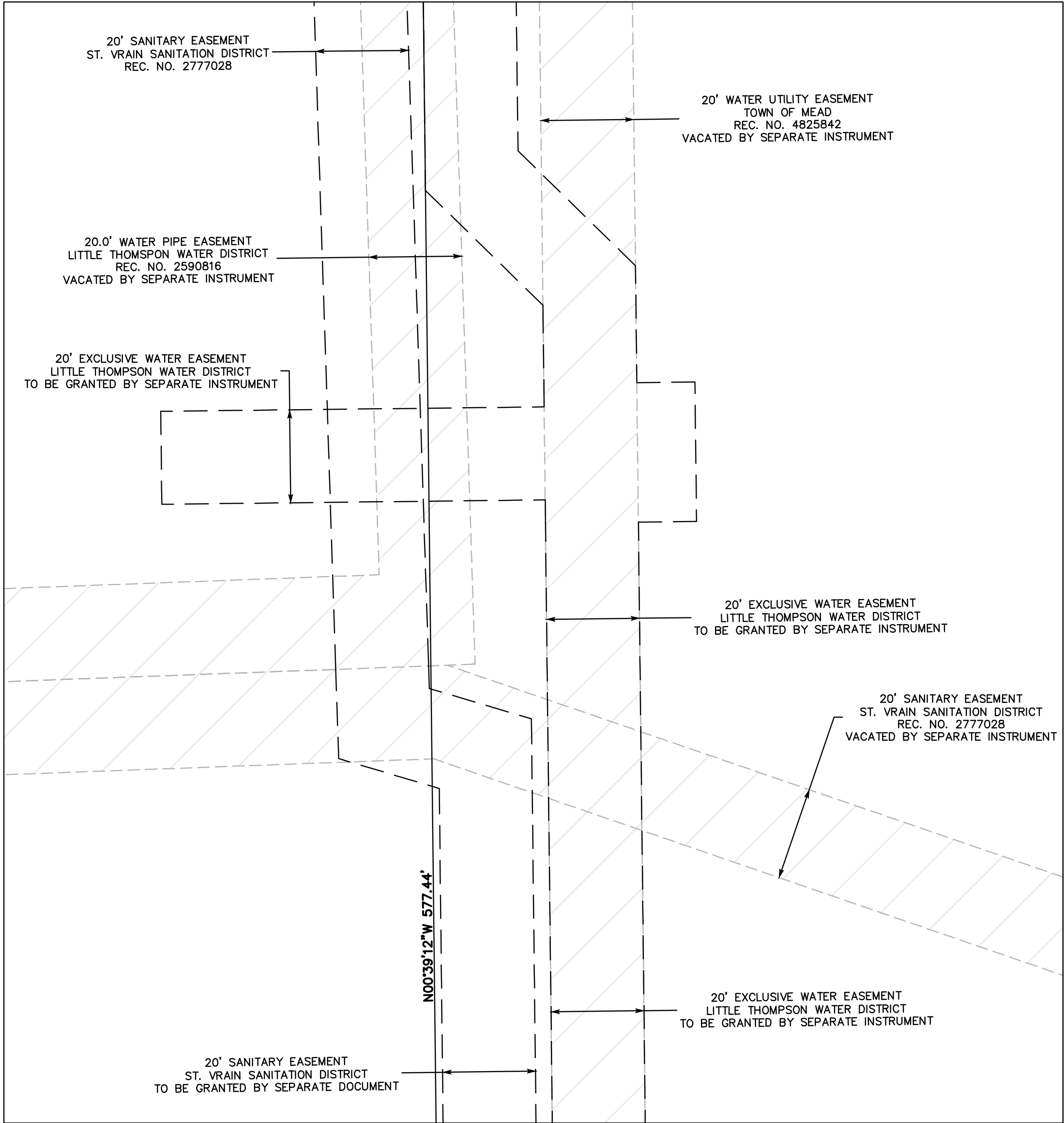
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DETAIL 3



	REVISION	DATE
1	-REVISED PER TOWN COMMENTS	-04/11/2025 LT
2	-ROW ADJUSTMENT	-04/17/2025 LT
3	-REVISED PER TOWN COMMENTS	-05/30/2025 LT
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6	-	-
7	-	-
8	-	-
9	-	-

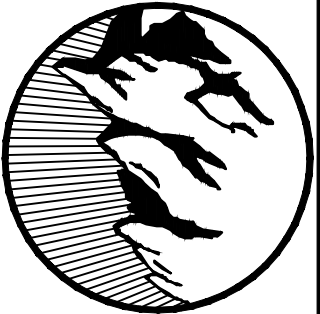
ELEVATION 25 FILING NO. 1

AMENDMENT NO. 1

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SHEET 4 OF 4



Agenda Item Summary

Agenda Date: 10/27/2025

Subject: Ordinance No. 1094 - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Site Plan Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1

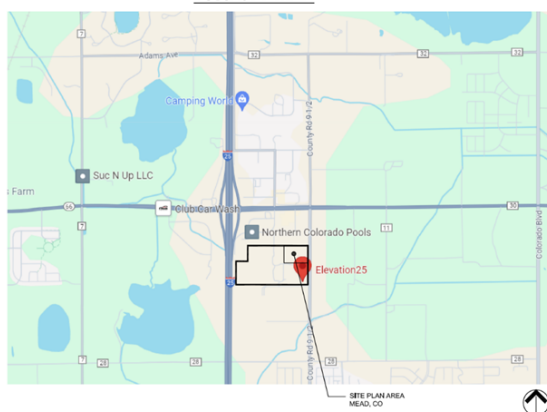
Presented by: Alex Ailey, Planner

Summary:

Staff has conditionally approved an application for the Site Plan, Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1 ("Site Plan"), which proposes the construction of two industrial buildings on the property. The site is generally located west of Weld County Road 9.5, and south of Highway 66, within the existing Elevation 25 subdivision, as shown on the Vicinity Map below and more fully described in the Site Plan ("Property"). The Site Plan substantially complies with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code and standards set forth by relevant utilities.

Approval of the Site Plan is conditioned upon the Board of Trustee's approval, and subsequent recordation, of the First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat ("First Amendment"), included on tonight's meeting agenda under Agenda Item No. E., Resolution No. 62-R-2025, and the final plat titled Elevation 25 Filing No. 1, Amendment No. 1 ("Replat"), included on tonight's meeting agenda under Agenda Item No. F., Ordinance No. 1093, subject to any conditions therein.

VICINITY MAP



Site Details:

Applicant: M4 Elevation 25, LLC

Property Owner: M4 Elevation 25, LLC

Property Location: Generally located west of WCR 9.5 and south of Highway 66

Zoning Classification: Light Industrial (LI)

Comp. Plan Designation: Planned Industrial Mixed Use (PI)

Surrounding Land Uses:

North	General Commercial (GC) – Town of Mead
South	Light Industrial (LI) – Town of Mead
East	Single Family Residential (RSF-4) – Town of Mead
West	Light Industrial (LI) – Town of Mead

Overview:

MMC Section 16-4-100(b)(8) allows for administrative approval of site plans by staff. Section 16-4-100(b)(9) requires that staff bring approved site plans before the Board of Trustees for adoption by ordinance. The Site Plan complies with relevant regulations and the review criteria set forth in Section 16-4-100 of the MMC, as discussed in more detail below.

Property owner, M4 Elevation 25, LLC (the “Applicant” or “Owner”), has submitted the Site Plan application in conjunction with an application to replat Tract D, Elevation 25 Filing No. 1 as Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1. The Site Plan proposes the construction of a 77,362 square foot industrial building, and an 82,522 square foot industrial building. Public improvements include the paving and sidewalk additions of both Summit Road and Altitude Way, as well as landscaping improvements.

Ordinance No. 1094 (the “Ordinance”) ratifies Town Staff’s conditional approval of the Site Plan. The Site Plan is attached to the Ordinance as Exhibit 1 and is incorporated by reference.

Review Criteria:

For Town staff to approve a site plan and for the Board of Trustees to subsequently adopt the site plan, the proposal must comply with the six review criteria set forth in MMC Section 16-4-100 related to the approval of site plans. Individual criteria are presented below in bold and are followed by detailed analysis and confirmation that each criterion has been satisfied.

Criterion No. 1: All information required by Section 16-4-100(b)(3)h. is shown on the site plan.

The required physical, legal and technical information, including but not limited to legal descriptions, land use and acreage tables, survey information, titling, north arrows, and utility locations, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections (a condition of approval in the proposed Ordinance).

Criterion No. 2: The lot size and lot dimensions are consistent with what is shown on the approved final plat.

The size and dimensions of the lot shown on this Site Plan are consistent with the Replat (also on the consent agenda for the Board of Trustees’ consideration tonight).

Criterion No. 3: No buildings or structures infringe on any easements.

The paved access road that is located in between Lots 1 & 2 is located in an easement owned by Little Thompson Water District. Little Thompson is aware of this and has an agreement with the developer allowing for paving and access uses. The sidewalk on the east side of the property is located in a joint easement owned by both Little Thompson Water District and Central Weld County Water District. The Applicant, Town, and easement holders must come to an agreement regarding the sidewalk, the approval of which agreement is part of the approval of the Replat.

Criterion No. 4: The proposed site grading is consistent with the requirements of any applicable

adopted storm drainage criteria or master drainage plans.

This criterion has been met. This Site Plan application contains a grading plan and drainage plan, which have been reviewed to the satisfaction of the Town Engineer's office and found to comply with all relevant requirements.

Criterion No. 5: The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements.

The proposed development meets the density and dimensional standards found in Section 16-3-80, Table 3-3 of the MMC, as follows:

- The development exceeds the required twenty (20') foot setback from Elevation Drive, Summit Drive, Altitude Way, and County Road 9.5.
- The proposed building does not comply with the forty (40') foot maximum height in the Light Industrial (LI) zone district, however the Applicant was approved for Administrative Relief to exceed this height.

Criterion No. 6: The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.

This proposal conforms with the MMC and related standards. Applicable regulations, beyond the "density and dimensional standards" discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, Article 2 that address parking, landscape design and commercial architecture. Analysis indicating how the proposal complies with each is provided below.

Design Standards and Construction Specifications – The proposal has been reviewed by the Town Engineer's office against the appropriate design standards and code sections. Staff has found the proposal to be in substantial compliance with Town technical standards. Traffic,

drainage and utility systems were designed, reviewed and approved. The uses proposed with this application can be served appropriately. The Applicant will undertake the following to provide appropriate services to the proposed development:

- Paving and addition of sidewalks to both Summit Road and Altitude Way
- Landscaping improvements

Required improvements are outlined with specificity in the Site Plan Agreement, on file with the Town Clerk. The Ordinance requires Owner to execute the Site Plan Agreement in substantially the form on file with the Town Clerk prior to recordation of the Site Plan, and further authorizes the Town Manager to execute the Site Plan Agreement.

Parking (Sec. 16-2-90) – The proposed development complies with the retail parking standards of providing one (1) space each for the maximum number of employees present at any one (1) time.

Landscape design (Sec. 16-2-150) – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal exceeds the requirement of one (1) street tree per forty (40) linear feet of block frontage for a total of one-hundred and ten (110). The proposal meets the requirement of one (1) shrub per one-hundred and fifty (150) square feet of total site square footage for a total of six-hundred and twenty-three (623) shrubs out of the required six-hundred and fifty (650) shrubs. The Applicant will meet the requirement for the remaining shrubs by adding an additional four (4) trees, which can replace required shrubs at a one-to-ten (1:10) scale (1 tree = 10 shrubs).

Fences and Walls (Sec. 16-2-170) – The proposed trash enclosures in the rear of the two lots comply with the fences and wall height standards of no more than six (6) feet high for an

opaque privacy fence located on a rear property line.

Commercial and Industrial Architecture (Sec. 16-2-190) – The proposed industrial buildings incorporate architectural features that provide appropriate variation in compliance with the MMC. These buildings are designed featuring three-hundred and sixty-degree (360°) architecture, with features including changes in roof plane and elevation, ample windows and fenestration, and variations in building materials, textures and colors.

Lighting (Sec. 16-2-250) –The proposed lighting complies with the MMC and adequately lights the building structures and parking areas, while avoiding light spillage onto adjacent properties.

Financial Considerations:

Upon issuance of the building permit, the Town will collect impact fees and use taxes from the development of the Property. The property will produce increased tax revenues once development is completed.

Staff Recommendation / Actions Required:

Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to conditions of approval set forth in the Ordinance and therefore recommends that the Board of Trustees proceed to adopt the Ordinance in the form presented.

A motion to approve the October 27, 2025, consent agenda will approve the Ordinance. If any Board member desires to pull the Ordinance off of the consent agenda for questions, Town staff will be in attendance at the October 27th regular meeting to respond to the questions.

If this item is pulled off of consent agenda, Town staff recommends the following motion:

Suggest motion:

"I move to approve Ordinance No. 1094, An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Site Plan, Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1"

Attachments:

1. Ordinance No. 1094
2. Exhibit 1

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1094**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE SITE PLAN, LOT 1 AND LOT 2, ELEVATION 25 FILING
NO. 1, AMENDMENT NO. 1**

WHEREAS, the Town of Mead is authorized to regulate the use and development of land within its jurisdiction, pursuant to Title 31, Article 23, C.R.S., Title 29, Article 20, C.R.S. and the Town's Land Use Code, codified in Chapter 16 of the *Mead Municipal Code* (the "MMC"); and

WHEREAS, property owner, M4 ELEVATION 25 LLC (the "Owner"), has submitted to the Town a land use application for a site plan designated as SITE PLAN, LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1, attached hereto and incorporated as EXHIBIT 1 of this Ordinance (the "Site Plan"); and

WHEREAS, Owner is the fee owner of the real property that is the subject of the Site Plan, generally located west of Weld County Road 9.5 and south of State Highway 66 in the Town of Mead, Colorado, as more fully described in the Site Plan ("Property"); and

WHEREAS, the Owner desires to construct a 77,362 square foot industrial building and an 82,522 square foot industrial building together with certain public improvements including roadway improvements, sidewalk improvements, landscape improvements, and other improvements as shown on the Site Plan; and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the MMC requires that the Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the MMC; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the Site Plan application and all other submittals of the Owner, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan.

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

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

Section 2. Site Plan Approval. The Site Plan is approved upon satisfaction of the

following:

a. A fully executed copy of the First Amendment to the Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat, approved by Board of Trustees Resolution No. 62-R-2025, is recorded in the real property records of Weld County, Colorado ("County Records"); and

b. A final, fully signed copy of the final plat titled Elevation 25 Filing No. 1, Amendment No. 1, approved by Town Ordinance No. 1093, is recorded in the County Records; and

c. The Owner resolves and corrects all technical issues as directed by Town Staff; and

d. The Owner pays all fees and costs incurred by the Town and its consultants in reviewing and processing the Site Plan application.

Section 3. Town Execution of Site Plan and Associated Project Documents.

Subject to review and approval of the final Site Plan mylar for the Property, and satisfaction of the conditions set forth in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Site Plan mylar. The Town Manager is hereby authorized to execute letter agreements and easement documents as necessary to facilitate future development occurring within the boundaries of the Site Plan, including but not limited to an easement encroachment and reimbursement agreement with the Central Weld County Water District (CWCWD) and Little Thompson Water District (LTWD) (collectively the "Associated Project Documents"). The Town Manager shall be authorized to execute the Associated Project Documents following the review and approval of same by the Town Attorney.

Section 4. Recordation. Town staff shall cause recordation of the Site Plan in the County Records upon satisfaction of all conditions set forth in Section 2 above and execution of the Site Plan by Town officials.

Section 5. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 6. 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 7. 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 8. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

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

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

SITE PLAN, LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1

[Exhibit attached.]

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

APPROVAL CERTIFICATES

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON _____, 2025, AT RECEPTION NO. _____

COUNTY OF WELD, STATE OF COLORADO.

AND DOES HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF SITE PLAN-LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1; AND FURTHER ACKNOWLEDGES THAT: A) ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, 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 SITE PLAN CONTAINS 10.72 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2025.

OWNER

M4 ELEVATION 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JEFF DEAN, SENIOR VICE PRESIDENT, COLORADO

STATE OF COLORADO)
COUNTY OF _____) ss

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY JEFF DEAN, AS SENIOR VICE PRESIDENT OVER COLORADO AND SOUTHERN NEVADA OF M4 ELEVATION 25, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYING CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

BY: _____ (SEAL)
(REG. NO.)

TOWN ENGINEER CERTIFICATE

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

TOWN ENGINEER

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20__.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE SITE PLAN SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20__.

BY: _____
MAYOR

TOWN CLERK

CENTRAL WELD COUNTY WATER DISTRICT (CWCWD)

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CENTRAL WELD COUNTY WATER DISTRICT FOR WATERLINE IMPROVEMENTS ONLY. THIS REVIEW IS FOR GENERAL CONFORMANCE TO DISTRICT STANDARDS AND SPECIFICATIONS AND DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE SOLE RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE CONSTRUCTION PLANS SHALL REMAIN WITH THE ENGINEER OF RECORD.

THE DISTRICT'S ACCEPTANCE OF THESE CONSTRUCTION PLANS IS VALID FOR ONE (1) YEAR.

REVIEWED AND ACCEPTED BY:

CENTRAL WELD COUNTY WATER DISTRICT DATE

LITTLE THOMPSON WATER DISTRICT

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE LITTLE THOMPSON WATER DISTRICT FOR WATERLINE IMPROVEMENTS ONLY. THIS REVIEW IS FOR GENERAL CONFORMANCE TO DISTRICT STANDARDS AND SPECIFICATIONS AND DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE SOLE RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE CONSTRUCTION PLANS SHALL REMAIN WITH THE ENGINEER OF RECORD.

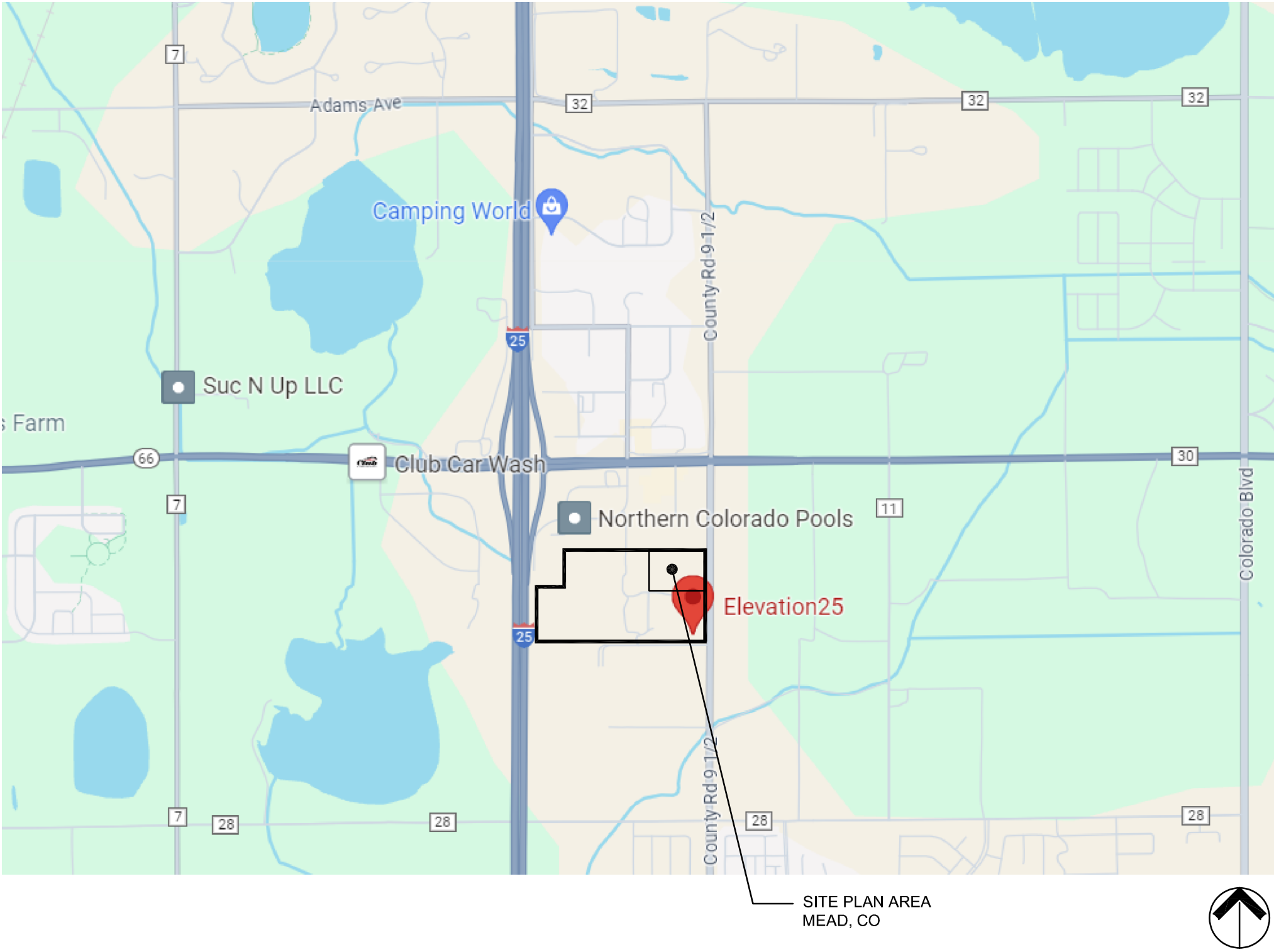
ALL MATERIALS RELATED TO WATERLINE IMPROVEMENTS MUST CONFORM TO THE CURRENT VERSION OF THE DISTRICT'S STANDARDS AND SPECIFICATIONS AND MUST BE APPROVED THROUGH THE DISTRICT'S MATERIAL SUBMITTAL PROCESS PRIOR TO CONSTRUCTION. CONSTRUCTION OF WATERLINE IMPROVEMENTS AHEAD OF FINAL PLAT APPROVAL OR APPROVAL OF OTHER JURISDICTIONAL ENTITIES IS AT THE SOLE RISK OF THE DEVELOPER.

THE DISTRICT'S ACCEPTANCE OF THESE CONSTRUCTION PLANS IS VALID FOR ONE (1) YEAR.

REVIEWED AND ACCEPTED BY:

LITTLE THOMPSON WATER DISTRICT DATE

VICINITY MAP



SITE DATA

	REQ'D/ MIN ALLOWED	LOT 1 (EAST LOT)	LOT 2 (WEST LOT)
LOT AREA	1 ACRE	248,002 AC = 5.69 AC	217,200 SF = 4.99 AC
BUILDING FLOOR AREA		EAST BUILDING 3 - 85,522 SF	WEST BUILDING 4 - 77,362 SF
LOT COVERAGE	80%	34.5%	35.6%
CONSTRUCTION TYPE	-	II-B W/ ESFR SPRINKLER	II-B W/ ESFR SPRINKLER
ZONE DISTRICT		LI (LIGHT INDUSTRIAL)	LI (LIGHT INDUSTRIAL)
LAND USE	RESEARCH, MANUF., LIGHT INDUSTRIAL, WAREHOUSE, WHOLESALERS, OFFICE	USES ALLOWED BY LI ZONING	USES ALLOWED BY LI ZONING
BUILDING HEIGHT	40'	18% OF BLDG PERIMETER 40'-6" 82% OF BLDG PERIMETER < 40' AVERAGE HT. < 40'	18% OF BLDG PERIMETER 41' 82% OF BLDG PERIMETER < 40' AVERAGE HT. < 40'
SETBACK	FRONT SIDE REAR	FRONT 114.3' MIN SIDE 85.6' SOUTH, 70.9' NORTH REAR 105' MIN	FRONT 102.5' MIN SIDE 44.1' SOUTH, 67.9' NORTH REAR 105' MIN
OTHER SETBACKS	LANDSCAPE BUFFER - ARTERIAL LANDSCAPE BUFFER - OTHER	39.4' FROM COUNTY RD 9.5 36.1' FROM ELEVATION DR 25' FROM ALTITUDE WAY	28.1' SUMMIT RD 44.1' FROM ELEVATION DR 25' FROM ALTITUDE WAY
PARKING	STANDARD ADA BICYCLE	WHS OR MANUF. 1 PER EMP. OFFICE 1 PER 500 SF BICYCLE MIN 2%	142 4 STANDARDS + 1 VAN 6 BIKE SPACES (3 RACKS)
LANDSCAPE AREA	MIN 20%	56,084 SF = 22.6%	49,126 SF = 22.6%

SHEET INDEX

01	COVER SHEET
02	SITE PLAN
03	GRADING PLAN
04	UTILITY PLAN
05	LANDSCAPE PLAN 'A'
06	LANDSCAPE PLAN 'B'
07	LANDSCAPE PLAN 'C'
08	LANDSCAPE PLAN 'D'
09	LANDSCAPE NOTES
10	LANDSCAPE DETAILS
11	EAST BUILDING 3 EXTERIOR ELEVATIONS
12	WEST BUILDING 4 EXTERIOR ELEVATIONS
13	PHOTOMETRIC SITE PLAN
14	LIGHTING FIXTURES DETAILS
15	SITE DETAILS

LEGAL DESCRIPTION

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON _____, 2025, AT RECEPTION NO. _____

COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARINGS

GPS DERIVED BEARINGS BASED ON A BEARING OF S89°20'48"W ALONG THE SOUTH LINE OF NORTHWEST 1 / 4 CORNER QUARTER OF SEC 26, T3N, R68W, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX "T3N C1 / 4 S26 2007 37948" AT THE CENTER QUARTER CORNER OF SECTION 26 AND A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP IN RANGE BOX "COLORADO DEPT OF TRANSFORMATION T3N R68W 1/4 S27/S26 2009 PLS 29420" AT THE WEST QUARTER CORNER OF SECTION 26 AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICA DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK NEAR THE NORTH PROPERTY LINE OF SUBJECT PROPERTY, BEING A SET #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRONS CONTROL" WITH AN ELEVATION OF 4965.65 FEET. A CHECK SHOT, 0.1' ±, WAS TAKEN ON NGS POINT P-329, BEING A BENCHMARK DISK ON CONCRETE MONUMENT T LOCATED 0.8 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 4953.57 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS LINE.

CONTACT INFO

DEVELOPER	OWNER	ARCHITECT
MARK IV CAPITAL, INC 4725 S MONACO ST, STE 210 DENVER, CO 80237	M4 ELEVATION 25 LLC 4450 MACARTHUR BLVD FL 2 NEWPORT BEACH, CA 92660	EV STUDIO 5335 W 48TH AVE, STE 300 DENVER, CO 80212
CONTACT: JEFF DEAN jdean@markiv.com 303.437.0025	CONTACT: JEFF DEAN jdean@markiv.com 303.437.0025	CONTACT: JANA HUTKOVA jana.hutkova@evstudio.com 720.980.3442
		JEFFREY SCOTT jeffrey.scott@evstudio.com 303.670.7242 x 53
CIVIL ENGINEER	LANDSCAPE ARCHITECT	TRAFFIC ENGINEER
PROOF CIVIL 600 GRANT ST, STE 210 DENVER, CO 80203	STACKLOT 8639 S CURTICE ST LITTLETON, CO 80120	LSC Transportation Consultants, Inc. 1899 YORK STREET DENVER, CO 80206
CONTACT: MATHEW ADAMS, P.E. madams@proofcivil.com 720.892.5305	CONTACT: STEVE WIENS steve@stacklot.com 303.806.4523	CONTACT: CHRISTOPHER S McGRANAGAN csmcgranahan@lsctrans.com
ELECTRICAL ENGINEER	SURVEYOR	WATER DISTRICT
EV STUDIO 5335 W 48TH AVE, STE 300 DENVER, CO 80212	FLATIRONS, INC. 7000 BROADWAY, STE 209 DENVER, CO 80221	LITTLE THOMPSON WATER DISTRICT 835 W STATE HWY 56 BERTHOUD, CO 80513
CONTACT: ERIC REITAN, P.E. eric.reitan@evstudio.com 303.670.7242 x 222	CONTACT: TYLER HENDERSON thenderson@flatironsinc.com 303.443.7001 x 689	CONTACT: JAKE HEBERT, P.E. jhebert@ltwd.com 970.344.6374

TOWN OF MEAD WAIVER STATEMENT

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MEAD FOR CONCEPT ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF MEAD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF MEAD OR THE TOWN ENGINEER FOR ACCURACY AND CORRECTNESS OF THE PLANS OR CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY OF THE TOWN OF MEAD FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. THIS APPROVAL IS FOR CONFORMANCE TO THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL.

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

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

Main Office: 303.670.7242

Inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

JANA HUTKOVA
jana.hutkova@evstudio.com
720.980.3442

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

AB24013

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REVISION:

12.13.2024	2nd SUBMITTAL
02.21.2025	3rd SUBMITTAL
04.18.2025	4th SUBMITTAL
06.20.2025	5th SUBMITTAL
09.02.2025	6th SUBMITTAL

ASP

DATE: 09.30.2024
DRAWN BY: JH
CHECKED BY: JS

COVER SHEET

SHEET	TOTAL SHEETS
1	15

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

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inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:
JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

KEYNOTES

- 1 PROPERTY LINE, RE: PLAT
- 2 EASEMENT (SHOWN DASHED), RE: CIVIL & PLAT
- 3 TILT-UP CONCRETE BUILDING STRUCTURE
- 4 PARKING AREA, ASPHALT PAVEMENT, RE: CIVIL
- 5 TRUCK COURT, CONCRETE PAVEMENT, RE: CIVIL
- 6 CONCRETE SIDEWALK, RE: CIVIL
- 7 WASHED OUT GRAVEL W/ WEED FABRIC, RE: CIVIL
- 8 CONCRETE DRIVE-IN RAMP, RE: CIVIL
- 9 RETAINING WALL, RE: CIVIL
- 10 TRASH ENCLOSURE, RE: 5 & 6/ SHT 15
- 11 MONUMENT SIGN UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. PROVIDE CONDUIT IN PROXIMITY FOR FUTURE ILLUMINATION
- 12 FUTURE EV CHARGING STATIONS. PROVIDE CONDUIT FOR FUTURE CHARGER. EXACT LOCATION TBD. (3) LOCATION PER BUILDING.
- 13 LIGHT POLE, RE: PHOTOMETRIC
- 14 METAL STAIRS. RE: 2/ SHT 15
- 15 SANITARY SEWER ENTRY, (4) PER BLDG, RE: CIVIL
- 16 WATER METER, RE: CIVIL
- 17 WATER ENTRY, RE: CIVIL
- 18 FIRE LANE ENTRY, FDC & KNOX BOX, RE: CIVIL
- 19 SCREENED GAS METER BEHIND 10' WALL
- 20 LANDSCAPE AREA, RE: LANDSCAPE
- 21 SCREENED ELECT. METER BEHIND 12' WALL
- 22 BIKE RACK, RE: 4/ SHT 15
- 23 CONCRETE STAIRS W/ HANDRAIL
- 24 VAN ACCESSIBLE SPACE. WIDTH 11'
- 25 CONCRETE PATIO W/ SUNSHADE SAIL STRUCTURE AND OUTDOOR SEATING FURNITURE

LEGEND

- PROPERTY LINE, RE: PLAT
- EASEMENT, RE: PLAT
- ADA ROUTE FROM PUBLIC ROW
- FIRE HYDRANT, RE: CIVIL
- ADA PARKING STALL, RE: CIVIL
- FR FIRE RISER ROOM - FIRE & WATER LANE ENTRY, RE: CIVIL
- E ELECTRIC RM
- T ELECTRIC TRANSFORMER ON CONCRETE PAD, RE: ELECT.
- LIGHT POLE, RE: PHOTOMETRIC
- LTWD LITTLE THOMPSON WATER DISTRICT
- EXC. EXCLUSIVE
- ESMT. EASEMENT

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

AB24013

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06.20.2025	5th SUBMITTAL
09.02.2025	6th SUBMITTAL

ASP

DATE:	09.30.2024
DRAWN BY:	JH
CHECKED BY:	JS

SITE PLAN

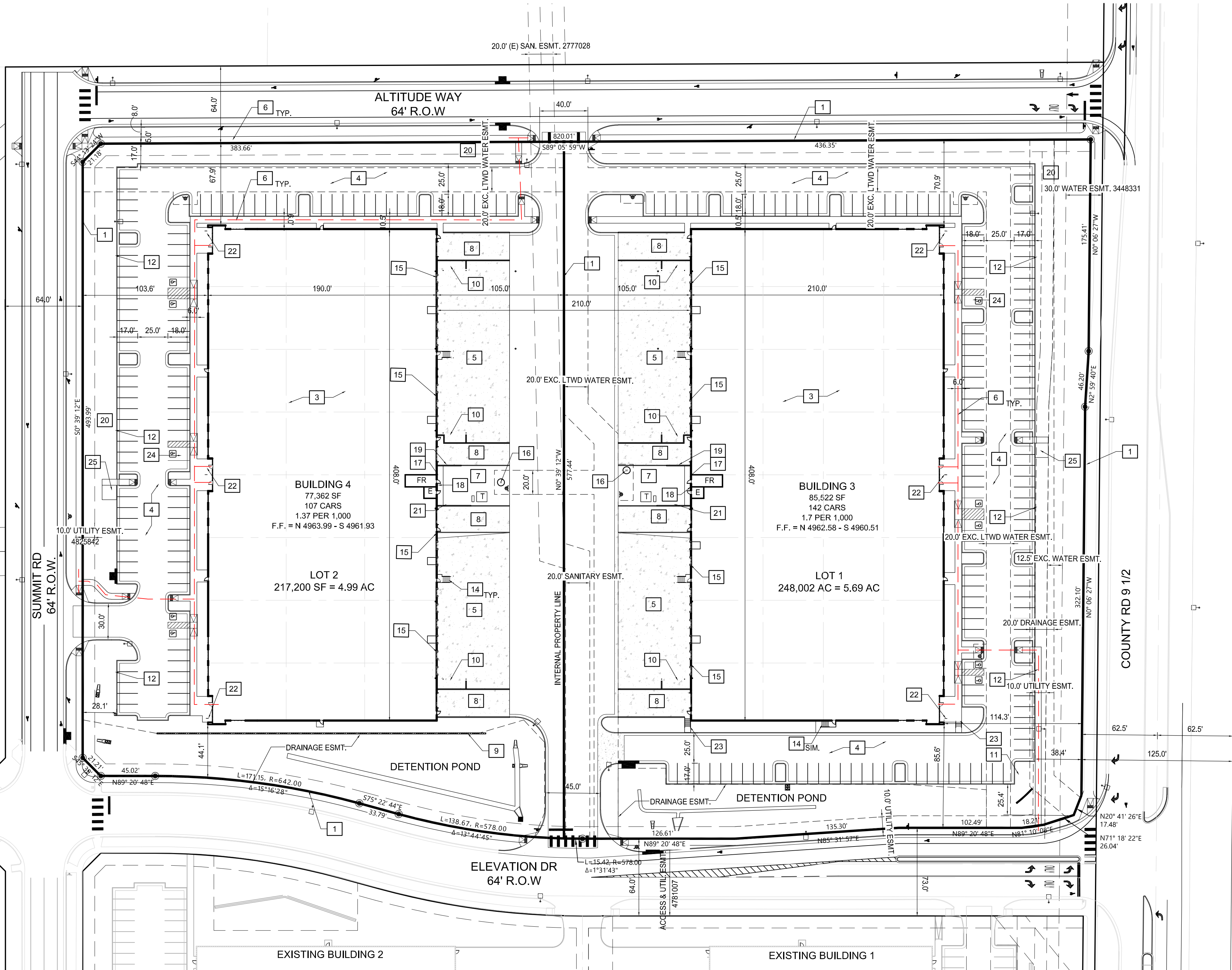
TOWN OF MEAD APPROVAL

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER

DATE



1 SITE PLAN
1" = 50'-0"

0 50 75 100
SCALE: 1" = 50'

SHEET

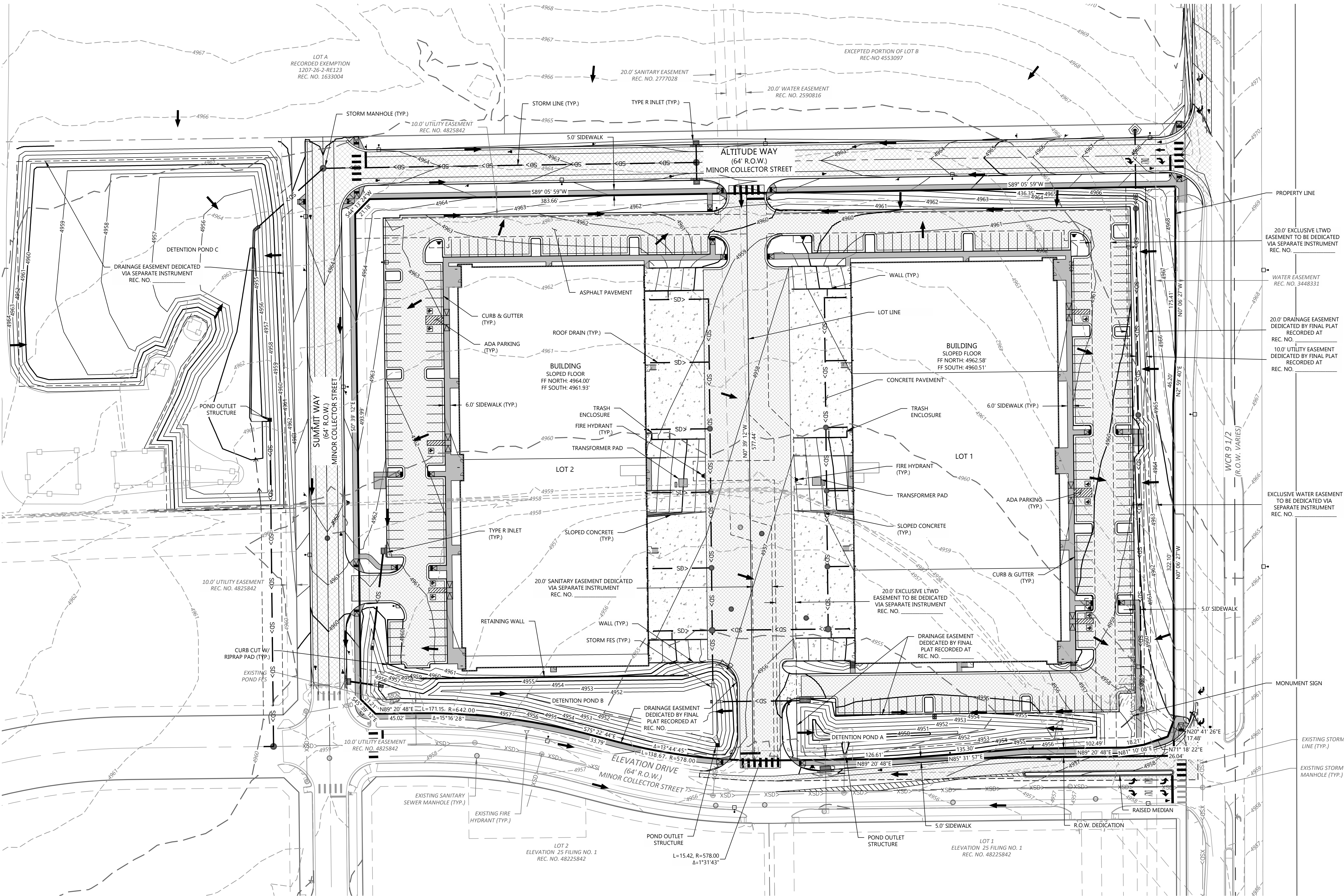
2

TOTAL SHEETS

15

SITE PLAN
LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

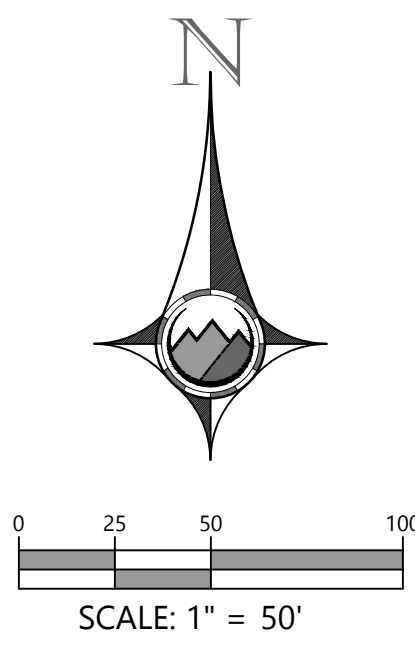


LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAWCUT
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- FINISHED FLOOR ELEVATION

NOTES:

- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



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

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

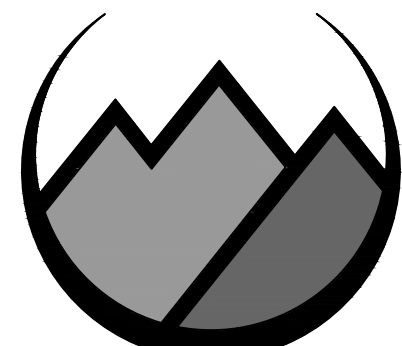
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Contact:
JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

AB24013



PROOF CIVIL
consulting engineers

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REVISION:

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06.20.2025	5th SUBMITTAL
08.25.2025	6th SUBMITTAL

ASP

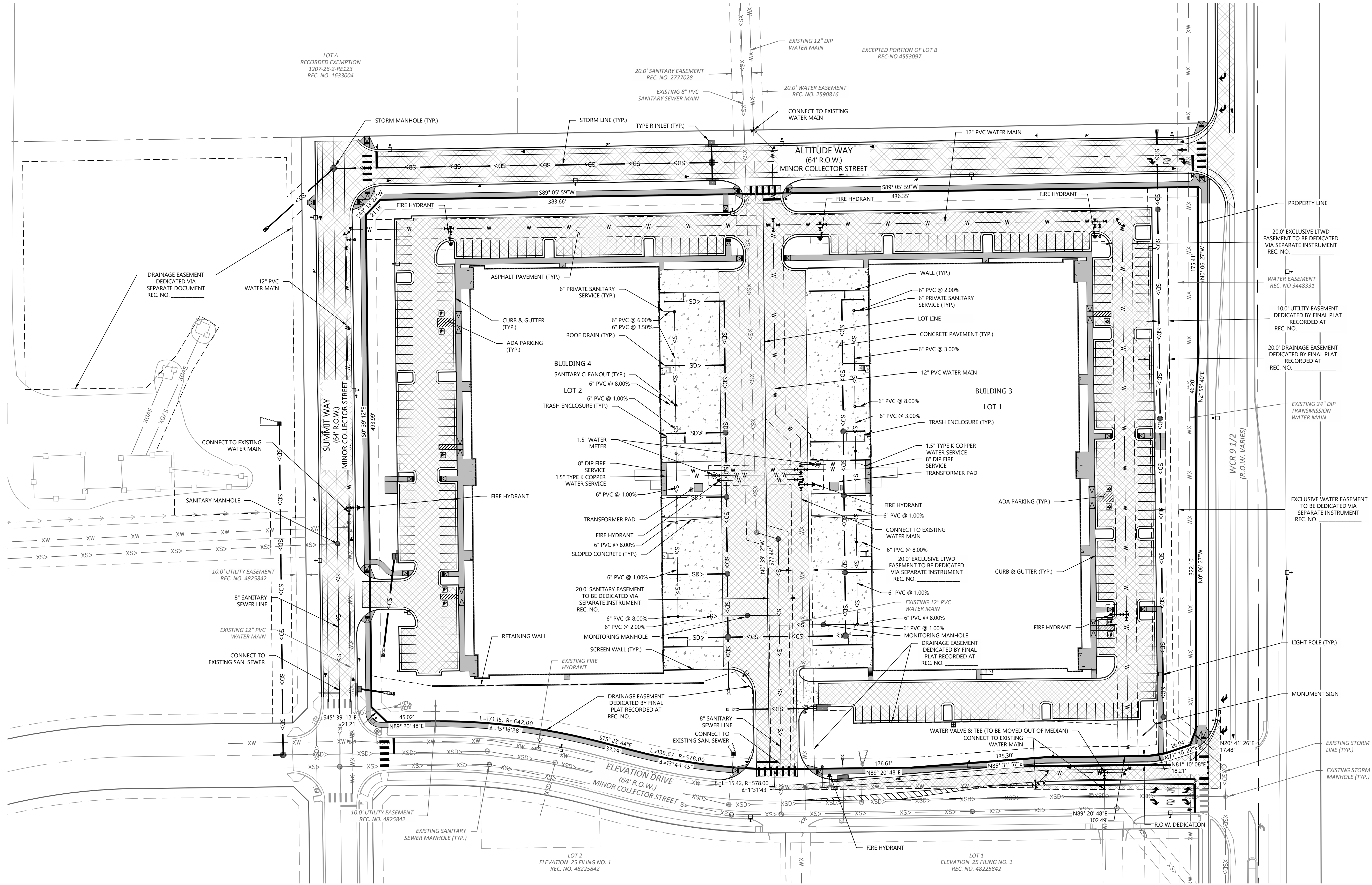
DATE:	09.30.2024
DRAWN BY:	WBP
CHECKED BY:	MAA

GRADING PLAN

SHEET	TOTAL SHEETS
3	15

SITE PLAN
LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

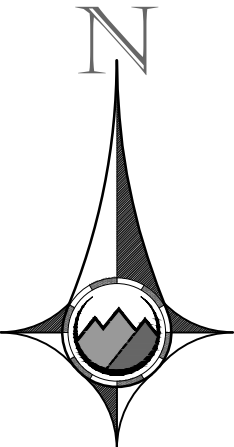


LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- PROPOSED SAN SEWER LINE
- EXISTING SAN SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

NOTES:

- SERVICE LINE SIZES TO BE CONFIRMED AT BUILDING PERMIT.
- SANITARY SEWER PIPES MUST BE A MINIMUM OF EIGHTEEN (18) INCHES VERTICALLY SEPARATED FROM OTHER UTILITIES.



0 25 50 100
SCALE: 1" = 50'

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

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

Main Office: 303.670.7242

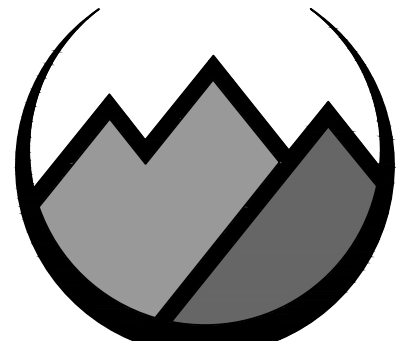
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

AB24013



PROOFcivil
consulting engineers

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06.20.2025	5th SUBMITTAL
08.25.2025	6th SUBMITTAL

ASP

DATE: 09.30.2024
DRAWN BY: WBP
CHECKED BY: MAA

UTILITY PLAN

SHEET

4

TOTAL SHEETS

15

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Contact:
JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

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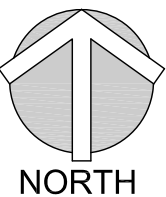
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DRAWN BY: SDW
CHECKED BY: JAH

SHEET	TOTAL SHEETS
5	15



0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

Ground Covers - Native Seed

	THORNTON SIGNATURE WARM SEASON MIX:	
	40% LITTLE BLUESTEM	15 LBS/ACRE
	20% SIDE OATS GRAMA	10 LBS/ACRE
	20% BLUE GRAMA	3 LBS/ACRE
	20% BUFFALOGRASS	12 LBS/ACRE
		<u>40 LBS/ACRE</u>

Ground Covers - Detention Seed Mix

	REDTOP 2	0.1 LBS/ACRE
	SWITCHGRASS (PATHFINDER)	2.2 LBS/ACRE
	WESTERN WHEATGRASS (ARRIBA)	7.9 LBS/ACRE
	INDIAN SALTGRASS	1.0 LBS/ACRE
	WOOLY SEDGE	0.1 LBS/ACRE
	BALTIC RUSH	0.1 LBS/ACRE
	PRAIRIE CORDGRASS	1.0 LBS/ACRE

TURFGRASS SOD
IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS
HYBRID BLUEGRASS THAT IS LOCALLY GROWN.

 SHREDDED CEDAR MULCH

 2"-3" Unpolished River Rock - Cobble



STEEL EDGING

SITE AREA:	467,637 sf.
REQUIRED LANDSCAPE AREA (20% of SITE AREA):	93,527 sf.
PROVIDED LANDSCAPE AREA	105,210 sf.
REQUIRED TREES (1 TREES / 1,000 SF. OPEN SPACE)	94 TREES
PROVIDED TREES	110 TREES
REQUIRED SHRUBS (1 SHRUBS / 150 SF. OPEN SPACE)	623 SHRUBS
PROVIDED SHRUBS (610 SHRUBS + 4 TREES = 40 ADDITIONAL SHRUBS)	650 SHRUBS
PARKING LANDSCAPE AREA	
REQUIRED TREES (1 TREES / 5 STALLS) = 249/5	50 TREES
PROVIDED TREES	50 TREES
REQUIRED SHRUBS (1 SHRUBS / 150 sf. OPEN SPACE) = 5,406 sf. / 150	36 SHRUBS
PROVIDED SHRUBS	121 SHRUBS
STREET LANDSCAPE	
REQUIRED TREES WELD COUNTY ROAD 9 1/2 (546 lf. / 40)	14 TREES
PROVIDED TREES	15 TREES
REQUIRED SHRUBS WELD COUNTY ROAD 9 1/2 (6,357 sf. / 150)	43 SHRUBS
PROVIDED PROVIDED SHRUBS	50 SHURBS
REQUIRED TREES NORTH ROAD (565 lf. / 40)	14 TREES
PROVIDED TREES	18 TREES
REQUIRED TREES SOUTH ROAD (259 lf. / 40)	7 TREES
PROVIDED TREES	7 TREES
REQUIRED TREES WEST ROAD (386 lf. / 40)	10 TREES
PROVIDED TREES	11 TREES

SOD:	9,332 sf.
NATIVE SEED:	34,192 sf.
SHRUB BEDS:	15,432 sf.

TOWN OF MEAD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE _____

DWG Full Path: \\z:\Stacklot\2024\24-0027 Elevation Phase 2\DESIGN\03 DRAWINGS\8.19.25 .25 Elevation Phase 2.dwg
Plot Date/Time: 08/19/25 10: 30am

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Contact:
JANA HUTKOVA
jana.hutkova@evstudio.com
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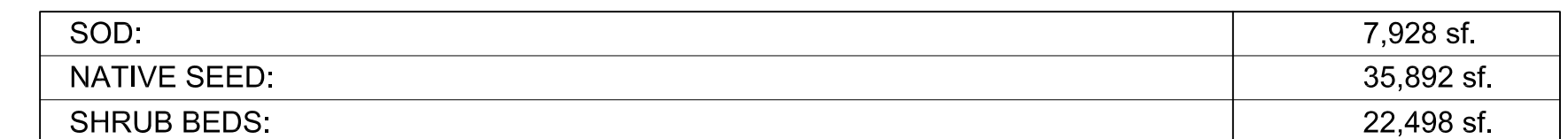
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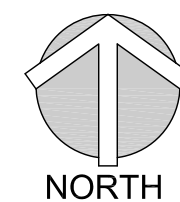
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SHEET	TOTAL SHEETS
6	15

Page 129 of 250



LANDSCAPE PLAN 'B'



0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

TOWN ENGINEER _____ DATE _____

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

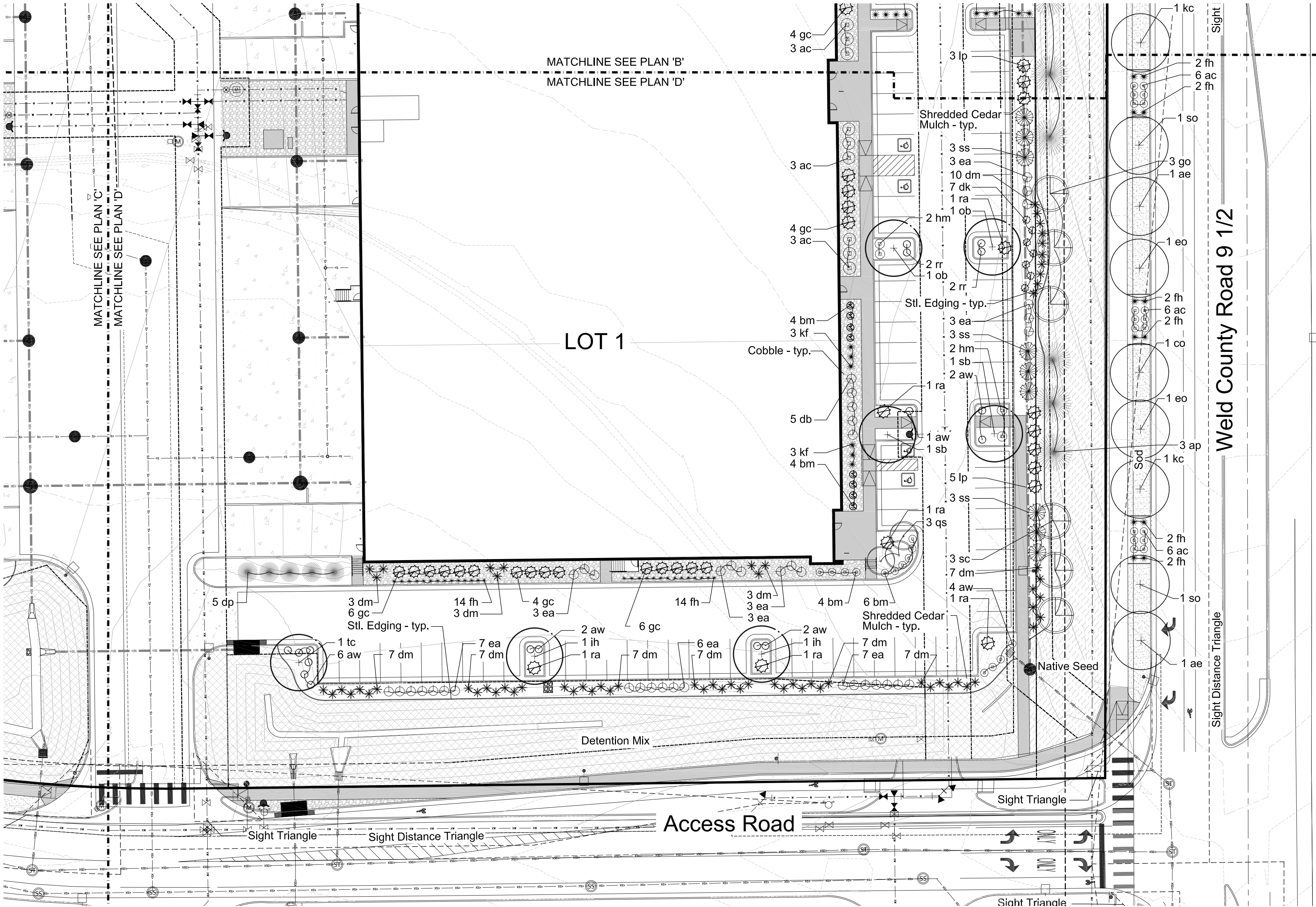
DATE _____

DWG Full Path: \\z:\Stackio\2024\24-0027 Elevation Phase 2\DESIGN\03 DRAWINGS\8.19.25 .25 Elevation Phase 2.dwg
Plot Date/Time: 08/19/25 10: 30am

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



LANDSCAPE LEGEND:

Ground Covers - Native Seed

THORNTON SIGNATURE WARM SEASON MIX:	
40% LITTLE BLUESTEM	15 LBS/ACRE
20% SIDE OATS GRAMA	10 LBS/ACRE
20% BLUE GRAMA	3 LBS/ACRE
20% BUFFALOGRASS	12 LBS/ACRE
	40 LBS/ACRE

Ground Covers - Detention Seed Mix

REDTOP 2	0.1 LBS/ACRE
SWITCHGRASS (PATHFINDER)	2.2 LBS/ACRE
WESTERN WHEATGRASS (ARRIBA)	7.9 LBS/ACRE
INDIAN SALTGRASS	1.0 LBS/ACRE
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TURFGRASS SOD
IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS
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SHREDDED CEDAR MULCH

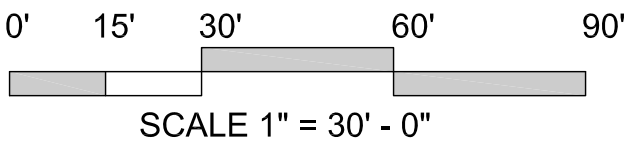
2"-3" Unpolished River Rock - Cobble

STEEL EDGING

LOT 1 IRRIGATED AREA:

SOD:	7,928 sf.
NATIVE SEED:	35,892 sf.
SHRUB BEDS:	22,498 sf.

LANDSCAPE PLAN 'D'



TOWN OF MEAD APPROVAL

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TOWN ENGINEER

DATE

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Contact:

JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

ELEVATION 25 FILING NO. 1,
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LOT 1 AND LOT 2

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CHECKED BY: JAH

LANDSCAPE
PLAN 'D'

SHEET

8

TOTAL SHEETS

15

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

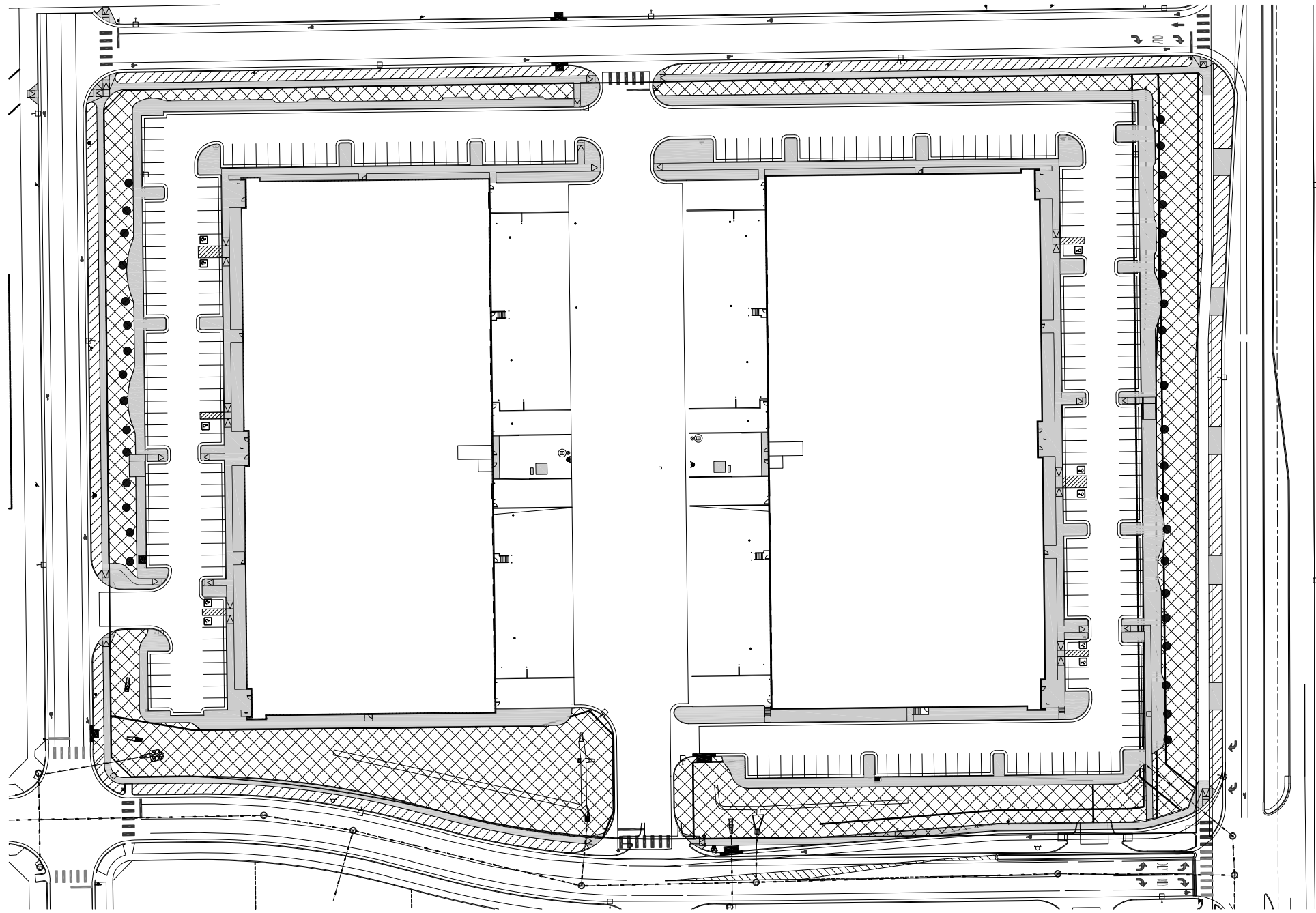
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE GALVANIZED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS. MANUFACTURE KODIAK STEEL OR EQUAL.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

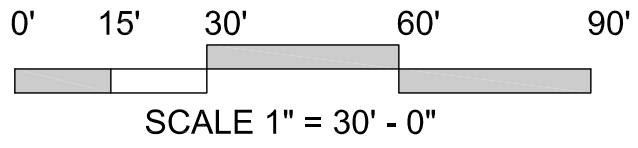
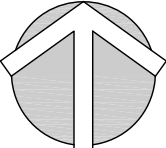
SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TAKE A MINIMUM OF 3 SOIL SAMPLES FROM THE SITE. SAMPLE LOCATIONS SHALL BE FROM PLANTING AREAS AND SHALL BE LOCATED ON OPPOSITE SIDES OF THE PROJECT. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



Legend:

- Tree and shrub Drip Irrigation
- Sod - Popup Spray and/or Rotor
- Native Seed Popup Spray and/or Rotor



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CHECKED BY:	JAH

LANDSCAPE
NOTES

SHEET

9

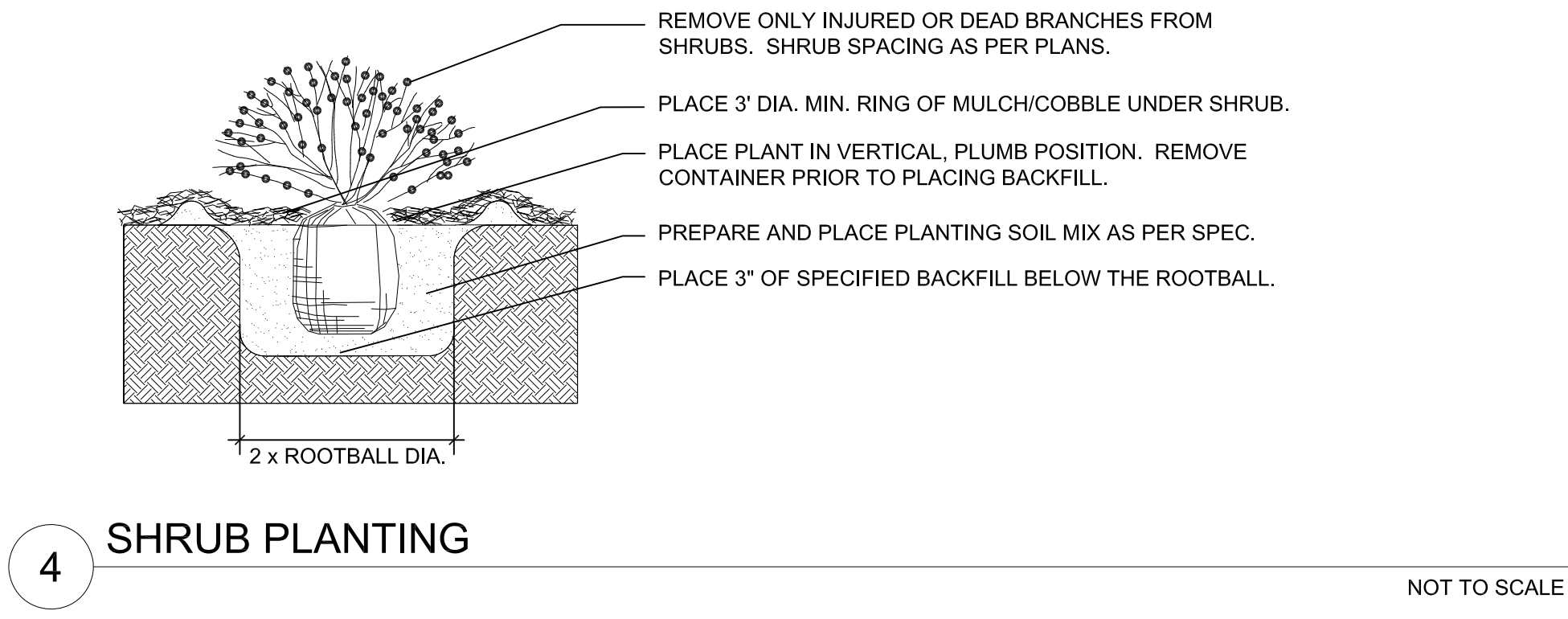
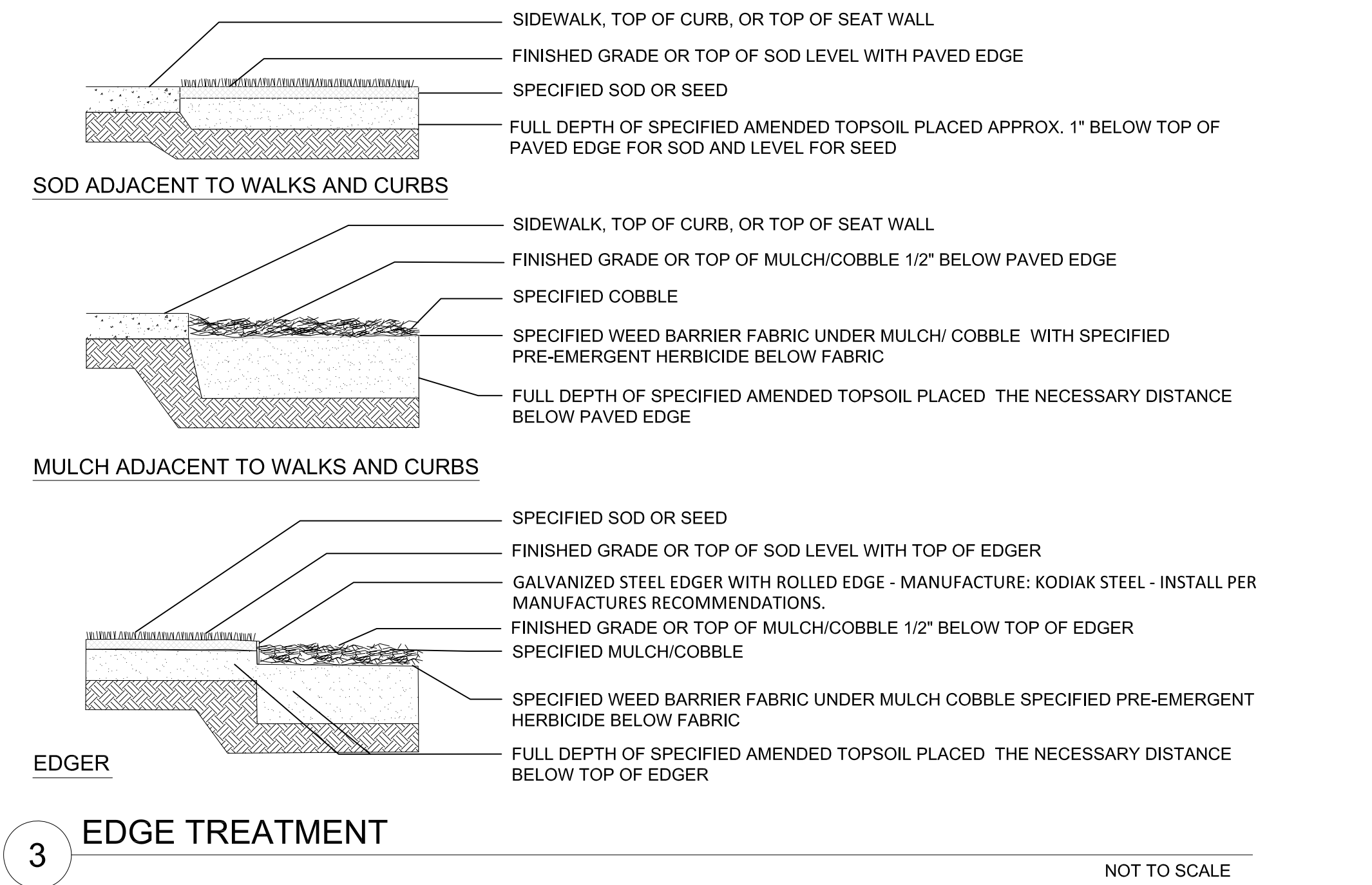
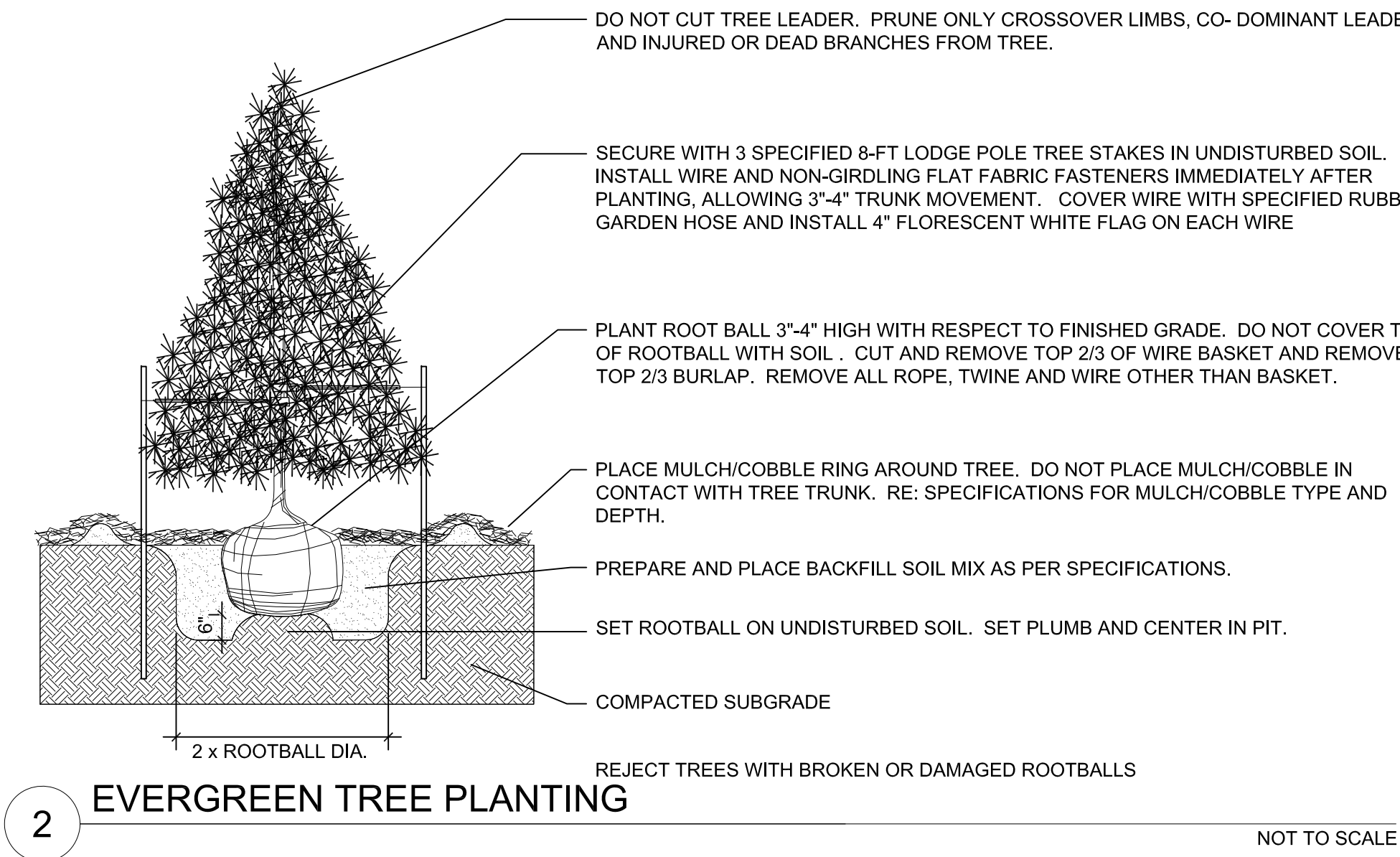
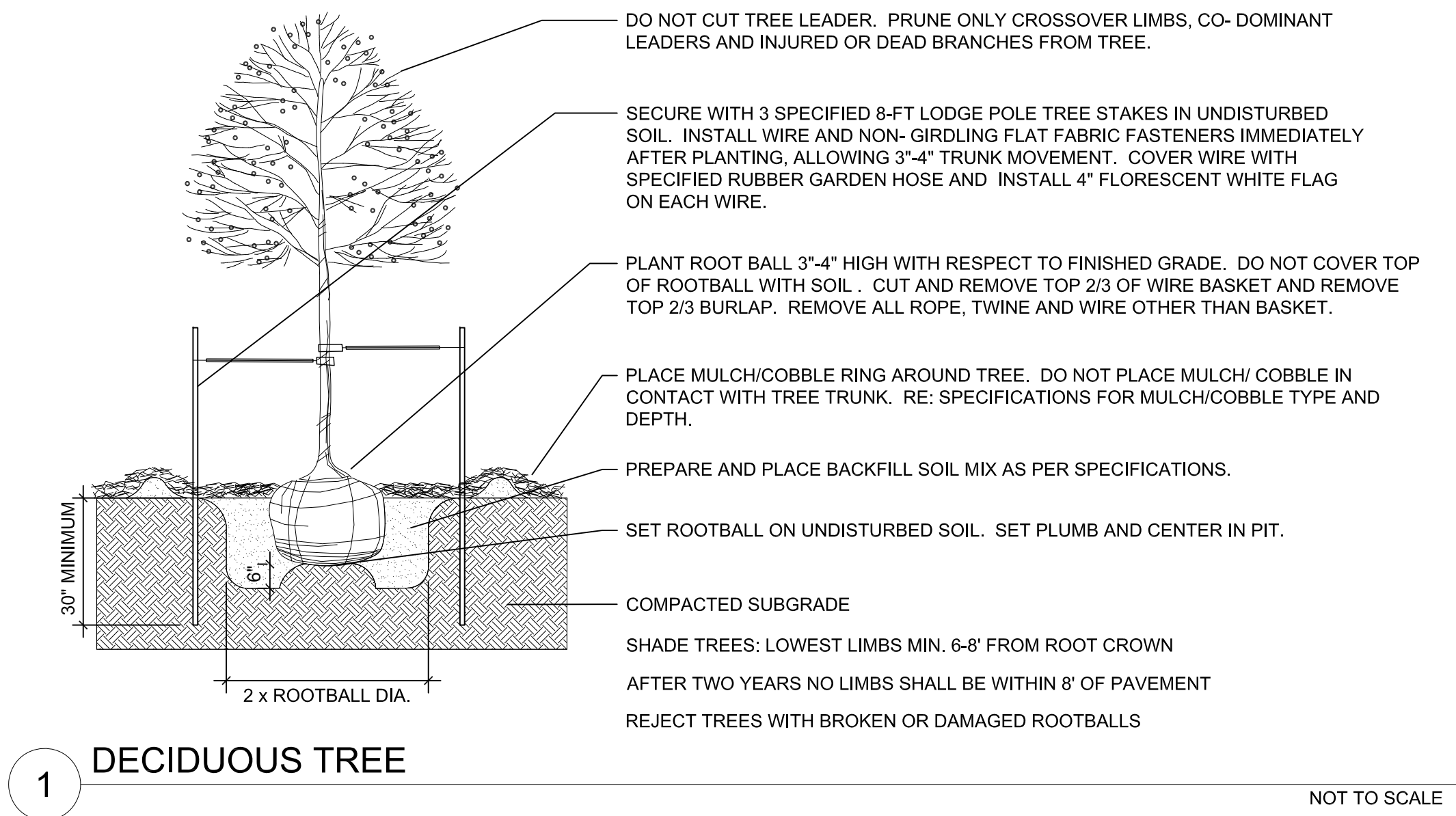
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SITE PLAN

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PLANT MATERIAL SCHEDULE

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
☐ DECIDUOUS TREES					
9	kc	KENTUCKY COFFEE TREE <i>Gymnodadus dioicus</i>	2 1/2" CAL. SINGLE TRUNK	B & B	ZERIC
6	ob	OHIO BUCKEYE <i>Aesculus glabra</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
6	tc	LITTLELEAF LINDEN <i>Tilia Cordata</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
6	sb	SENSATION BOX ELDER <i>Acer negudon</i> 'Sensation'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
10	ae	ACCOLADE ELM <i>Ulmus</i> 'Morton' Accolade	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
5	ih	IMPERIAL HONEYLOCUST <i>Gleditsia tria. inermis</i> 'Imperial'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW - MEDIUM
8	co	CHINKAPIN OAK <i>Quercus muehlenbergii</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
14	eo	ENGLISH OAK <i>Quercus robur</i>	2 1/2" CAL. SINGLE TRUNK	B & B	LOW- MEDIUM
9	so	SCARLET OAK <i>Quercus coccinea</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
☐ ORNAMENTAL TREES					
8	sc	SPRING SNOW CRABAPPLE <i>Malus sp.</i> 'Spring Snow'	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
3	pc	CHANTICLEER PEAR 'CLEVELAND' <i>Pyrus calleryana</i> 'Cleveland Select'	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
12	go	COCKSPUR HAWTHORN, THINLS CLUMP <i>Crataegus cruscalli</i> 'inermis clump'	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
15	qs	CRIMSON SPIRE OAK <i>Quercus crimschmidf</i>	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
☐ EVERGREEN TREES					
11	ap	AUSTRIAN PINE <i>Pinus nigra</i>	6' HT.	B & B	LOW - MEDIUM
12	dp	PINYON PINE <i>Pinus edulis</i>	6' HT.	B & B	MODERATE
22	sj	SPEARMINT JUNIPER <i>Juniperus chinensis</i> 'Spearmint'	6' HT.	B & B	MODERATE
☐ SHRUBS					
34	ra	GROW LOW FRAGRANT SUMAC <i>Rhus aromatica</i> 'Gro Low'	5 GAL.	CONT.	LOW
18	ss	VANHOUTTE SPIREA <i>Spiraea x vanhouttei</i>	5 GAL.	CONT.	LOW
81	dk	DAKOTA SUNSPOT POTENTILLA <i>Potentilla fruticosa</i> 'Fargo'	5 GAL.	CONT.	LOW
96	gc	GREEN MOUND ALPINE CURRANT <i>Ribes alpinum</i> 'Green Mound'	5 GAL.	CONT.	MEDIUM
91	ea	BURNING BUSH 'Dwarf Nana' <i>Eounymus alata</i> 'Dwarf Nana'	5 GAL.	CONT.	LOW
22	db	DWARF NINEBARK <i>Physocarpus opulifolius</i> 'Nanus'	5 GAL.	CONT.	LOW
56	bm	BLUE MIST SPIREA <i>Caryopteris x clandonensis</i> 'First Choice'	5 GAL.	CONT.	LOW
46	lp	LODENSE PRIVET <i>Ligustrum vulgare</i> 'Lodense'	5 GAL.	CONT.	ULTRA LOW
59	aw	ANTHONY WATERER SPIREA <i>Spiraea japonica</i> 'Anthony Waterer'	5 GAL.	CONT.	LOW
42	ac	RIBES ALPINUM <i>Alpine currant</i>	5 GAL.	CONT.	LOW
10	nm	NINEBARK MOUNTAIN <i>Physocarpus opulifolius</i>	5 GAL.	CONT.	LOW
16	hm	ST. JOHN'S WORT <i>Hypericum Frondosum</i> 'Sunburst'	5 GAL.	CONT.	MODERATE
21	rr	POTENTILLA RED ROBIN <i>Potentilla fruticosa</i> 'Red Robin'	5 GAL.	CONT.	MODERATE
18	bc	BLACK CHOKEBERRY <i>Aronia melanocarpa</i>	5 GAL.	CONT.	LOW
☐ ORNAMENTAL GRASSES					
83	kf	KARL FOERSTER FEATHER REED <i>Calamagrostis acuti.</i> 'Karl Foerster'	1 GAL.	CONT.	LOW
117	dm	DWARF MAIDEN GRASS <i>Miscanthus sinensis</i> 'Yaku Jima';	1 GAL.	CONT.	LOW
76	fh	FOUNTAIN HARDY GRASS 'DWARF' <i>Pennisetum alopecuroides</i> 'Hamel'	1 GAL.	CONT.	LOW

TOWN OF MEAD APPROVAL

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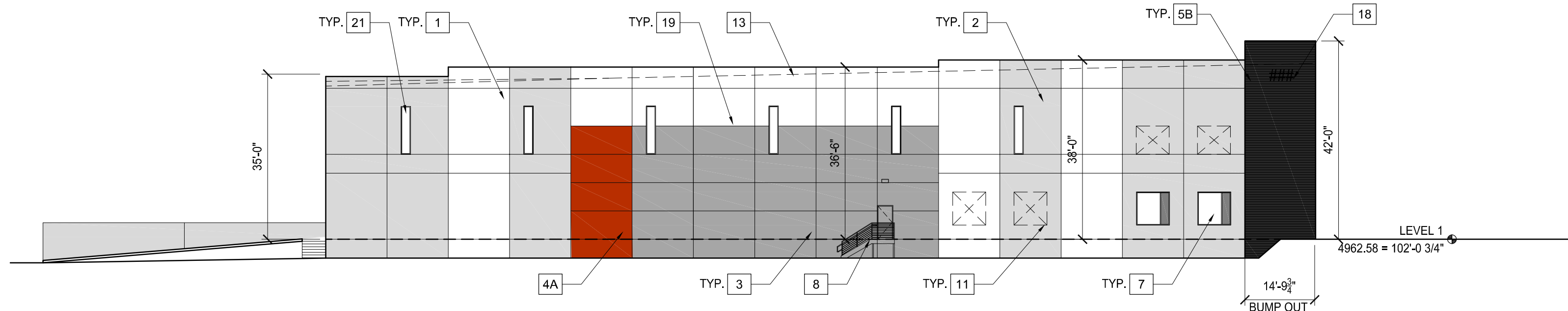
APPROVED BY:

TOWN ENGINEER	DATE
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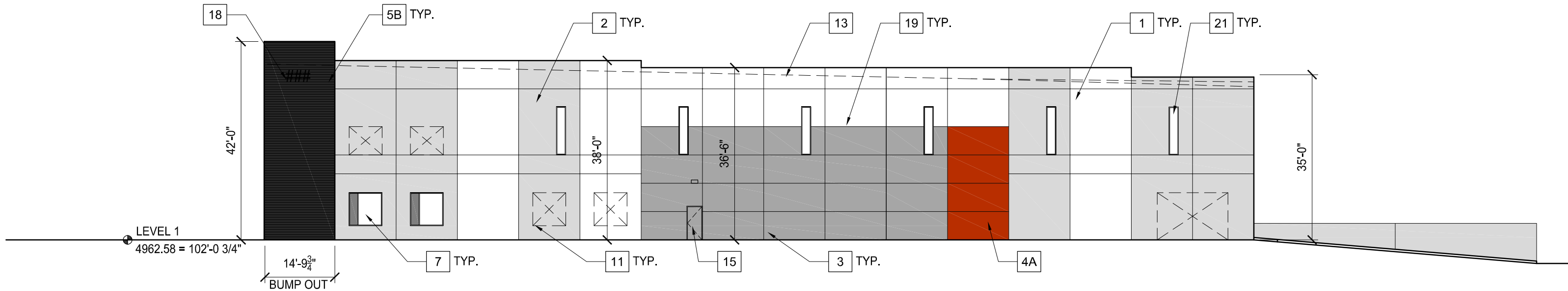
SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

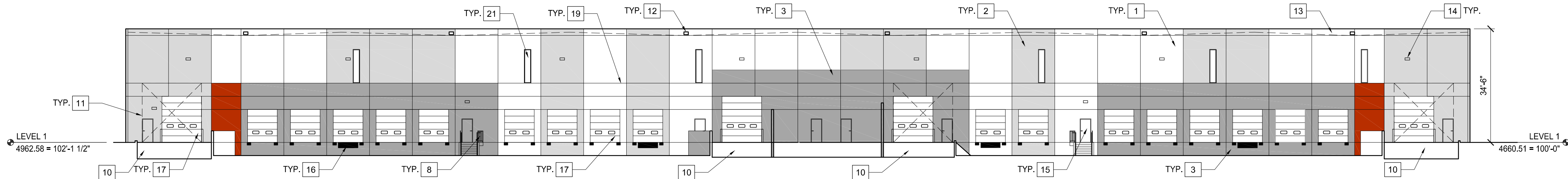
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



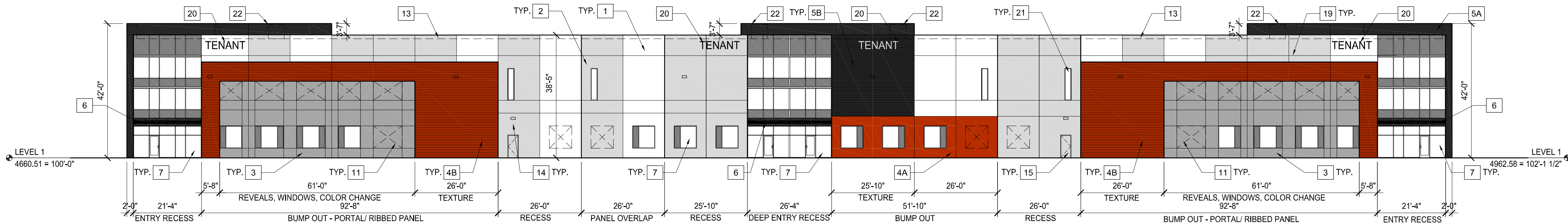
4 SOUTH ELEVATION
1" = 20'-0"



3 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"



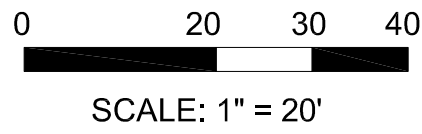
1 EAST ELEVATION
1" = 20'-0"

MATERIAL LEGEND

- 1 CONCRETE PANEL COLOR #1
LIGHT MAIN COLOR
- 2 CONCRETE PANEL COLOR #2
LIGHT GRAY
- 3 CONCRETE PANEL COLOR #3
MEDIUM GRAY
- 4A CONCRETE PANEL COLOR #4
ACCENT RED
- 4B RIBBED CONCRETE PANEL COLOR #4
ACCENT RED
- 5A CONCRETE PANEL COLOR #5
DARK GRAY
- 5B RIBBED CONCRETE PANEL COLOR #5
DARK GRAY
- 6 METAL CANOPY, PAINT ALL EXPOSED STEEL
COLOR #5
- 7 STOREFRONT
PREFIN. DARK BRONZE FRAME & BRONZE & DARK
BRONZE GLASS
- 8 METAL STAIRS
RAILING TO BE PAINTED BLACK OR COLOR #5
- 9 SAFETY BOLLARD, PAINT YELLOW
- 10 CONCRETE RAMP, RE: CIVIL
- 11 PANEL KNOCK-OUT FOR FUTURE OPENING
- 12 OVERFLOW SCUPPER OPENING
- 13 LINE OF ROOF BEYOND THE PARAPET
- 14 LIGHT FIXTURE, RE: ELECT.
PREFIN. DARK BRONZE
- 15 H.M. MAN DOOR, PAINT
COLOR TO MATCH ADJACENT WALL
- 16 DOCK LEVELER
- 17 OVERHEAD DOOR W/ VISION PANEL
PREFINISHED WHITE
- 18 ADDRESS NUMBER, 18" BLACK
- 19 REVEAL
- 20 TENANT SIGN SHOWN FOR REFERENCE ONLY.
PART OF OTHER PERMIT
- 21 CLERESTORY WINDOW
- 22 POSSIBLE LOCATION OF FUTURE RTU (EXACT LOCATION
TBD DURING TENANT IMPROVEMENT PROJECT)

COLOR LEGEND

- COLOR #1
SW 7551 GREEK VILLA
- COLOR #2
SW 7043 WORLDLY GRAY
- COLOR #3
SW 7047 PORPOISE
- COLOR #4
SW 7599 BRICK PAVER
- COLOR #5
SW 7048 URBAN BRONZE



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TOWN ENGINEER

DATE

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

Main Office: 303.670.7242

Inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

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12.13.2024	2nd SUBMITTAL
02.21.2025	3rd SUBMITTAL
04.18.2025	4th SUBMITTAL
06.20.2025	5th SUBMITTAL
09.02.2025	6th SUBMITTAL

ASP

DATE: 09.30.2024
DRAWN BY: JH
CHECKED BY: JS

EAST BUILDING 3
EXTERIOR
ELEVATIONS

SHEET

11

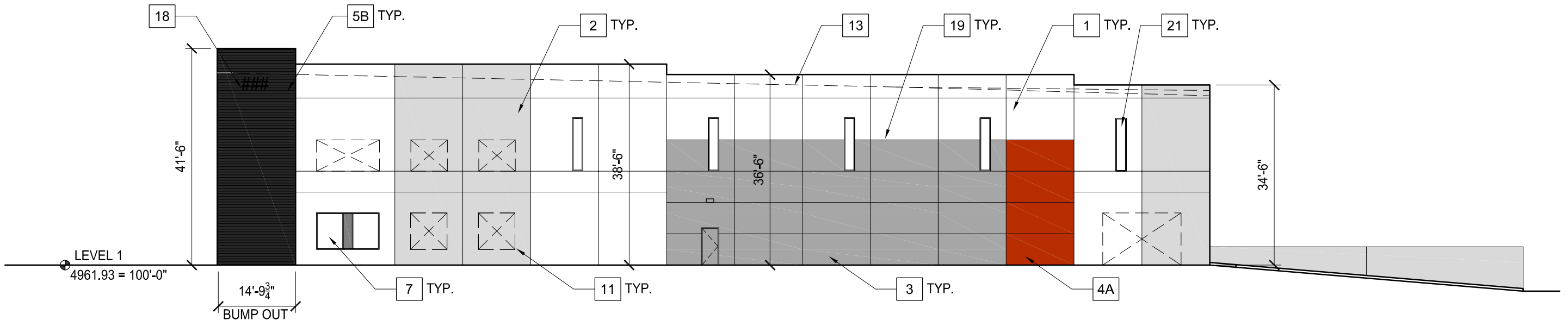
TOTAL SHEETS

15

SITE PLAN

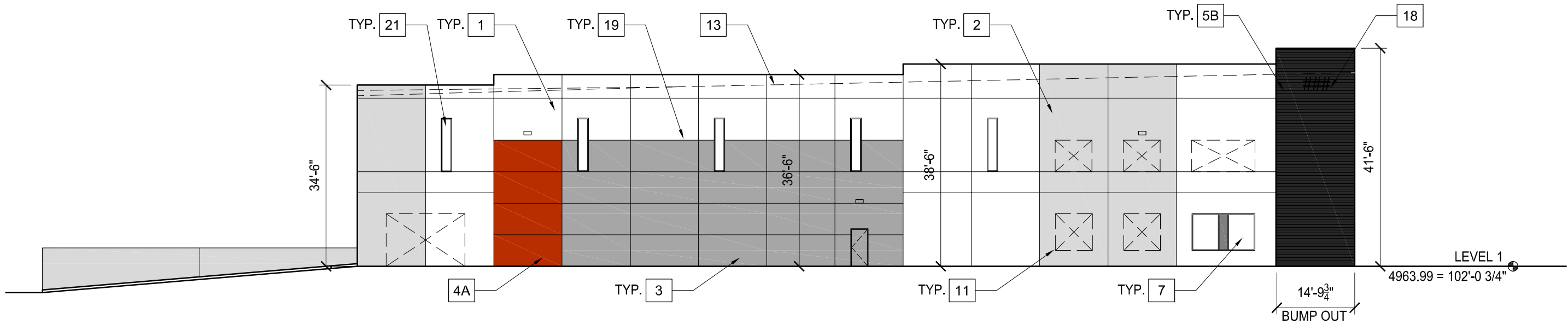
LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

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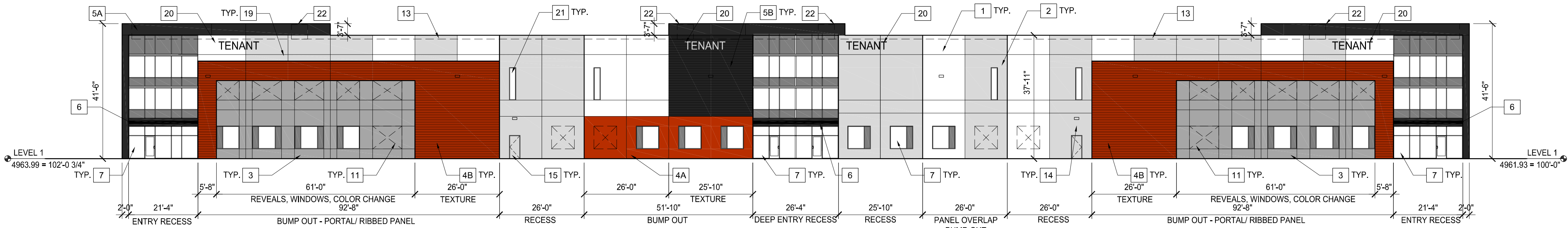
4 SOUTH ELEVATION

1" = 20'-0"



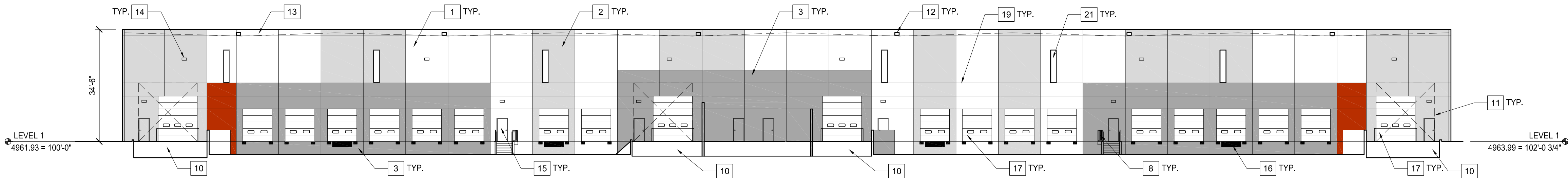
3 NORTH ELEVATION

1" = 20'-0"



2 WEST ELEVATION

1" = 20'-0"



1 EAST ELEVATION

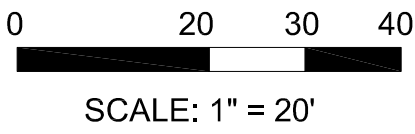
1" = 20'-0"

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ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

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ASP

DATE: 09.30.2024
DRAWN BY: JH
CHECKED BY: JS

WEST BUILDING 4
EXTERIOR
ELEVATIONS

SHEET

12

TOTAL SHEETS

15

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOADING DOCK	⌵	1.2 fc	4.5 fc	0.3 fc	15.0:1	4.0:1
PARKING LOT	⌵	1.5 fc	3.5 fc	0.2 fc	17.5:1	7.5:1

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ELEVATION 25 FILING NO. 1,
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LOT 1 AND LOT 2

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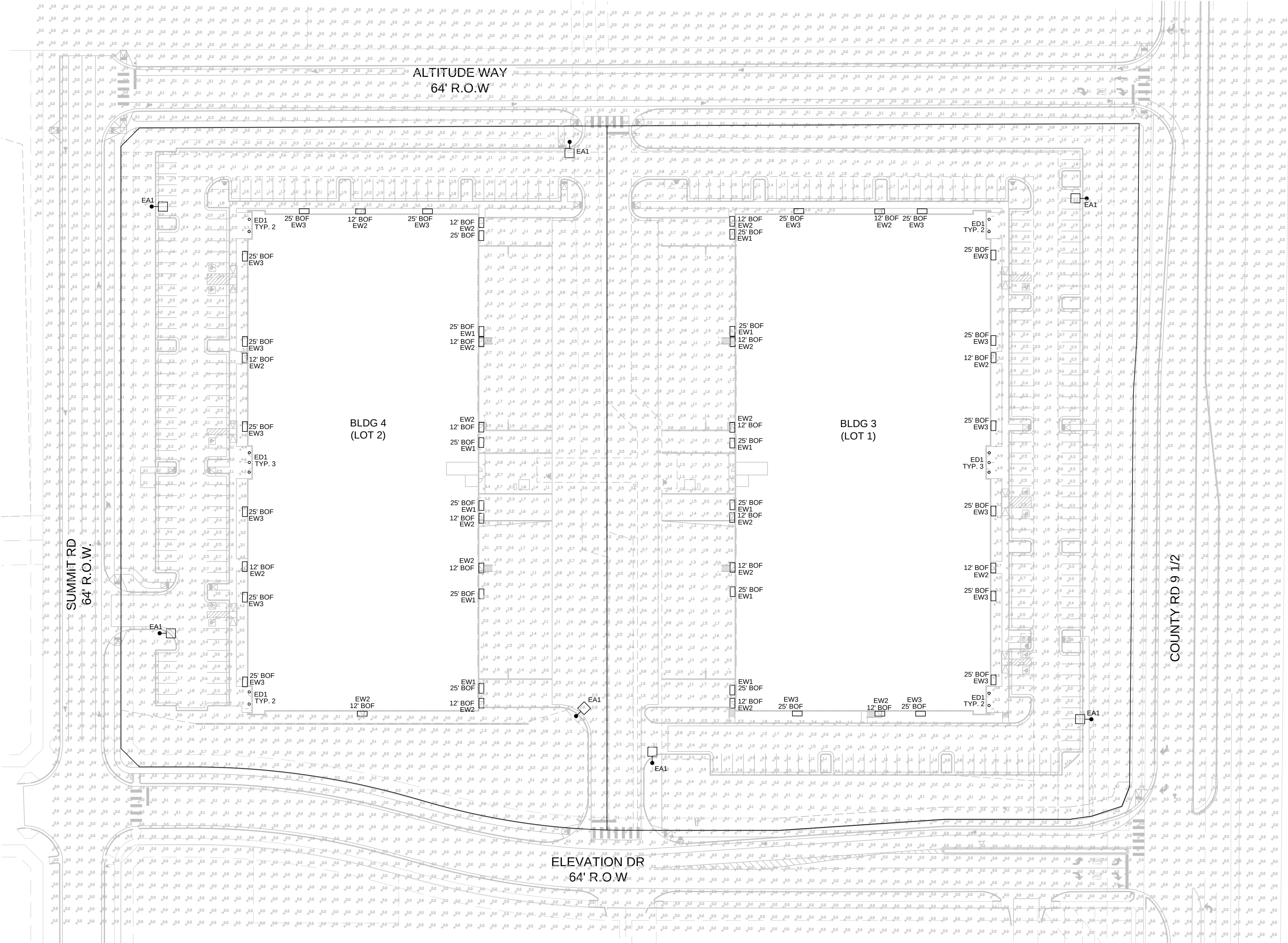
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ASP	
DATE:	09.30.2024
DRAWN BY:	ER
CHECKED BY:	ER

PHOTOMETRIC SITE
PLAN

SHEET	TOTAL SHEETS
13	15



1 PHOTOMETRIC SITE PLAN
1" = 50'-0"

0 50 75 100
SCALE: 1" = 50'

TOWN OF MEAD APPROVAL

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TOWN ENGINEER DATE

SITE PLAN
LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Project	Catalog #	Type
Prepared by	Notes	Date



Portfolio
LDS6 | EU6 | 6LBS

6" round, new construction
shallow downlight
250-4000 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail •
Code-Compliance Areas • Sports Venues

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 4
- Photometric Data page 5
- Connected System page 6
- Product Warranty

Product Certification



Product Features



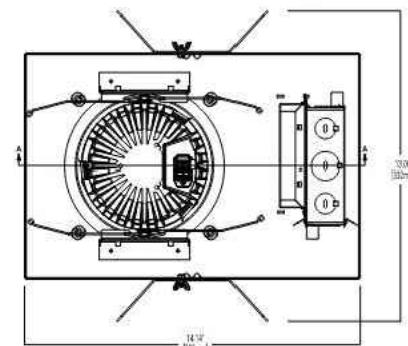
Control Compatibility



Top Product Features

- 250-4000 lumens: Offered in 90 and 97 CRI ENERGY STAR® qualified
- Easy disconnect for LED engine replacement and installation
- Optional snap in driver for ease of replacement
- Standard 0-10V driver dims to 1%
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K, D2W™ option from 3000K to 1850K
- Available W2N tunable white CCT range 2700K to 6500K or 2000K to 5000K
- Options to meet Trade Agreements Act requirements

Dimensional and Mounting Details



CLICK HERE
dimension information



PDSW-LED page 1

4 TYPE ED1

PDSW-LED

- Construction:
- Aluminum housing and chassis
 - Bottom lens is white frosted or clear smooth acrylic, or optional clear prismatic

Light Source:

- LED
- Dimming to 10% Included

Notes:

- Center lockup – hardware include
- Optional J-Box with knockouts for surface conduit (39)
- Dark sky compliant
- ADA Compliant
- Optional Battery Backup Increases depth to 4"
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 90
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components

Type:	
Job Name:	



Shown with
Clear Prismatic Lens

PDSW-5-LED
Height - 5 1/4"
Width - 7 7/8"
Depth - 3 1/8"

PDSW-12-LED
Height - 5 1/4"
Width - 12"
Depth - 3 1/8"



ORDERING INFORMATION

Example: PDSW-5-LED-01A-4-B1-CPA

Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser	Options
5-LED	01A	6	800	0-10v	NO	23000K		B1 Satin Black	WFA White Frosted Acrylic	DIM LED dimming driver (0 - 10v)
	01M	15	2050	0-10v	NO	33500K		B2 Text Black	CSA Clear Smooth Acrylic	
	01C	9	1210	0-10v	NO	44000K		Z1 Satin Bronze	Optional Lens Material (See Price List)	
12-LED	01C	9	1210	0-10v	NO			W1 Yok White	CPA Clear Prismatic Acrylic	21 Photocell - Specify voltage 01 - 120 volt 02 - 277 volt
	02C	18	2420	0-10v	NO			W2 Gloss White		
								T4 Shimmer Gray		
								M13 Knod Silver		39 J-Box with Knockouts (Increases depth by 1 1/4")
								T6 Pewter		
								W13 Pearl Beige		
								Optional (See Price List)		Battery Backup Options (Increases fixture depth to 4")
								M17 Gold Brass		
								P2 Brushed Alum		
								P9 Brushed Nickel		BB10 10 Watts (1770lm) for 90-Minutes



28451 Industry Drive, Tolmets, California 91355
800-325-4448 / 661-257-0286 • Fax 800-323-3346 / 661-257-0201
www.lightwayind.com • sales@lightwayind.com



Revision: 01/26/2024

3 TYPE EW2

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison
GWC Galleon Wall

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

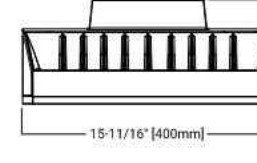
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

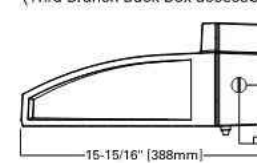
- WaveLink PRO Wireless
- WaveLink LITE Wireless
- Enlighted

Dimensional Details

Net Weight: 17.0 lbs (7.7 kg)



GWC with CRP option installed
(Three-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCKX Back Box installed



COOPER
Lighting Solutions

PDSW-LED page 1

2 TYPE EW1, EW3

LUMINAIRE SCHEDULE									
CALLOUT	DESCRIPTION	LAMPS		VOLTAGE	BALLAST OR DRIVER VA	MOUNTING	DESIGN BASIS	ACCEPTABLE MANUFACTURERS	NOTE
		QUANTITY	TYPE						
EA1	SINGLE HEAD POLE MOUNTED LED LUMINAIRE, TYPE III DISTRIBUTION, STRAIGHT ROUND POLE, HSS, B1-UO-G2 FULL CUTOFF, 3000K, 11,477 LUMENS	1	LED	120-277V	113	POLE MOUNT 25' TALL POLE	GLNA-AF-02-LED-E1-BZ-800-HSS	MCGRAW EDISON	
ED1	RECESSED LED DOWNLIGHT LUMINAIRE, 3000K, 800 LUMENS, WIDE OPTICS, FULL CUTOFF	1	LED	120-277V	11	RECESSED MOUNTED IN CANOPY	LD56C-08-90-30-D010-B26-S-O-H	PORTFOLIO	
EW1	WALL MOUNTED LED LUMINAIRE, TYPE IV DISTRIBUTION, B2-UO-G3 FULL CUTOFF, 3000K, 11,998 LUMENS	1	LED	120-277V	86	WALL MOUNT 25' AFF	GWC-SA2-B-730-U-T4FT-BZ	MCGRAW EDISON	
EW2	WALL MOUNTED LED LUMINAIRE, DARK SKY & FULL CUTOFF, 3000K, 800 LUMENS	1	LED	120-277V	6	WALL MOUNT 12' AFF	PDSW-5-LED-01A-2-Z1-WFA-BB10	LIGHTWAY	
EW3	WALL MOUNTED LED LUMINAIRE, TYPE III DISTRIBUTION, B2-UO-G3 FULL CUTOFF, 3000K, 11,927 LUMENS	1	LED	120-277V	86	WALL MOUNT 25' AFF	GWC-SA2-B-730-U-SL3-BZ	MCGRAW EDISON	
NOTES:									

DESCRIPTION

The Galleonair LED luminaire features advanced thermally conductive polymer heatlinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatlinks. Thermally conductive polymer heatlinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 35 vibration tested and rated. Optional toolless hardware available for ease of entry into electrical chambers. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (w/ 275K CCT 70 CRI, Optional 2700K, 3000K, 5000K and 6000K CCT.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. For wall mounting, specify wall

mount bracket option, QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish: Housing finished in super durable TGC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Options to meet Bay American and other domestic preference requirements.

Warranty: Five year limited warranty, consult website for details. www.mcgrawedison.com/legal

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PDSW-LED page 1

May 22, 2024 1:52 PM

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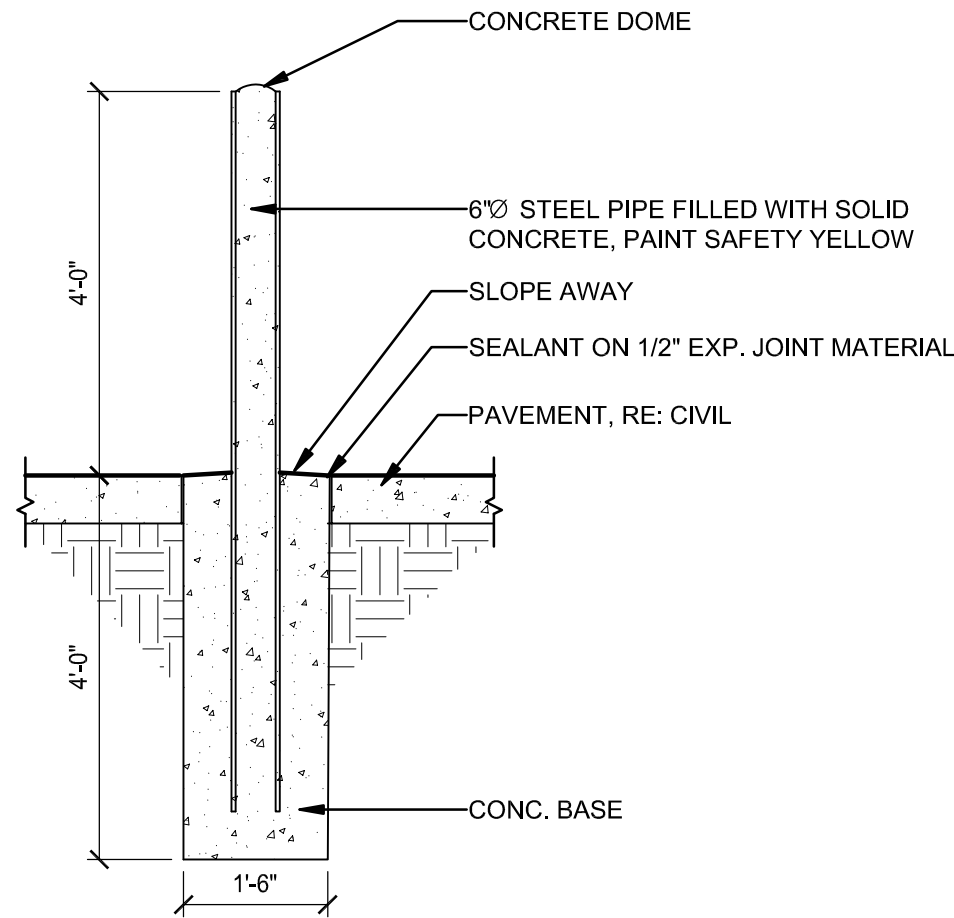
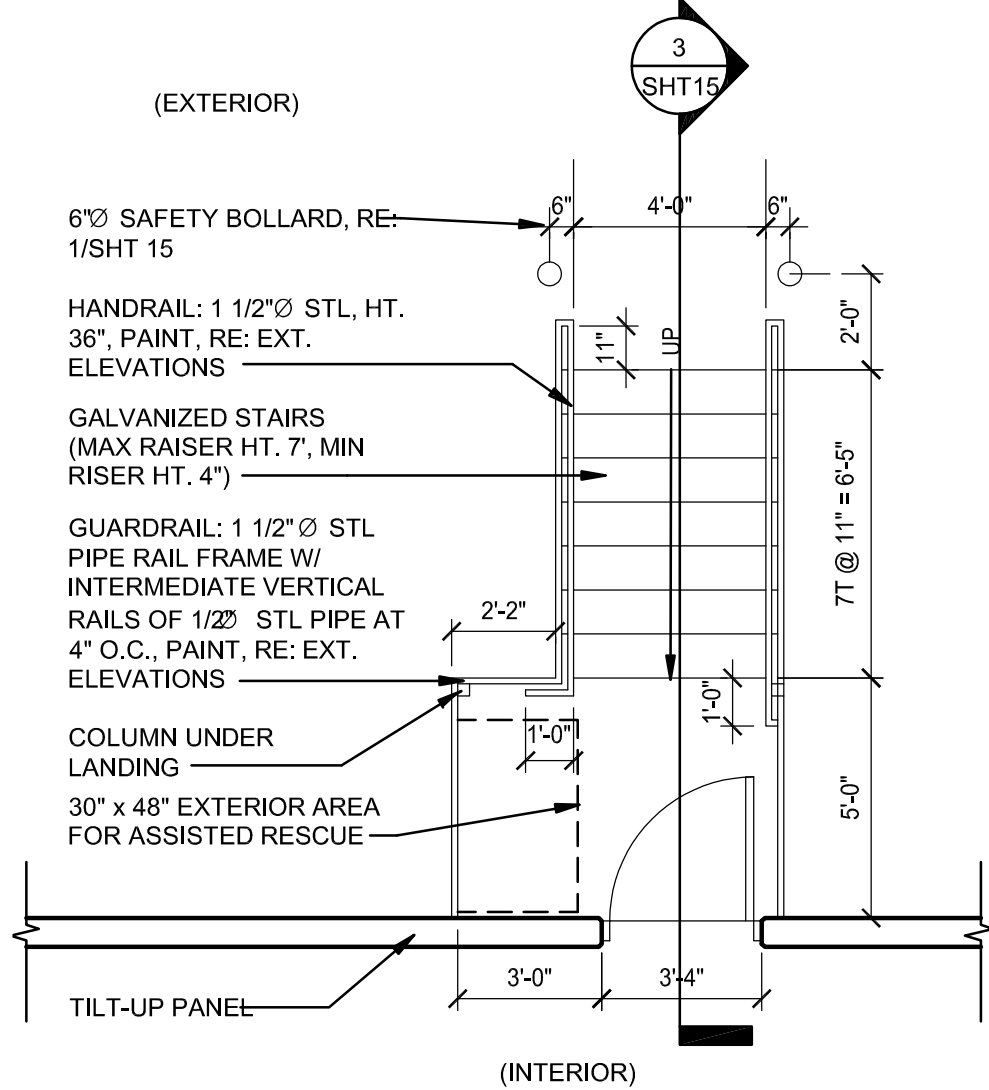
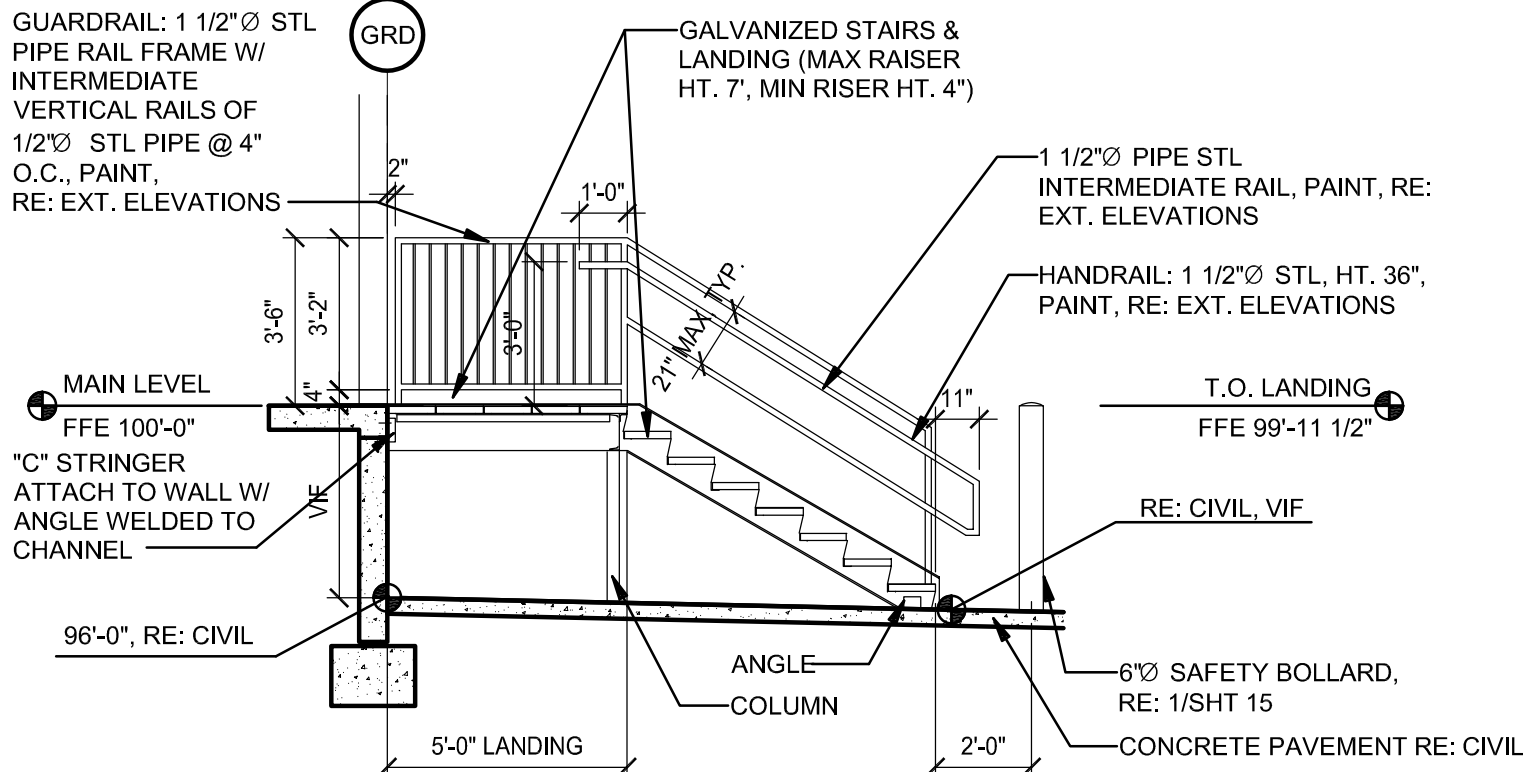
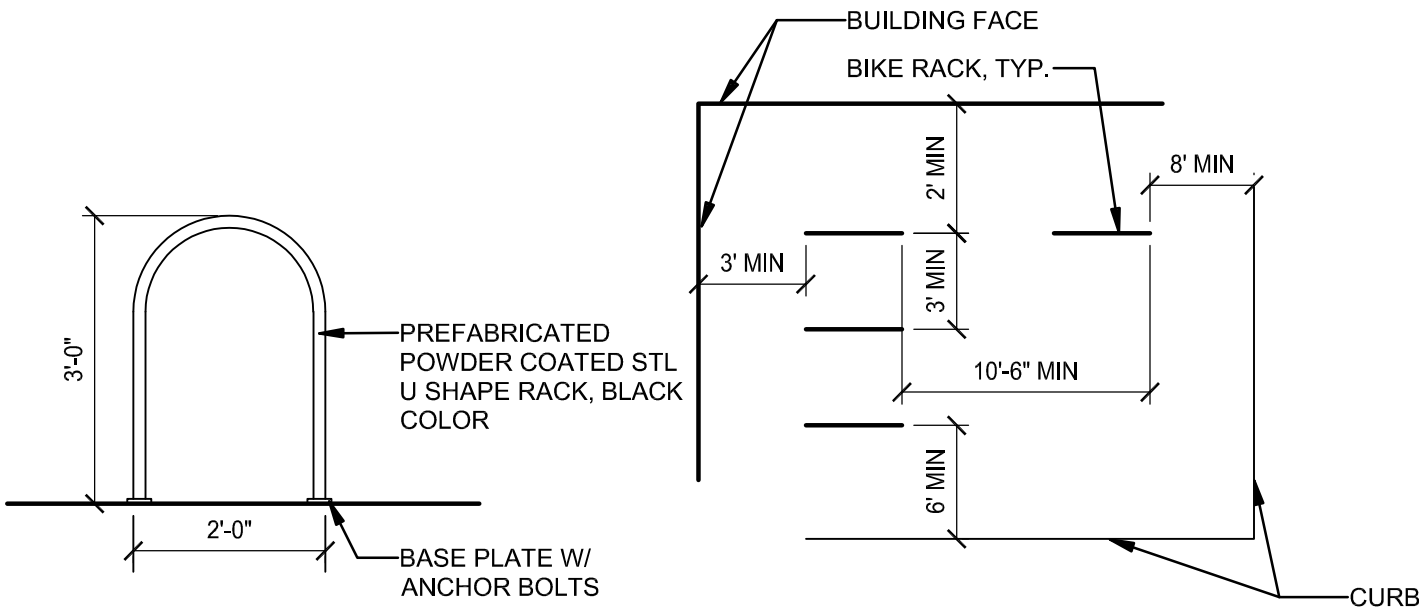
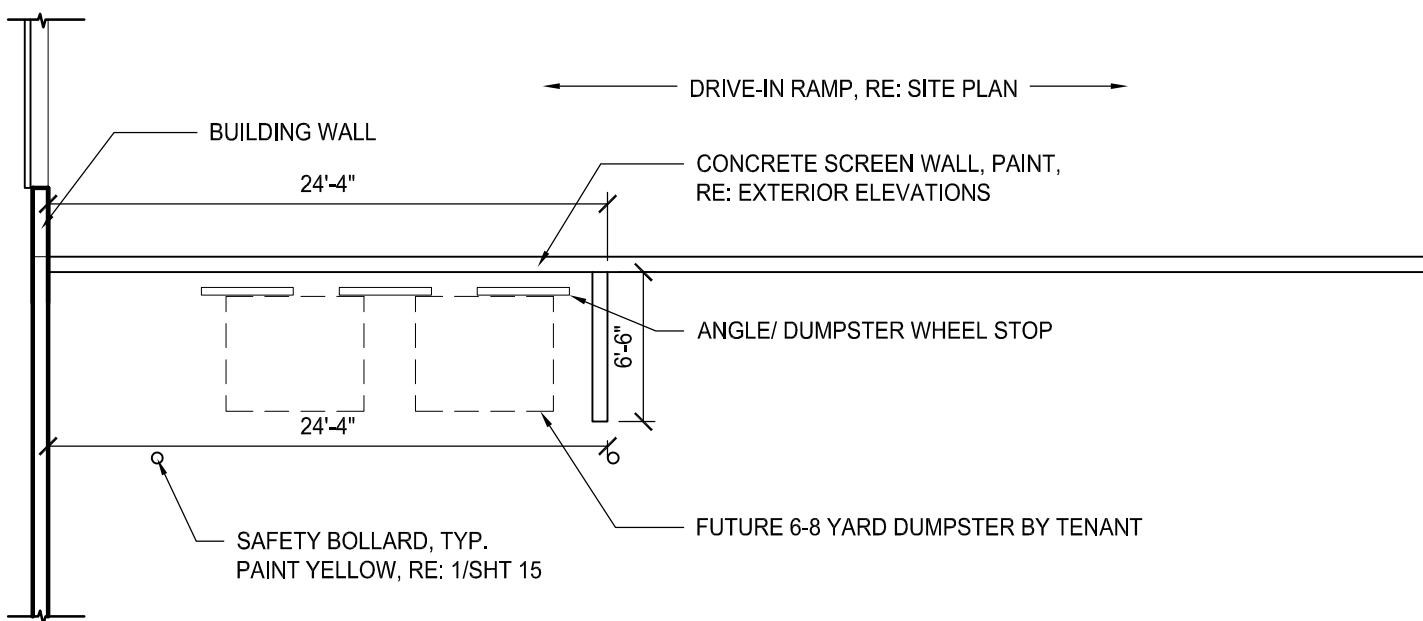
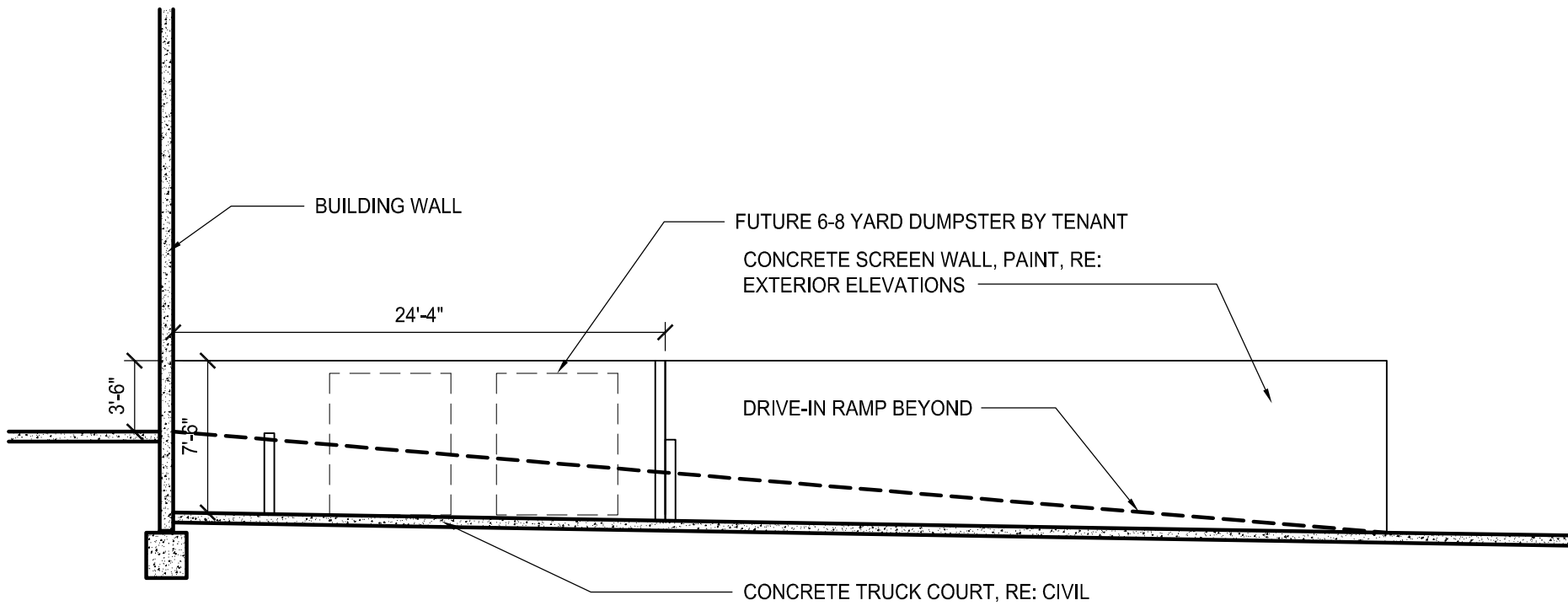
COOPER
Lighting Solutions

PDSW-LED page 1

SITE PLAN

LOT 1 AND LOT 2, ELEVATION 25 FILING NO. 1, AMENDMENT NO.1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



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

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

Main Office: 303.670.7242

Inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

JANA HUTKOVA
jana.hutkova@evstudio.com
720.960.3442

ELEVATION 25 FILING NO. 1,
AMENDMENT NO. 1
LOT 1 AND LOT 2

AB24013

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This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

12.13.2024	2nd SUBMITTAL
02.21.2025	3rd SUBMITTAL
04.18.2025	4th SUBMITTAL
06.20.2025	5th SUBMITTAL
09.02.2025	6th SUBMITTAL

ASP

DATE: 09.30.2024
DRAWN BY: JH
CHECKED BY: JS

SITE DETAILS

SHEET	TOTAL SHEETS
15	15

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 63-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE NON-EXCLUSIVE
EASEMENT AGREEMENT BY AND BETWEEN THE TOWN OF MEAD AND THE
LITTLE THOMPSON WATER DISTRICT RELATED TO THE INSTALLATION OF
WATER SERVICE IMPROVEMENTS AT 201 WELKER AVENUE**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to C.R.S. § 31-15-101(1) to acquire, hold, lease and dispose of property, both real and personal, and to exercise such other incidental and implied powers as may be necessary for the management of Town property; and

WHEREAS, the Town owns certain real property commonly known as 201 Welker Avenue, Mead, Colorado (the “Easement Property”), as more particularly described in Exhibit A to the Non-Exclusive Easement Agreement, attached hereto and incorporated herein as **Exhibit 1** (the “Agreement”); and

WHEREAS, the Town desires to grant a perpetual, non-exclusive easement upon, over, under, across, and through the Easement Property to the Little Thompson Water District, a quasi-municipal corporation (the “District”) for the installment and maintenance of water-service related infrastructure (the “Easement”); and

WHEREAS, the Board of Trustees desires to approve the Agreement and grant the Easement to the District; and

WHEREAS, the Board of Trustees further desires to authorize the Mayor to execute the Agreement on behalf of the Town.

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

Section 1. The Recitals stated above are hereby adopted as if set forth herein for all purposes.

Section 2. The Board of Trustees hereby: (a) grants the Easement to the District; (b) approves the Agreement in substantially the form attached hereto and incorporated herein as **Exhibit 1**; (c) authorizes the Town Attorney to make such changes as may be necessary to correct any non-material errors or language in the Agreement that do not increase the obligations of the Town; and (d) authorizes the Mayor and Town Clerk to execute the Agreement when in final form.

Section 3. The Board of Trustees hereby directs the Town Clerk to record the Agreement with the Office of the Clerk and Recorder of the County of Weld, State of Colorado, following its mutual execution by the Town and the District.

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 OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Non-Exclusive Easement Agreement

{See attached}

NON-EXCLUSIVE EASEMENT AGREEMENT

This NON-EXCLUSIVE EASEMENT AGREEMENT (“**Agreement**”) is made and entered into by and between the **TOWN OF MEAD**, a municipal corporation of the State of Colorado, hereinafter called the “**Town**” or “**Grantor**”, and the **LITTLE THOMPSON WATER DISTRICT**, a Colorado quasi-municipal corporation, 835 East Highway 56, Berthoud, Colorado 80513, hereinafter called the “**Grantee**” (each, a “**Party**” and, collectively, the “**Parties**”). This Agreement shall be effective as of the date of mutual execution hereof by the Parties (“**Effective Date**”).

WHEREAS, the Grantee desires an easement to install water pipelines and appurtenant facilities (the “**Improvements**”) in or upon a portion of real property that is owned by Grantor and commonly known as 201 Welker Avenue, Mead, Colorado (the “**Grantor’s Property**”), that is situated in Weld County, Colorado; and

WHEREAS, the easement area for the Improvements is described and depicted on **Exhibit A** attached hereto and incorporated herein (the “**Easement Property**”); and

WHEREAS, the Easement Property is a part of an area in the Town that functions as a “pocket park;” and

WHEREAS, Grantor is willing to grant a non-exclusive easement to Grantee in the Easement Property for the aforesaid purposes, subject to the terms, covenants, conditions, and provisions of this Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the additional consideration of the performance by the Parties of the terms and conditions in this Agreement, the Grantor hereby grants to the Grantee, and Grantee accepts from Grantor, the following Easement as hereinbelow set forth, and the Parties agree as follows:

1. Recitals. The above recitals are hereby incorporated herein for all purposes.
2. Grant of Easement. Grantor does hereby grant and convey, without warranty, to Grantee, its successors and permitted assigns, a non-exclusive, perpetual easement upon, over, under, across, and through the Easement Property for the purpose of Grantee’s construction, reconstruction, inspection, upgrade, increase line size or capacity, operation, repair, maintenance, replacement, and removal of the Improvements as required by Grantee from time to time (the “**Easement**”). Grantee shall only access the Easement Property from 2nd Street (as shown adjacent to the Easement Property on **Exhibit A**). Grantee shall not have the right of ingress to or egress from the Easement Property across the Grantor’s Property that is adjacent to the Easement Property. No other portion of Grantor’s Property may be used by Grantee for any purpose, including, but not limited to, parking, driving, staging, storage, access, and temporary access for construction of Improvements. Any

portion of Grantor's Property, including the Easement Property, that is damaged by Grantee's use of the Easement Property shall be cleaned, cured, and corrected by Grantee at Grantee's cost and expense. The Easement granted is without warranty of title and is subject to all prior liens, encumbrances, easements, restrictions, reservations, and rights of way affecting the Easement Property.

3. Grantor's Reservations. Grantor reserves the following unto itself, its successors and assigns, in the Easement Property:

- a. The ownership and right to occupy the Easement Property except for that portion thereof reasonably used by Grantee for the Easement.
- b. The right to use the Easement Property for any purpose that does not unreasonably interfere with the Easement.
- c. The right, without permission of Grantee, to improve, landscape, irrigate, and power the Easement Property, and to maintain the improvements, landscaping, irrigation, and power to the Easement Property.
- d. The right, without permission of Grantee, to install roadways, sidewalks, curbs, gutters, and park improvements on the Easement Property, so long as such other Grantor improvements do not substantially impair Grantee's rights in the Easement.
- e. The right to grant or dedicate other easements that may enter or cross the Easement Property, so long as the Grantee has the opportunity to evaluate future easements and improvements within the Easement that could impact the Grantee's infrastructure.

4. Covenants of Grantee. Grantee hereby represents, covenants, and warrants in favor of Grantor and its successors and assigns as follows:

- a. Grantee shall protect the Easement Property and the adjacent Grantor's Property from damage caused in whole or in part by the acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents. Grantee shall keep the Easement Property reasonably clean and clear of equipment, building materials, dirt, debris and similar materials resulting from Grantee's activities on the Easement Property; provided, however, during times when Grantee is constructing, maintaining, repairing, or replacing the Improvements, Grantee may store equipment and materials at the Easement Property, and shall keep said equipment and materials stored at the Easement Property reasonably clean and organized. Grantee shall clean, cure, and correct any such damage to any elements of the Easement Property or the adjacent Grantor's Property. Upon completion of any of its activities that disturb the surface of the Easement Property, Grantee shall, at its expense, restore the Easement Property to the Grantor's satisfaction in substantially the condition it was in immediately prior to the initiation of such activities or subsequent restoration. If Grantee fails to

clean, cure, or correct such damage on Grantor's Property or the Easement Property within fourteen (14) days after notice thereof from Grantor, then Grantor may do so at Grantee's expense.

- b. In all activities undertaken on the Easement Property, Grantee shall conduct and construct all work in a good and workmanlike manner.
- c. Grantee shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA"), pollutants, or contaminants, as defined by CERCLA or hazardous waste as defined by the Resource Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos, urea formaldehyde, and any pollutants or toxic pollutants as defined by the Clean Water Act, and any amendments thereto, to be dumped, spilled, released, permanently stored, or deposited on, over, or beneath the Easement Property. Any hazardous, toxic, or flammable substances used by Grantee, its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees in the construction, reconstruction, operation, maintenance, or removal of the Improvements shall be utilized in a lawful manner and in compliance with all federal, state, and local laws and regulations relating to the protection of health or the environment.
- d. Grantee shall not take any action or omit to take any action that could result in an attempt to encumber, subordinate, or hypothecation of Grantor's Property, including the Easement Property, by any lien, pledge, note, or other obligation.
- e. The Grantee shall not take any action that impairs the lateral or subjacent support for Grantor's Property and the improvements thereon.
- f. Grantee, its agents, contractors, subcontractors, successors, assigns, lessees and licensees, shall adhere to all Town standards, permit requirements, and development and land use application processes, and will recognize the authority of the Town Engineer and any designee thereof.
- g. As set forth above, Easement Property is a part of an area in the Town that functions as a "pocket park." Therefore, Grantee shall provide the Town with at least forty-eight (48) hours advance written notice if Grantee needs to restrict public access to the Easement Property to accommodate construction or maintenance of the Improvements. If Grantee requires access to the Easement Property for emergency repairs to the Improvements, Grantee shall make good faith efforts to immediately notify the Town of the need for emergency repairs.
- h. Grantee will cooperate with the Town to accept the transfer of the Town's power service for the Easement Property from United Power and assume financial responsibility for maintaining the power service to the Easement Property to the

extent said transfer and assumption has not occurred as of the Effective Date. Grantee will cover the cost of expense for a separate circuit that will provide power for the Town's irrigation of the Easement Property, and all future bills from United Power (or United Power's successor/assign) for power to the Easement Property, including for the Town's irrigation system that irrigates the Easement Property, will be paid for by the Grantee. The Parties agree to cooperate in good faith to complete the transfer of the United Power billing account within sixty (60) days of the Effective Date.

5. Covenants of Grantor. Grantor hereby represents and covenants in favor of Grantee and its successors and permitted assigns as follows:
 - a. The Grantee shall have and exercise the right of subjacent and lateral support to the extent necessary or desirable for the operation and maintenance of the Improvements.
 - b. Grantor shall not erect or place any permanent building on the Easement Property.
6. Termination/Abandonment. Upon determination that the Improvements contemplated herein shall not be constructed or should be deemed abandoned, Grantee shall notify Grantor in writing, and the Easement granted herein shall terminate. Upon termination, Grantee shall, at its own cost and expense, if directed by Grantor, remove the Improvements and rehabilitate the area disturbed by such removal. If Grantee fails to remove the Improvements within a reasonable amount of time after notice, then Grantor may take action to do so, at Grantee's expense.
7. Indemnification. To the extent permitted by law, Grantee agrees to indemnify and hold harmless Grantor from all liabilities, costs, damages, and expenses arising from the negligent use or actions of Grantee, including Grantee's employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, in or on the Easement Property or in the exercise of the Grantee's rights in the Easement.
8. Insurance. Grantee shall, at Grantee's expense, obtain and maintain in full force and effect its customary insurance coverage as may be reasonable and prudent, taking into account the particular risks to be insured against and insurance practices of other local governments similarly situated. All liability policies will name Grantor as an additional insured. Upon written request, Grantee shall provide Grantor with a certified copy of such policy or a certificate evidencing such insurance. Such policy shall not be canceled or amended without thirty (30) days' prior written notice to Grantor.
9. Enforcement.
 - a. In addition to all other remedies allowed for in this Agreement, each Party shall be entitled to all remedies at law or in equity for the enforcement of this Agreement. In any action brought to enforce or contest any provision of this Agreement, or to obtain a declaration of the rights of or responsibilities of any Party under this

Agreement, the prevailing party shall be entitled to judgment for and recovery of all costs and expenses it incurs, including, without limitation, reasonable attorneys' fees and legal costs.

- b. In the event of a default by either Party under this Agreement, if such default is not cured within fourteen (14) days after notice to the defaulting Party or, in the event such default is not capable of cure within such fourteen (14) day period, if the defaulting Party fails to commence and thereafter diligently and continuously take action to effect a cure of such default, then the non-defaulting Party shall have the right and remedy to cure, if capable to cure, the breach by the defaulting Party, with the right of reimbursement from the defaulting Party, within fourteen (14) days after demand, for costs and expenses incurred in connection with such cure, including reasonable attorneys' fees and costs of enforcing this right.
10. Notice. Any notice, demand, or request required or permitted to be given under this Agreement shall be in writing and shall be deemed received: (a) on personal delivery; (b) the first business day after receipted delivery to a courier service that guarantees next-business day delivery under any circumstances that such guarantee is applicable; or (c) on the third business day after mailing, by certified or registered United States Mail. Either Party may change such Party's address for notices or copies of notice by at least ten (10) days' prior written notice to the other Party in accordance with this Section.

Little Thompson Water District: Little Thompson Water District
Attn: District Manager
835 E. State Highway 56
Berthoud, CO 80513
Email: akauffman@ltwd.org

Town of Mead: Town of Mead
Attn: Town Manager
441 Third St.,
Mead, CO 80542
Email: hmigchelbrink@townofmead.org

With a copy to: Michow Guckenberger McAskin LLP
Attn: Mead Town Attorney
5299 DTC Blvd., Ste. 300
Greenwood Village, CO 80111
Email: mmcasking@mgmfirm.com

11. Miscellaneous.

- a. Assignment. Grantee may not assign this Agreement or the Easement or license any portion of the Easement Property or the rights hereunder without the prior written consent of Grantor except as provided herein. The Grantee, its agents,

successors, and permitted assigns shall have the right and authority to assign to any appropriate local governmental entity or to any public utility provider any and all rights to use, and all obligations associated with, the Easement as are granted to and accepted by the Grantee herein.

- b. Binding Effect – Runs with Land. Each and every one of the benefits and burdens in this Agreement shall inure and extend to and be binding upon the successors and assigns of the respective Parties hereto. The rights and responsibilities set forth in this Agreement are intended to be covenants upon the Easement Property and are to run with the land from the Effective Date (as defined above) until the Easement is abandoned or terminated pursuant to the terms set forth herein.
- c. No Third-Party Beneficiaries. The Parties enter into this Agreement for the sole benefit of the Parties, to the exclusion of any third-party, and no third-party beneficiaries are intended or created by the execution of this Agreement.
- d. Immunity. Nothing in this Agreement is intended to waive any protection afforded to the Parties, and their respective officials, employees, and agents by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, or any other applicable law providing immunity to the Parties, and their respective officials, employees, and agents.
- e. Police Powers. Nothing in this Agreement waives or is intended to waive the Grantor's authority to exercise its police powers. Nothing in this Agreement waives the requirement that Grantee obtain and pay all permit fees necessary for the Improvements, including, but not limited to, a Right-of-Way permit.
- f. Recording. This Agreement shall be recorded in the real property records of Weld County, Colorado.
- g. Headings. Any section headings contained herein are included for reference purposes only.
- h. Governing Law. The terms, covenants, and provisions herein shall be governed by and construed under the applicable laws of the State of Colorado, and exclusive venue for any action resulting from this Agreement or Easement shall be with the District Court of Weld County, Colorado.
- i. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver, unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.
- j. Severability. The invalidity or unenforceability of any portion or provision of this Agreement shall not affect the validity or enforceability of any other portion or

provision of this Agreement. If any provision of this Agreement or the application thereof to any person, entity, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Agreement that can be given effect without the invalid provisions or applications, and to this end, the provisions of this Agreement and each and every portion hereof, are declared to be severable.

- k. Counterpart Execution. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Non-Exclusive Easement Agreement is executed by the Parties on the date(s) set forth below.

GRANTOR:

TOWN OF MEAD, a Colorado municipal corporation

Colleen G. Whitlow, Mayor,
authorized by Resolution No. _____

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____ 202__, by Colleen G. Whitlow, as Mayor of the Town of Mead, Colorado, a Colorado municipal corporation.

Witness my hand and official seal:

[SEAL]

Notary Public

My commission expires: _____.

[Grantee signature page follows].

[Grantee signature page to Non-Exclusive Easement Agreement].

GRANTEE:

LITTLE THOMPSON WATER DISTRICT,
a Colorado quasi-municipal corporation

By: *Amber Kauff*

Name: AMBER KAUFFMAN

Title: DISTRICT MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 7 day of October 2025, by Amber Kauffman as District Manager, of the LITTLE THOMPSON WATER DISTRICT, a Colorado quasi-municipal corporation.

Witness my hand and official seal:

Angela D Diekhoff
Notary Public

[SEAL]

My commission expires: 3-16-2026.

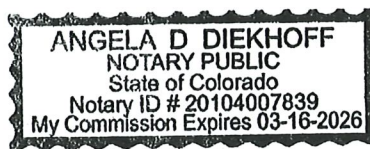


Exhibit "A"

Property Description of Easement Property
(attached, two (2) pages)

EXHIBIT A (1 of 2)

PROPERTY DESCRIPTION

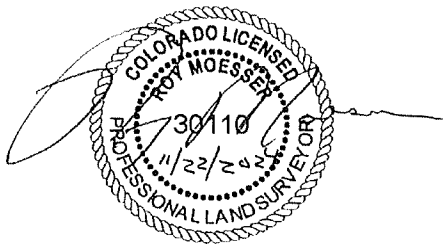
A parcel of land being a part of Lot 21 and Lot 23, Block 3, Town of Mead, according to the plat recorded February 19, 1906, as Reception No. 108433 of the records of the Weld County Clerk and Recorder, located in the Southwest Quarter (SW1/4) of Section Ten (10), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

The Easterly 55.00 feet of Lot 21, Block 3, and the Easterly 55.00 feet of the Northerly 5.00 feet of Lot 23, Block 3, Town of Mead, abutting and lying north of the 20.00 foot wide proposed additional right-of-way for Welker Avenue.

Said parcel of land contains 1,650 sq. ft. or 0.038 acre, more or less ($\pm$), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

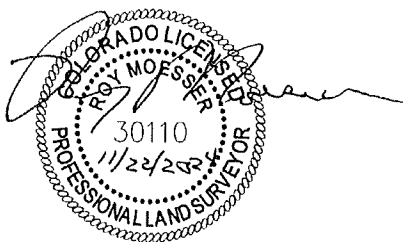
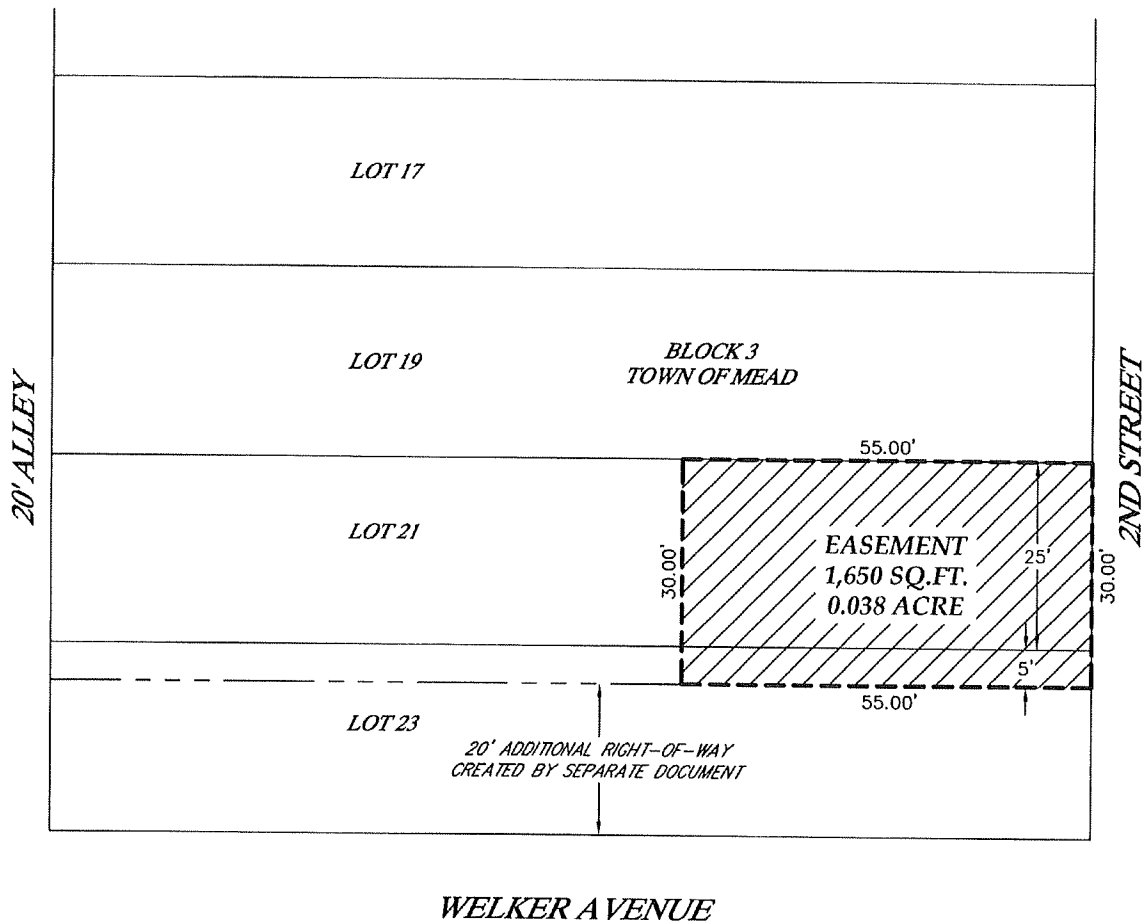
SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Property Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.

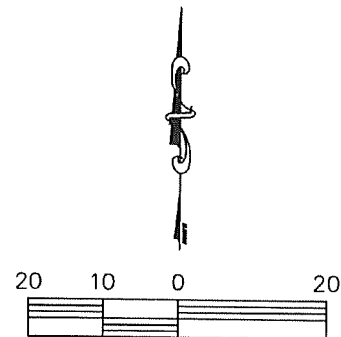


Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011



Roy Moesser – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110



SCALE IN FEET
SCALE: 1"=20'

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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)



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | fax: (970) 686-5821

email: contact@KingSurveyors.com

PROJECT NO: 20240354

DATE: 11/22/2024

CLIENT: LTWD

DWG: 20240354EXH

DRAWN: CSK CHECKED: RM



Agenda Item Summary

Agenda Date: 10/27/2025
Subject: Public Hearing: Access 25 Preliminary Plat
Presented by: Alex Ailey, Planner

Summary:

Mead Industrial Development, LLC, a Colorado Limited Liability Company ("Applicant") has submitted an application for the proposed Access 25 Logistics Park Subdivision Preliminary Plat, attached as Exhibit 1 to Resolution No. 64-R-2025 and incorporated herein by this reference ("Preliminary Plat") for the 166.59-acre property located south of Weld County Road 36 and east of I-25, as more particularly described in the Preliminary Plat ("Property").

Applicant proposes to replat the Property into ten lots and four tracts. Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code ("MMC") and recommends approval of the Preliminary Plat by the Board of Trustees.

Details of Request:

Applicant:	Mead Industrial Development, LLC
Property Owner:	Mead Industrial Development, LLC
Property Location:	South of WCR 36, east of I-25
Zoning Classification:	Light Industrial (LI)
Comp. Plan Designation:	Planned Industrial Mixed-Use
	(PI), Multi-Family Residential (MF), Single-Family Residential (SFR), & Business Park (BP)

Surrounding Land Uses:

North:	Weld County Agricultural
South:	Weld County Agricultural, and two properties currently under review for development by the Town of Mead
East:	Weld County Agricultural
West:	The FedEx distribution center and land zoned Light Industrial within the Town of Mead

Overview:

The Preliminary Plat vacates the lot lines for three lots and divides these lots into ten lots and four tracts. The Preliminary Plat is the first step towards construction of a logistics park that will provide industrial services.

The Planning Commission considered the Preliminary Plat at a duly noticed public hearing on October 15, 2025, pursuant to MMC Section 16-4-60(b), for a recommendation to the Board of Trustees. The Planning Commission recommended approval subject to standard conditions, as evidenced in Resolution No. 12-PC-2025, attached hereto and incorporated herein.

Review Criteria - Preliminary Plat:

The following is a detailed analysis of the Preliminary Plat application as it relates to the review criteria for preliminary plats set forth in MMC Section 16-4-60(c).

1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.

Staff finds that the Preliminary Plat provides a functional system for land use. The Preliminary Plat provides adequate access for all lots to the roadway network. The lot sizes meet the minimum dimensional standards for the applicable Light Industrial (LI) zoning. Planned drainage facilities will be maintained in accordance with the final plat, once approved. Easements will be provided at final platting for the location of utilities to serve the project.

2) The application incorporates the Planning Commission's recommendations and conditions of approval;

Applicant presented the Preliminary Plat to the Planning Commission for its recommendation at a duly noticed public hearing on October 15, 2025. The Planning Commission recommended approval subject to standard conditions, as evidenced in Resolution No. 12-PC-2025, attached hereto and incorporated herein.

3) The land use mix within the project conforms to the Town's Zoning District Map and Land Use Map and furthers the goals and policies of the Town Comprehensive Plan including:

a. Proposed commercial development will benefit the Town's economic base:

Many goals and strategies identified in the Town's 2018 Comprehensive Plan and related to commercial development emphasize the importance of establishing a diverse economy, welcoming a balanced mix of services and jobs, fostering business development, and supporting diverse industries that have a stronghold in Mead or Northern Colorado. The successful completion of the Access 25 project will assist the Town with continuing to promote economic development along the I-25 and Welker Avenue corridors.

Specifically, completion of the Access 25 Project will further activate these corridors, attracting new businesses and attracting new customers from I-25 and the future CR 9.5.

b. The proposed project protects the Town's environmental quality:

The proposed Preliminary Plat protects the Town's environmental quality in the following ways:

1) The prior use of the Property was agricultural, with no known environmental contamination requiring mitigation.

2) The proposal incorporates drainage facilities designed to protect water quality.

3) The proposal is not anticipated to cause any disturbance to natural areas within the Town of Mead.

4) The utility and transportation design is adequate, given existing and planned capacities of those systems.

Proposed utility and transportation systems have been reviewed by Town staff, consultants, and external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town's adopted Transportation Plan and the Town's engineering standards regarding transportation, drainage, and utility system design. This infrastructure will be constructed at the time of development in order to provide adequate facilities to accommodate the proposed use.

5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Potential negative impacts on drainage based on the development of the Property will be mitigated in accordance with a final drainage plan submitted and approved at the time of final platting of the Property.

6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town of Mead.

The Access 25 project will help address the growing demand for commercial opportunities within the Town of Mead, providing numerous industrial services as a part of a larger logistics park. The development will also provide connectivity to the FedEx and Home Depot distribution centers to the west.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff finds that the proposed Preliminary Plat satisfactorily meets the criteria for approval as set forth in Section 16-4-60 of the MMC. Staff recommends that the Board of Trustees conditionally approve the Preliminary Plat to the Board of Trustees by approving Resolution No. 64-R-2025, via the following motion:

Suggested Motion:

"I MOVE TO APPROVE RESOLUTION 64-R-2025, A RESOLUTION CONDITIONALLY APPROVING THE ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT BASED ON A FINDING THAT THE REVIEW CRITERIA SET FORTH IN SECTION 16-4-60 OF THE CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE OCTOBER 27TH, 2025 BOARD OF TRUSTEES MEETING."

Attachments:

1. Resolution 64-R-2025
2. Exhibit 1 : Preliminary Plat
3. Applicant Presentation
4. Resolution No. 12-PC-2025

**TOWN OF MEAD, COLORADO
BOARD OF TRUSTEES
RESOLUTION NO. 64-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING CONDITIONAL
APPROVAL OF THE ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT**

WHEREAS, pursuant to Town of Mead ("Town") Municipal Code ("MMC") Section 16-4-60, Mead Industrial Development, LLC, a Colorado limited liability company (the "Applicant") has submitted an application for the Access 25 Logistics Park Subdivision Preliminary Plat, attached hereto as **Exhibit 1** and incorporated herein (the "Preliminary Plat") for the 166.59-acre property generally located south of Weld County Road 36, and east of I-25, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Preliminary Plat (the "Property"); and

WHEREAS, the Applicant is the current record owner of the Property; and

WHEREAS, pursuant to MMC Section 16-4-60(b), the Town Planning Commission ("Commission") is required to review a preliminary plat at a duly noticed public hearing prior to making a recommendation regarding same to the Board of Trustees ("Board"); and

WHEREAS, following a duly noticed public hearing held on October 15, 2024, the Commission recommended that the Board approve the Preliminary Plat, subject to standard conditions, as set forth in Resolution No. 12-PC-2025; and

WHEREAS, in accordance with MMC Section 16-4-60(b), the Board held a duly noticed public hearing on October 27, 2025, to consider the Preliminary Plat, and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer for this case, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of the Board meeting at which this application was considered; and

WHEREAS, the Board has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the MMC and that the review criteria set forth in MMC Section 16-4-60 have been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, 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 approves the Access 25 Logistics Park Subdivision Preliminary Plat subject to the following conditions of approval:

- a. The Applicant shall resolve and correct all technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

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

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Access 25 Logistics Park Subdivision
Preliminary Plat
(Exhibit begins on the next page)

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11 TO BEAR SOUTH 89°29'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°03'04" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1324.71 FEET TO THE SOUTH SIXTEENTH CORNER BETWEEN SAID SECTION 11 AND SECTION 12;

THENCE SOUTH 89°30'30" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1308.31 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 11;

THENCE SOUTH 89°30'30" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 15.29 FEET TO A POINT ON THE EAST LINE OF RECORDED EXEMPTION 2311 AS RECORDED AT RECEPTION NO. 2654501 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 00°02'39" EAST ALONG SAID EAST LINE A DISTANCE OF 20.87 FEET;

THENCE SOUTH 89°31'00" WEST ALONG THE NORTH LINE OF SAID RECORDED EXEMPTION 2311 A DISTANCE OF 593.89 FEET;

THENCE SOUTH 89°11'52" WEST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 29.82 FEET TO THE EASTERLY LINE OF LOT 4, BLOCK 1, RATERINK MIXED USE FINAL PLAT AS RECORDED AT RECEPTION NO. 4542531 IN SAID RECORDS;

THENCE NORTH 00°19'34" WEST ALONG SAID EASTERLY LINE OF LOT 4 A DISTANCE OF 794.83 FEET;

THENCE SOUTH 89°25'07" WEST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 613.10 FEET TO THE EAST LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4811740 IN SAID RECORDS;

THENCE NORTH 00°34'54" WEST ALONG SAID EAST LINE A DISTANCE OF 1804.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILWAY COMPANY AS RECORDED IN BOOK 234 AT PAGE 92 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 74°52'21" EAST A DISTANCE OF 861.89 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°29'56", A RADIUS OF 1472.70 FEET, AN ARC LENGTH OF 552.60 FEET AND A CHORD THAT BEARS NORTH 64°07'23" EAST A DISTANCE OF 549.36 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1509095 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE OF THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 70°10'32" EAST A DISTANCE OF 543.29 FEET;
- 2) SOUTH 19°49'28" EAST A DISTANCE OF 43.35 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 3302868 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 70°58'11" WEST A DISTANCE OF 32.35 FEET;
- 2) SOUTH 11°17'28" EAST A DISTANCE OF 63.02 FEET;
- 3) SOUTH 32°27'24" EAST A DISTANCE OF 22.86 FEET;
- 4) SOUTH 61°22'58" EAST A DISTANCE OF 20.55 FEET;
- 5) NORTH 87°15'24" EAST A DISTANCE OF 24.13 FEET TO SAID SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1509095;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 70°10'32" EAST A DISTANCE OF 140.00 FEET;
- 2) NORTH 00°16'32" EAST A DISTANCE OF 119.30 FEET;
- 3) NORTH 70°54'23" EAST A DISTANCE OF 592.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°02'24" EAST ALONG SAID EAST LINE A DISTANCE OF 2141.16 FEET TO THE POINT OF BEGINNING.

AND DO HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF ACCESS 25 LOGISTICS PARK SUBDIVISION, SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND OTHER EASEMENTS; AND FURTHER ACKNOWLEDGE THAT: A) 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 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 PRELIMINARY PLAT CONTAINS 166.588 ACRES (7,256,592 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY;

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

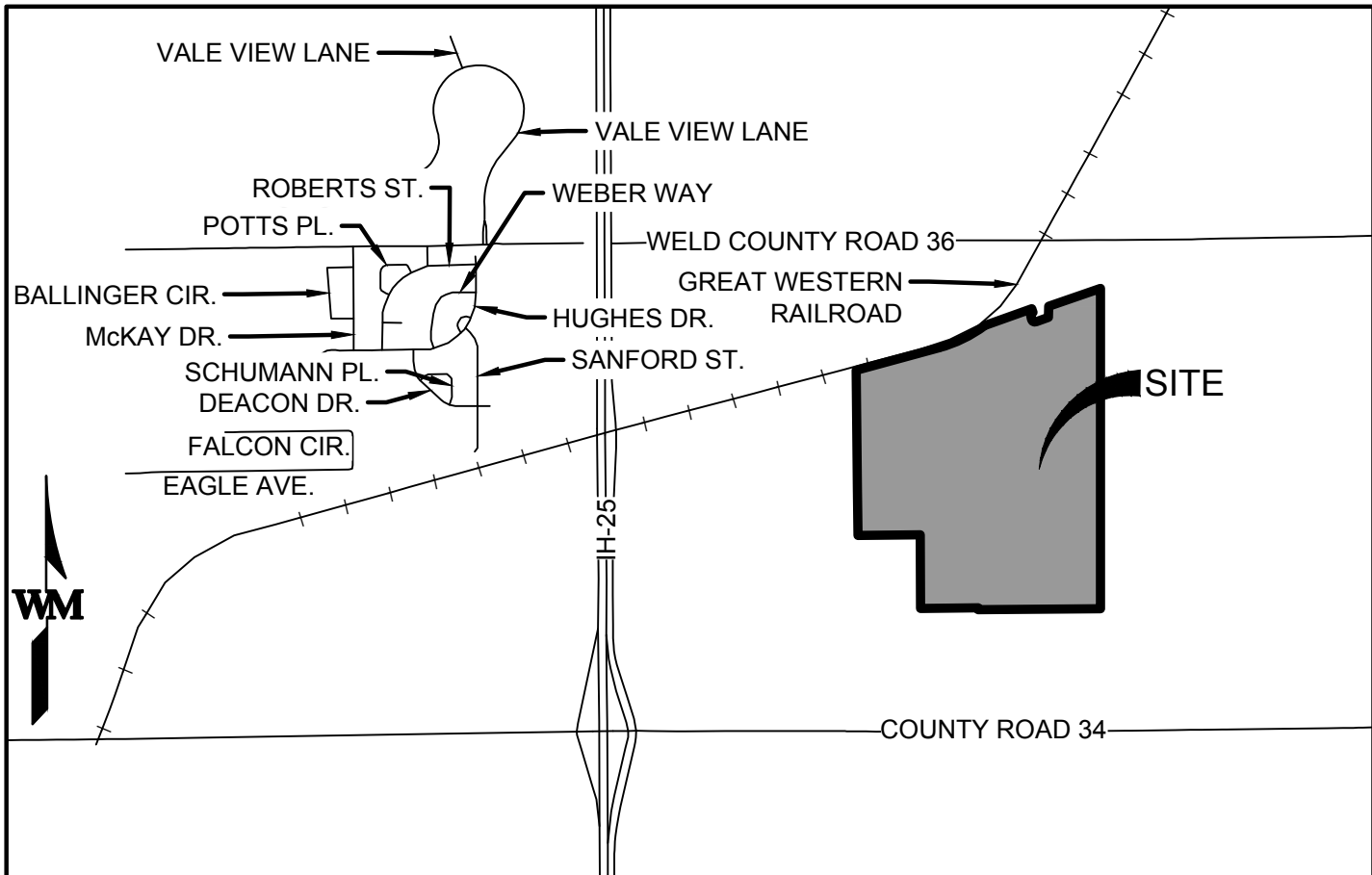
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____.

AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 2000'

GENERAL DEVELOPMENT INFORMATION:

THE EXISTING SITE CONSISTS OF UNDEVELOPED AGRICULTURAL LAND THAT IS ZONED INDUSTRIAL. THIS SITE CURRENTLY CONSISTS OF NATIVE GRASSES AND CROPS. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH AT SLOPES RANGING FROM 1-9%, ALTHOUGH THE NORTHEAST CORNER OF THE SITE DRAINS FURTHER TO THE NORTHEAST. THE ADJACENT PROPERTIES TO THE SITE INCLUDE THE POSTLE SUBDIVISION TO THE NORTHWEST, WHICH INCLUDES THE HOME DEPOT SITE, THE RATERINK SUBDIVISION TO THE WEST OF WCR 9.5 WHICH ENCOMPASSES THE FEDEX SITE, AND SOME SINGLE-FAMILY HOMES AND PRIVATE LAND TO THE EAST AND SOUTH. THE PROPOSED DEVELOPMENT WILL CONSIST OF INDUSTRIAL PRODUCTS MEETING THE REQUIREMENTS OF THE ZONING, TOWN COMPREHENSIVE PLAN, AND ADJACENT INDUSTRIAL PROPERTIES.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL THIS ____ DAY OF _____, 20__.

CHAIRMAN

SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PRELIMINARY PLAT SHOWN HEREON IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20__. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

MAYOR

ATTEST:

TOWN CLERK

SURVEYING CERTIFICATE:

I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 30TH DAY OF AUGUST, 2024.

BY: _____
LUCAS G. DAVIS, PLS. NO. 38922

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SECTION DETAIL
- 4 BOUNDARY DETAIL
- 5 LOT AND TRACT DETAILS
- 6 LOT AND TRACT DETAILS
- 7 LOT AND TRACT DETAILS
- 8 LOT AND TRACT DETAILS
- 9 LOT AND TRACT DETAILS
- 10 OVERALL GRADING PLAN
- 11 GRADING PLAN
- 12 GRADING PLAN
- 13 GRADING PLAN
- 14 GRADING PLAN
- 15 OVERALL UTILITY PLAN
- 16 UTILITY PLAN
- 17 UTILITY PLAN
- 18 UTILITY PLAN
- 19 UTILITY PLAN
- 20 TYPICAL SECTIONS
- 21 LANDSCAPE PLAN
- 22 LANDSCAPE PLAN

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NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	06/09/2025	TOWN COMMENTS			

JOB NO.	DCS23-4035
PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
COVER SHEET

SHEET
1
Sheet **1** of **22**

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES:

- 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.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE TOWN OF MEAD FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00501871-201-T21-SC AMENDMENT 4, EFFECTIVE DATE DECEMBER 15, 2024.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11 WHICH WAS ASSUMED TO BEAR SOUTH 89°29'31" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND BEING MONUMENTED AS SHOWN HEREON.
- BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08123C1880F EFFECTIVE DATE 11/30/2023, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- OWNERSHIP FOR ACCESS DRIVES AND EASEMENTS SHOWN ON PRELIMINARY PLAT TO BE DEFINED AT THE TIME OF FINAL PLAT.
- ALL EASEMENTS WILL BE DEDICATED AT THE TIME OF FINAL PLAT.

LOT & TRACT SUMMARY				
LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE	OWNERSHIP & MAINTENANCE
LOT 1, BLOCK 1	415,245.39	9.533	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 2, BLOCK 1	873,120.69	20.044	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 3, BLOCK 1	768,689.88	17.647	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 4, BLOCK 1	430,135.87	9.875	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 5, BLOCK 1	280,487.70	5.980	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 6, BLOCK 1	777,098.41	17.840	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 7, BLOCK 1	800,000.00	18.365	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 8, BLOCK 1	480,002.15	11.019	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 9, BLOCK 1	711,561.67	16.335	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 10, BLOCK 1	486,323.51	11.164	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
ROW	331,961.42	7.621	PUBLIC ROW	TOWN OF MEAD
TRACT A	153,316.57	3.520	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT B	442,891.88	10.167	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT C	149,838.54	3.440	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT D	175,918.12	4.039	OPEN SPACE	MEAD INDUSTRIAL DEVELOPMENT, LLC

OPEN SPACE DEDICATION *	ACRES
OS - TRACT A - 50%	1.76 ACRES
OS - TRACT B - 50%	5.08 ACRES
OS - TRACT C - 50%	1.72 ACRES
OS - TRACT D - 100%	4.04 ACRES
OS - TRACT C - FILING NO. 1 **	0.88 ACRES
TOTAL AREA REQUIRED (8% OF 166,588 ACRES)	13.33 ACRES
TOTAL AREA PROVIDED	13.48 ACRES

* OPEN SPACE DESIGN ELEMENTS (BENCHES, TRAILS, ETC.) TO BE DETERMINED AT THE TIME OF FINAL PLAT

** TRACT C, FILING NO. 1 WAS DEDICATED OPEN SPACE THAT EXCEEDED THE REQUIREMENTS FOR FILING NO. 1 - 0.88 ACRES IS TO BE UTILIZED FOR THIS PLAT AS DEDICATED OPEN SPACE

LAND USE SUMMARY	
	TOTALS
GROSS AREA	166.58 ACRES
DEDICATED ROW (CR 9.5, CR 34, CR 36)	7.595 ACRES
NET AREA	158.989 ACRES
NUMBER OF COMMERCIAL LOTS	10
DENSITY	0.063 LOTS/ACRES
TOTAL OPEN SPACE AREA	13.48 ACRES
TOTAL TRACT AREA	21.191 ACRES
AREA OF ON-SITE STREET RIGHT-OF-WAY	7.595 ACRES
AREA OF PUBLIC ALLEY	13.48 ACRES
AREA OF COMMERCIAL LOTS	137.802 ACRES

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4	03/27/2025	TOWN COMMENTS			

JOB NO.	DCS23-4035
PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
GENERAL NOTES

SHEET
2
Sheet **2** of **22**

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



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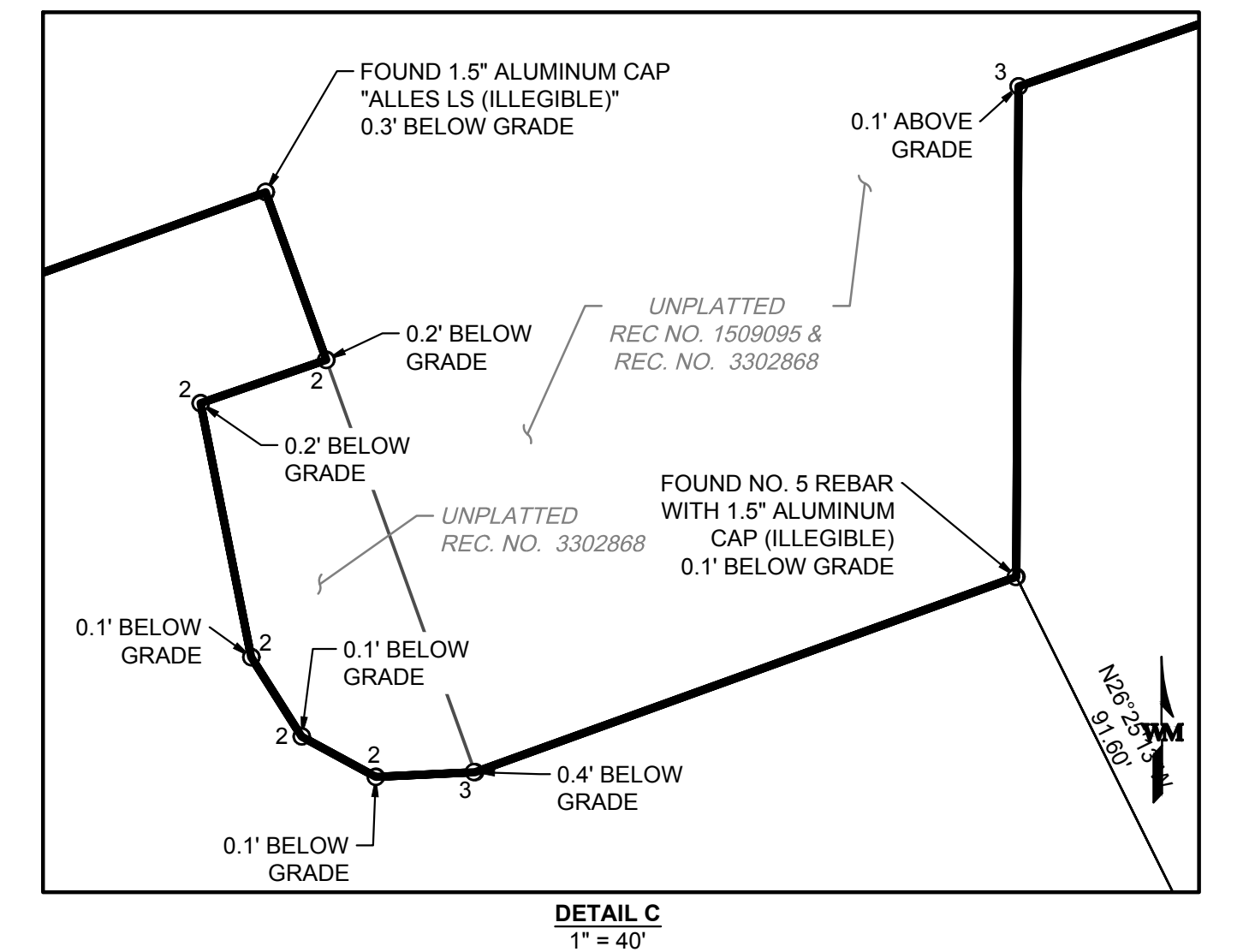
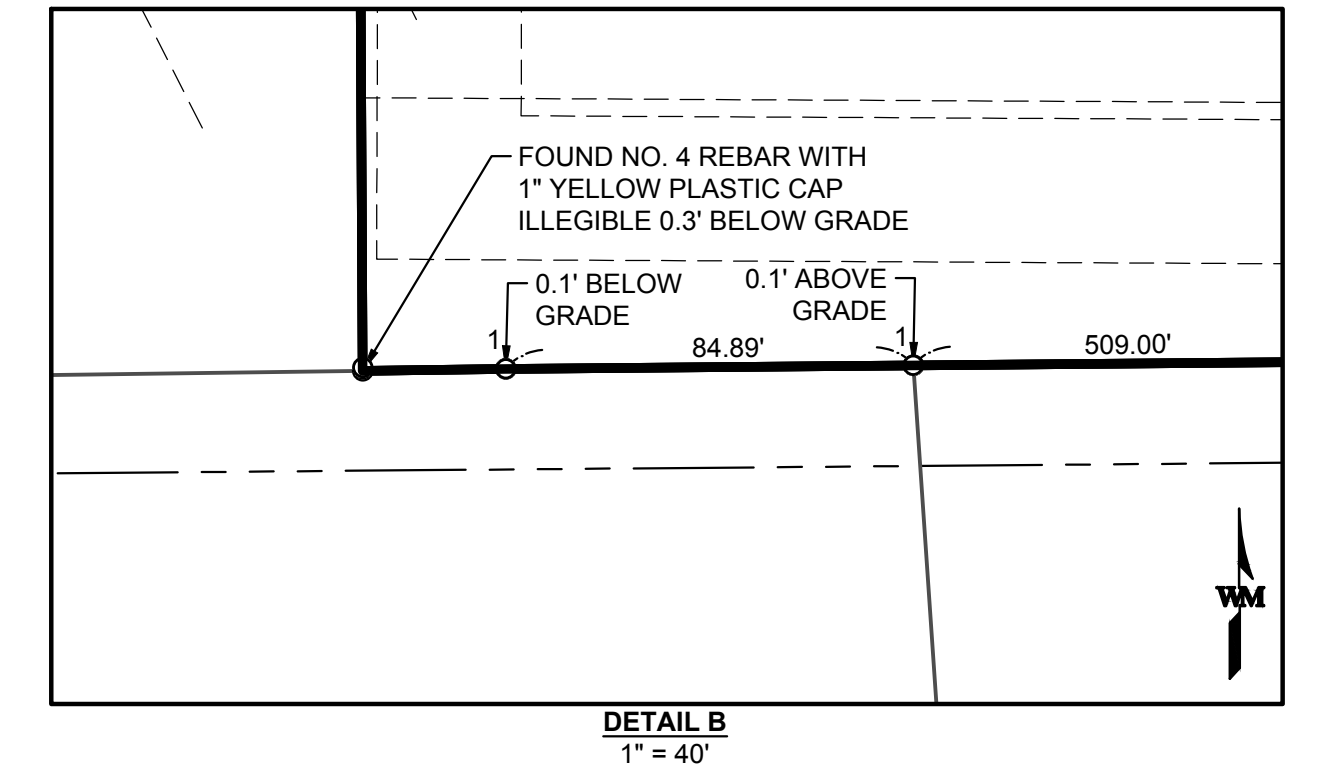
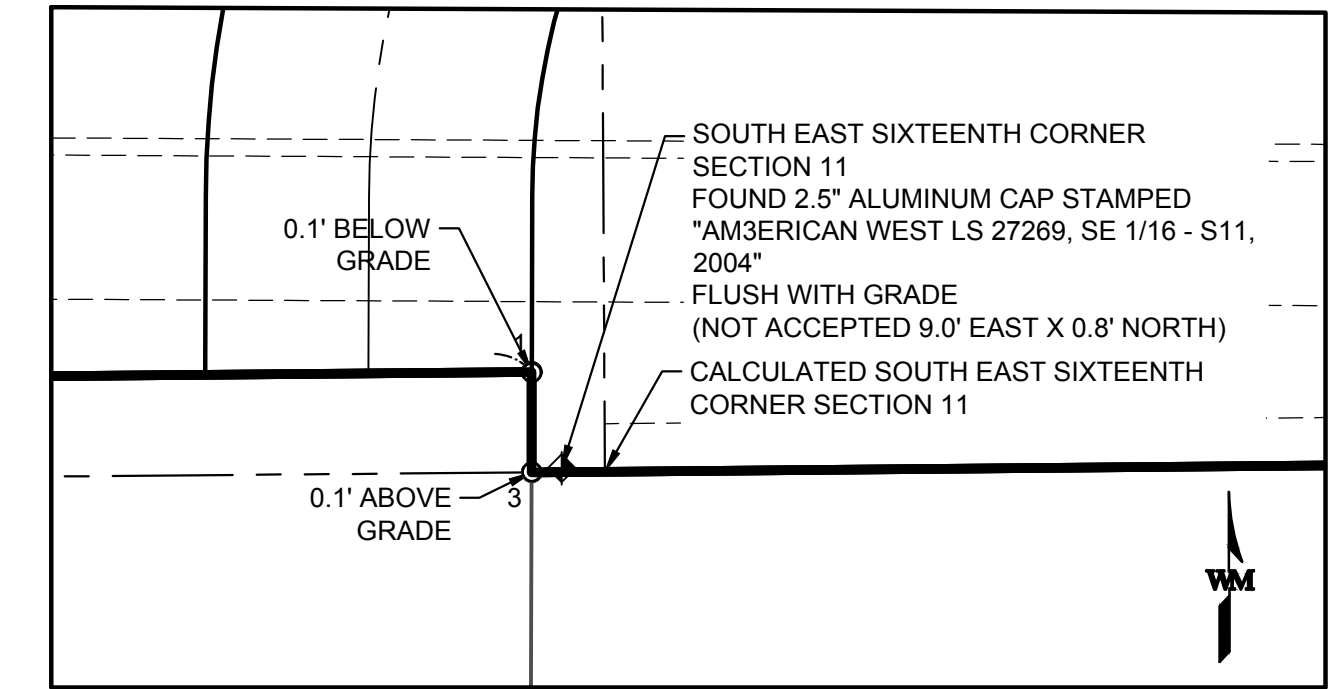
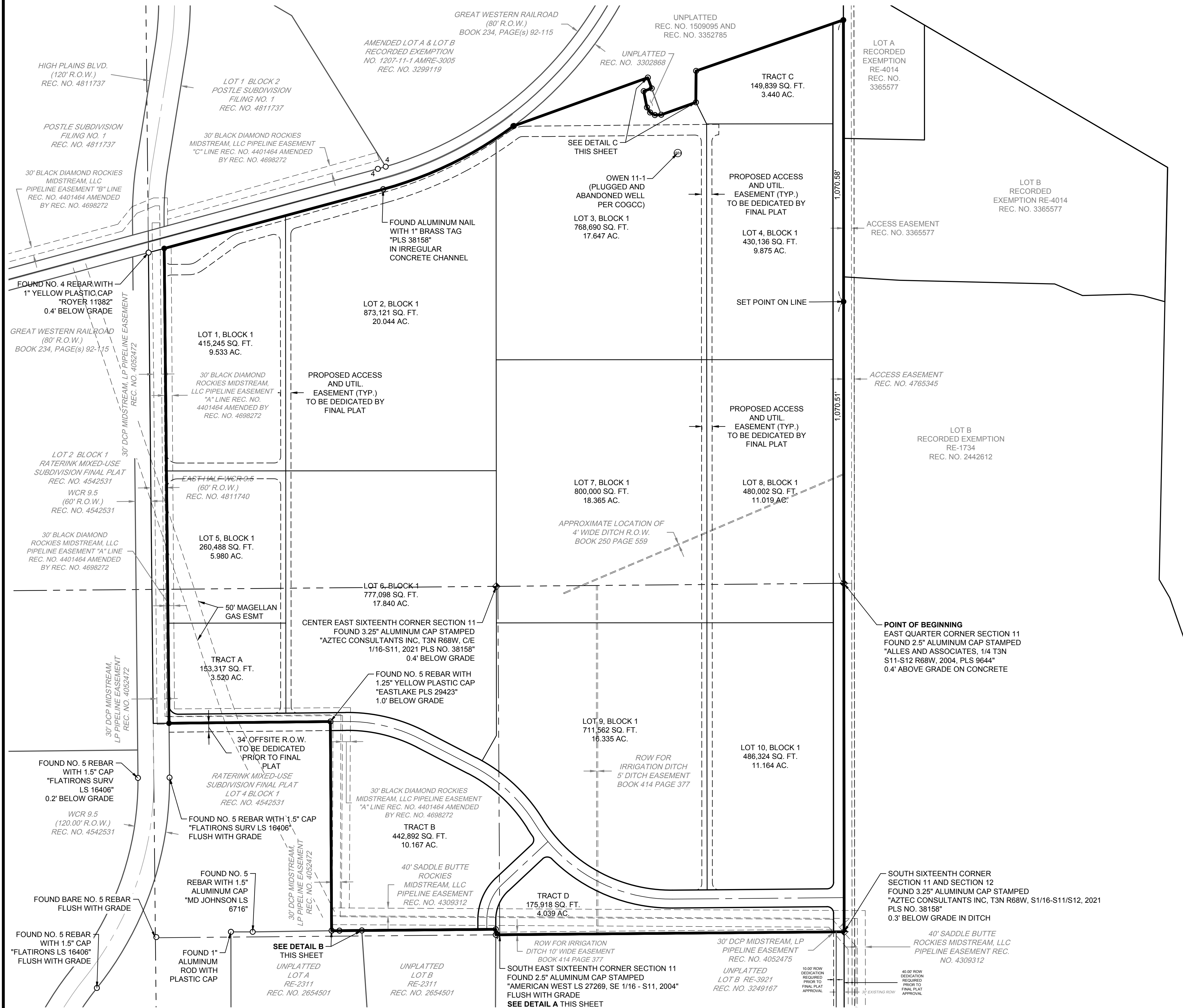
JOB NO.	DCS23-4035
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DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

SHEET

Sheet 3 of 22

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

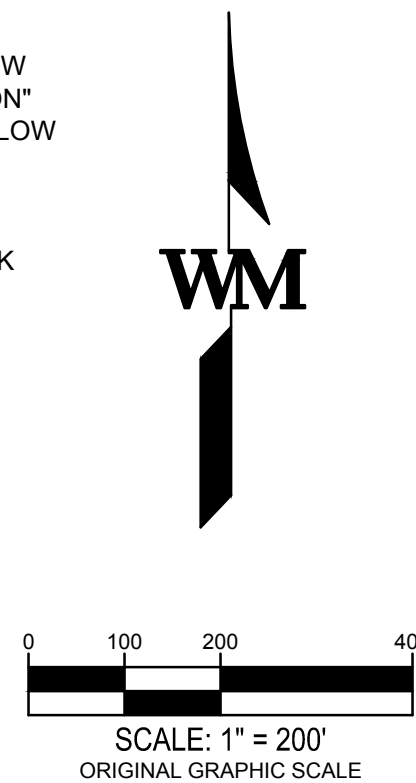


LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 16" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- ⊕ PLUGGED AND ABANDONED WELL

MONUMENT TABLE

- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP "PLS 26971 PATTERSON"
- FOUND NO. 4 REBAR WITH 1.25" YELLOW PLASTIC CAP "A&A LS 9644"
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "LS 9644"
- FOUND NO. 5 REBAR WITH 1.25" PINK PLASTIC CAP "AZTEC PLS 38158"



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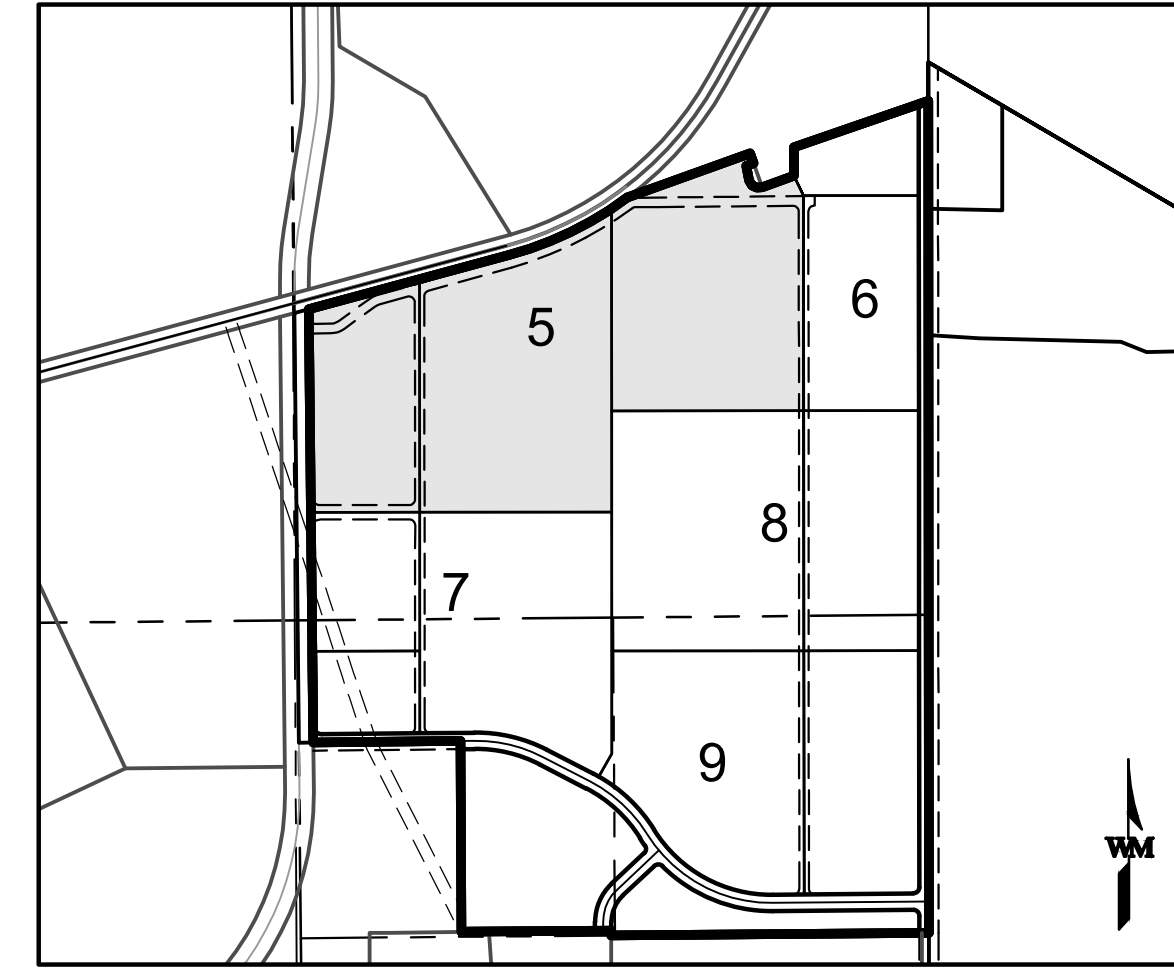
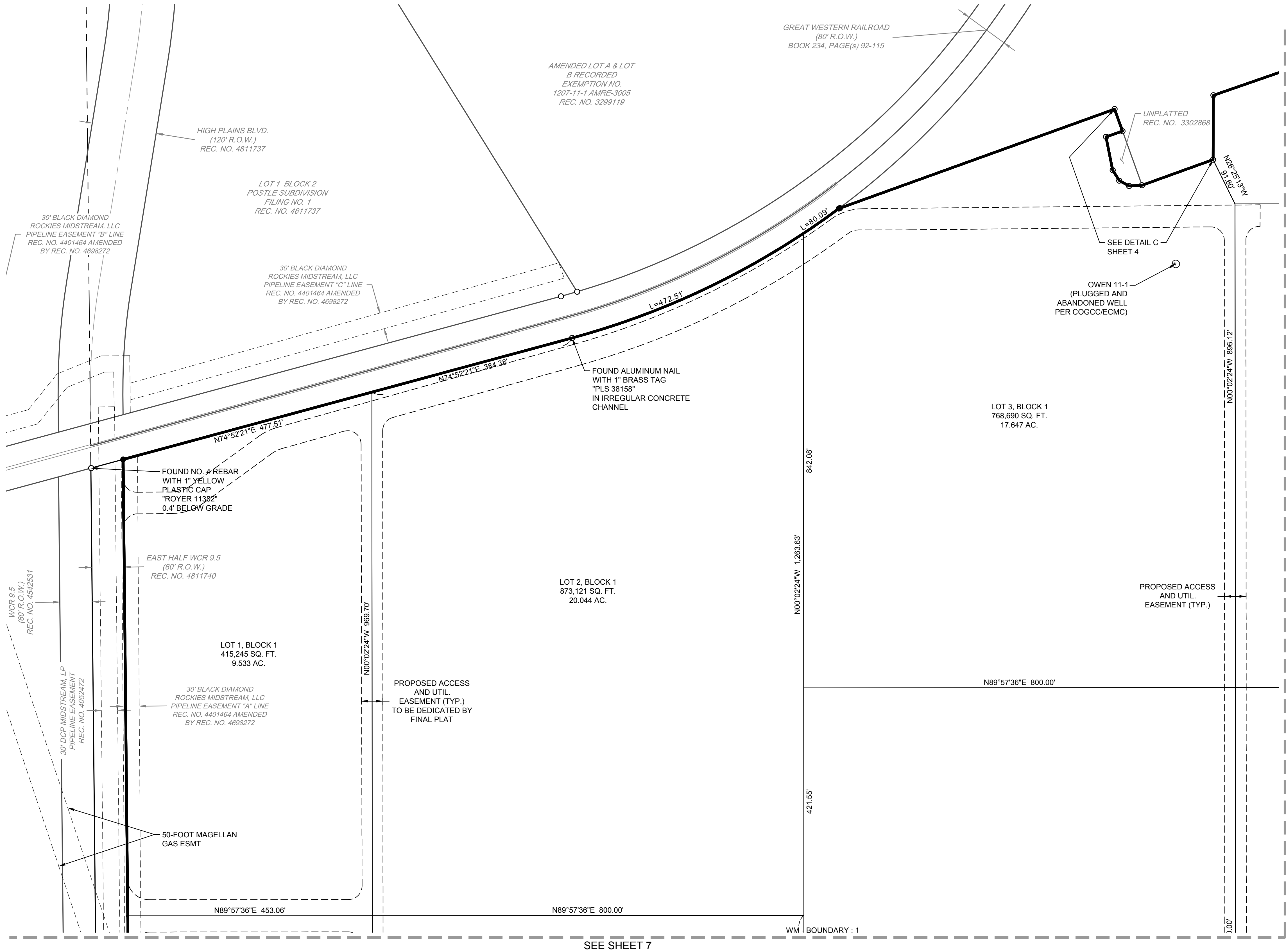
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ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
BOUNDARY DETAIL

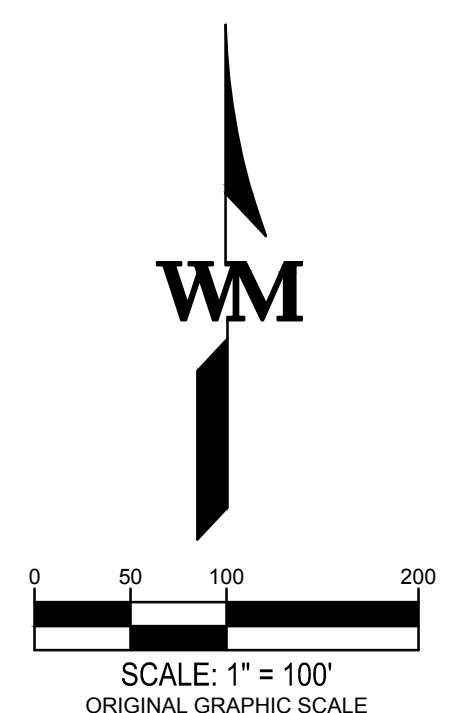
SHEET
4
Sheet 4 of 22

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
 - FOUND MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
 - SECTION LINE
 - ROAD CENTER LINE
 - RIGHT-OF-WAY
 - SITE BOUNDARY
 - LOT LINES
 - EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - AC. ACRES
 - PLUGGED AND ABANDONED WELL



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3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

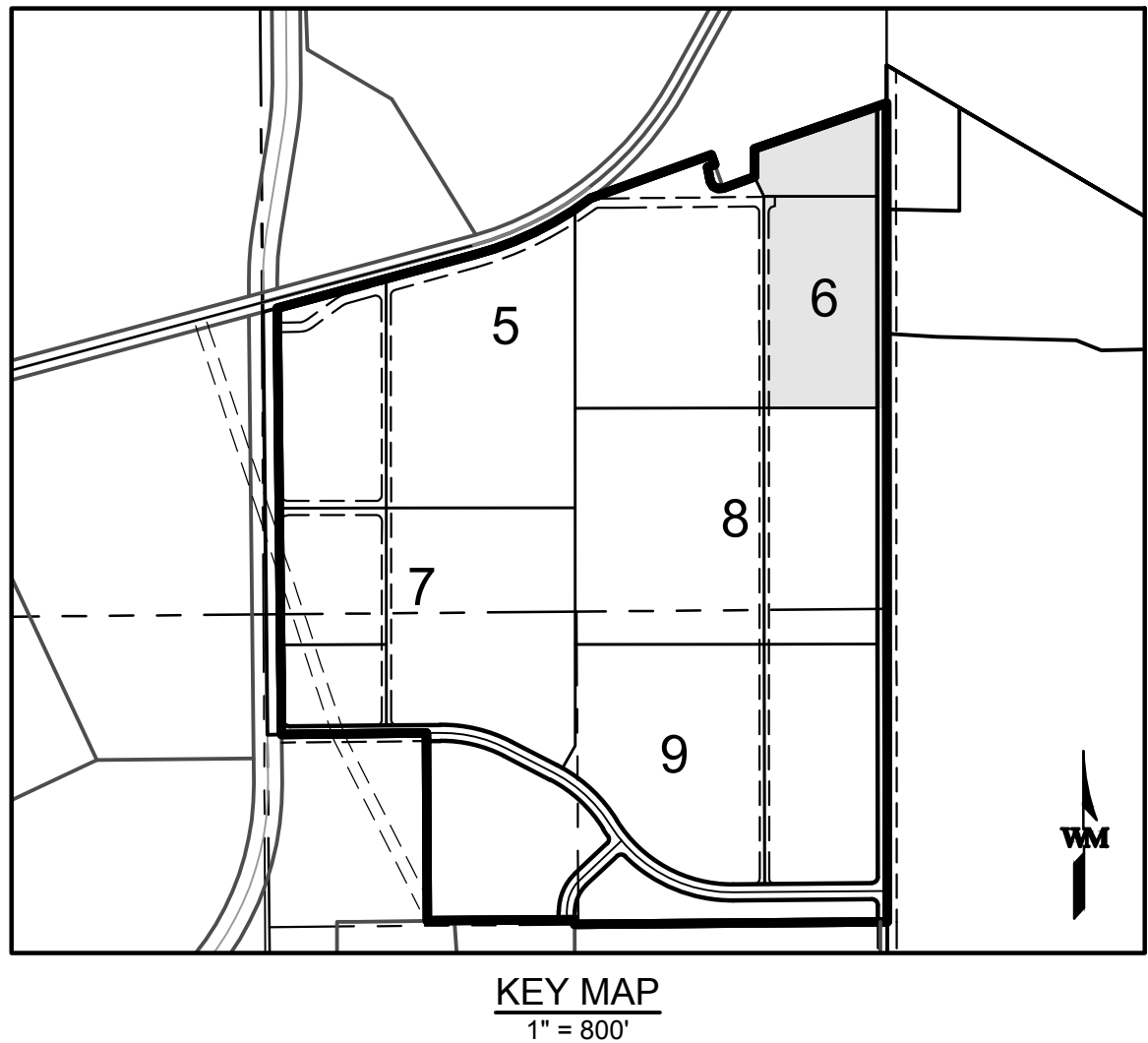
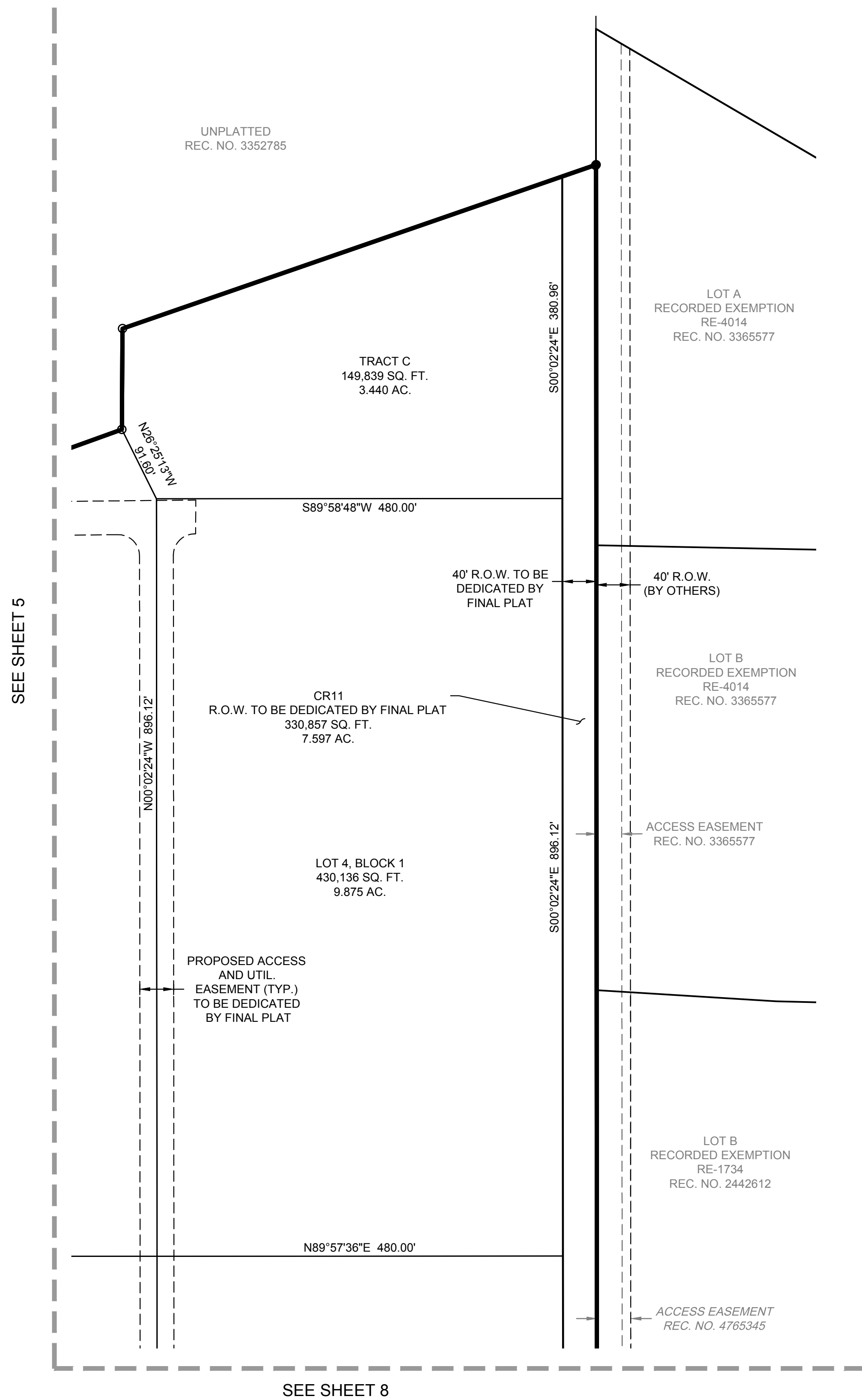
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PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
LOT AND TRACT DETAILS

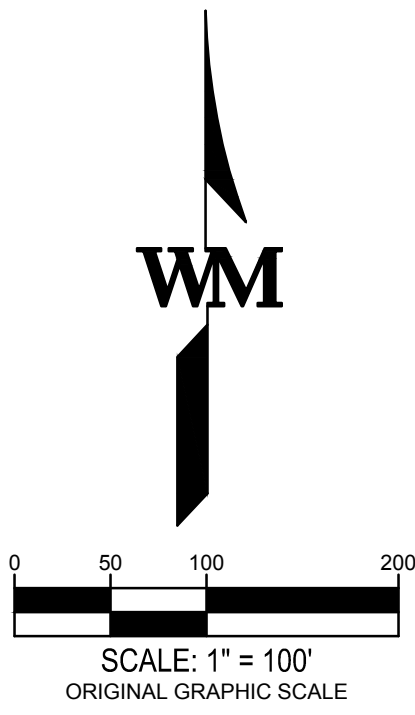
SHEET
5
Sheet 5 of 22

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
IN MONUMENT TABLE
 - FOUND MONUMENT AS DESCRIBED
SET 18" #5 REBAR WITH 1.25" GREEN
PLASTIC CAP MARKED "PLS 38430"
 - SECTION LINE
 - ROAD CENTER LINE
 - RIGHT-OF-WAY
 - SITE BOUNDARY
 - LOT LINES
 - EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - AC. ACRES



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

JOB NO.	DCS23-4035
PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

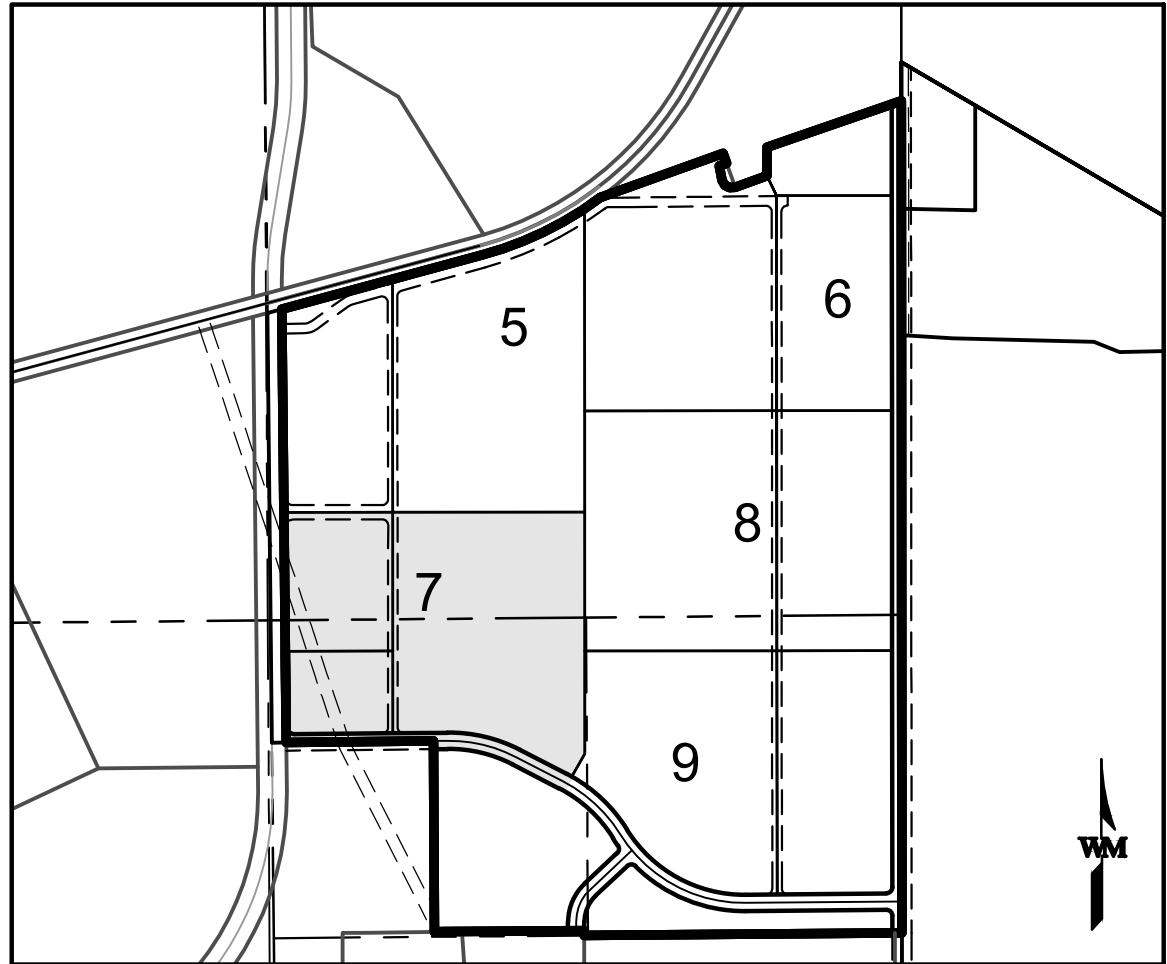
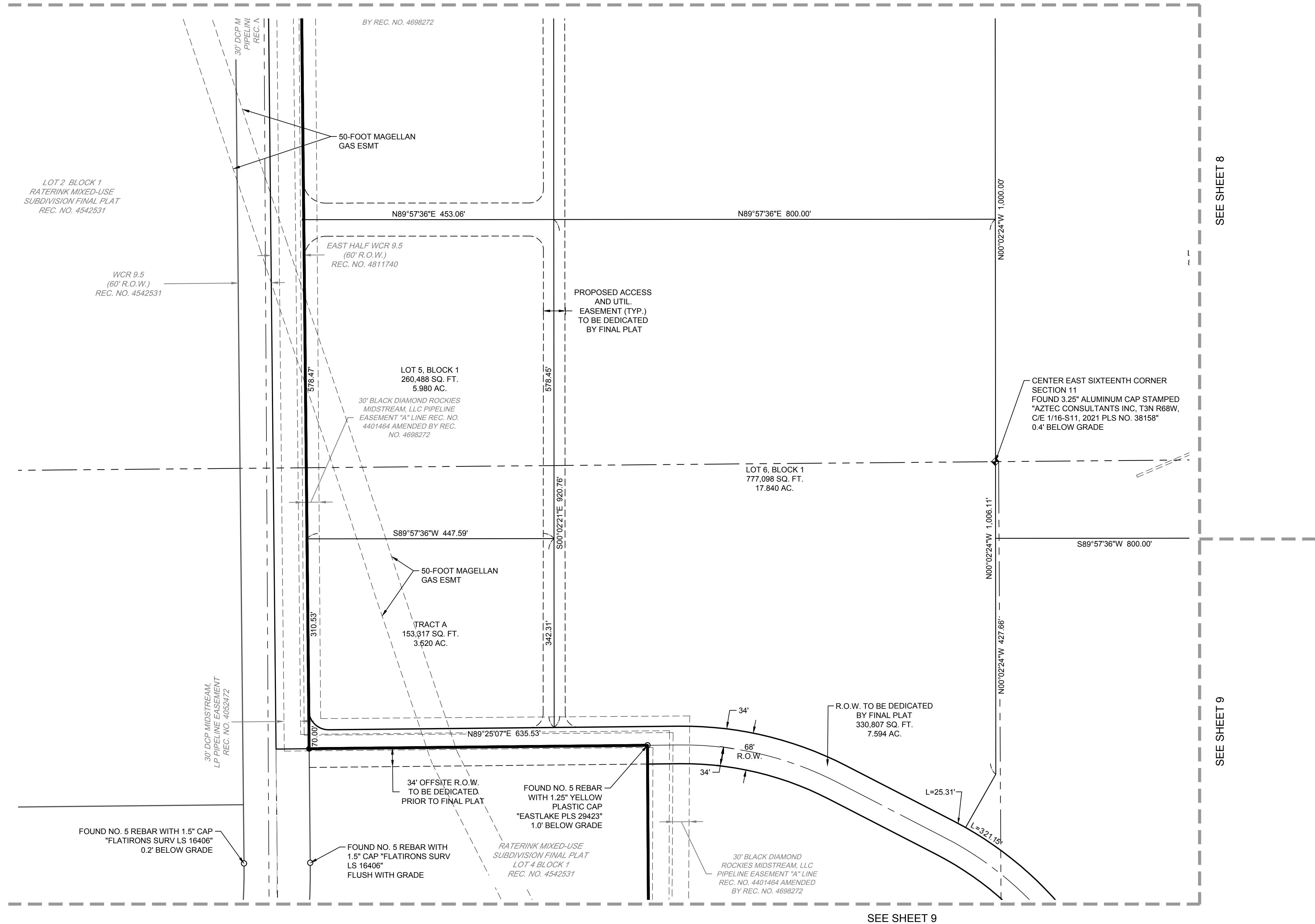
ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
LOT AND TRACT DETAILS

SHEET
6
Sheet 6 of 22

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

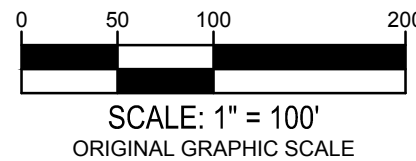
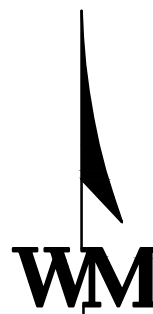
A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 5



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP-MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES



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NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

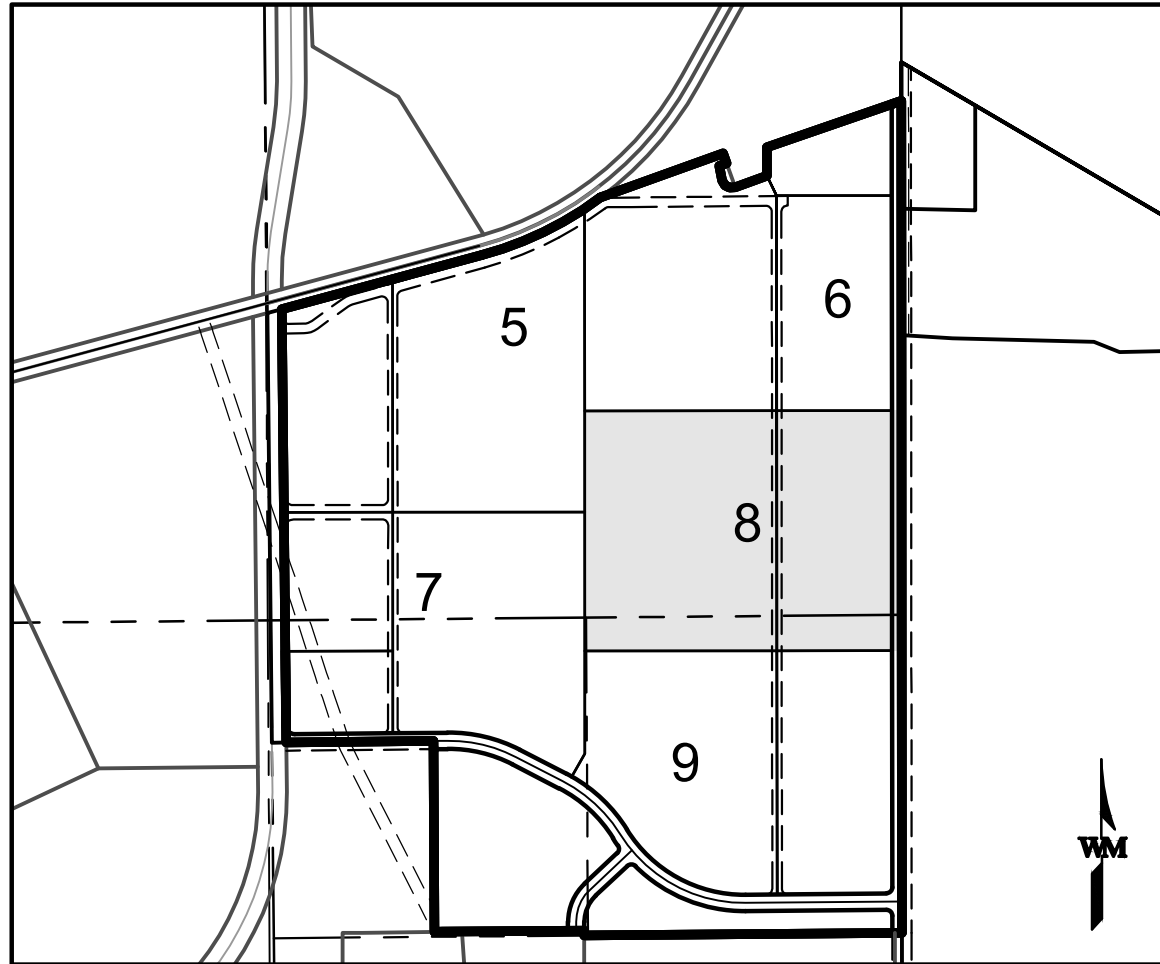
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PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
LOT AND TRACT DETAILS

SHEET
7
Sheet 7 of 22

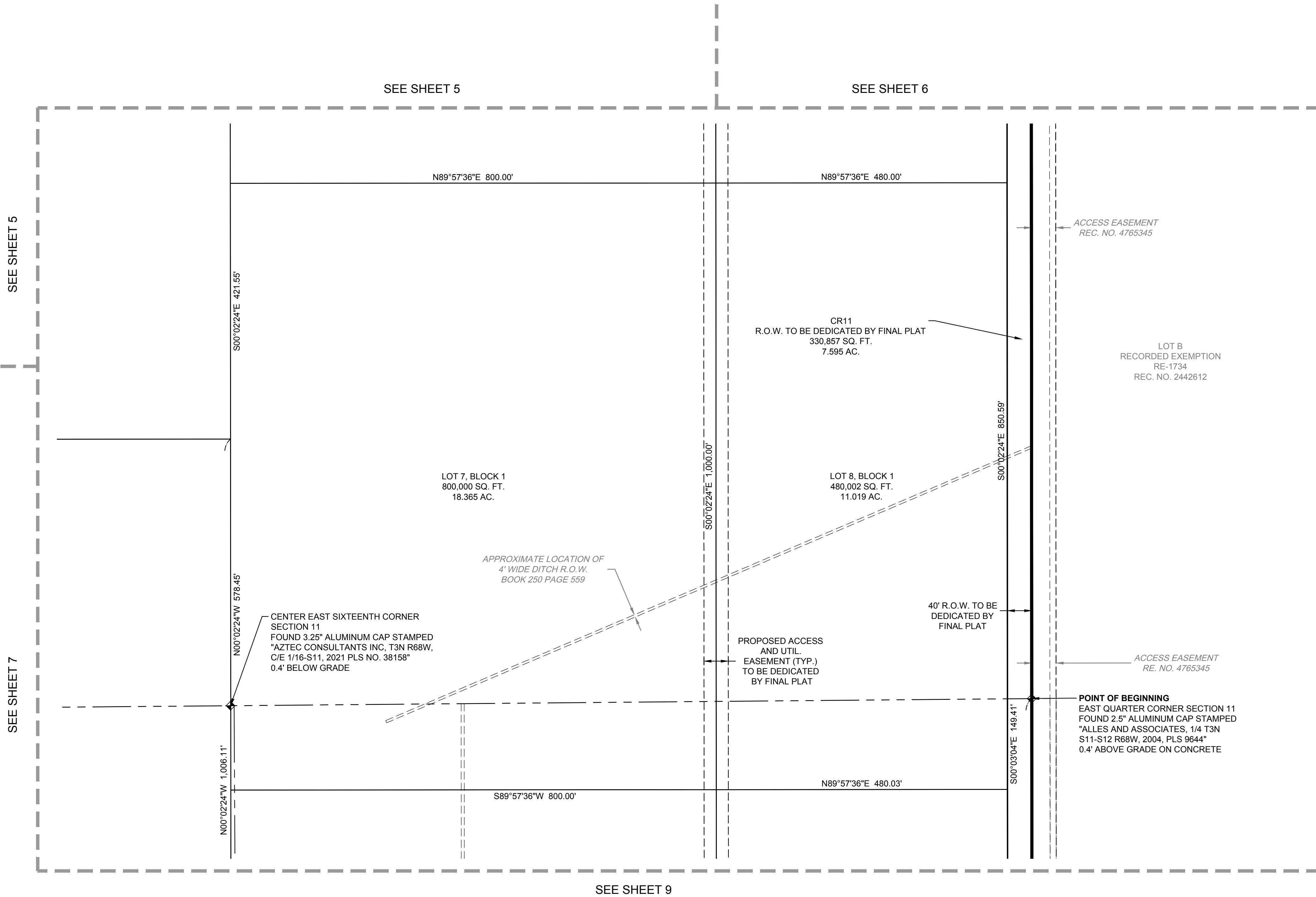
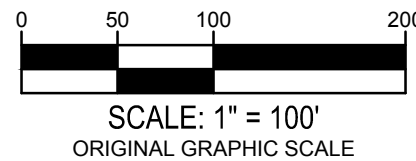
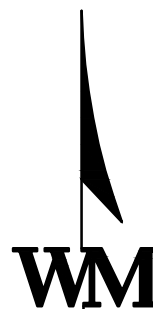
ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



KEY MAP
1" = 800'

LEGEND	
	SECTION CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
	FOUND MONUMENT AS DESCRIBED
	SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
	SECTION LINE
	ROAD CENTER LINE
	RIGHT-OF-WAY
	SITE BOUNDARY
	LOT LINES
	EASEMENT
	R.O.W. RIGHT-OF-WAY
	SQ. FT. SQUARE FEET
	AC. ACRES



P:\DCS23\4035\00\Civil\CAD\Sheets\Planning\Preliminary Plat\DCS23-4035_PRELIMINARY PLAT.dwg

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denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

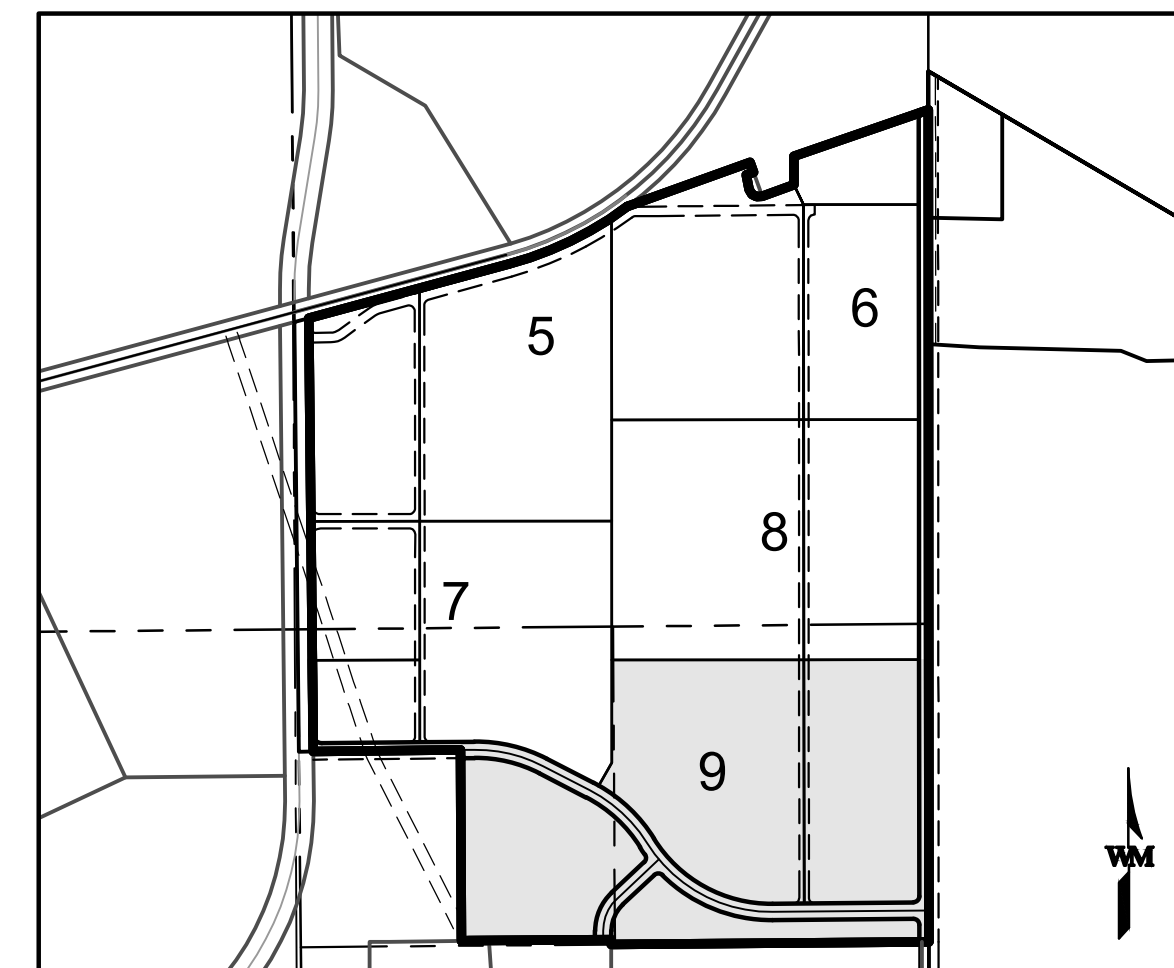
JOB NO.	DCS23-4035
PA/PM:	LGD
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT
LOT AND TRACT DETAILS

SHEET	8
Sheet	8 of 22

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

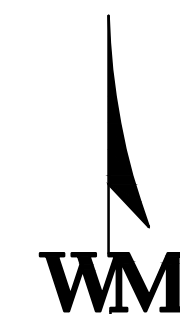
A PORTION OF THE EAST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



KEY MAP
1" = 800'

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 18" #6 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES



0 50 100 200
SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

SEE SHEET 7

SEE SHEET 8

LOT 6, BLOCK 1
777,098 SQ. FT.
17.840 AC.

CENTER EAST SIXTEENTH CORNER
SECTION 11
FOUND 3.25" ALUMINUM CAP STAMPED
"AZTEC CONSULTANTS INC. T3N R68W,
C/E 1/16-S11, 2021 PLS NO. 38158"
0.4' BELOW GRADE

POINT OF BEGINNING
EAST QUARTER CORNER SECTION 11
FOUND 2.5" ALUMINUM CAP STAMPED
"ALLES AND ASSOCIATES, 1/4 T3N
S11-S12 R68W, 2004, PLS 9644"
0.4' ABOVE GRADE ON CONCRETE

N89°57'36"E 480.03'

R.O.W. TO BE
DEDICATED BY
FINAL PLAT
330,857 SQ. FT.
7.595 AC.

40' R.O.W. TO BE
DEDICATED BY
FINAL PLAT

S89°57'36"W 800.00'

LOT 9, BLOCK 1
711,562 SQ. FT.
16.335 AC.

ROW FOR
IRRIGATION DITCH
5' DITCH EASEMENT
BOOK 414 PAGE 377

PROPOSED ACCESS
AND UTIL.
EASEMENT (TYP.)
TO BE DEDICATED
BY FINAL PLAT

LOT 10, BLOCK 1
486,324 SQ. FT.
11.164 AC.

R.O.W. TO BE
DEDICATED BY
FINAL PLAT
330,857 SQ. FT.
7.595 AC.

131.85'

455.39'

34'

68' R.O.W.

34'

40.50'

94.99'

11.25'

30' DCP MIDSTREAM, LP
PIPELINE EASEMENT
REC. NO. 4052475

SOUTH EAST SIXTEENTH CORNER SECTION 11
FOUND 3.25" ALUMINUM CAP STAMPED
"AZTEC CONSULTANTS INC. T3N R68W, S11/16-S11/12, 2021 PLS NO. 38158"
0.3' BELOW GRADE IN DITCH

10.00' ROW
DEDICATION
REQUIRED
PRIOR TO
FINAL PLAT
APPROVAL

40.00' ROW
DEDICATION
REQUIRED
PRIOR TO
FINAL PLAT
APPROVAL

30' EXISTING ROW

UNPLATTED
LOT B RE-3921
REC. NO. 3249167

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 5' DITCH EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
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ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
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ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
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ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

ROW FOR IRRIGATION
DITCH 10' WIDE EASEMENT
BOOK 414 PAGE 377

TRACT B
442,892 SQ. FT.
10.167 AC.

TRACT D
175,918 SQ. FT.
4.039 AC.

SEE DETAIL B
SHEET 4

UNPLATTED
LOT A
RE-2311
REC. NO. 2654501

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UNPLATTED
LOT EL
RE



KEYMAP
1" = 2000'

LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	MATCH EXISTING
	PROPOSED FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED WATERLINE & VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING WATERLINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING MAGELLAN PIPELINE
	EXISTING DCP GAS LINE
	EXISTING CHEVRON GAS LINE
	EXISTING WESTERN MIDSTREAM GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD LINE

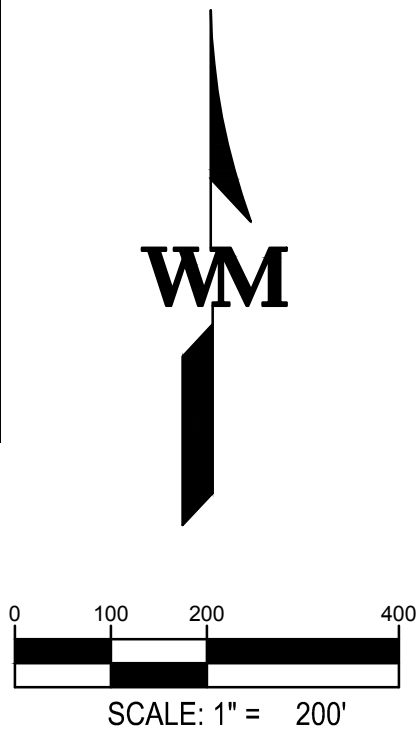
PHASING NOTES:

PHASING:
CR9.5: TIMING OF COMPLETION OF ROADWAY IMPROVEMENTS TO CR 9.5 WILL BE IN ACCORDANCE WITH FINAL CONSTRUCTION DRAWINGS APPROVED BY THE TOWN AND ALL APPLICABLE AGREEMENTS, INCLUDING THE COST SHARING AND IMPROVEMENT AGREEMENT DATED DECEMBER 31, 2024, AND RECORDED AT REC. NO.

ALL OTHER ROADWAY IMPROVEMENTS: TIMING OF COMPLETION OF ROADWAY IMPROVEMENTS TO CR 11 AND INTERNAL ROADWAYS SHALL BE IN COMPLIANCE WITH FINAL CONSTRUCTION DRAWINGS AND FINAL PLAT AS APPROVED BY THE TOWN AND ALL APPLICABLE AGREEMENTS, INCLUDING BUT NOT LIMITED TO SUBDIVISION IMPROVEMENT AGREEMENT, AND PURSUANT TO A FINAL TRAFFIC IMPACT STUDY.

NOTE:
THE SITE IS OUTSIDE OF ANY KNOW FLOODPLAIN OR FLOODWAY PER FEMA FLOOD
INSURANCE RATE MAP 08123C1880E, EFFECTIVE JANUARY 1, 2016.

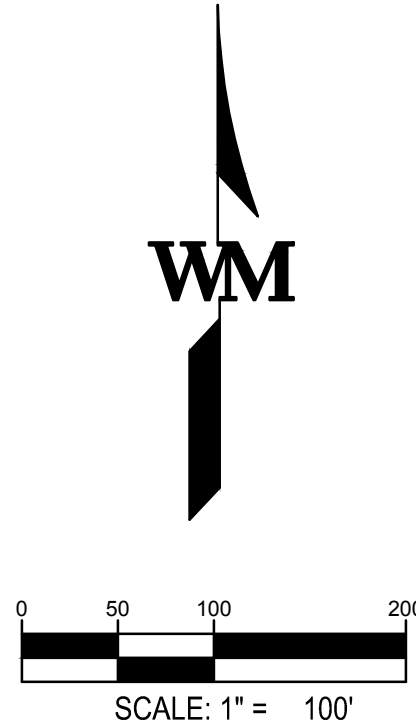
LOT/TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53	INDUSTRIAL
LOT 2, BLOCK 1	873,121	20.04	INDUSTRIAL
LOT 3, BLOCK 1	768,690	17.65	INDUSTRIAL
LOT 4, BLOCK 1	430,136	9.87	INDUSTRIAL
LOT 5, BLOCK 1	260,488	5.98	INDUSTRIAL
LOT 6, BLOCK 1	777,098	17.84	INDUSTRIAL
LOT 7, BLOCK 1	800,000	18.37	INDUSTRIAL
LOT 8, BLOCK 1	480,002	11.02	INDUSTRIAL
LOT 9, BLOCK 1	711,562	16.34	INDUSTRIAL
LOT 10, BLOCK 1	486,324	11.16	INDUSTRIAL
TRACT A	153,317	3.52	DRAINAGE
TRACT B	442,891	10.17	DRAINAGE
TRACT C	149,839	3.44	DRAINAGE
TRACT D	177,022	4.06	OPEN SPACE





LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53	INDUSTRIAL
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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

ACCESS 25 LOGISTICS PARK
MEAD COLORADO
GRADING PLAN

NO. DATE REMARKS

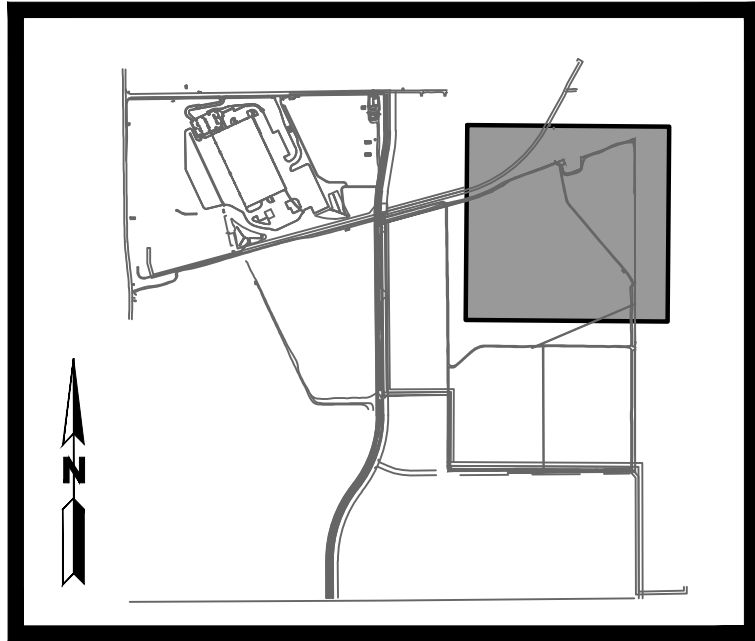
JOB NO.:	DCS23-4035
PA / PM:	CS
DESIGNED:	JC
DATE:	12-11-2023
PLOT DATE:	06-17-2025

SHEET

12

Sheet 12 of 22

NOT FOR CONSTRUCTION



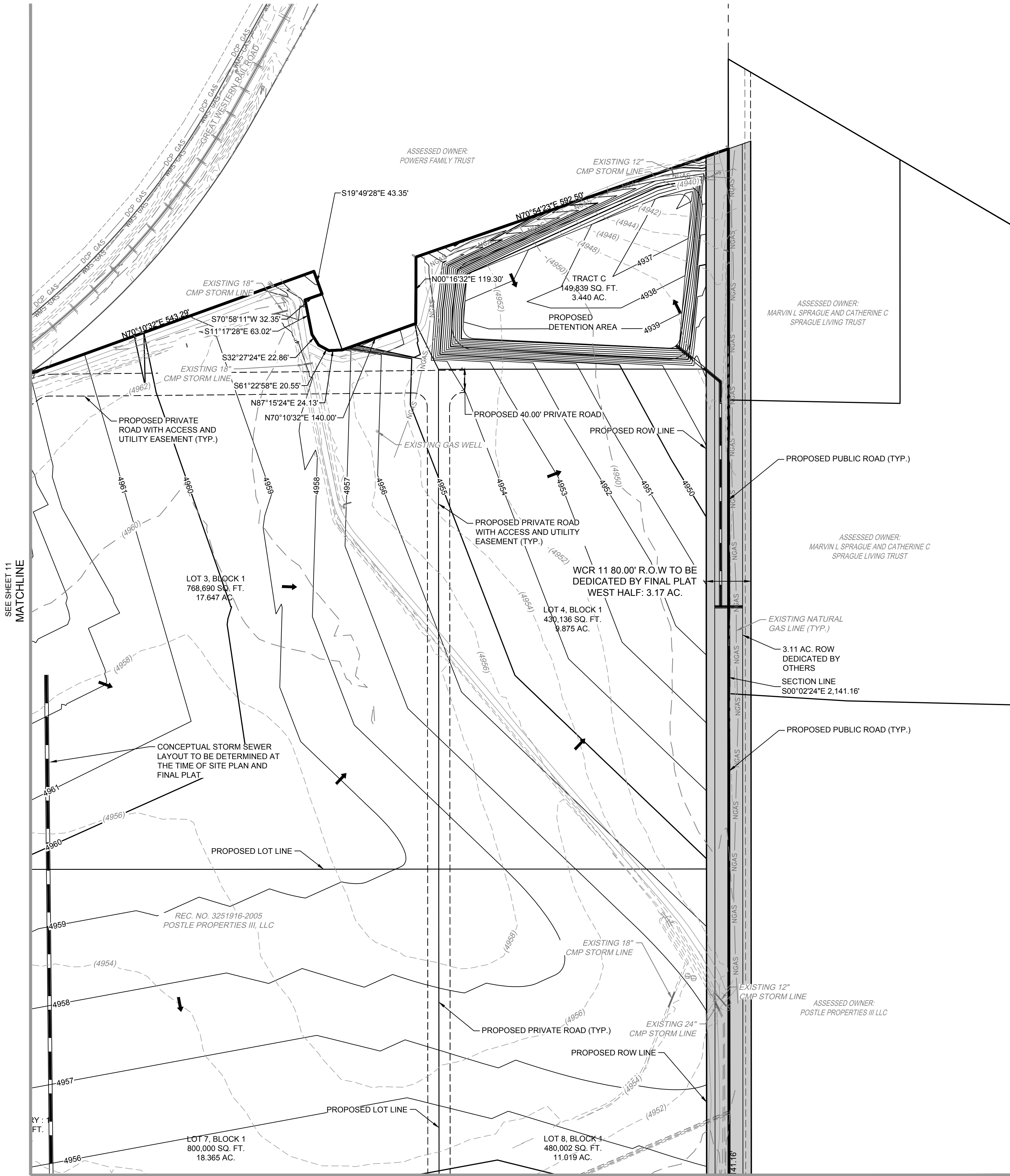
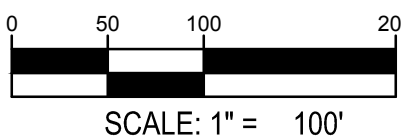
KEYMAP
1" = 2000'

LEGEND:

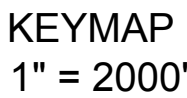
— 5820 —	PROPERTY LINE
— 5821 —	PROPOSED 5' CONTOUR
— 5820 —	PROPOSED 1' CONTOUR
— 5820 —	EXISTING 5' CONTOUR
— 5821 —	EXISTING 1' CONTOUR
— 5820 —	PROPOSED STORM LINE
— 5821 —	EXISTING STORM LINE
ME	MATCH EXISTING
— X — X —	PROPOSED FENCE
— X — X —	EXISTING EASEMENT
— X — X —	PROPOSED EASEMENT
— SS —	PROPOSED SANITARY SEWER W/ MANHOLE
— SS —	EXISTING SANITARY SEWER W/ MANHOLE
— WM —	PROPOSED WATERLINE & VALVE
— WM —	PROPOSED FIRE HYDRANT ASSEMBLY
— WM —	EXISTING WATERLINE & VALVE
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— NGAS —	EXISTING GAS LINE
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— DCP GAS —	EXISTING DCP GAS LINE
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— WMS GAS —	EXISTING WESTERN MIDSTREAM GAS LINE
— FO —	EXISTING FIBER OPTIC LINE
— E —	EXISTING ELECTRIC LINE
— OH —	EXISTING OVERHEAD LINE

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MATCHLINE
SEE SHEET 14

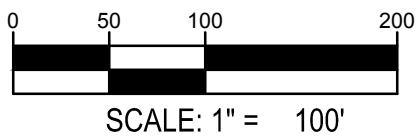


LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	MATCH EXISTING
	PROPOSED FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
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	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED WATERLINE & VALVE
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	EXISTING DCP GAS LINE
	EXISTING CHEVRON GAS LINE
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	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD LINE

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GRADING PLAN

REMARKS

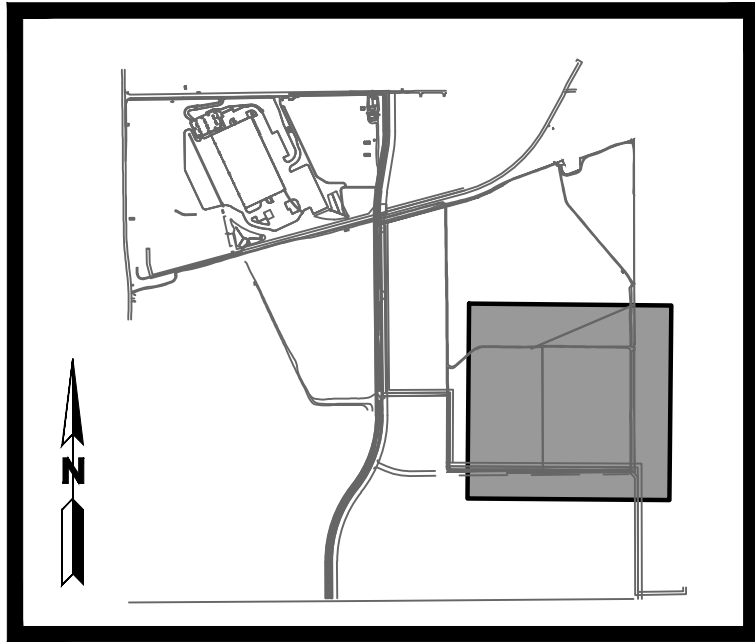
JOB NO.: DCS23-4035
PA / PM: CS
DESIGNED: JC
DATE: 12-11-2023
PLOT DATE: 06-17-2025

SHEET

14

Sheet 14 of 22

NOT FOR CONSTRUCTION



KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
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- EXISTING STORM LINE
- ME
- MATCH EXISTING
- PROPOSED FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
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0 50 100 200
SCALE: 1" = 100'

SEE SHEET 12
MATCHLINE

S00°02'24"E 2'

EXISTING 18" CMP STORM LINE

EXISTING 9.63' DIRT ROAD

EXISTING 24" CMP STORM LINE

PROPOSED LOT LINE

SECTION LINE
S00°03'04"E 1,324.71'

3.11 AC. ROW
DEDICATED BY
OTHERS

PROPOSED PUBLIC ROAD (TYP.)

EXISTING NATURAL GAS LINE (TYP.)

LOT 10, BLOCK 1
486,324 SQ. FT.
11.16 AC.

WCR 11 80.00' R.O.W TO BE
DEDICATED BY FINAL PLAT
WEST HALF: 3.17 AC.

PROPOSED PRIVATE
ROAD WITH ACCESS AND
UTILITY EASEMENT (TYP.)

PROPOSED ROW LINE

PROPOSED ROW LINE

ASSESSED OWNER:
POSTLE PROPERTIES III LLC

EXISTING 18" CMP STORM LINE

EXISTING 24" CMP STORM LINE

40.00' ROW
DEDICATION
REQUIRED
PRIOR TO
FINAL PLAT
APPROVAL

30' EXISTING ROW

30' DCP MIDSTREAM, LP PIPELINE
EASEMENT REC. NO. 4052475

10.00' ROW
DEDICATION
REQUIRED
PRIOR TO
FINAL PLAT
APPROVAL

ROW FOR IRRIGATION
DITCH 10' DITCH EASEMENT
BOOK 414 PAGE 377
ASSESSED OWNER:
HIGH BAR RED ANGUS LLC

S89°30'30"W 1,308.31'

40' SADDLE BUTTE ROCKIES
MIDSTREAM, LLC PIPELINE
EASEMENT REC. NO. 4309312

TRACT D
175,918 SQ. FT.
4.039 AC.

ROW FOR IRRIGATION DITCH
5' WIDE DITCH EASEMENT
BOOK 414 PAGE 377

EAST-WEST CONNECTOR
68.00' ROW
3.34 AC

LOT 9, BLOCK 1
711,562 SQ. FT.
16.335 AC.

REC. NO. 3251916-2005
POSTLE PROPERTIES III, LLC

SEE SHEET 13
MATCHLINE

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

ACCESS 25 LOGISTICS PARK
MEAD COLORADO
OVERALL UTILITY PLAN

NO. DATE

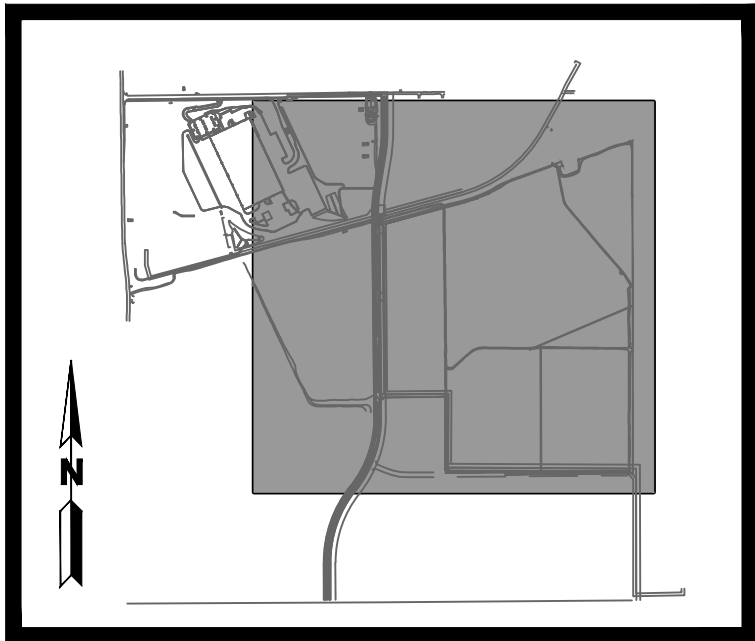
JOB NO.: DCS23-4035
PA / PM: CS
DESIGNED: JC
DATE: 12-11-2023
PLOT DATE: 06-17-2025

SHEET

15

Sheet 15 of 22

NOT FOR CONSTRUCTION



KEYMAP
1" = 2000'

LEGEND:

- 5820 PROPERTY LINE
- 5821 PROPOSED 5' CONTOUR
- 5820 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- ME MATCH EXISTING
- PROPOSED FENCE
- EXISTING EASEMENT
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- WMS GAS EXISTING WESTERN MIDSTREAM GAS LINE
- FO EXISTING FIBER OPTIC LINE
- E EXISTING ELECTRIC LINE
- OH EXISTING OVERHEAD LINE

PHASING NOTES:

PHASE 1 DESCRIPTION:
PHASE 1 IS THE CONSTRUCTION OF TWO LANES OF CR9.5 AND ASSOCIATED SIDEWALK AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS.

PHASE 2 DESCRIPTION:
PHASE 2 IS THE CONSTRUCTION OF AN ADDITIONAL LANE OF CR9.5 INCLUDING CURB AND GUTTER AND ACCESS POINTS WITH AUXILIARY LANES AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS. EASTERN HALF SECTION TO BE COMPLETED WITH SITE PLAN AND FINAL PLAT AS EACH ADJACENT LOT IS DEVELOPED.

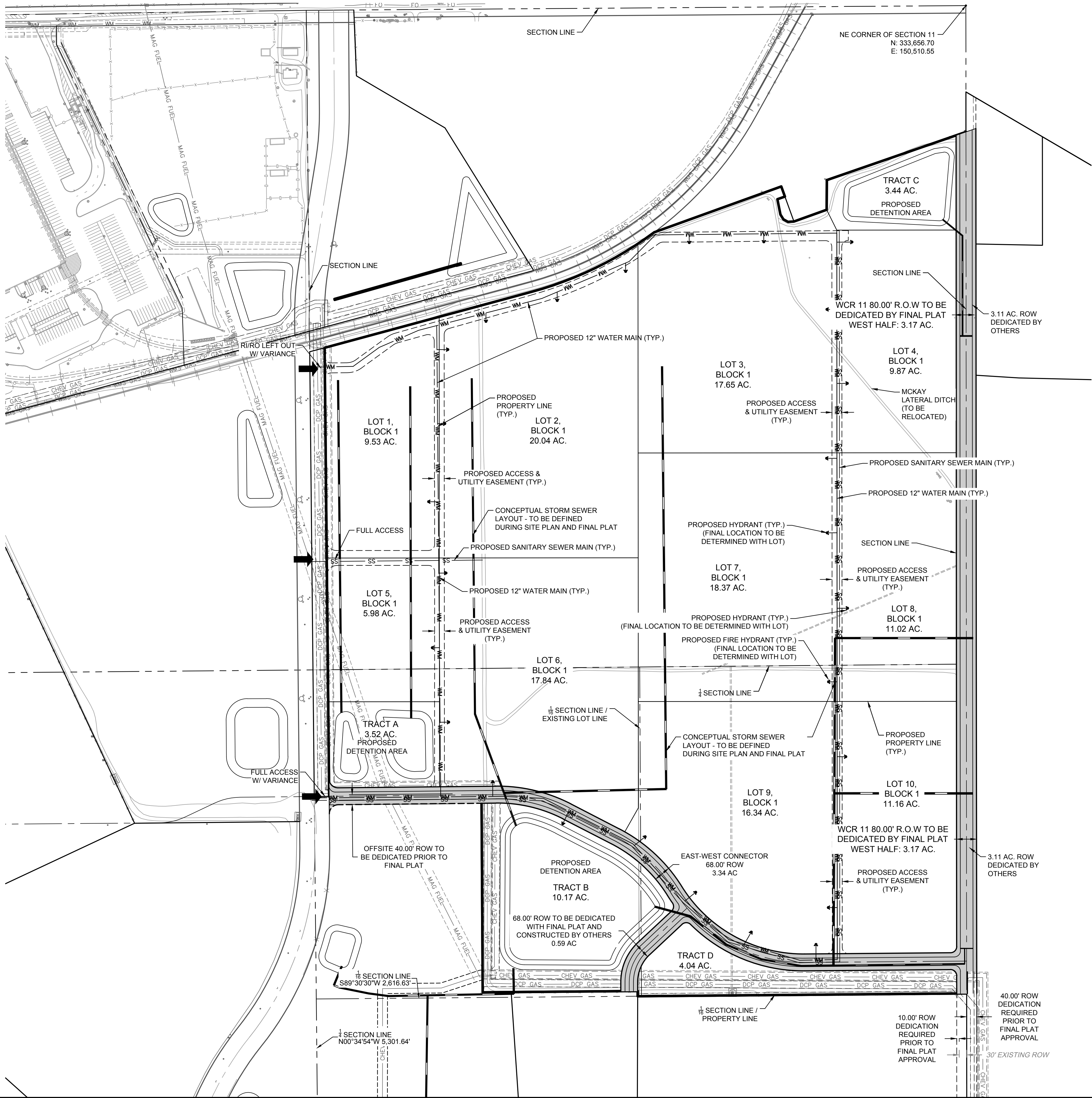
PHASE 3 DESCRIPTION:
DEVELOPMENT OF INTERNAL SITE, E/W COLLECTOR AND CR11 CONSTRUCTION WILL BE COMPLETED AS REQUIRED BY SIA AND/OR SITE PLAN AND FINAL PLAT. EAST HALF SECTION OF CR9.5 TO BE DESIGNED BY OTHERS AS DETERMINED BY TRAFFIC LOADS.

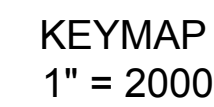
NOTE:
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WM

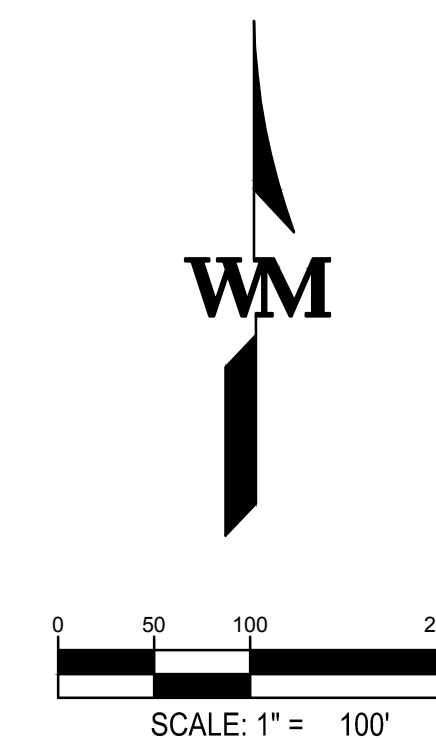
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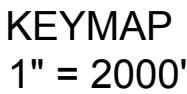




	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
ME	MATCH EXISTING
	PROPOSED FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
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TRACT D	163,371	3.75	OPEN SPACE

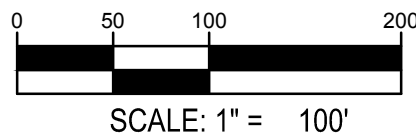




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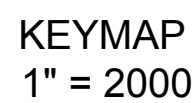
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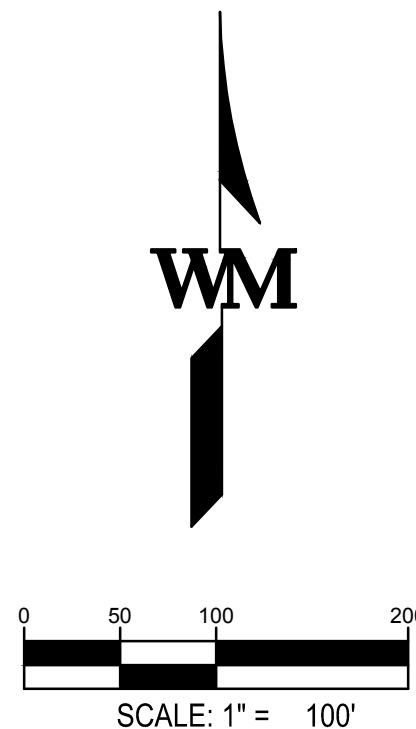
Sheet 19 of 22

Page 177 of 25



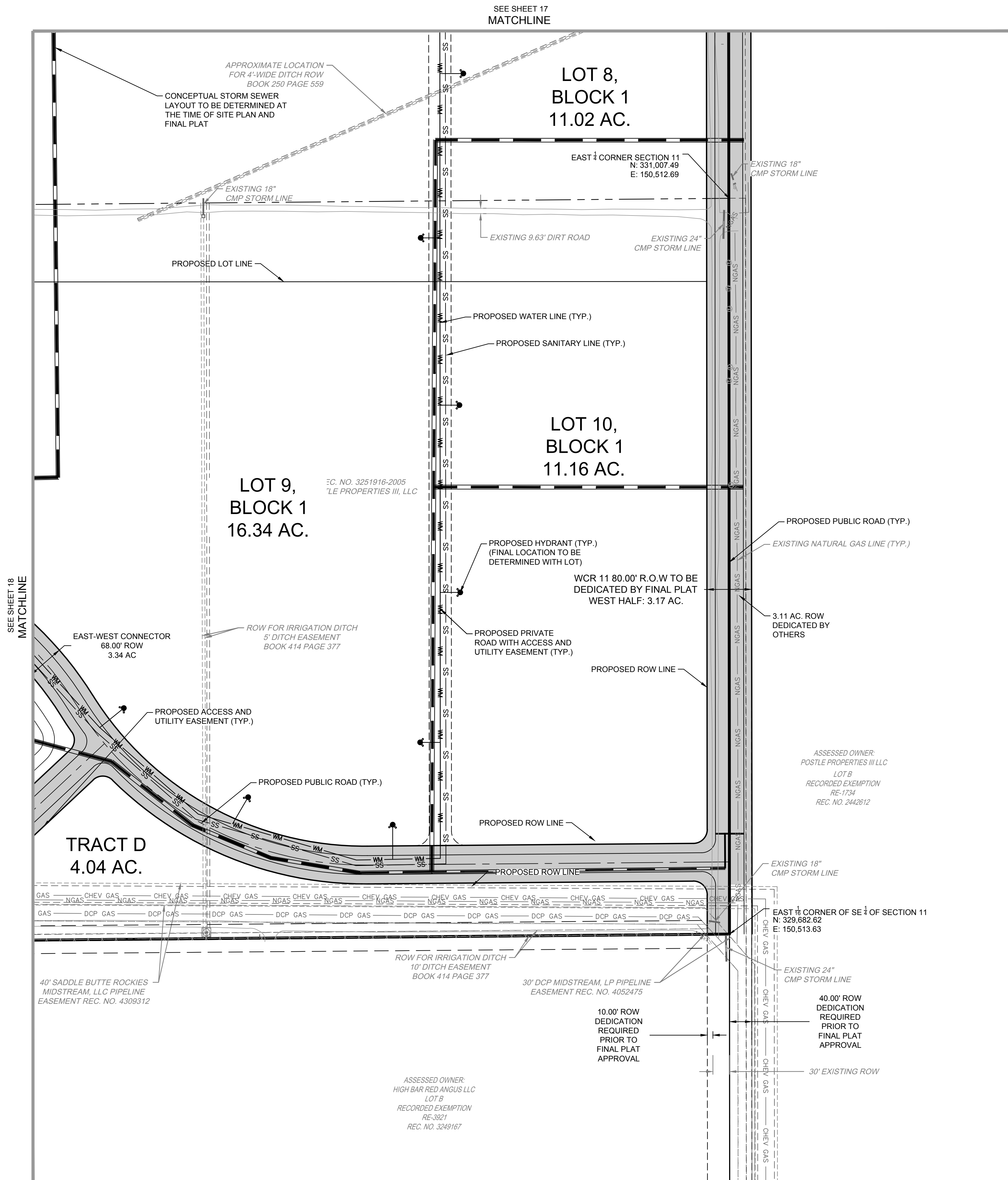
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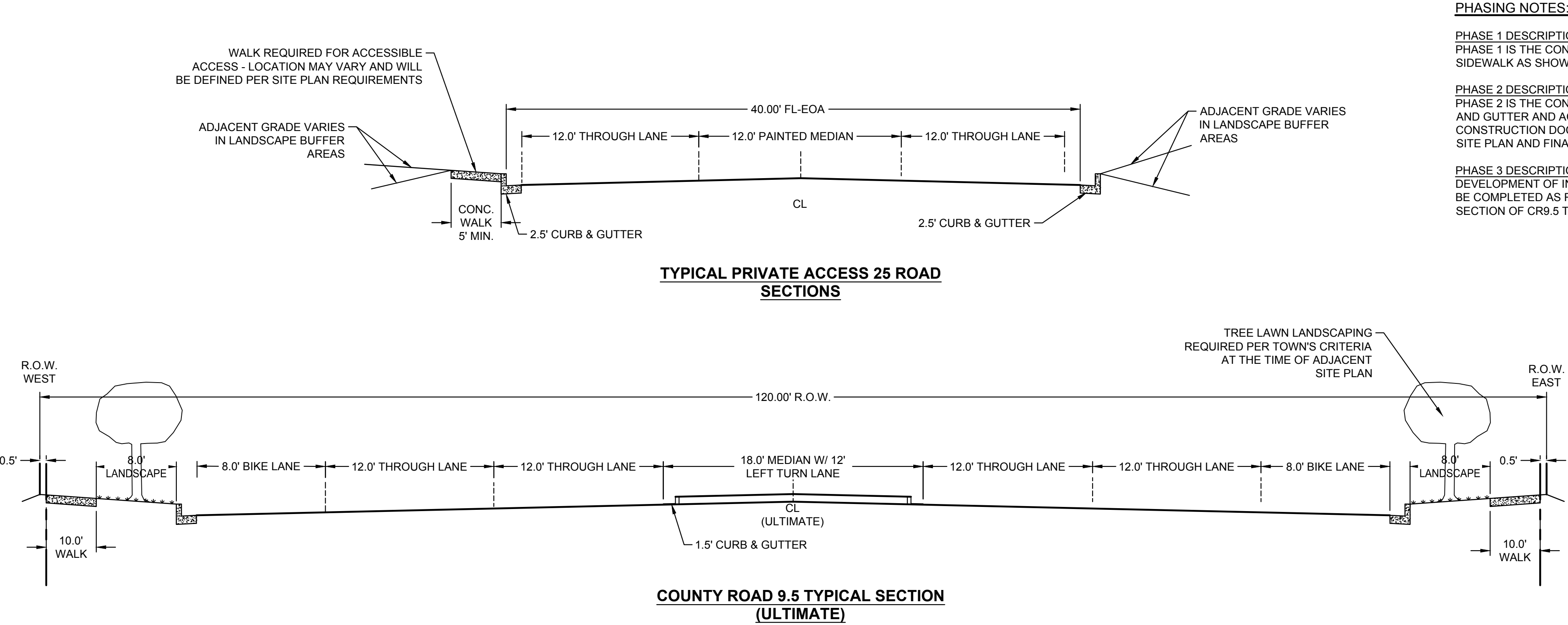
- | | |
|--|-------------------------------------|
| | PROPERTY LINE |
| | PROPOSED 5' CONTOUR |
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| | EXISTING 5' CONTOUR |
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THE SITE IS OUTSIDE OF ANY KNOW FLOODPLAIN OR FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP 08123C1880E, EFFECTIVE JANUARY 1, 2016.

LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53 INDUSTRIAL	
LOT 2, BLOCK 1	873,121	20.04 INDUSTRIAL	
LOT 3, BLOCK 1	768,690	17.65 INDUSTRIAL	
LOT 4, BLOCK 1	430,136	9.87 INDUSTRIAL	
LOT 5, BLOCK 1	260,488	5.98 INDUSTRIAL	
LOT 6, BLOCK 1	777,098	17.84 INDUSTRIAL	
LOT 7, BLOCK 1	800,000	18.37 INDUSTRIAL	
LOT 8, BLOCK 1	480,002	11.02 INDUSTRIAL	
LOT 9, BLOCK 1	711,562	16.34 INDUSTRIAL	
LOT 10, BLOCK 1	486,324	11.16 INDUSTRIAL	
TRACT A	153,317	3.52 DRAINAGE	
TRACT B	456,709	10.48 DRAINAGE	
TRACT C	149,839	3.44 DRAINAGE	
TRACT D	163,371	3.75 OPEN SPACE	



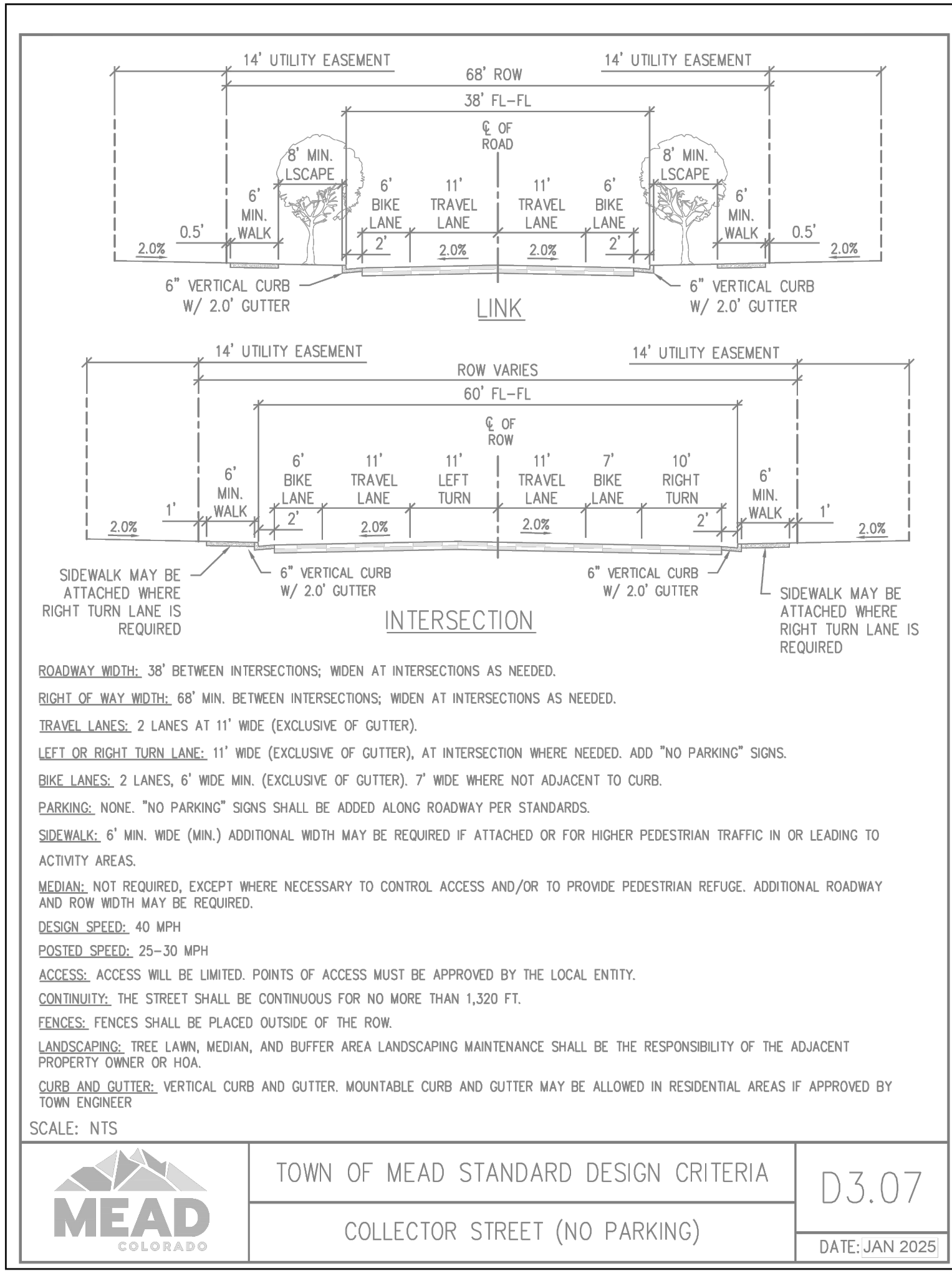


PHASING NOTES:

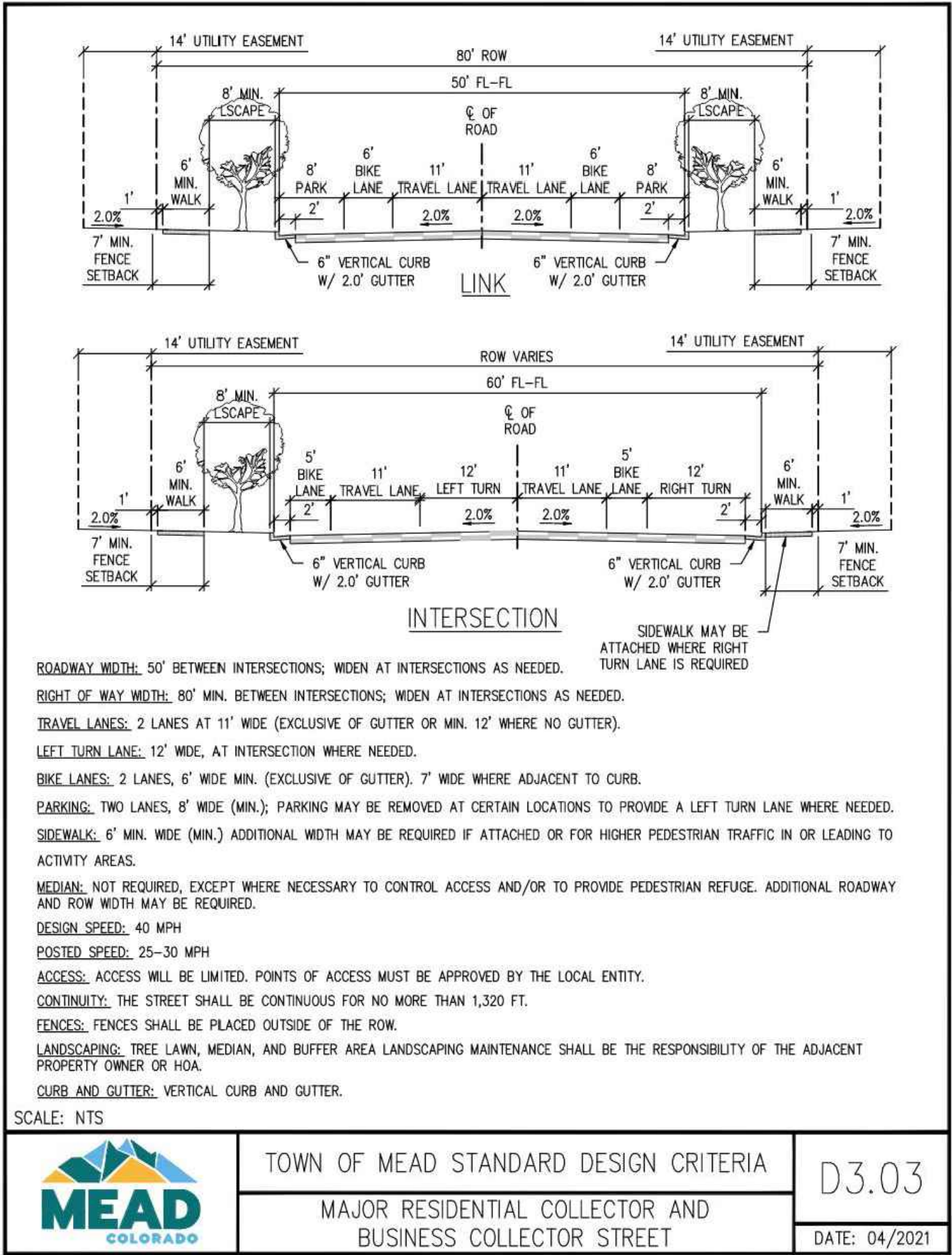
PHASE 1 DESCRIPTION:
PHASE 1 IS THE CONSTRUCTION OF TWO LANES OF CR9.5 AND ASSOCIATED SIDEWALK AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS.

PHASE 2 DESCRIPTION:
PHASE 2 IS THE CONSTRUCTION OF AN ADDITIONAL LANE OF CR9.5 INCLUDING CURB AND GUTTER AND ACCESS POINTS WITH AUXILIARY LANES AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS. EASTERN HALF SECTION TO BE COMPLETED WITH SITE PLAN AND FINAL PLAT AS EACH ADJACENT LOT IS DEVELOPED.

PHASE 3 DESCRIPTION:
DEVELOPMENT OF INTERNAL SITE. E/W COLLECTOR AND CR11 CONSTRUCTION WILL BE COMPLETED AS REQUIRED BY SIA AND/OR SITE PLAN AND FINAL PLAT. EAST HALF SECTION OF CR9.5 TO BE DESIGNED BY OTHERS AS DETERMINED BY TRAFFIC LOADS.



E/W COLLECTOR TYPICAL SECTION



COUNTY ROAD 11 TYPICAL SECTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

ACCESS 25 LOGISTICS PARK
MEAD COLORADO
TYPICAL SECTIONS

NO.	DATE	REMARKS

JOB NO.:	DCS23-4035
PA / PM:	CS
DESIGNED:	JC
DATE:	12-11-2023
PLOT DATE:	06-17-2025

SHEET

20

Sheet 20 of 22

NOT FOR CONSTRUCTION

Page 178 of 250

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

ACCESS 25 LOGISTICS PARK
MEAD COLORADO
LANDSCAPE PLAN

NO. DATE REMARKS

JOB NO.: DCS23-4035
PA / PM: CS
DESIGNED: JC
DATE: 12-11-2023
PLOT DATE: 06-17-2025

SHEET
21

Sheet 21 of 22

NOT FOR CONSTRUCTION

NOTE:
LANDSCAPING SHOWN AS CONCEPTUAL PLACEMENT -
ULTIMATE LANDSCAPE DESIGN TO BE COMPLETED PER THE
REQUIREMENTS OF THE TOWN OF MEAD AT THE TIME OF
FINAL PLAT.

ASSESSED OWNER:
POWERS FAMILY TRUST

ASSESSED OWNER:
TIMOTHY O POWERS

REC. NO. 3299119
AMENDED LOT A & B REC EX. NO.
1207-11-1 AMRE-3005

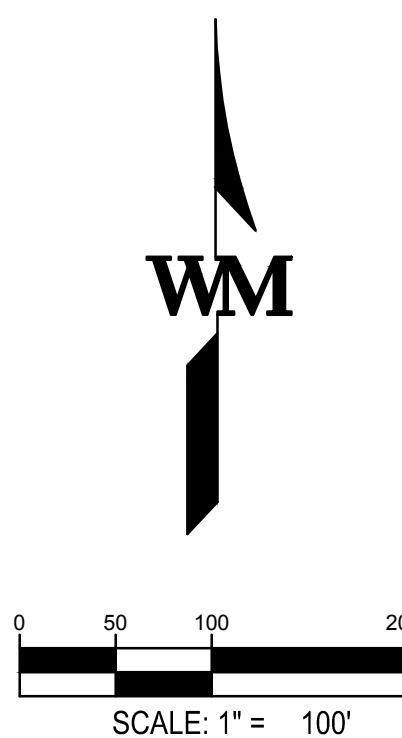
EXISTING 120.00' WCR
9.5 HIGH PLAINS BLVD
BK. 1184 PG. 0365
REC. NO. 02129174
REC EX. NO. 1207-11-1-RE 1052
LOT B

30' BLACK DIAMOND
ROCKIES MIDSTREAM, LLC
PIPELINE EASEMENT "C" LINE
REC. NO. 4401464 AMENDED
BY REC. NO. 4698272

30' BLACK DIAMOND
ROCKIES
MIDSTREAM, LLC
PIPELINE EASEMENT
"A" LINE REC. NO.
4401464 AMENDED
BY REC. NO. 4698272

REC. NO. 3251916-2005
POSTLE PROPERTIES III, LLC

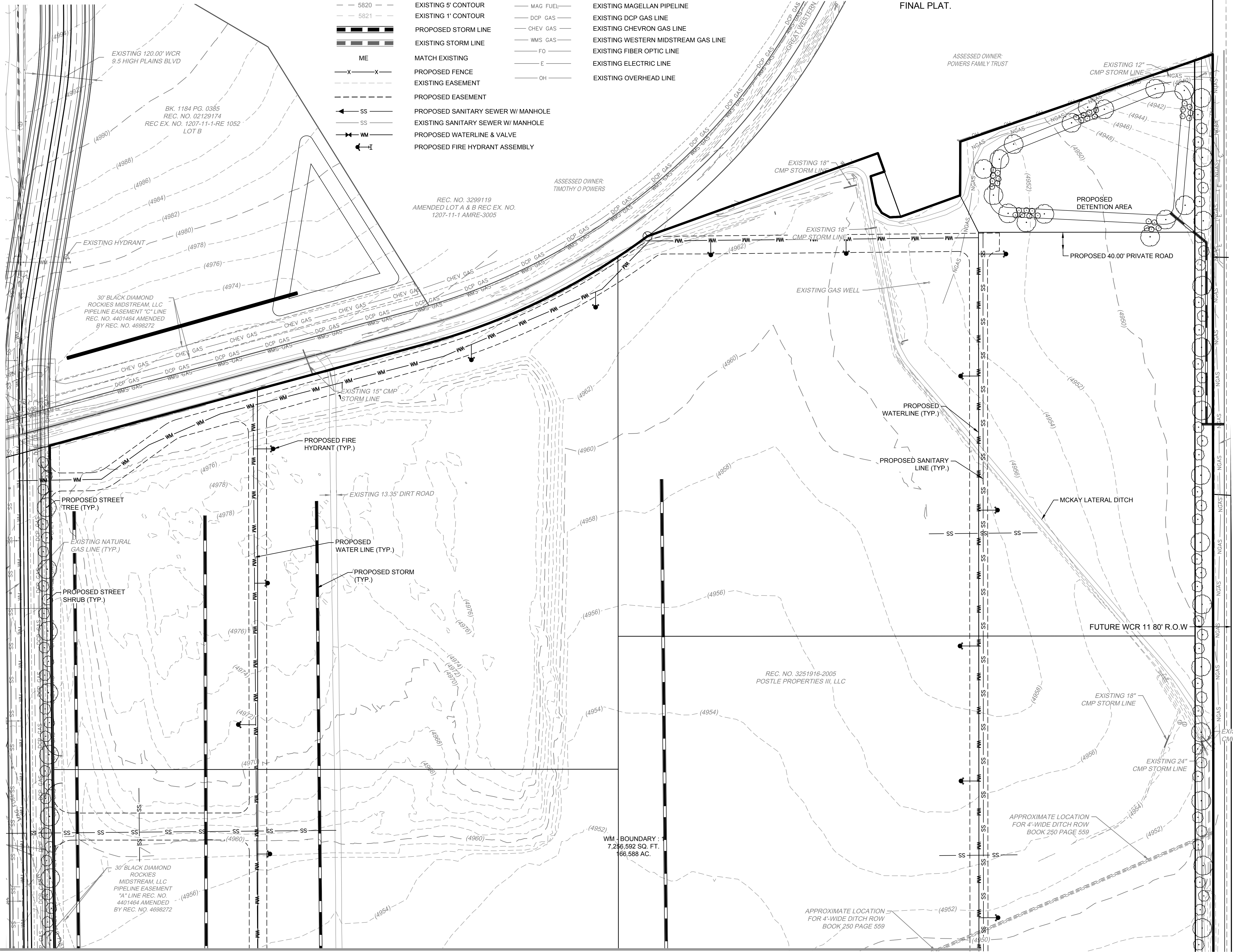
WM - BOUNDARY -
7,248,592 SQ. FT.
166,588 AC.



MATCHLINE
SEE SHEET 22

LEGEND:

- | | | | |
|--|------------------------------------|--|-------------------------------------|
| | PROPERTY LINE | | EXISTING WATERLINE & VALVE |
| | PROPOSED 5' CONTOUR | | EXISTING FIRE HYDRANT |
| | PROPOSED 1' CONTOUR | | EXISTING GAS LINE |
| | EXISTING 5' CONTOUR | | EXISTING MAGELLAN PIPELINE |
| | EXISTING 1' CONTOUR | | EXISTING DCP GAS LINE |
| | PROPOSED STORM LINE | | EXISTING CHEVRON GAS LINE |
| | EXISTING STORM LINE | | EXISTING WESTERN MIDSTREAM GAS LINE |
| | ME | | EXISTING FIBER OPTIC LINE |
| | PROPOSED FENCE | | EXISTING ELECTRIC LINE |
| | EXISTING EASEMENT | | EXISTING OVERHEAD LINE |
| | PROPOSED EASEMENT | | |
| | PROPOSED SANITARY SEWER W/ MANHOLE | | |
| | EXISTING SANITARY SEWER W/ MANHOLE | | |
| | PROPOSED WATERLINE & VALVE | | |
| | PROPOSED FIRE HYDRANT ASSEMBLY | | |



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900 south broadway
suite 320
denver, co 80209
p 303.561.3333
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FOR AND ON BEHALF
OF WARE MALCOMB

ACCESS 25 LOGISTICS PARK
MEAD COLORADO
LANDSCAPE PLAN

REMARKS

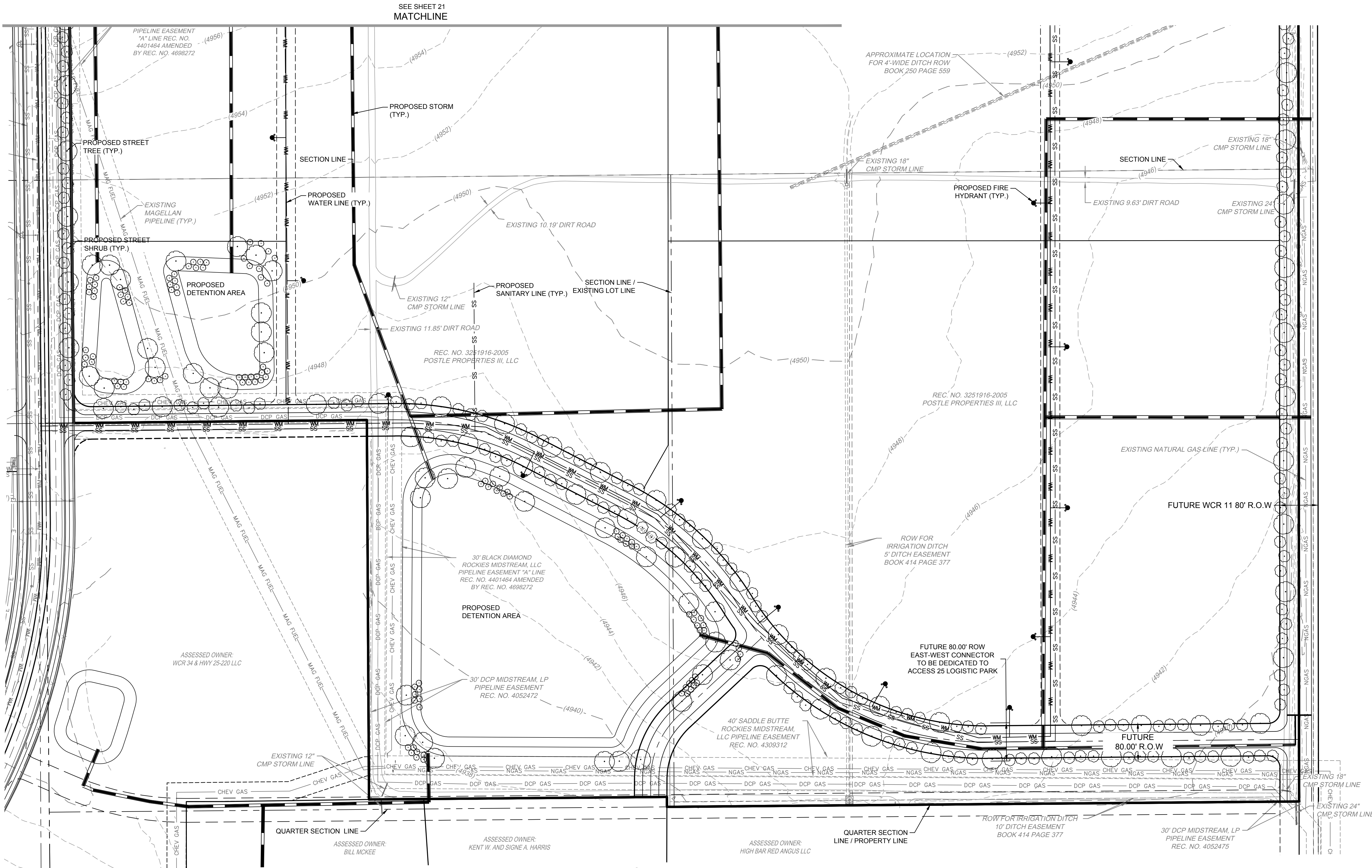
NO. DATE

JOB NO.: DCS23-4035
PA / PM: CS
DESIGNED: JC
DATE: 12-11-2023
PLOT DATE: 06-17-2025

SHEET
22

Sheet 22 of 22

NOT FOR CONSTRUCTION

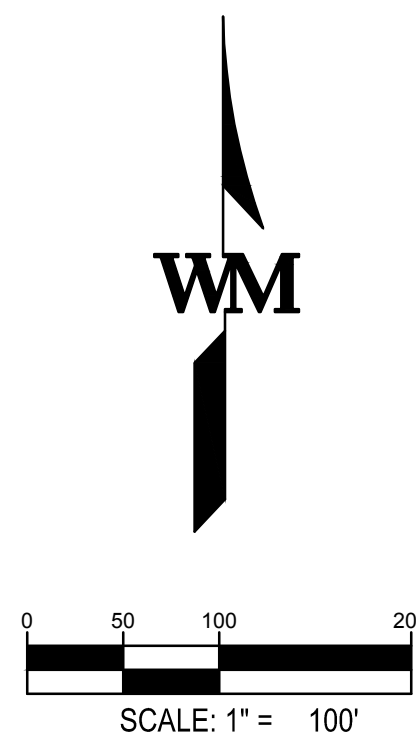


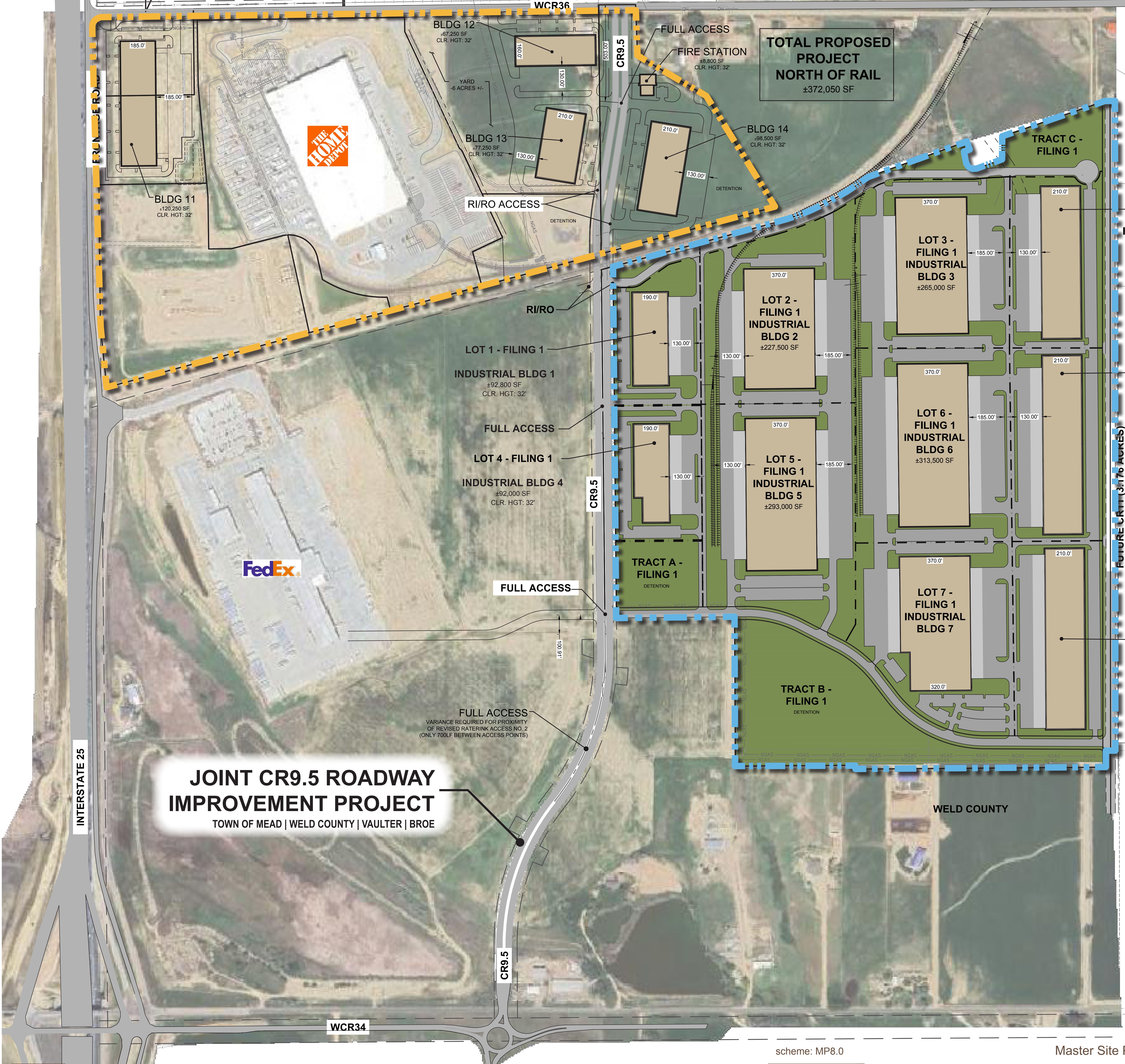
NOTE:
LANDSCAPING SHOWN AS CONCEPTUAL PLACEMENT -
ULTIMATE LANDSCAPE DESIGN TO BE COMPLETED PER THE
REQUIREMENTS OF THE TOWN OF MEAD AT THE TIME OF
FINAL PLAT.

LEGEND:

- 5820 ——— PROPOSED 5' CONTOUR
- 5821 ——— PROPOSED 1' CONTOUR
- 5820 - - - EXISTING 5' CONTOUR
- 5821 - - - EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- ME ——— MATCH EXISTING
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- SS ——— PROPOSED SANITARY SEWER W/ MANHOLE
- SS ——— EXISTING SANITARY SEWER W/ MANHOLE
- WM ——— PROPOSED WATERLINE & VALVE

- WM ——— PROPOSED FIRE HYDRANT ASSEMBLY
- WM ——— EXISTING WATERLINE & VALVE
- WM ——— EXISTING FIRE HYDRANT
- WM ——— EXISTING GAS LINE
- WM ——— EXISTING MAGELLAN PIPELINE
- WM ——— EXISTING DCP GAS LINE
- WM ——— EXISTING CHEVRON GAS LINE
- WM ——— EXISTING WESTERN MIDSTREAM GAS LINE
- WM ——— EXISTING FIBER OPTIC LINE
- WM ——— EXISTING ELECTRIC LINE
- WM ——— EXISTING OVERHEAD LINE

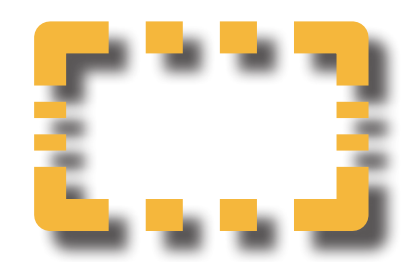




WELD COUNTY

WELD COUNTY

WELD COUNTY



FILING 1 & 2
FINAL PLAT APPROVED



FILING 3
PRELIMINARY PLAT UNDER CONSIDERATION

LOT 8 - FILING 1
INDUSTRIAL BLDG 8
±167,000 SF

LOT 9 - FILING 1
INDUSTRIAL BLDG 9
±195,500 SF

TOTAL PROPOSED PROJECT SOUTH OF RAIL
±2,093,300SF

LOT 10 - FILING 1
INDUSTRIAL BLDG 10
±198,000 SF

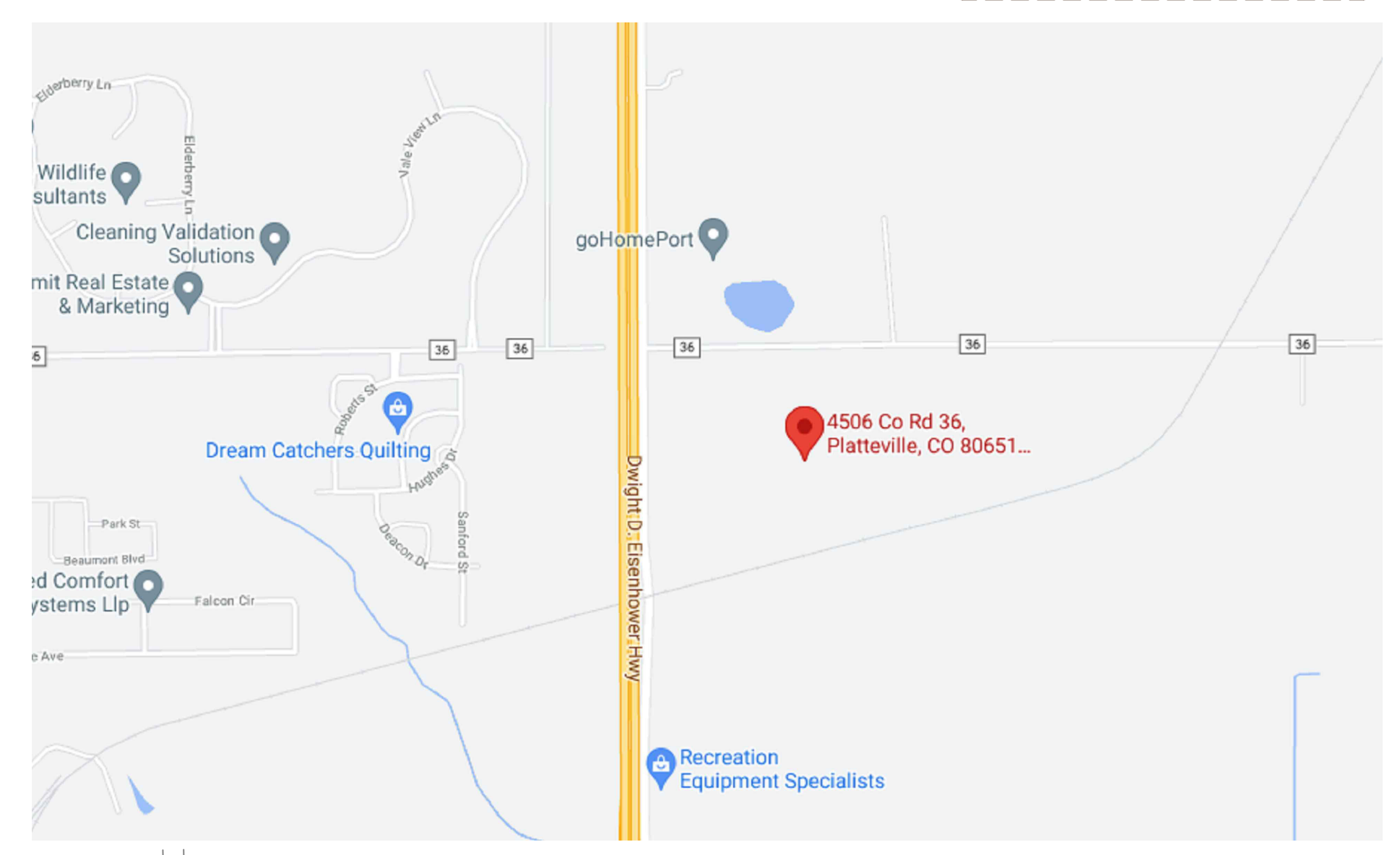
TOTAL PROPOSED PROJECT NORTH OF RAIL
±372,050 SF

JOINT CR9.5 ROADWAY IMPROVEMENT PROJECT
TOWN OF MEAD | WELD COUNTY | VAULTER | BROE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: PDF ALTA SURVEY



scheme: MP8.0

Master Site Plan

4506 Co Rd 36
Platteville, CO 80651

WARE MALCOMB

DCS23-4035
05-09-24

SHEET
mp8.0



**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 12-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO,
RECOMMENDING CONDITIONAL APPROVAL OF THE ACCESS 25 LOGISTICS PARK
SUBDIVISION PRELIMINARY PLAT**

WHEREAS, the Town of Mead, Colorado (the "Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town Municipal Code (the "MMC") to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-4-60 of the MMC, following review of a preliminary plat by the Town Planning Commission (the "Planning Commission"), the Planning Commission shall recommend that the Town Board of Trustees approve, deny, or approve with conditions the preliminary plat; and

WHEREAS, Mead Industrial Development, LLC, a Colorado limited liability company (the "Applicant") has submitted an application for the Access 25 Subdivision Preliminary Plat (the "Preliminary Plat") for the 166.59-acre property generally located south of Weld County Road 36, and east of Interstate Highway 25, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the "Property"); and

WHEREAS, the Applicant is the current record owner of the Property; and

WHEREAS, the Preliminary Plat subdivides the Property into ten lots and four tracts, in accordance with the Light Industrial (LI) underlying zoning; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on October 15th, 2025 to consider the Preliminary Plat, and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director or Interim Community Development Director and Town Engineer for this case, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of the Planning Commission meeting at which this application was considered; and

WHEREAS, the Planning Commission has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied.

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

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Planning Commission.

Section 2. The Planning Commission recommends that the Board of Trustees approve the Access 25 Preliminary Plat subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff and consultants prior to signature of Town officials on the Preliminary Plat; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 15th DAY OF OCTOBER, 2025.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: Ana Bohl
Secretary Ana Bohl

By: Karen Peterson
Chair Karen Peterson



Agenda Item Summary

Agenda Date: 10/27/2025

Subject: Public Hearing: 2025 Budget Amendment Police Impact Fund - Cancelled

Presented by: Mary Strutt, Administrative Services Director

Summary:

The Public Hearing to consider proposed supplemental appropriations to the approved 2025 Budget – Police Impact Fund (“Police Fund”) is cancelled.

The public hearing was scheduled to consider amendments to the Police Fund based on the initial forecast of 2025 expenditures. It was determined following publication of the public hearing notice for the supplemental appropriation that the supplemental appropriation is not required.

Financial Considerations:

Not applicable.

Staff Recommendation / Actions Required:

No action of the Board of Trustees is necessary at this time.

Attachments:

None



Agenda Item Summary

Agenda Date: 10/27/2025
Subject: Public Hearing: 2026 Budget
Presented by: Mary Strutt, Administrative Services Director

Summary:

The proposed budget for 2026 was prepared with input from the Board of Trustees and staff at retreats and over a series of discussions at Regular Board of Trustees meetings over the last six months. The proposed budget for 2026 was presented to the Town of Mead Board of Trustees on September 29, 2025. This public hearing is for review of the budget, revisions made to the budget since its initial presentation, public input and adoption, if appropriate.

Notice of the October 27th public hearing on the Town's 2026 budget has been properly posted and published. A copy of the draft budget is available at the Town Hall and on the Town's website in the public records' portal.

Revisions to the proposed budget since its presentation in September are detailed below. Page 3, the 2026 Proposed Budget — Budget Summary shows corrections to the Totals line (removing the Town's component units, the General Improvement Districts and Urban Renewal Authority which are budgeted separately) and changes to sewer fund expenditures/ending fund balance. In the General Fund, there have been no changes to revenues; changes to expenditures included increases in some areas and cuts in others to continue to provide a budget with balanced revenues and expenditures, not dipping into the reserves. The 2026 beginning and ending fund balance remains at \$8,387,935 which would be considered the Town's reserves at just over 73%. In the Sewer Fund, an expenditure was added for an Auto Transfer Switch (\$30k) with funds coming out of the unappropriated fund balance.

Staff implemented ClearGov software for budgeting for Budget Year 2025. The goals of the software implementation were for improved efficiencies by staff, clarity in tracking capital projects, ease in preparation of charts/graphs, better alignment with standard accounting/auditing practices and greater transparency to the public of our budgeted funds. Staff continues to work with ClearGov implementation team to customize the software to our needs and improve the format and detail shown in the budget.

For the public hearing, staff will review the budget, followed by any public input and questions from the Board of Trustees.

Three Resolutions are being presented to the Board of Trustees for consideration:

Resolution No. 65-R-2025 will adopt the budget.

Resolution No. 66-R-2025 is required to levy property taxes to all taxable property within the Town of Mead.

Resolution No. 67-R-2025 appropriates the funds from revenues and available reserves which establishes limitations on expenditures.

Financial Considerations:

REVISIONS SINCE PRESENTATION ON SEPTEMBER 29, 2025

General
Fund

01-41-6824	Board Outreach	Reduced by \$5,000 Board Eat, Meet & Greet
01-42-6999	Police Other Contracts	Increased by \$20,000 for CJIS Compliance Consultant
01-42-8550	Police Bldg Improvements	Reduced by \$20,000 to repair rather than replace the roof or push the full cost to 2027 (cover cost of CJIS Consultant)
01-45-various	Parks	Add wages and benefits for Operations Supervisor—Parks & PW based on the need for a skill set, which includes expertise in trees/landscaping.
01-45-8515	Parks Capital Outlay	Reduced by \$30,000 to offset the cost of Ops Supervisor—Parks
01-90-8151	Special Projects	This is the amount to balance the revenues / expenditures. It was reduced from \$87,192 to \$8,871 mainly to offset the cost of the Ops Supervisor-Parks.

Sewer
Fund

06-47-6808	Repair & Maint WWTP	Increased by \$30,000 for Auto Transfer Switch (from unappropriated fund balance).
------------	---------------------	--

Staff Recommendation / Actions Required:

Staff recommends approval of the 2026 budget as presented.

Suggested Motions:

"I move to adopt Resolution No. 65-R-2025 – A Resolution of the Town of Mead, Colorado, summarizing expenditures and revenues for each fund and adopting a budget for the Town of Mead, Colorado, for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026."

"I move to adopt Resolution No. 66-R-2025 – A Resolution of the Town of Mead, Colorado, levying general property taxes for the year 2025, to help defray the cost of government for the Town of Mead, Colorado, for the 2026 budget year."

"I move to adopt Resolution No. 67-R-2025 – A Resolution of the Town of Mead, Colorado, appropriating sums of money to the various funds and spending agencies, in the amount and for the purposes as set forth below, for the Town of Mead, Colorado, for the 2026 budget year."

Attachments:

None

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 65-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, SUMMARIZING
EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A
BUDGET FOR THE TOWN OF MEAD, COLORADO, FOR THE
CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026
AND ENDING ON THE LAST DAY OF DECEMBER 2026.**

WHEREAS, the Board of Trustees (the “Board”) is required to adopt an annual budget in accordance with the Local Government Budget Law, C.R.S. §§ 29-1-101, *et seq.*; and

WHEREAS, Helen Migchelbrink, as Town Manager, submitted a proposed 2026 Town of Mead Budget to the Board on September 29, 2025, for the Board’s consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the proposed budget was open for inspection by the public at the Mead Town Hall, a public hearing was held on October 27, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the Board considered all objections of the electors and other relevant factors concerning the budget and whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserve/fund balances so that the budget remains in balance, as required by law;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, WELD COUNTY, COLORADO THAT:

Section 1. The budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Town of Mead for the year stated above.

The estimated revenues and transfers from other funds for the various funds of the Town of Mead are:

General Fund	\$11,440,972
Street Improvement Fund	\$ 3,281,575
Conservation Trust Fund	\$ 81,000
Sewer Fund	\$ 2,352,330
Capital Improvement Fund	\$ 144,400
Special Revenue – Police	\$ 75,207
Special Revenue – Municipal Facilities	\$ 783,870
Special Revenue – Transportation	\$ 8,188,787
Special Revenue – Parks & Open Space	<u>\$ 405,711</u>
TOTAL	\$26,753,852

The estimated expenditures and transfers to other funds for each fund of the Town of Mead are:

General Fund	\$11,440,972
Street Improvement Fund	\$ 4,466,133

Conservation Trust Fund	\$ 75,000
Sewer Fund	\$ 3,565,752
Capital Improvement Fund	\$ 3,445,300
Special Revenue – Police	\$ 103,114
Special Revenue – Municipal Facilities	\$ 697,490
Special Revenue – Transportation	\$10,042,000
Special Revenue – Parks & Open Space	<u>\$ 350,000</u>
TOTAL	\$34,185,761

Section 2. The budget herein approved and adopted shall be signed by the Mayor and the Town Clerk and made a part of the public records of the Town of Mead.

Section 3. 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 OCTOBER 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor



September 29, 2025

Dear Mayor and Trustees:

I hereby present for your consideration the 2026 Proposed Budget for the Town of Mead, Colorado. It was developed through a collaborative effort with the Town's leadership team based on the Board's input and the needs of the Town as identified by the Board and staff. This Proposed Budget provides a complete financial plan for 2026, including projected revenues, expenditures/expenses, and fund balances/funds available for all the Town's funds. Prior year actual amounts and current year estimates are included for comparison purposes for the years 2023-2025.

This 2026 Proposed Budget continues to sustain the financial positions of the Town's two main operating funds—the General Fund and the Sewer Fund—at prudent levels while effectively utilizing the revenues and reserves of the Town's Special Revenue and Capital Project funds to accomplish their designated uses. Key features of the 2026 Proposed Budget forecasts are these:

- Property tax rates remain constant at 11.522 mills with an increase in revenues based on new construction.
- Sales tax is anticipated to show a modest increase based on projections which include new businesses in the Downtown area and near the QuikTrip site.
- New development fees connected to community growth and services will continue to supply revenues in the General Fund, the Offsite Development Impact Fee funds, and the Sewer Fund. Approximately 91 new single-family homes and development of four commercial sites are forecast for 2026.
- Salaries in line with the Town's Compensation Structure are reflected throughout all departments to assist the Town in retaining excellent employees. Three add to staff positions are included to support the Town's vision, including Communications Manager, Town Clerk and a third School Resource Officer
- The Community Center opened in September 2025. The proposed budget includes operating, staffing and activity costs and revenues.
- Funds to update the Town's Land Use Code are included in the Community Development Department budget.
- Continued strategic street maintenance and roadwork related to the Pavement Management Plan are included in the Street Improvement Fund budget.
- Budgets for the 3rd & Welker intersection project, Safe Routes to School, CR 34 bridge construction, Highway 66 & CR 7 underpass design and construction, downtown infrastructure, WCR 7 north of WCR 38 design and the partnership to build WCR 9.5 between 32 and 36 are all included in the Transportation Fund.



2026 Draft Budget
October 27, 2025

TABLE OF CONTENTS

Funds Summary Overview 3

 General Fund 4

 Administration 8

 Board of Trustees 11

 Police 13

 Community Development 19

 Parks 21

 Community Center 23

 Engineering 25

 Municipal Court 27

 Community Engagement 29

 Non Departmental 31

 Street Improvement Fund 32

 Conservation Trust Fund 36

 Police Impact Fund 37

 Municipal Facilities Impact Fund 39

 Transportation Impact Fund 42

 Parks & Open Space Impact Fund 45

 Sewer Enterprise Fund 47

 Capital Improvement Fund 51

Funds Summary Overview

Major Funds

Town of Mead, Colorado 2026 Proposed Budget Budget Summary

Fund	FY26 Beginning Fund Balance	FY26 Revenues	FY26 Expenses	FY26 Projected Fund Balance
General Fund	\$ 8,387,935	\$ 11,440,972	\$ 11,440,972	\$ 8,387,935
<u>Special Revenue Funds:</u>				
Street Improvement Fund	\$ 1,346,290	\$ 3,261,575	\$ 4,466,133	\$ 161,733
Conservation Trust Fund	\$ 15,335	\$ 81,000	\$ 75,000	\$ 21,335
<u>Impact Fee Funds:</u>				
Police Impact Fund	\$ 30,229	\$ 75,207	\$ 103,114	\$ 2,322
Municipal Facilities Fund	\$ 16,462	\$ 783,870	\$ 697,490	\$ 102,842
Transportation Fund	\$ 1,874,077	\$ 8,188,787	\$ 10,042,000	\$ 20,864
Park and Open Space Impact Fund	\$ 171,724	\$ 405,711	\$ 350,000	\$ 227,435
Art In Public Places Fund	\$ -	\$ -	\$ -	\$ -
<u>Capital Project Funds:</u>				
Capital Improvement Fund	\$ 3,495,877	\$ 144,400	\$ 3,445,300	\$ 194,977
<u>Enterprise Fund:</u>				
Sewer Fund	\$ 6,405,856	\$ 2,352,330	\$ 3,565,752	\$ 5,192,434
Totals	\$ 21,743,785	\$ 26,753,852	\$ 34,185,761	\$ 14,311,877

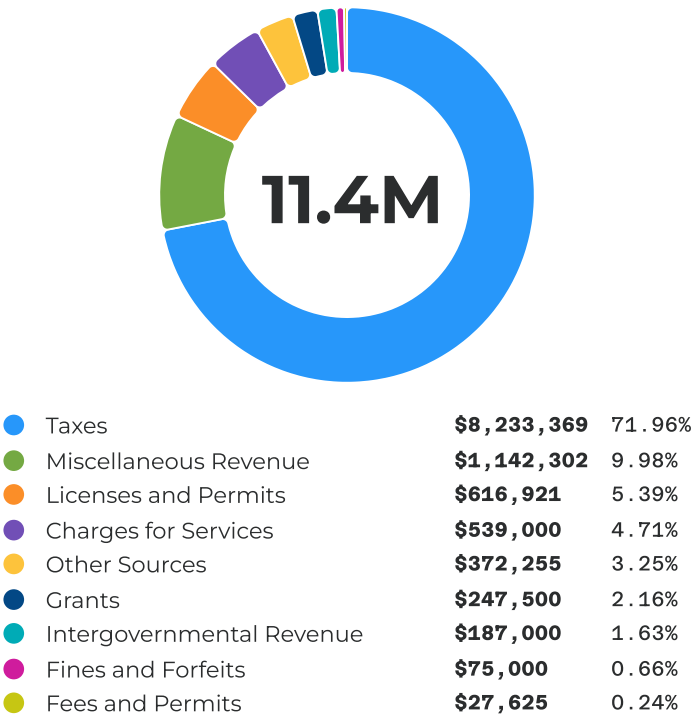
General Fund

The General Fund is the primary operating fund that accounts for all financial resources that are not accounted for in another fund. The primary sources of revenue are taxes and fees including sales & use taxes, property taxes, building permit fees and other fees for services. The General Fund pays for basic services and operations including: financial administration, planning and zoning, public safety, parks, legislative process, engineering, recreation, infrastructure management, etc.

Summary of Significant Changes: Property tax revenues show an increase in 2026 of 4.6% based on new construction and changes to assessed values. Sales tax are anticipated to continue to increase but at a much lower rate based on current economic conditions. Severance taxes collected, related to oil and gas and mineral extraction, were lower in 2025 due to statewide assessed value credits but are expected to rebound in 2026. Building permit and other development related fees are anticipated to be flat compared to 2025. Two Oil and Gas Special Use Permits increased revenues in 2025 for Other Permits. The School Resource Officer IGA reflects the school district's contribution for a third SRO and vehicle.

Revenues by Revenue Type

FY26 Revenues by Revenue Type



Revenues by Fund

General Fund Revenues

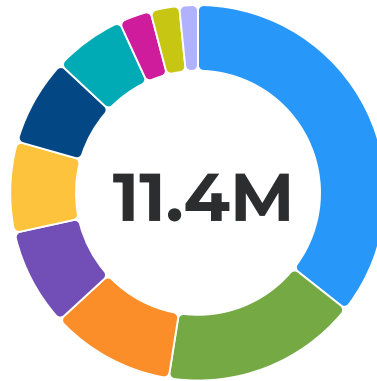
Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$9,615,186	\$10,683,511	\$10,474,065	\$10,641,298	\$11,440,972
Taxes					
PROPERTY TAX	\$1,598,440	\$3,062,633	\$2,397,000	\$2,397,000	\$2,507,399
SALES TAX	\$4,100,650	\$3,812,057	\$4,058,917	\$4,250,000	\$4,680,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
LODGING TAX	\$588	\$4,992	\$2,500	\$22,000	\$30,000
SPECIFIC OWNERSHIP TAX	\$81,622	\$122,192	\$99,000	\$99,000	\$108,900
BUILDING PERMIT USE TAX	\$526,608	\$508,457	\$395,698	\$450,143	\$577,070
FRANCHISE FEES	\$286,873	\$306,089	\$300,000	\$325,000	\$330,000
Total Taxes	\$6,594,782	\$7,816,421	\$7,253,115	\$7,543,143	\$8,233,369
Intergovernmental Revenue					
CIGARETTE TAX	\$15,159	\$10,797	\$14,300	\$9,000	\$12,000
FEDERAL MINERAL LEASE	\$52,135	\$30,344	\$27,000	\$34,000	\$40,000
STATE SEVERANCE TAXES	\$217,697	\$113,907	\$135,000	\$7,000	\$135,000
Total Intergovernmental Revenue	\$284,991	\$155,048	\$176,300	\$50,000	\$187,000
Licenses and Permits					
BUILDING PERMIT FEES	\$588,712	\$518,156	\$480,493	\$633,946	\$586,921
OTHER PERMITS	\$42,940	\$7,128	\$10,000	\$125,000	\$10,000
BUSINESS/SALES TAX LICENSE	\$16,870	\$17,171	\$15,000	\$13,000	\$15,000
LIQUOR LICENSE	\$3,011	\$4,214	\$4,500	\$3,000	\$4,500
PET LICENSES	\$665	\$380	\$600	\$250	\$500
Total Licenses and Permits	\$652,198	\$547,048	\$510,593	\$775,196	\$616,921
Charges for Services					
CONVENIENCE FEE	\$39,120	\$46,331	\$44,000	\$40,000	\$50,000
BUILDING PERMIT - ADMIN. FEES	\$70,860	\$67,898	\$42,300	\$40,627	\$40,500
PASSPORT FEES	\$8,205	\$6,600	\$5,000	\$7,500	\$8,000
TOWN HALL/PARK FEES	\$780	\$1,705	\$1,500	\$1,500	\$1,500
SHOPPING BAG FEES	-	\$742	\$700	\$2,000	\$2,500
DEVELOPER APPLICATION FEES	\$24,938	\$29,598	\$25,000	\$20,000	\$30,000
ANIMAL CONTROL FEES	\$436	-	-	-	-
SCHOOL GUARD REIMBURSEMENT	\$19,383	\$19,323	\$20,000	\$20,000	\$22,000
NEW DEVELOPMENT CHARGES	\$337,060	\$374,151	\$250,000	\$275,000	\$275,000
SALES OF MERCHANDISE	\$1,542	\$1,076	\$4,000	\$4,200	\$4,500
SENIOR EVENT FEES	\$330	\$710	-	-	-
RECREATION REGISTRATION FEES	\$64,560	\$71,508	\$63,500	\$63,500	\$80,000
SUMMER REC FIELD TRIPS/REGISTR	\$85	-	-	-	-
COURT COSTS	\$13,885	\$21,527	\$18,750	\$20,000	\$22,500
POLICE REPORTS	\$2,259	\$3,107	\$2,640	\$4,000	\$2,500
Total Charges for Services	\$583,443	\$644,275	\$477,390	\$498,327	\$539,000
Miscellaneous Revenue					
ROYALTIES	\$190,961	\$225,386	\$150,000	\$85,000	\$90,000
IGA--SCHOOL RESOURCE OFFICERS	\$155,665	-	\$189,328	\$285,035	\$434,952
MISC. POLICE INCOME	\$728	\$334	\$1,000	\$5,000	\$6,000
INTEREST & DIVIDEND INCOME	\$608,540	\$492,093	\$508,250	\$380,000	\$327,250

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
MISC. INCOME	\$124,990	\$63,102	\$57,606	\$15,000	\$30,000
DONATIONS/FUNDRAISING	\$1,751	\$3,870	\$5,000	\$13,600	\$8,000
SALE OF ASSETS	\$81,550	\$5,995	\$15,000	\$5,933	\$10,000
METRO DISTRICT PAYMENTS	\$42,871	\$189,870	\$110,000	\$240,000	\$232,000
CASH OVER/(SHORT)	-	-	\$1,000	\$50	\$100
DELINQUENT INTEREST EARNED	\$2,473	\$3,725	-	\$4,000	\$4,000
Total Miscellaneous Revenue	\$1,209,529	\$984,375	\$1,037,184	\$1,033,618	\$1,142,302
Grants					
GRANT - DOJ - POLICE	-	\$197,627	-	-	-
DOLA GRANT--LAND USE CODE	-	-	\$100,000	\$70,000	\$30,000
GRANT - UNITED WAY	\$2,500	\$2,500	\$2,500	\$3,500	\$2,500
GRANT--MAIN STREET GRANTS	-	-	\$100,000	-	\$160,000
POLICE GRANTS	\$24,095	\$21,263	\$150,000	\$158,500	\$55,000
GRANTS--SIPA	\$3,000	-	-	-	-
Total Grants	\$29,595	\$221,390	\$352,500	\$232,000	\$247,500
Fines and Forfeits					
COURT FINES	\$50,762	\$69,948	\$59,400	\$70,000	\$75,000
Total Fines and Forfeits	\$50,762	\$69,948	\$59,400	\$70,000	\$75,000
Other Sources					
MURA REVENUE SHARING	\$150,342	\$195,757	\$206,265	\$206,625	\$239,255
LEASE PROCEEDS	\$59,544	\$49,038	\$238,868	\$211,000	\$133,000
Total Other Sources	\$209,886	\$244,796	\$445,133	\$417,625	\$372,255
Fees and Permits					
EV CHARGING FEE REVENUE	-	\$212	-	\$600	\$1,500
COMMUNITY CENTER RENTAL FEES	-	-	-	\$300	\$2,000
ADMINISTRATIVE CHARGES	-	-	-	\$20,489	\$24,125
Total Fees and Permits	-	\$212	-	\$21,389	\$27,625
Grants & Economic Development					
CAMP GRANT--SR VAN	-	-	\$162,450	-	-
Total Grants & Economic Development	-	-	\$162,450	-	-
Total Revenues	\$9,615,186	\$10,683,511	\$10,474,065	\$10,641,298	\$11,440,972

Expenditures by Department

FY26 Expenditures by Department



Police	\$4,075,985	35.63%
Administration	\$1,930,450	16.87%
Parks	\$1,220,987	10.67%
Community Development	\$961,365	8.40%
Community Center	\$894,489	7.82%
Engineering	\$863,848	7.55%
Community Engagement	\$708,003	6.19%
Board of Trustees	\$318,965	2.79%
Non-Departmental	\$283,871	2.48%
Municipal Court	\$183,009	1.60%

Expenditures by Department

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Administration	\$1,232,257	\$1,354,329	\$1,580,387	\$1,400,725	\$1,930,450
Board of Trustees	\$137,681	\$187,315	\$256,043	\$223,569	\$318,965
Police	\$2,502,847	\$2,731,227	\$3,401,282	\$3,207,080	\$4,075,985
Community Development	\$806,375	\$790,609	\$1,038,272	\$923,880	\$961,365
Parks	\$747,258	\$923,564	\$988,438	\$959,329	\$1,220,987
Community Engagement	\$538,750	\$701,252	\$712,344	\$632,540	\$708,003
Community Center	-	-	\$562,760	\$634,930	\$894,489
Engineering	\$818,901	\$702,168	\$881,441	\$817,719	\$863,848
Municipal Court	\$99,115	\$108,996	\$142,673	\$136,350	\$183,009
Non-Departmental	\$1,755,914	\$3,560,309	\$911,425	\$405,000	\$283,871
Total Expenditures	\$8,639,098	\$11,059,769	\$10,475,065	\$9,341,122	\$11,440,972

Administration

The Administration Department accounts for most overhead costs of the Town including finance, human resources and legal.

Summary of Significant Changes: After an RFP process, the Town has contracted with a new cleaning service. A Town Clerk position has been added which is funded out of Administration and other departments. Capital Outlay includes improvements to the facade and roof at Town Hall.

Expenditures by Fund

Administration Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$1,232,257	\$1,354,329	\$1,580,387	\$1,400,725	\$1,930,450
Administration					
SALARIES & WAGES	\$390,521	\$409,043	\$466,215	\$479,329	\$545,946
OVERTIME	-	-	\$500	\$500	\$500
CLEANING	\$8,130	\$8,586	-	-	-
OVERTIME	\$2,024	\$176	-	-	-
PAYROLL TAXES	\$26,944	\$27,009	\$41,678	\$36,287	\$48,572
TUITION REIMBURSEMENT	-	-	\$6,000	\$3,000	\$6,000
TRAINING	-	-	\$20,000	\$10,000	\$20,000
WORKERS COMP	\$1,635	\$4,830	\$4,986	\$3,865	\$4,250
HEALTH INSURANCE	\$46,626	\$45,933	\$57,317	\$54,480	\$66,063
MEDICAL SAVINGS PLAN	\$29,214	\$30,263	\$3,675	\$29,046	\$1,750
MEDICAL SAVINGS	\$3,954	\$4,042	-	-	-
DEFERRED COMP/RETIREMENT	-	-	-	\$9,028	\$30,557
D&D	-	-	\$29,104	-	-
EMPLOYMENT/RECRUITMENT EXPENSE	\$9,027	\$9,684	-	-	-
OFFICE SUPPLIES	\$7,704	\$7,673	-	-	-
COMPUTER/TECHNOLOGY	\$17,151	\$32,485	-	-	-
PRINTING EXPENSE	\$705	-	-	-	-
UNIFORMS	\$1,276	\$1,528	-	-	-
POSTAGE	\$6,701	\$7,151	-	-	-
OPERATING SUPPLIES	\$5,579	\$6,204	-	-	-
FURNISHINGS	\$8,802	\$4,320	-	-	-
REPAIRS & MAINT	\$19,044	\$25,104	-	-	-
FLEET R&M	\$93	\$3,362	-	-	-
GAS & OIL	\$394	\$192	-	-	-
TELEPHONE	\$6,514	\$6,662	-	-	-
UTILITIES	\$9,935	\$12,522	-	-	-
TRASH REMOVAL	\$942	\$948	-	-	-
COPIER EXPENSES	\$5,871	\$6,336	-	-	-
PROPERTY & LIABILITY INSURANCE	\$8,847	\$7,880	-	-	-
INTERNET/WEBSITE EXPENSE	\$9,555	\$20,625	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
TRAINING	\$9,757	\$7,945	-	-	-
DUES AND SUBSCRIPTIONS	\$26,651	\$39,870	-	-	-
TUITION REIMBURSEMENT	\$4,727	\$4,985	-	-	-
GRANT-TOWN HALL REMODEL	\$816	-	-	-	-
WATER ASSESSMENTS	\$1,114	\$1,114	-	-	-
OTHER PROFESSIONAL SERVICES	\$11,813	\$13,440	-	-	-
LEGAL FEES	\$212,079	\$270,080	-	-	-
CONSULTING FEES	\$201,721	\$184,584	-	-	-
AUDIT FEES	\$15,930	\$12,600	-	-	-
PASSPORT EXPENSES	\$225	-	-	-	-
COUNTY TREASURER'S FEE	\$15,986	\$30,830	-	-	-
PROPERTY/SALES TAX REBATE	\$806	-	-	-	-
CAPITAL OUTLAY-- COMPUTERS	\$34,305	\$24,850	-	-	-
MISC. EXPENSE	\$22,373	\$17,921	-	-	-
BANK FEES	\$35,248	\$52,939	-	-	-
MILEAGE	\$11,520	\$10,409	-	-	-
LEGAL FEES	-	\$204	\$286,000	\$251,580	\$300,875
COMPUTER/TECHNOLOGY SERVICES	-	-	\$45,000	\$25,000	\$45,000
AUDIT FEES	-	-	\$17,000	\$15,030	\$16,387
CONSULTING FEES	-	-	\$220,000	\$150,000	\$220,000
TELEPHONE	-	-	\$8,212	\$8,300	\$9,792
Office Phones	-	-	-	\$8,300	\$7,500
Verizon Cell Phones	-	-	-	-	\$600
UTILITIES	-	-	\$11,000	\$12,780	\$14,058
TRASH REMOVAL	-	-	\$1,500	\$1,100	\$1,500
PRINTING EXPENSE	-	-	\$2,500	\$1,000	\$2,500
WATER ASSESSMENTS	-	-	\$1,400	\$1,400	\$1,500
COPIER EXPENSES	-	-	\$9,000	\$8,000	\$9,000
EV CHARGING STATION EXPENSES	-	-	-	\$2,500	\$4,000
OTHER PROFESSIONAL SERVICES	-	-	\$22,000	\$15,000	\$20,000
EMPLOYMENT/RECRUITMENT EXP	-	-	\$10,000	\$2,000	\$5,000
PROPERTY & LIABILITY INS	-	-	\$13,400	\$5,000	\$5,800
INTERNET/WEBSITE SERVICES	-	-	\$25,000	\$12,000	\$18,000
COUNTY TREASURER'S FEES	-	-	\$32,000	\$35,000	\$38,000
BANK FEES	-	-	\$42,000	\$32,000	\$40,000
POSTAGE	-	-	\$10,000	\$7,000	\$10,000
MILEAGE	-	-	\$15,400	\$5,000	\$15,400
Staff Mileage	-	-	-	\$5,000	\$7,000
DUES & SUBSCRIPTIONS	-	-	\$40,000	\$85,000	\$90,000
REPAIR & MTNCE--BUILDINGS	-	-	\$30,000	\$30,000	\$40,000
REPAIR & MTNCE--FLEET	-	-	\$5,000	\$1,000	\$5,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
CLEANING SERVICES	-	-	\$11,000	\$14,000	\$19,000
RENTAL SPACE EXPENSES	-	-	-	\$1,200	\$1,500
OTHER CONTRACTUAL SERVICES	-	-	-	\$2,000	\$2,500
OFFICE SUPPLIES	-	-	\$7,500	\$7,500	\$8,000
OPERATING SUPPLIES	-	-	\$8,000	\$8,000	\$10,000
UNIFORMS	-	-	\$1,500	\$2,000	\$2,000
GAS & OIL	-	-	\$1,000	\$300	\$1,000
PASSPORT EXPENSES	-	-	\$500	\$500	\$1,000
FURNISHINGS	-	-	\$15,000	\$2,000	\$15,000
OTHER COMMODITIES	-	-	\$10,000	\$10,000	\$10,000
CAPITAL OUTLAY--T.H. IMVTS	-	-	-	-	\$185,000
CAPITAL OUTLAY-- COMPUTERS	-	-	\$25,000	\$12,000	\$15,000
CONTINGENCY	-	-	\$25,000	\$10,000	\$25,000
Total Administration	\$1,232,257	\$1,354,329	\$1,580,387	\$1,400,725	\$1,930,450
Total Expenditures	\$1,232,257	\$1,354,329	\$1,580,387	\$1,400,725	\$1,930,450

Board of Trustees

The Board of Trustees Department includes expenses related to the governance of the Town including the Board of Trustees and records management.

Summary of Significant Changes: There are no significant changes in this fund. Expenditures include Board expenses, records management, training, Board outreach and community partnerships.

Expenditures by Fund

Board of Trustees Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$137,681	\$187,315	\$256,043	\$223,569	\$318,965
Board of Trustees					
SALARIES & WAGES	\$20,493	\$22,280	\$74,915	\$75,000	\$41,868
MAYOR AND BOARD SALARIES	\$53,114	\$55,700	-	\$5,200	\$62,400
PAYROLL TAXES	\$5,946	\$5,966	\$5,970	\$6,300	\$7,852
TRAINING	-	-	\$15,000	\$15,000	\$17,000
WORKERS COMP	\$66	\$59	\$69	\$69	\$100
HEALTH INSURANCE	\$2,325	\$2,428	\$2,449	\$2,400	\$5,712
DEFERRED COMP	\$1,055	\$1,105	\$75	\$400	\$150
MEDICAL SAVINGS	\$78	\$75	-	-	-
DEFERRED COMPENSATION	-	-	\$1,105	\$1,000	\$2,084
EMPLOYMENT/RECRUITMENT EXPENSE	-	\$385	-	-	-
COMPUTER / TECHNOLOGY	-	\$8,295	-	-	-
OPERATING SUPPLIES	\$1,187	\$872	-	-	-
FURNISHINGS	-	\$132	-	-	-
ELECTIONS	-	\$7,004	-	-	-
RECORDING FEES	-	-\$2,301	-	-	-
PROPERTY & LIABILITY INSURANCE	\$3,022	\$3,940	-	-	-
TRAINING	\$12,051	\$10,117	-	-	-
DUES & SUBSCRIPTIONS	\$761	\$2,935	-	-	-
PUBLISHED NOTICES	\$2,612	\$2,212	-	-	-
ORDINANCE CODIFICATION	\$3,179	\$2,846	-	-	-
COMMUNITY CONTRIBUTIONS	\$10,700	\$30,800	-	-	-
OTHER PROFESSIONAL SERVICES	\$5,874	\$9,429	-	-	-
RECORDING FEES	\$2,738	\$232	-	-	-
MISC. EXPENSE	\$4,265	\$11,434	-	-	-
BOARD OUTREACH ACTIVITIES	\$8,215	\$11,370	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$5,000	\$1,000	\$5,000
OTHER PROFESSIONAL SERVICES	-	-	\$22,000	\$10,000	\$22,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$500	-	\$1,500
PROPERTY & LIABILITY INSURANCE	-	-	\$6,660	\$5,000	\$5,800
PUBLISHED NOTICES	-	-	\$2,800	\$2,000	\$3,000
ORDINANCE CODIFICATION	-	-	\$7,500	\$5,500	\$7,500
RECORDING FEES	-	-	\$2,000	\$700	\$2,000
ELECTIONS	-	-	\$25,000	\$8,000	\$25,000
DUES & SUBSCRIPTIONS	-	-	\$4,000	\$16,000	\$20,000
BOARD OUTREACH ACTIVITIES	-	-	\$35,000	\$30,000	\$30,000
CONTRIBUTIONS TO COMMUNITY	-	-	\$24,000	\$20,000	\$25,000
OTHER CONTRACTUAL SERVICES	-	-	-	\$3,500	\$7,500
OPERATING SUPPLIES	-	-	\$2,000	\$1,000	\$2,500
FURNISHINGS	-	-	\$10,000	\$2,000	\$10,000
OTHER COMMODITIES	-	-	\$10,000	\$13,500	\$15,000
Total Board of Trustees	\$137,681	\$187,315	\$256,043	\$223,569	\$318,965
Total Expenditures	\$137,681	\$187,315	\$256,043	\$223,569	\$318,965

Police

Summary of Significant Changes: The Operating Equipment line item shows increases for body cams, tasers, and basic equipment along with other safety equipment. Capital outlay is for improvements needed to police facility roof and the evidence/storage facility roof.

Expenditures by Fund

Police Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$2,502,847	\$2,731,227	\$3,401,282	\$3,207,080	\$4,075,985
Police					
SALARIES & WAGES	\$1,436,855	\$1,620,406	\$1,744,266	\$1,819,718	\$1,959,159
OVERTIME	-	-	\$25,000	\$20,000	\$25,000
POLICE O.T.--SP EVENT	\$1,137	\$13,382	-	\$5,000	\$10,000
CLEANING	\$9,955	\$10,512	-	-	-
OVERTIME	\$23,059	\$24,680	-	-	-
PAYROLL TAXES	\$33,852	\$39,009	\$59,607	\$43,918	\$95,039
WELLNESS PROGRAM	-	-	\$3,500	\$3,500	\$3,500
TUITION REIMBURSEMENT	-	-	\$9,000	\$3,000	\$9,000
TRAINING	-	\$11,200	\$89,000	\$57,200	\$80,800
Shooting Range	-	-	-	\$2,800	\$3,200
Officer Outside Training	-	-	-	\$12,000	\$13,000
Sergeant Outside Training	-	-	-	\$4,000	\$4,000
Chief / Cmdr Outside Training	-	-	-	\$8,000	\$8,000
Civilian Outside Training	-	-	-	\$3,000	\$3,000
CSO Outside Training	-	-	-	-	\$1,000
Crash Team Training	-	-	-	\$4,000	\$4,000
Drone Team Training	-	-	-	\$1,000	\$1,000
Driving Track	-	-	-	\$1,200	\$1,600
Ammunition	-	-	-	\$12,000	\$12,000
Taser Cartridges	-	-	-	\$2,200	\$3,000
POST Grant Training	-	-	-	\$7,000	\$7,000
Scholarship	-	-	-	-	-
POST Academy (Grant funded)	-	-	-	-	\$20,000
WORKERS COMP	\$72,145	\$77,348	\$67,737	\$59,744	\$65,800
HEALTH INSURANCE	\$208,057	\$209,289	\$243,311	\$236,755	\$288,672

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
MEDICAL SAVINGS PLAN	\$5,338	\$5,616	\$3,360	\$6,002	\$6,000
MEDICAL SAVINGS	\$2,839	\$3,887	-	-	-
FPPA RETIREMENT	\$120,023	\$136,302	\$152,162	\$162,054	\$180,910
DEFERRED COMPENSATION	-	-	\$5,880	\$6,231	\$9,248
FPPA DEATH & DISABILITY	\$42,956	\$49,069	\$54,781	\$58,647	\$56,756
EMPLOYMENT/RECRUITMENT EXPENSE	\$3,708	\$7,871	-	-	-
OFFICE SUPPLIES	\$3,083	\$2,963	-	-	-
COMPUTER / TECHNOLOGY	\$34,638	\$34,684	-	-	-
UNIFORMS	\$977	\$45	-	-	-
OPERATING SUPPLIES	\$17,712	\$11,736	-	-	-
FURNISHINGS	\$429	-	-	-	-
REPAIR & MAINTENANCE	\$9,877	\$10,132	-	-	-
FLEET R&M	\$42,233	\$24,606	-	-	-
GAS & OIL	\$32,350	\$23,647	-	-	-
UNIFORMS & TOOLS	\$23,326	\$20,590	-	-	-
OPERATING EQUIPMENT	\$97,065	\$44,529	-	-	-
TELEPHONES	\$15,821	\$16,382	-	-	-
UTILITIES	\$13,390	\$16,619	-	-	-
TRASH REMOVAL	\$1,762	\$1,894	-	-	-
COPIER EXPENSE	\$2,243	\$2,163	-	-	-
GENERAL LIABILITY INSURANCE	\$46,545	\$100,505	-	-	-
INTERNET/WEBSITE EXPENSE	\$1,589	\$1,157	-	-	-
TRAINING	\$30,860	\$37,351	-	-	-
DUES & MEMBERSHIPS	\$11,029	\$10,981	-	-	-
TUITION REIMBURSEMENT	-	\$3,000	-	-	-
CONTRACTUAL SERVICES	\$87,513	\$123,081	-	-	-
ANIMAL IMPOUND FEE	\$4,125	-	-	-	-
WELLNESS PROGRAM	\$1,521	-	-	-	-
LAB FEES	-\$410	\$1,587	-	-	-
OTHER PROFESSIONAL SERVICES	\$915	\$3,074	-	-	-
VEHICLE LEASE EXPENSES	\$1,689	\$96	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
VEHICLE LEASE PRINCIPAL	\$9,406	\$13,115	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$1,625	\$2,142	-	-	-
CAPITAL OUTLAY	-	\$8,000	-	-	-
CAPITAL OUTLAY-LEASES	\$48,099	\$5,905	-	-	-
MISC. EXPENSE	\$3,511	\$2,365	-	-	-
LEGAL FEES	-	-	\$15,000	\$15,000	\$15,000
COMPUTER/TECHNOLOGY SERVICES	-	-	\$88,950	\$51,050	\$59,920
MDT Computer Replacements	-	-	-	\$13,000	\$15,000
Central Square Annual Support	-	-	-	\$6,000	\$6,000
Alarm Fees	-	-	-	\$1,000	\$1,000
Tracker Safe Annual Fee	-	-	-	\$13,500	\$14,000
CRASH Team FARO Software Licenses	-	-	-	\$3,500	\$4,000
Adobe licenses	-	-	-	\$1,000	\$1,000
Caselle licenses	-	-	-	\$2,000	\$2,000
Microsoft licenses	-	-	-	\$2,500	\$2,720
MJT monthly fee	-	-	-	\$5,000	\$5,000
RSA Token licenses	-	-	-	\$1,000	\$1,400
Replacement computer monitors	-	-	-	\$600	\$800
Remarkable Tablets	-	-	-	\$1,200	\$1,200
Citizen Contact analytics	-	-	-	\$750	\$800
Scheduling software license	-	-	-	-	\$5,000
TELEPHONE	-	-	\$15,895	\$17,400	\$18,000
UTILITIES	-	-	\$18,000	\$17,500	\$18,000
TRASH REMOVAL	-	-	\$2,000	\$1,800	\$2,000
PEST CONTROL	-	-	\$2,000	-	\$2,000
Animal Impound Fee	-	-	-	-	\$2,000
LAB FEES	-	-	\$500	\$350	\$500
COPIER EXPENSES	-	-	\$3,000	\$3,000	\$4,000
Emergency Preparedness	-	-	-	-	\$10,000
OTHER PROFESSIONAL SERVICES	-	-	\$8,000	\$2,400	\$2,400
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$5,000	\$7,000	\$5,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
PROPERTY & LIABILITY INSURANCE	-	-	\$166,490	\$120,000	\$113,500
INTERNET/WEBSITE SERVICES	-	-	\$2,000	\$1,000	\$2,000
DUES & SUBSCRIPTIONS	-	-	\$3,900	\$3,070	\$5,070
Chief Professional Memberships	-	-	-	\$1,500	\$1,500
Commander Professional Memberships	-	-	-	\$500	\$1,000
CISC	-	-	-	\$500	\$1,700
CEPTD	-	-	-	-	\$100
NASRO / CASRO	-	-	-	\$250	\$400
ATAP	-	-	-	\$120	\$120
PERF	-	-	-	\$200	\$250
REPAIR & MTNCE-- BUILDINGS	-	-	\$6,000	\$4,000	\$6,000
REPAIR & MTNCE-- FLEET	-	-	\$16,000	\$29,000	\$25,000
CLEANING SERVICES	-	-	\$9,000	\$6,500	\$6,500
PD OUTREACH/EVENTS	-	-	\$5,000	\$5,000	\$6,000
VEHICLE LEASE EXPENSES	-	-	\$77,674	\$44,481	\$72,700
OTHER CONTRACTUAL SERVICES	-	-	\$232,500	\$164,660	\$260,400
Weld County Regional Communications Center	-	-	-	\$64,300	\$70,000
Weld County Radio Services	-	-	-	\$3,800	\$5,000
Weld County RMS Service and Maintenance	-	-	-	\$5,000	\$5,000
Victim's Services	-	-	-	\$14,000	\$50,000
North Range Behavioral Health Co-Responder Program	-	-	-	\$15,000	\$15,000
A Women's Place	-	-	-	\$500	\$500
Life Stories	-	-	-	\$500	\$500
Voiance	-	-	-	\$900	\$1,200
BWC Redaction Outsourcing	-	-	-	\$9,000	\$10,000
Longmont SWAT	-	-	-	\$3,500	\$6,000
FRTC Peer Support	-	-	-	\$18,000	\$20,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
(International Agents Inc)					
LPR Cameras	-	-	-	\$21,500	\$30,000
Leads On Line	-	-	-	\$2,000	\$2,200
Lexipol policy manual	-	-	-	\$3,900	\$4,000
LEFTA software	-	-	-	\$2,760	\$4,500
Towing	-	-	-	-	\$10,000
Urban SDK 6500	-	-	-	-	\$6,500
CJIS Compliance Consultant	-	-	-	-	\$20,000
OFFICE SUPPLIES	-	-	\$4,000	\$3,000	\$4,000
OPERATING SUPPLIES	-	\$10	\$16,000	\$16,000	\$16,000
UNIFORMS-- CIVILIAN	-	-	\$800	\$800	\$800
Civilian	-	-	-	\$800	-
Civillian Uniforms	-	-	-	-	\$800
GAS & OIL	-	-	\$30,000	\$30,000	\$33,000
OPERATING EQUIPMENT	-	-	\$49,500	\$52,000	\$204,200
AXON - Tasers,BWC,Dashcam,Storage,Reporting	-	-	-	\$13,000	\$93,000
Body Worn Cameras	-	-	-	\$16,000	-
Firearms (Rifles)	-	-	-	\$5,000	-
Less Lethal Launchers and Munitions	-	-	-	\$7,000	\$7,000
Gas Masks	-	-	-	\$1,500	\$1,500
Breaching Equipment	-	-	-	\$2,000	\$2,000
DT Equipment	-	-	-	\$4,000	\$5,000
Crime Scene FET tools	-	-	-	\$2,000	\$3,000
Firearms Ultra Sonic Cleaner	-	-	-	\$1,500	\$500
e-Citation equipment	-	-	-	-	\$2,000
PROP 130	-	-	-	-	\$40,000
Portable Radio Replacements	-	-	-	-	\$12,000
Vehicle Radio Replacements	-	-	-	-	\$13,000
STAT-X device replacement	-	-	-	-	\$700
STAT-X device implementation	-	-	-	-	\$10,500
Drone replacement	-	-	-	-	\$10,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Bicycle implementation	-	-	-	-	\$4,000
UNIFORMS & TOOLS--SWORN	-	\$296	\$29,800	\$26,800	\$32,700
Officer Uniform Replacements	-	-	-	\$12,000	\$13,600
New Officers	-	-	-	\$6,000	\$6,000
CSO Uniforms	-	-	-	-	\$800
Uniform Patches	-	-	-	\$800	\$800
Vest Carrier Replacements	-	-	-	\$4,000	\$4,000
Vest Replacements	-	-	-	\$4,000	\$7,000
Badges	-	-	-	-	\$500
Furnishings	-	-	-	\$6,000	\$10,000
OTHER COMMODITIES	-	-	\$3,000	\$2,500	\$5,000
CAP'L OUTLAY--POLICE BLDG IMPV	-	-	-	-	\$37,000
CAP'L OUTLAY--POLICE SHED IMPV	-	-	-	-	\$91,000
CAPITAL OUTLAY--LEASES	-	-	\$123,669	\$95,000	\$95,000
OTHER CAPITAL OUTLAY	-	-	\$10,000	-	\$121,412
SRO Vehicle - reimb from SVVSD	-	-	-	-	\$121,412
Total Police	\$2,502,847	\$2,731,227	\$3,401,282	\$3,207,080	\$4,075,985
Total Expenditures	\$2,502,847	\$2,731,227	\$3,401,282	\$3,207,080	\$4,075,985

Expenditure Summary

Community Development

Summary of Significant Changes: The Land Use Code Update Project will continue in 2026 (the related grant is listed under General Fund Revenues). Housing development is anticipated to remain flat. Two or three commercial buildings are a possibility. Capital Outlay includes Community Development software.

Expenditures by Fund

Community Development Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$806,375	\$790,609	\$1,038,272	\$923,880	\$961,365
Community Development					
SALARIES & WAGES	\$317,672	\$364,079	\$368,543	\$311,788	\$322,347
OVERTIME	-	-	-	\$500	\$1,000
PAYROLL TAXES	\$24,625	\$26,702	\$34,135	\$23,254	\$30,226
TRAINING	-	-	\$6,000	\$4,000	\$10,000
WORKERS COMP	\$221	\$1,695	\$1,587	\$500	\$600
HEALTH INSURANCE	\$44,601	\$58,623	\$67,488	\$54,107	\$63,020
DEFERRED COMP	\$13,823	\$15,154	\$1,238	\$3,276	\$900
MEDICAL SAVINGS	\$1,006	\$1,105	-	-	-
DEFERRED COMPENSATION	-	-	\$15,314	\$9,585	\$13,098
EMPLOYMENT/RECRUITMENT EXPENSE	\$324	\$192	-	-	-
OFFICE SUPPLIES	\$1,023	\$178	-	-	-
COMPUTER / TECHNOLOGY	\$11,636	\$6,705	-	-	-
PRINTING EXPENSE	\$622	\$1,492	-	-	-
UNIFORMS	\$554	\$680	-	-	-
REPAIRS & MAINT--FLEET	\$124	\$310	-	-	-
GAS & OIL	-	\$1,092	-	-	-
TELEPHONE	\$1,687	\$1,634	-	-	-
PROPERTY & LIABILITY INSURANCE	\$12,086	\$3,440	-	-	-
TRAINING	\$4,866	\$3,906	-	-	-
DUES & MEMBERSHIPS	\$1,013	\$1,224	-	-	-
CONSULTING FEES	-	\$3,093	-	-	-
CONSULTANTS	\$25,419	-	-	-	-
ANNEXATIONS & REZONING EXPENSE	\$1,259	\$20	-	-	-
BUILDING INSPECTIONS	\$324,257	\$284,014	-	-	-
VEHICLE LEASE EXPENSES	\$216	\$432	-	-	-
VEHICLE LEASE PRINCIPAL	\$5,079	\$12,905	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$707	\$1,049	-	-	-
CAPITAL OUTLAY-LEASES	\$11,445	-	-	-	-
MISC.	\$2,112	\$885	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$9,000	\$4,000	\$9,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
ANNEXATION/ZONING EXPENSES	-	-	\$15,000	\$100	\$15,000
CONSULTING FEES	-	-	\$225,000	\$150,000	\$75,000
TELEPHONE	-	-	\$2,000	\$2,000	\$768
PRINTING EXPENSE	-	-	\$1,000	\$1,000	\$1,000
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$500	\$500	\$500
PROPERTY & LIABILITY INSURANCE	-	-	\$5,560	\$5,000	\$5,800
DUES & SUBSCRIPTIONS	-	-	\$1,200	\$2,000	\$4,000
REPAIR & MTNCE--FLEET	-	-	\$1,000	-	-
BUILDING INSPECTIONS	-	-	\$264,271	\$348,670	\$322,806
VEHICLE LEASE EXPENSES	-	-	\$14,386	-	-
OFFICE SUPPLIES	-	-	\$800	\$800	\$800
UNIFORMS	-	-	\$1,250	\$800	\$1,500
GAS & OIL	-	-	\$1,000	-	-
Furnishings	-	-	-	-	\$2,000
OTHER COMMODITIES	-	-	\$2,000	\$2,000	\$2,000
Other Capital Outlay	-	-	-	-	\$80,000
Total Community Development	\$806,375	\$790,609	\$1,038,272	\$923,880	\$961,365
Total Expenditures	\$806,375	\$790,609	\$1,038,272	\$923,880	\$961,365

Parks

Summary of Significant Changes: Capital outlay for 2025 included a tractor and equipment. 2026 includes the addition of a Operations Supervisor - Parks and Public Works position, purchase of mowers/implements, facelift for Town Park restrooms and park frontage.

Expenditures by Fund

Parks Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$747,258	\$923,564	\$988,438	\$959,329	\$1,220,987
Parks					
SALARIES & WAGES	\$318,476	\$373,963	\$388,089	\$415,095	\$496,482
OVERTIME	-	-	\$6,500	\$6,000	\$7,500
OVERTIME	\$9,626	\$6,327	-	-	-
PAYROLL TAXES	\$25,837	\$28,558	\$36,869	\$31,830	\$48,250
WELLNESS PROGRAM	-	-	\$200	\$200	\$360
TRAINING	-	-	\$10,000	\$6,000	\$10,000
WORKERS COMP	\$7,804	\$24,948	\$22,820	\$24,500	\$24,500
HEALTH INSURANCE	\$43,193	\$60,315	\$82,162	\$74,800	\$118,449
MEDICAL SAVINGS	\$8,408	\$15,504	\$2,075	\$1,600	\$2,315
MEDICAL SAVINGS	\$965	\$1,628	-	-	-
DEFERRED COMPENSATION	-	-	\$19,319	\$20,200	\$22,767
EMPLOYMENT/RECRUITMENT EXPENSE	\$369	\$67	-	-	-
COMPUTER/TECHNOLOGY	-	\$2,454	-	-	-
UNIFORMS	\$2,042	\$1,797	-	-	-
OPERATING SUPPLIES	\$8,094	\$5,306	-	-	-
REPAIRS & MAINTENANCE	\$35,836	\$35,779	-	-	-
FLEET R&M	\$7,373	\$7,777	-	-	-
GAS & OIL	\$8,194	\$17,811	-	-	-
TOOLS	\$4,508	\$2,287	-	-	-
TELEPHONE	\$2,129	\$2,798	-	-	-
UTILITIES	\$42,113	\$75,663	-	-	-
TRASH REMOVAL	\$1,178	\$10,778	-	-	-
PROPERTY & LIABILITY INSURANCE	\$15,108	\$19,701	-	-	-
TRAINING	\$2,747	\$6,486	-	-	-
DUES / MEMBERSHIPS	-	\$210	-	-	-
PEST CONTROL	\$38,339	\$26,700	-	-	-
WELLNESS PROGRAM	\$181	\$180	-	-	-
WEED CONTROL	\$10,435	\$15,146	-	-	-
EQUIPMENT RENTAL	\$23	-	-	-	-
LANDSCAPING	\$22,414	\$30,868	-	-	-
TREE MAINTENANCE	\$33,027	\$27,390	-	-	-
IRRIGATION SYSTEM	\$27,385	\$3,209	-	-	-
PARK ENGINEERING	\$110	\$2,099	-	-	-
CAPITAL OUTLAY	\$71,346	\$117,583	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
MISC. EXPENSE	-	\$233	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$1,500	\$1,500	\$2,000
ENGINEERING FEES	-	-	\$1,000	-	\$10,000
TELEPHONE	-	-	\$3,084	\$3,084	\$3,564
UTILITIES	-	-	\$52,000	\$65,000	\$75,000
TRASH REMOVAL	-	-	\$3,000	\$4,500	\$5,000
PEST CONTROL	-	-	\$38,000	\$35,000	\$35,000
LANDSCAPINGS	-	-	\$60,000	\$20,000	\$60,000
TREE MAINTENANCE	-	-	\$35,000	\$35,000	\$35,000
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$500	\$500	\$500
PROPERTY & LIABILITY INSURANCE	-	-	\$33,300	\$25,000	\$20,800
EQUIPMENT RENTAL	-	-	\$1,000	\$2,500	\$2,500
DUES & SUBSCRIPTIONS	-	-	\$2,520	\$2,520	\$3,500
REPAIR & MTNCE--BUILDINGS	-	-	-	\$10,000	\$22,000
REPAIR & MAINT--EQUIP	-	-	\$40,000	\$20,000	\$30,000
REPAIR & MTNCE--FLEET	-	-	\$10,000	\$10,000	\$10,000
REPAIR & MTNCE--IRRIGATION	-	-	\$7,500	\$5,000	\$7,500
WEED CONTROL	-	-	\$15,000	\$16,000	\$20,000
OPERATING SUPPLIES	-	-	\$6,000	\$5,000	\$8,000
Park Signs & Markers	-	-	-	-	\$3,000
UNIFORMS	-	-	\$2,500	\$2,500	\$5,000
GAS & OIL	-	-	\$15,000	\$25,000	\$25,000
TOOLS	-	-	\$6,000	\$5,500	\$6,000
OTHER COMMODITIES	-	-	\$2,500	\$500	\$1,000
CAPITAL OUTLAY--OTHER EQUIP	-	-	-	\$75,000	-
CAPITAL OUTLAY--PARKS	-	-	-	\$10,000	\$100,000
OTHER CAPITAL OUTLAY	-	-	\$85,000	-	-
Total Parks	\$747,258	\$923,564	\$988,438	\$959,329	\$1,220,987
Total Expenditures	\$747,258	\$923,564	\$988,438	\$959,329	\$1,220,987

Community Center

The Community Center opened in September 2025.

Summary of Significant Changes: A full year of expenses are budgeted for this department including facility and staffing costs. Recreation costs have been reallocated from the Community Engagement department. The 2025 budgeted senior van was not purchased due to not receiving grant funding.

Expenditures by Fund

Community Center Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	-	-	\$562,760	\$634,930	\$894,489
Community Center					
Salaries & Wages	-	-	-	\$94,000	\$325,498
OVERTIME	-	-	\$2,000	-	\$3,000
Payroll Taxes	-	-	-	\$7,500	\$28,284
Wellness Program	-	-	-	\$1,080	\$1,080
Tuition Reimbursement	-	-	-	-	\$3,000
TRAINING	-	-	\$6,000	\$6,000	\$6,000
Workers Compensation	-	-	-	\$1,500	\$4,500
Health Insurance	-	-	-	\$1,000	\$34,819
Medical Savings	-	-	-	\$500	\$1,100
Deferred Compensation	-	-	-	\$3,000	\$11,872
COMPUTER/TECHNOLOGY FEES	-	-	\$3,000	\$1,000	\$3,000
TELEPHONE	-	-	\$2,000	\$350	\$1,536
Verizon hot spot	-	-	-	\$350	\$480
UTILITIES	-	-	\$10,000	\$10,000	\$20,000
TRASH REMOVAL	-	-	\$2,500	\$1,000	\$1,500
PEST CONTROL	-	-	\$2,500	\$2,500	\$2,500
PRINTING EXPENSE	-	-	\$1,000	\$1,000	\$1,000
COPIER EXPENSES	-	-	-	\$1,000	\$2,500
EV CHARGING STATION EXPENSES	-	-	-	-	\$4,000
RECREATION PROGRAMS	-	-	\$80,000	\$80,000	\$75,000
OTHER PROFESSIONAL SERVICES	-	-	-	\$6,000	\$8,000
EMPLOYMENT/RECRUITMENT EXP	-	-	\$1,500	\$2,500	\$2,500
COMMUNITY DAY	-	-	\$60,000	\$60,000	\$72,000
TOWN EVENTS	-	-	\$75,000	\$75,000	\$90,000
PROPERTY & LIABILITY INSURANCE	-	-	\$6,560	\$6,500	\$12,600
Internet/Website Expense	-	-	-	\$1,800	\$4,000
POSTAGE	-	-	\$500	\$500	\$500
Mileage Expenses	-	-	-	-	\$500
DUES & SUBSCRIPTIONS	-	-	\$1,000	\$5,000	\$5,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
REPAIR & MTNCE--BUILDINGS	-	-	-	-	\$10,000
REPAIRS & MTNCE--FLEET	-	-	\$2,000	\$2,000	\$2,000
CLEANING SERVICES	-	-	-	\$15,000	\$45,000
Other Contractual Services	-	-	-	\$10,000	\$32,000
OFFICE SUPPLIES	-	-	\$2,000	\$2,000	\$2,000
OPERATING SUPPLIES	-	-	\$2,000	\$5,000	\$10,000
UNIFORMS	-	-	\$4,000	\$4,000	\$5,000
GAS & OIL	-	-	\$1,200	\$1,200	\$1,200
Operating Equipment	-	-	-	-	\$5,000
Safety Equipment	-	-	-	-	\$5,000
FURNISHINGS	-	-	\$5,000	\$3,000	\$5,000
Merchandise For Resale	-	-	-	\$3,000	\$5,000
OTHER COMMODITIES	-	-	-	-	\$2,000
CAPITAL OUTLAY--OTHER EQUIP	-	-	\$52,000	\$196,000	\$10,000
Gym Equip	-	-	-	\$26,000	-
Floor Cover	-	-	-	\$160,000	-
Bleachers	-	-	-	\$10,000	-
other	-	-	-	-	\$10,000
Capital Outlay--Bldgs & Impvts	-	-	-	-	\$10,000
CAPITAL OUTLAY-COMPUTERS	-	-	\$10,000	\$10,000	\$5,000
CAPITAL OUTLAY---SFTWR UPGRADE	-	-	\$30,000	\$5,000	\$5,000
CAPITAL OUTLAY--SR VAN	-	-	\$171,000	-	-
OTHER CAPITAL OUTLAY	-	-	\$30,000	\$10,000	\$10,000
Total Community Center	-	-	\$562,760	\$634,930	\$894,489
Total Expenditures	-	-	\$562,760	\$634,930	\$894,489

Engineering / Public Works Administration

Summary of Significant Changes: Replacement of a previously owned vehicle added to the leasing program.

Expenditures by Fund

Engineering Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$818,901	\$702,168	\$881,441	\$817,719	\$863,848
Engineering					
SALARIES & WAGES	\$435,621	\$395,453	\$425,324	\$405,549	\$450,088
Overtime	-	-	-	\$200	\$500
CLEANING	\$8,952	\$9,453	-	-	-
OVERTIME	\$15,892	\$3,306	-	-	-
PAYROLL TAXES	\$34,893	\$29,534	\$36,926	\$31,300	\$37,863
TRAINING	-	-	\$5,000	\$5,000	\$10,000
WORKERS COMP	\$6,761	\$8,322	\$7,539	\$7,000	\$8,000
HEALTH INSURANCE	\$43,760	\$37,188	\$46,038	\$29,500	\$34,387
MEDICAL SAVINGS	\$20,910	\$19,597	\$1,445	\$1,000	\$1,045
MEDICAL SAVINGS	\$1,505	\$1,411	-	-	-
DEFERRED COMPENSATION	-	-	\$21,182	\$20,300	\$22,365
EMPLOYMENT/RECRUITMENT EXPENSE	\$1,023	\$1,863	-	-	-
OFFICE SUPPLIES	\$5,647	\$4,937	-	-	-
COMPUTER/TECHNOLOGY	\$4,597	\$3,023	-	-	-
UNIFORMS	\$2,259	\$2,801	-	-	-
OPERATING SUPPLIES	\$17,828	\$12,465	-	-	-
FURNISHINGS	\$2,641	\$291	-	-	-
REPAIRS & MAINTENANCE	\$50,171	\$22,179	-	-	-
REPAIR & MAINTENANCE-- FLEET	\$68,736	\$1,785	-	-	-
GAS & OIL	\$5,421	\$3,489	-	-	-
TELEPHONE	\$3,441	\$3,011	-	-	-
UTILITIES	\$20,784	\$15,745	-	-	-
TRASH	\$2,003	\$2,839	-	-	-
COPIER EXPENSES	\$2,467	\$1,697	-	-	-
PROPERTY & LIABILITY INSURANCE	\$7,554	\$7,880	-	-	-
TRAINING	\$8,120	\$1,286	-	-	-
DUES & SUBSCRIPTIONS	\$1,755	\$3,599	-	-	-
OTHER PROFESSIONAL SERVICES	\$670	\$1,245	-	-	-
ENGINEERING FEES	\$44,400	\$52,436	-	-	-
VEHICLE LEASE EXPENSES	-	\$810	-	-	-
VEHICLE LEASE PRINCIPAL	-	\$8,542	-	-	-
VEHICLE LEASE INTEREST EXPENSE	-	\$1,164	-	-	-
CAPITAL OUTLAY--LEASES	-	\$43,133	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
MISC. EXPENSE	\$1,088	\$870	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$3,500	\$10,000	\$10,000
ENGINEERING FEES	-	-	\$55,000	\$55,000	\$60,000
TELEPHONE	-	-	\$2,820	\$2,820	\$1,320
Verizon & hotspots	-	-	-	\$2,820	-
UTILITIES	-	-	\$20,000	\$20,000	\$22,000
TRASH REMOVAL	-	-	\$4,000	\$4,000	\$5,000
COPIER EXPENSES	-	-	\$2,000	\$2,500	\$2,500
EV CHARGING STATION EXPENSES	-	\$767	-	-	-
OTHER PROFESSIONAL SERVICES	-	-	\$2,000	\$2,500	\$3,000
EMPLOYMENT/RECRUITMENT EXPENSE	-	\$45	\$1,500	\$1,500	\$1,500
PROPERTY & LIABILITY INSURANCE	-	-	\$13,300	\$11,000	\$10,000
DUES & SUBSCRIPTIONS	-	-	\$800	\$7,000	\$8,000
REPAIR & MTNCE--BUILDINGS	-	-	\$30,000	\$25,000	\$30,000
REPAIR & MTNCE--FLEET	-	-	\$2,500	\$2,500	\$2,500
CLEANING SERVICES	-	-	\$10,500	\$10,000	\$13,000
VEHICLE LEASE EXPENSES	-	-	\$41,117	\$11,800	\$49,030
OFFICE SUPPLIES	-	-	\$5,000	\$5,000	\$5,000
OPERATING SUPPLIES	-	-	\$10,000	\$10,000	\$12,500
UNIFORMS	-	-	\$2,750	\$2,750	\$2,750
GAS & OIL	-	-	\$5,000	\$5,500	\$7,000
TOOLS	-	-	-	\$1,000	\$5,000
FURNISHINGS	-	-	\$10,000	\$11,000	\$10,000
OTHER COMMODITIES	-	-	\$1,000	\$1,000	\$1,500
CAPITAL OUTLAY--LEASES	-	-	\$115,200	\$116,000	\$38,000
Total Engineering	\$818,901	\$702,168	\$881,441	\$817,719	\$863,848
Total Expenditures	\$818,901	\$702,168	\$881,441	\$817,719	\$863,848

Municipal Court

Summary of Significant Changes: N/A. Court continues to see an increase in cases as the police department continues to be fully staffed.

Expenditures by Fund

Municipal Court Expenditures

Category	FY 2023 Actual	FY 2024 Budget	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$99,115	\$128,594	\$142,673	\$136,350	\$183,009
Municipal Court					
SALARIES & WAGES	\$42,810	\$51,687	\$51,753	\$59,500	\$77,372
Overtime	-	-	\$1,000	\$500	\$1,000
JUDGE	\$18,995	\$21,000	\$26,000	\$24,000	\$32,000
OVERTIME	\$392	-	-	-	-
PAYROLL TAXES	\$3,329	\$3,954	\$4,678	\$4,600	\$7,047
Training	-	-	\$2,000	\$2,000	\$4,000
WORKERS COMP	\$47	\$84	\$64	\$500	\$600
HEALTH INSURANCE	\$6,616	\$7,560	\$7,788	\$8,200	\$12,457
DEFERRED COMP	\$1,055	\$1,122	\$325	\$500	\$400
MEDICAL SAVINGS	\$338	\$384	-	-	-
Deferred Compensation	-	-	\$1,105	\$1,200	\$2,084
EMPLOYMENT/RECRUITMENT EXPENSE	-	\$500	-	-	-
COMPUTER/TECHNOLOGY	\$200	\$4,000	-	-	-
UNIFORMS	-	\$200	-	-	-
COURT COSTS	\$751	\$1,500	-	-	-
TELEPHONE	\$66	-	-	-	-
PROPERTY & LIABILITY INSURANCE	\$3,022	\$4,303	-	-	-
TRAINING	\$363	\$1,000	-	-	-
DUES & MEMBERSHIPS	\$50	\$100	-	-	-
OTHER PROFESSIONAL SERVICES	\$2,147	\$2,200	-	-	-
PROSECUTING ATTORNEY	\$18,633	\$18,000	-	-	-
PUBLIC DEFENDER	-	\$10,000	-	-	-
MISC. EXPENSE	\$300	\$1,000	-	-	-
Prosecuting Attorney	-	-	\$18,000	\$18,500	\$20,000
Public Defender	-	-	\$10,000	\$2,000	\$5,000
Computer/Technology Services	-	-	\$4,000	-	\$4,000
Telephone	-	-	-	\$3,000	-
Other Professional Services	-	-	\$5,000	\$3,000	\$5,000
Employment/Recruitment Expense	-	-	\$500	-	\$500
Property & Liability Insurance	-	-	\$6,660	\$5,000	\$5,800
Court Costs	-	-	\$2,500	\$3,500	\$4,000
Dues & Subscriptions	-	-	\$100	\$100	\$250

Municipal Court

Category	FY 2023 Actual	FY 2024 Budget	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Uniforms	-	-	\$200	-	\$500
OTHER COMMODITIES	-	-	\$1,000	\$250	\$1,000
Total Municipal Court	\$99,115	\$128,594	\$142,673	\$136,350	\$183,009
Total Expenditures	\$99,115	\$128,594	\$142,673	\$136,350	\$183,009

Community Engagement

Summary of Significant Changes: In 2025 and 2026 recreation expenses have been reallocated to the new Community Center. The budget reflects the addition of a Communications Manager position along with a return of community events, continued branding/wayfinding efforts and economic development programs. Capital outlay-wayfinding includes new signage which would be pursued if grant funds are received.

Expenditures by Fund

Community Engagement Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$538,750	\$701,252	\$712,344	\$632,540	\$708,003
Community Engagement					
SALARIES & WAGES	\$197,497	\$255,858	\$334,456	\$288,000	\$167,583
OVERTIME	-	-	\$2,000	\$3,000	\$500
OVERTIME	\$1,019	\$672	-	-	-
PAYROLL TAXES	\$15,441	\$19,609	\$29,925	\$22,540	\$14,777
WELLNESS PROGRAM	-	\$1,411	\$29,800	\$32,000	\$36,920
Nectar Program	-	-	-	\$32,000	\$20,000
TUITION REIMBURSEMENT	-	-	-	-	\$3,000
TRAINING	-	-	\$6,000	\$6,000	\$7,000
WORKERS COMP	\$1,420	\$6,106	\$3,759	\$4,500	\$5,000
HEALTH INSURANCE	\$18,360	\$21,951	\$46,826	\$19,000	\$21,206
MEDICAL SAVINGS	\$6,955	\$7,114	\$1,700	\$1,500	\$600
MEDICAL SAVINGS	\$1,210	\$1,200	-	-	-
DEFERRED COMPENSATION	-	-	\$14,782	\$8,000	\$8,357
EMPLOYMENT/RECRUITMENT EXPENSE	\$1,240	\$1,761	-	-	-
MERCHANDISE FOR RESALE	-	\$3,001	-	-	-
COMPUTER/TECHNOLOGY	\$1,233	\$4,238	-	-	-
PRINTING EXPENSE	\$4,279	\$6,903	-	-	-
UNIFORMS	\$816	\$1,356	-	-	-
POSTAGE	\$473	\$1,894	-	-	-
FLEET R&M	\$5,498	\$522	-	-	-
TOWN DECORATIONS	\$8,244	\$12,071	-	-	-
COMMUNITY ENGAGEMENT	\$11,202	\$9,456	-	-	-
GAS & OIL	\$362	\$505	-	-	-
RECREATION PROGRAMS	\$52,044	\$41,608	-	-	-
COMMUNITY DAY	\$50,274	\$58,241	-	-	-
TOWN EVENTS	\$67,496	\$71,800	-	-	-
SENIOR EVENTS	\$10,275	\$14,272	-	-	-
TELEPHONE	\$1,498	\$1,792	-	-	-
GENERAL LIABILITY INSURANCE	\$12,555	\$7,791	-	-	-
TRAINING	\$5,678	\$9,138	-	-	-
DUES/MEMBERSHIPS	\$7,405	\$9,651	-	-	-
WELLNESS PROGRAM	\$19,686	\$25,026	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
OTHER PROFESSIONAL SERVICES	\$990	\$14,510	-	-	-
CONSULTANTS	\$24,755	\$49,958	-	-	-
ECONOMIC DEVELOPMENT PROGRAMS	-	\$7,546	-	-	-
CAPITAL OUTLAY--SFTWR UPGRADES	\$9,397	\$32,319	-	-	-
MISC. EXPENSE	\$1,450	\$1,970	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$3,000	\$1,000	\$3,000
CONSULTING FEES	-	-	\$30,000	\$30,000	\$30,000
TELEPHONE	-	-	\$1,536	\$1,500	\$960
PRINTING EXPENSE	-	-	\$15,000	\$15,000	\$15,000
COMMUNITY ENGAGEMENT	-	-	\$10,000	\$10,000	\$10,000
OTHER PROFESSIONAL SERVICES	-	-	\$40,000	\$40,000	\$40,000
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$500	\$500	\$2,000
PROPERTY & LIABILITY INSURANCE	-	-	\$6,560	\$8,500	\$5,800
INTERNET/WEBSITE SERVICES	-	-	-	\$40,000	\$12,300
ECONOMIC DEVELOPMENT PROGRAMS	-	-	\$50,000	\$35,000	\$50,000
POSTAGE	-	-	\$4,000	\$4,000	\$4,000
DUES & SUBSCRIPTIONS	-	-	\$11,500	\$14,000	\$25,000
OTHER CONTRACTUAL SERVICES	-	-	-	\$1,000	\$10,000
TOWN DECORATIONS	-	-	\$10,000	\$10,000	\$10,000
UNIFORMS	-	-	\$1,000	\$1,000	\$1,000
FURNISHINGS	-	-	\$5,000	\$2,000	\$2,000
MERCHANDISE FOR RESALE	-	-	\$8,000	-	-
OTHER COMMODITIES	-	-	\$2,000	\$2,000	\$2,000
CAPITAL OUTLAY--WAYFINDING	-	-	\$25,000	\$25,000	\$200,000
CAPITAL OUTLAY--SOFTWAREUPGRAD	-	-	\$20,000	\$7,500	\$20,000
Total Community Engagement	\$538,750	\$701,252	\$712,344	\$632,540	\$708,003
Total Expenditures	\$538,750	\$701,252	\$712,344	\$632,540	\$708,003

Non Departmental

Non-Departmental appropriates funds for salary adjustments based on the adopted compensation structure and special projects.

Expenditures by Fund

Non Departmental Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
General Fund	\$1,755,914	\$3,560,309	\$911,425	\$405,000	\$283,871
Non-Departmental					
SALARIES & WAGES ADJ	-	-	\$275,000	-	\$275,000
TRANSFER TO STREET IMPVT FD	\$375,000	\$375,000	-	-	-
TRANSFER TO CAPITAL IMPROVEMEN	\$1,380,451	\$3,183,409	-	-	-
SPECIAL PROJECTS	-	-	\$100,000	\$30,000	\$8,871
ARPA BROADBAND	\$463	\$1,900	-	-	-
OTHER CAPITAL OUTLAY	-	-	\$161,425	-	-
TRANSFER TO STREET FUND	-	-	\$375,000	\$375,000	-
Total Non-Departmental	\$1,755,914	\$3,560,309	\$911,425	\$405,000	\$283,871
Total Expenditures	\$1,755,914	\$3,560,309	\$911,425	\$405,000	\$283,871

Street Improvement Fund

The Street Improvement Fund is a special revenue fund established in 2021 to segregate revenues generated by the additional 1% sales and use tax approved by voters to be used for street maintenance and improvement.

Summary of Significant Changes: The 2025 budget included a one-time transfer from the Capital Improvement Fund to the Street Improvement Fund to maintain asphalt and concrete projects at a high level. In addition, a major purchase of a street sweeper was made which allows for the Town to provide that service as needed and reduce the contract for services. In 2026, asphalt and concrete maintenance projects will continue to be funded. Another priority is street signs and markers.

Revenues by Fund

Street Improvement Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Street Improvement Fund	\$3,723,841	\$3,214,534	\$4,773,362	\$4,846,597	\$3,281,575
SPECIAL REVENUE FUNDS	\$3,723,841	\$3,214,534	\$4,773,362	\$4,846,597	\$3,281,575
Non-Departmental					
HIGHWAY USERS TAX	\$252,488	\$311,715	\$264,569	\$304,000	\$338,960
SALES TAX	\$2,039,873	\$1,906,028	\$2,155,713	\$2,155,713	\$2,340,000
ROAD & BRIDGE TAX	\$68,964	\$91,398	\$120,000	\$95,413	\$100,000
M.V. REGISTRATION	\$26,247	\$28,230	\$27,300	\$85,000	\$85,000
BUILDING USE TAX	\$259,975	\$254,203	\$197,849	\$225,071	\$288,535
RIGHT-OF-WAY PERMITS	\$116,537	\$140,608	\$88,431	\$75,000	\$75,000
ADMINISTRATIVE CHARGES	-	-	-	\$14,400	\$15,580
Total Non-Departmental	\$2,764,083	\$2,732,182	\$2,853,862	\$2,954,597	\$3,243,075
Transfers In					
TRANSFER FROM GF	\$375,000	\$375,000	\$375,000	\$375,000	-
TRANSFER FROM CAPITAL IMPROV	-	-	\$1,000,000	-	-
Total Transfers In	\$375,000	\$375,000	\$1,375,000	\$375,000	-
Miscellaneous Revenue					
INTEREST INCOME	\$110,316	\$107,352	\$108,500	\$70,000	\$38,500
LEASE PROCEEDS	\$474,441	-	\$436,000	\$447,000	-
Street Sweeper	-	-	-	\$410,000	-
2025 F150	-	-	-	\$37,000	-
Total Miscellaneous Revenue	\$584,758	\$107,352	\$544,500	\$517,000	\$38,500
Other Sources					
TRANSFER FROM CIF	-	-	-	\$1,000,000	-
Total Other Sources	-	-	-	\$1,000,000	-
Total Revenues	\$3,723,841	\$3,214,534	\$4,773,362	\$4,846,597	\$3,281,575

Expenditures by Fund

Street Improvement Fund Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Street Improvement Fund	\$3,779,891	\$3,713,694	\$5,152,587	\$4,956,125	\$4,466,133
Streets					
SALARIES & WAGES	\$338,939	\$406,157	\$414,649	\$435,800	\$441,514
OVERTIME	-	-	\$10,000	\$2,000	\$10,000
OVERTIME	\$4,778	\$3,369	-	-	-
PAYROLL TAXES	\$26,201	\$30,455	\$38,126	\$33,000	\$41,388
TRAINING	-	-	\$15,000	\$15,000	\$15,000
WORKERS COMPENSATION	\$6,176	\$25,222	\$22,826	\$24,100	\$26,510
HEALTH INSURANCE	\$29,227	\$62,479	\$72,411	\$72,200	\$87,127
MEDICAL SAVINGS	\$9,350	\$12,630	\$1,250	\$1,000	\$1,130
MEDICAL SAVINGS	\$694	\$1,068	-	-	-
DEFERRED COMPENSATION	-	-	\$14,380	\$15,100	\$14,483
EMPLOYMENT/RECRUITMENT EXPENSE	\$61	\$67	-	-	-
COMPUTER/TECHNOLOGY	\$14,305	\$19,908	-	-	-
PRINTING EXPENSE	-	\$193	-	-	-
UNIFORMS	\$2,824	\$12,054	-	-	-
OPERATING SUPPLIES	\$3,515	\$57	-	\$2,500	\$10,000
FURNISHINGS	\$4,000	-	-	-	-
REPAIRS & MAINTENANCE-- STREETS	\$208,566	\$156,315	-	-	-
REPAIR & MAINT.--FLEET	\$37,991	\$28,784	-	-	-
ASPHALT/STREET PATCHING	\$1,800,000	\$1,982,774	-	-	-
STREET SIGNS & MARKERS	\$28,587	\$17,633	-	-	-
GAS & OIL	\$22,814	\$7,338	-	-	-
TOOLS	\$16,218	\$18,827	-	-	-
SAFETY EQUIPMENT	\$10,826	\$2,840	-	-	-
TELEPHONE	\$2,842	\$3,052	-	-	-
UTILITIES	\$33,650	\$34,801	-	-	-
TRASH DISPOSAL	\$100	-	-	-	-
PROPERTY & LIABILITY INSURANCE	\$37,769	\$29,552	-	-	-
TRAINING	\$4,734	\$7,584	-	-	-
DUES & MEMBERSHIPS	\$350	\$3,827	-	-	-
STREET SWEEPING	\$36,612	\$43,470	-	-	-
DUST CONTROL	\$26,367	\$55,355	-	-	-
GRAVEL	\$8,246	\$20,000	-	-	-
WEED CONTROL	\$7,150	\$1,164	-	-	-
SNOW REMOVAL	\$68,736	\$11,247	-	-	-
REPAIR & MAINTENANCE-- SEALCOAT	\$242,874	\$263,512	-	-	-
REPAIR & MAINTENANCE-- DRAINAGE	\$15,348	\$9,043	-	-	-
STREET STRIPING	\$2,976	-	-	-	-
EQUIPMENT RENTAL	\$16,095	\$92	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
ENGINEERING FEES	\$47,946	\$97,782	-	-	-
VEHICLE LEASE EXPENSES	\$1,260	\$2,678	-	-	-
VEHICLE LEASE PRINCIPAL	\$37,210	\$93,840	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$6,749	\$20,883	-	-	-
CAPITAL OUTLAY	\$143,362	\$192,957	-	-	-
CAPITAL OUTLAY-LEASES	\$474,441	-	-	-	-
COMPUTER/TECHNOLOGY SERVICES	-	-	\$18,500	\$24,500	\$21,000
Computers	-	-	-	\$6,000	\$6,000
Invision GIS services	-	-	-	\$18,500	\$10,000
Plow Ops Hardware	-	-	-	-	\$5,000
ENGINEERING FEES	-	-	\$95,000	\$20,000	\$30,000
TELEPHONE	-	-	\$2,376	\$2,376	\$4,376
verizon	-	-	-	\$2,376	\$2,000
UTILITIES	-	-	\$38,500	\$45,000	\$50,000
TRASH REMOVAL	-	-	\$1,000	-	\$1,000
PRINTING EXPENSE	-	-	\$5,000	-	\$5,000
MATERIALS TESTING	-	-	\$40,000	\$20,000	\$25,000
EMPLOYMENT/RECRUITMENT EXPENSE	-	-	\$1,500	\$500	\$1,500
PROPERTY & LIABILITY INSURANCE	-	-	\$49,950	\$40,000	\$33,700
EQUIPMENT RENTAL	-	-	\$135,000	\$40,000	\$40,000
DUES & SUBSCRIPTIONS	-	-	\$14,000	\$10,000	\$25,300
Plow Ops Software Subscription	-	-	-	\$10,000	\$5,000
Blade/Loader Software Subscription	-	-	-	-	\$12,000
GPS Subscription	-	-	-	-	\$3,500
CAPA Membership	-	-	-	-	\$300
School Flasher Subscription	-	-	-	-	\$2,500
Boss 811 Locating Software Subscription	-	-	-	-	\$1,000
Traffic Control Plan Software	-	-	-	-	\$1,000
REPAIR & MTNCE--STREETS	-	-	\$2,467,500	\$2,832,000	\$2,210,000
Asphalt Pavement	-	-	-	\$2,695,000	\$2,000,000
Concrete Repair	-	-	-	\$127,000	\$200,000
Cold Patch	-	-	-	\$10,000	\$10,000
REPAIR & MTNCE--DRAINAGE	-	-	\$20,000	\$20,000	\$30,000
Flushing	-	-	-	\$20,000	\$30,000
REPAIR & MTNCE--FLEET	-	\$5,613	\$40,000	\$40,000	\$50,000
REPAIR & MTNCE--BRIDGES	-	-	\$35,000	\$10,000	\$35,000
SNOW REMOVAL	-	-	\$100,000	\$100,000	\$120,000
SEALCOATING	-	-	\$225,000	\$227,000	\$225,000
STREET SWEEPING	-	-	-	\$21,330	\$10,000
DUST CONTROL	-	-	\$55,000	\$35,000	\$55,000
WEED CONTROL	-	-	\$15,000	\$6,000	\$15,000
STREET STRIPING	-	-	\$150,000	-	\$150,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
VEHICLE LEASE EXPENSES	-	-	\$224,619	\$120,700	\$123,800
Enterprise	-	-	-	\$10,700	\$14,600
John Deere	-	-	-	\$110,000	\$109,200
OTHER CONTRACTUAL SERVICES	-	-	-	-	\$50,000
Signal Maintenance Contract	-	-	-	-	\$50,000
OPERATING SUPPLIES	-	-	\$10,000	\$3,000	\$10,000
STREET SIGNS & MARKERS	-	-	\$13,500	\$13,500	\$120,000
UNIFORMS	-	-	\$13,000	\$11,000	\$12,000
GAS & OIL	-	-	\$25,000	\$15,000	\$25,000
SAFETY EQUIPMENT	-	-	\$3,500	\$3,000	\$3,500
TOOLS	-	-	\$25,000	\$12,000	\$15,000
GRAVEL	-	-	\$50,000	\$30,000	\$50,000
SPECIAL PROJECTS	-	-	\$50,000	\$10,000	\$50,000
GRADER SHED	-	-	\$5,000	\$5,000	\$35,000
CAPITAL OUTLAY--WCR 7	-	\$29,074	-	-	-
CAPITAL OUTLAY--LEASES	-	-	\$436,000	\$447,000	-
OTHER CAPITAL OUTLAY	-	-	\$100,000	\$96,519	-
CONTINGENCY	-	-	\$100,000	-	\$100,000
LEASE PURCH PRIN--2025 SWEEPER	-	-	-	\$95,000	\$73,629
LEASE PURCH INT--2025 SWEEPER	-	-	-	-	\$14,175
Total Streets	\$3,779,891	\$3,713,694	\$5,152,587	\$4,956,125	\$4,466,133
Total Expenditures	\$3,779,891	\$3,713,694	\$5,152,587	\$4,956,125	\$4,466,133

Conservation Trust Fund

The Conservation Trust Fund is a special revenue fund which generally receives state Lottery revenues to be used for parks in accordance with state law.

Summary of Significant Changes: 2025 showed the completion of improvements and playground replacement at both Founders and North Creek parks. The 2026 budget includes expenditures for other equipment such as picnic tables, benches and trash cans.

Revenues by Fund

Conservation Trust Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Conservation Trust Fund	\$76,727	\$83,923	\$82,000	\$82,000	\$81,000
SPECIAL REVENUE FUNDS	\$76,727	\$83,923	\$82,000	\$82,000	\$81,000
LOTTERY REVENUE	\$73,174	\$76,898	\$77,000	\$77,000	\$80,000
INTEREST & DIVIDEND INCOME	\$3,554	\$7,025	\$5,000	\$5,000	\$1,000
Total Revenues	\$76,727	\$83,923	\$82,000	\$82,000	\$81,000

Expenditures by Fund

Conservation Trust Fund Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Conservation Trust Fund	-	\$28,443	\$235,000	\$235,000	\$75,000
Parks					
FURNISHINGS	-	\$28,443	-	-	-
Capital Outlay--Other Equip	-	-	-	-	\$75,000
CAPITAL OUTLAY--PARKS	-	-	\$235,000	\$235,000	-
Total Parks	-	\$28,443	\$235,000	\$235,000	\$75,000
Total Expenditures	-	\$28,443	\$235,000	\$235,000	\$75,000

Police Impact Fund

The Police Impact Fund is a development impact fee fund which is used to collect one-time fees from developers of new construction projects (residential and commercial). The funds are specifically used to pay for the cost of building new public infrastructure needed to accommodate the increased demand caused by that new development.

Summary of Significant Changes: This Fund includes appropriations for police leased vehicles and minor building improvements.

Revenues by Fund

Police Impact Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Police Impact Fund	\$354,575	\$62,494	\$143,906	\$165,600	\$75,207
Non-Departmental					
IMPACT FEES	\$61,112	\$56,504	\$76,030	\$68,000	\$73,007
Total Non-Departmental	\$61,112	\$56,504	\$76,030	\$68,000	\$73,007
Miscellaneous Revenue					
INTEREST & DIVIDEND INCOME	\$9,219	\$5,990	\$10,808	\$2,600	\$2,200
LEASE PROCEEDS	\$284,243	-	\$57,068	\$95,000	-
Total Miscellaneous Revenue	\$293,463	\$5,990	\$67,876	\$97,600	\$2,200
Total Revenues	\$354,575	\$62,494	\$143,906	\$165,600	\$75,207

Expenditures by Fund

Police Impact Fund Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Police Impact Fund	\$446,797	\$111,010	\$183,561	\$245,300	\$103,114
Police	\$446,797	\$111,010	\$183,561	\$245,300	\$103,114
FURNISHINGS	\$1,877	-	-	-	-
VEHICLE LEASE EXPENSES	\$41,355	\$11,904	-	-	-
VEHICLE LEASE PRINCIPAL	\$52,861	\$78,326	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$6,922	\$11,813	-	-	-
CAPITAL OUTLAY--OFFICE EQUIP	\$11,130	-	-	-	-
CAPITAL OUTLAY--BLDGS & IMPVTS	\$48,408	\$8,967	-	-	-
CAPITAL OUTLAY-LEASES	\$284,243	-	-	-	-
VEHICLE LEASE EXPENSES	-	-	\$106,493	\$135,300	\$103,114
CAPITAL OUTLAY-LEASES	-	-	\$57,068	\$110,000	-
CAPITAL OUTLAY--BLDGS & IMPVTS	-	-	\$20,000	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Total Expenditures	\$446,797	\$111,010	\$183,561	\$245,300	\$103,114

Municipal Facilities Impact Fund

The Municipal Facilities Impact Fund is a development impact fee fund which is used to collect one-time fees from developers of new construction projects (residential and commercial). The funds are specifically used to pay for the cost of building new public infrastructure needed to accommodate the increased demand caused by that new development.

Summary of Significant Changes: 2025 saw the completion of the construction of the Town of Mead Community Center, installation of the generator at the Public Works facility, the purchase of a dump truck and the Police Facility Site Identification and 30% Design Project. Due to a grant received, the Police Facility Design Project is identified in the 2026 budget, but is on hold along with other facility needs pending the outcome of the Board's strategic planning initiative.

Revenues by Fund

Municipal Facilities Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Municipal Facilities Fund	\$3,123,038	\$4,885,647	\$3,143,413	\$1,962,140	\$783,870
SPECIAL REVENUE FUNDS	\$3,123,038	\$4,885,647	\$3,143,413	\$1,962,140	\$783,870
Non-Departmental					
IMPACT FEES	\$582,989	\$489,608	\$608,696	\$479,436	\$588,870
Total Non-Departmental	\$582,989	\$489,608	\$608,696	\$479,436	\$588,870
Grants & Economic Development					
FED'L GRANT--AMER RESCUE PLAN	-	\$1,162,831	\$1,000,000	-	-
CNTY EMERGENCY MANAGEMENT GR	-	-	\$40,000	\$40,000	-
GRANTS--EIAF 9349 STATE FUNDS	\$21,098	-	-	-	\$150,000
DOLA EIAF GRANT-COMMUNITY CENT	-	\$493,704	\$1,000,000	\$1,000,000	-
Total Grants & Economic Development	\$21,098	\$1,656,535	\$2,040,000	\$1,040,000	\$150,000
Transfers In					
TRF FR PARKS & OPEN SPACE FD	\$1,500,000	-	-	-	-
TRF FR CAPITAL IMPRVT FUND	\$800,000	\$2,500,000	-	-	-
Total Transfers In	\$2,300,000	\$2,500,000	-	-	-
Miscellaneous Revenue					
INTEREST & DIVIDEND INCOME	\$152,149	\$201,942	\$194,717	\$140,000	\$45,000
LEASE PROCEEDS	\$66,803	\$37,561	\$300,000	\$302,704	-
Total Miscellaneous Revenue	\$218,951	\$239,504	\$494,717	\$442,704	\$45,000
Total Revenues	\$3,123,038	\$4,885,647	\$3,143,413	\$1,962,140	\$783,870

Expenditures by Fund

Municipal Facilities Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Municipal Facilities Fund	\$1,709,190	\$3,189,508	\$7,474,382	\$7,450,437	\$697,490
SPECIAL REVENUE FUNDS	\$1,709,190	\$3,189,508	\$7,474,382	\$7,450,437	\$697,490
Administration					
PLANNING/CONSULTANTS	\$14,240	-	-	-	-
CAPITAL OUTLAY-- BOARD/CT ROOM	-	\$11,716	-	-	-
CAPITAL OUTLAY--BLDGS & IMPVTS	-	-	\$15,000	\$3,600	\$15,000
OTHER CAPITAL OUTLAY	-	-	\$25,000	-	\$125,000
Other Capital Outlay	-	-	-	-	\$25,000
Strategic Planning	-	-	-	-	\$100,000
CAPITAL OUTLAY-- BOARD/CT ROOM	\$662,289	-	-	-	-
FURNISHINGS	-	-	\$8,000	-	-
Total Administration	\$676,529	\$11,716	\$48,000	\$3,600	\$140,000
Police					
CAPITAL OUTLAY--BLDGS & IMPVTS	-	-	-	\$165,000	\$420,000
Total Police	-	-	-	\$165,000	\$420,000
Streets					
LEASE PURCH PRIN--2021 TRUCK 2	\$39,470	\$40,689	-	-	-
LEASE PURCH INT--2021 TRUCK 2	\$3,773	\$2,554	-	-	-
2021 LEASE PURCH PRIN-- TRUCK 1	\$40,690	\$41,947	-	-	-
2021 LEASE PURCH INT-- TRUCK 1	\$2,553	\$1,296	-	-	-
CAPITAL OUTLAY--DUMP TRUCK	-	-	-	\$302,704	-
LEASE PURCHASE PRIN- -2021 TRK2	-	-	\$41,974	\$41,947	-
LEASE PURCHASE INT- -2021 TRK2	-	-	\$1,296	\$1,296	-
LEASE PUCH PRIN--2025 DUMP TRU	-	-	\$50,000	\$65,554	\$53,613
LEASE PURCH INT-2025 DUMP TRUC	-	-	\$24,000	\$2,336	\$14,277
Total Streets	\$86,486	\$86,486	\$117,270	\$413,837	\$67,890
Parks					
VEHICLE LEASE EXPENSES	\$2,940	\$4,037	-	-	-
VEHICLE LEASE PRINCIPAL	\$50,003	\$58,702	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$6,878	\$5,801	-	-	-
CAPITAL OUTLAY-LEASES	\$28,363	\$37,561	-	-	-
VEHICLE LEASE EXPENSES	-	-	\$62,901	\$67,200	\$58,300
CAPITAL OUTLAY--LEASES	-	-	\$300,000	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Total Parks	\$88,184	\$106,102	\$362,901	\$67,200	\$58,300
Community Engagement					
VEHICLE LEASE EXPENSES	\$1,265	\$610	-	-	-
VEHICLE LEASE PRINCIPAL	\$6,700	\$9,224	-	-	-
VEHICLE LEASE INTEREST EXPENSE	\$1,171	\$1,377	-	-	-
CAPITAL OUTLAY-LEASES	\$38,439	-	-	-	-
VEHICLE LEASE EXPENSES	-	-	\$11,211	\$10,800	\$11,300
CAPITAL OUTLAY--BLDGS & IMPVTS	-	\$2,973,993	\$6,620,000	\$6,620,000	-
Community Center	-	-	-	\$6,575,000	-
Floor Cleaner for Comm Ctr	-	-	-	\$45,000	-
CAPITAL OUTLAY	\$526,292	-	-	-	-
Total Community Engagement	\$573,867	\$2,985,205	\$6,631,211	\$6,630,800	\$11,300
Engineering					
CAPITAL OUTLAY--BLDGS & IMPVTS	-	-	\$315,000	\$170,000	-
Generator	-	-	-	\$170,000	-
Total Engineering	-	-	\$315,000	\$170,000	-
Capital Outlay					
FURNISHINGS	\$3,311	-	-	-	-
CAPITAL OUTLAY--PW FACILITY	\$238,216	-	-	-	-
CAPITAL OUTLAY--GRADER SHED	\$42,597	-	-	-	-
Total Capital Outlay	\$284,124	-	-	-	-
Total Expenditures	\$1,709,190	\$3,189,508	\$7,474,382	\$7,450,437	\$697,490

Transportation Impact Fund

The Transportation Impact Fund is a development impact fee fund which is used to collect one-time fees from developers of new construction projects (residential and commercial). The funds are specifically used to pay for the cost of building new public infrastructure needed to accommodate the increased demand caused by that new development.

Summary of Significant Changes: The 3rd and Welker, Hwy 66 & WCR7 Underpass, Safe Routes to School, WCR34 Bridge Replacement, and design of WCR7 with Berthoud projects will continue into 2025. Downtown alley improvements, other than Community Cener, were not completed in 2025. The Underpass project has funds fully appropriated in 2026, although the project is expected to go into 2027.

Revenues by Fund

Transportation Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Transportation Fund	\$2,088,015	\$1,212,069	\$12,170,869	\$8,289,104	\$8,188,787
SPECIAL REVENUE FUNDS	\$2,088,015	\$1,212,069	\$12,170,869	\$8,289,104	\$8,188,787
Non-Departmental					
IMPACT FEES	\$699,138	\$677,572	\$958,485	\$723,104	\$950,061
Total Non-Departmental	\$699,138	\$677,572	\$958,485	\$723,104	\$950,061
Grants & Economic Development					
CDOT GRANT--SAFE ROUTES TO SCH	\$36,816	\$91,976	\$284,000	\$106,000	\$318,000
CDOT GRANT--UNDERPASS	\$320,000	-	\$800,000	\$50,000	\$3,710,000
CDOT GRANT--CR 5 BRIDGE	-	-	\$160,000	-	-
CDOT GRANT--CR 34 BRIDGE	\$58,485	\$101,832	\$1,585,726	-	\$1,585,726
FEDERAL GRANT--3RD & WELKER	-	-	\$1,900,000	\$1,900,000	\$1,000,000
ENERGY COLO--EV CHARGING GRANT	-	\$12,500	\$40,000	\$40,000	-
CONTRIBUTION FR WC & DEV WCR 9	-	-	\$4,000,000	\$3,000,000	-
CONTRIBUTION FR BETRHOUD WCR 7	-	-	\$200,000	-	-
CONTRIBUTIONS FR OTHER GOV'TS	-	-	-	\$100,000	\$100,000
CONTRIBUTIONS FROM DEVELOPERS	-	-	-	\$2,000,000	-
Total Grants & Economic Development	\$415,300	\$206,308	\$8,969,726	\$7,196,000	\$6,713,726
Transfers In					
TRANSFER FROM MURA	\$500,000	-	-	-	-
Total Transfers In	\$500,000	-	-	-	-
Miscellaneous Revenue					
FEDERAL GRANT--CARAVEO	-	-	\$1,000,000	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
FEDERAL GRANT--DOT UNDERPASS	-	-	\$750,000	-	-
INTEREST & DIVIDEND INCOME	\$327,234	\$312,974	\$292,658	\$370,000	\$225,000
MISC. INCOME	-	\$15,215	-	-	-
Total Miscellaneous Revenue	\$327,234	\$328,189	\$2,042,658	\$370,000	\$225,000
Other Sources					
P.I.L.O.CONSTRUCTION	\$146,342	-	\$200,000	-	\$300,000
Total Other Sources	\$146,342	-	\$200,000	-	\$300,000
Total Revenues	\$2,088,015	\$1,212,069	\$12,170,869	\$8,289,104	\$8,188,787

Expenditures by Fund

Transportation Fund Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Transportation Fund	\$1,814,662	\$1,964,114	\$18,357,000	\$12,240,000	\$10,042,000
Administration					
CAPITAL OUTLAY--WELKER/3RD	\$621,085	-	-	-	-
CAPITAL OUTLAY--SAFE RTESTOSCH	\$46,020	-	-	-	-
CAPITAL OUTLAY--3RD ST. IMPVTS	\$4,500	-	-	-	-
CAPITAL OUTLAY-Y BRIDGE DESIGN	\$73,106	-	-	-	-
CAPITAL OUTLAY--WING WALL	\$18,875	-	-	-	-
CAPITAL OUTLAY-SH66/CR7 UNDER	\$425,756	-	-	-	-
CAPITAL -SH66/CR7 INTERSECTION	\$3,027	-	-	-	-
CAPITAL OUTLAY-NORTH CREEK	\$3,454	-	-	-	-
CAPITAL OUTLAY-EV CHARGING ST	\$900	-	-	-	-
CONTINGENCIES	\$617,940	-	-	-	-
CAPITAL OUTLAY-ALLEY IMPTS	-	-	\$850,000	\$460,000	-
Downtown Alley - Comm Ctr	-	-	-	\$460,000	-
CAPITAL OUTLAY-WCR 9.5 AND WCR	-	-	\$5,000,000	\$5,000,000	-
CAPITAL OUTLAY-CR 5 BRIDGE	-	-	\$275,000	-	-
CONTINGENCY	-	-	\$600,000	\$600,000	\$150,000
Contingency	-	-	-	\$600,000	\$50,000
Strategic Planning	-	-	-	-	\$100,000
Total Administration	\$1,814,662	-	\$6,725,000	\$6,060,000	\$150,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Streets					
CAPITAL OUTLAY--ALLEY IMPVTS	-	\$153,797	-	-	-
CAPITAL OUTLAY-- -3RD/WELKER INT	-	\$1,197,813	\$6,500,000	\$5,200,000	\$1,800,000
Intersection Construction	-	-	-	\$4,500,000	\$1,600,000
Intersection - testing, construction mgmt, etc	-	-	-	\$700,000	\$200,000
CAPITAL OUTLAY--SAFE RTESTSCH	-	\$156,918	\$600,000	\$150,000	\$450,000
CAPITAL OUTLAY--Y BRIDGEDESIGN	-	\$181,774	\$1,982,000	\$50,000	\$1,932,000
CAPITAL OUTLAY-- SH66/CR7 UNDRP	-	\$116,221	\$1,600,000	\$500,000	\$4,700,000
CAPITAL OUTLAY-- SH66/CR7 INT	-	\$2,750	\$200,000	-	-
CAPITAL OUTLAY--N.CRK DESIGN	-	\$30,175	-	\$22,000	\$10,000
CAPITAL OUTLAY--INT CR38 & I25	-	\$3,847	\$200,000	-	\$200,000
CAPITAL OUTLAY--EV CHARGING ST	-	\$46,360	\$150,000	\$58,000	-
Capital Outlay--XBridge Design	-	-	-	-	\$100,000
CAPITAL OUTLAY--WCR 7 NORTH	-	\$74,460	\$400,000	\$200,000	\$200,000
CONTINGENCY	-	-	-	-	\$500,000
Total Streets	-	\$1,964,114	\$11,632,000	\$6,180,000	\$9,892,000
Total Expenditures	\$1,814,662	\$1,964,114	\$18,357,000	\$12,240,000	\$10,042,000

Parks and Open Space Impact Fund

The Parks and Open Space Impact Fund is a development impact fee fund which is used to collect one-time fees from developers of new construction projects (residential). The funds are specifically used to pay for the cost of building new public infrastructure needed to accommodate the increased demand caused by that new development.

Summary of Significant Changes: The Gold Star Memorial, Liberty Ranch Restrooms and contribution to Weld County Multi-jurisdictional trails were completed in 2025. The 2026 budget reflects the completion of the Parks, Open Space and Trails Master Plan which was partly funded by a Great Outdoors Colorado grant and pedestrian trail crossing signals.

Revenues by Fund

Parks & Open Space Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Park and Open Space Impact Fund	\$370,567	\$391,672	\$443,454	\$421,508	\$405,711
SPECIAL REVENUE FUNDS	\$370,567	\$391,672	\$443,454	\$421,508	\$405,711
Non-Departmental					
IMPACT FEES	\$312,444	\$311,444	\$315,481	\$259,508	\$311,211
Total Non-Departmental	\$312,444	\$311,444	\$315,481	\$259,508	\$311,211
Miscellaneous Revenue					
GRANTS FOR TRAILS MASTER PLAN	-	-	\$100,000	\$140,000	\$85,000
INTEREST & DIVIDEND INCOME	\$58,123	\$26,228	\$27,973	\$22,000	\$9,500
DONATIONS/FUNDRAISING	-	\$54,000	-	-	-
Total Miscellaneous Revenue	\$58,123	\$80,228	\$127,973	\$162,000	\$94,500
Total Revenues	\$370,567	\$391,672	\$443,454	\$421,508	\$405,711

Expenditures by Fund

Parks & Open Space Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Park and Open Space Impact Fund	\$1,640,922	\$215,162	\$1,071,600	\$886,600	\$350,000
Administration					
PLANNING/CONSULTANTS	-	\$10,740	-	-	-
PLANNING FEES	-	-	\$325,000	\$200,000	\$125,000
Contingency	-	-	-	-	\$100,000
Total Administration	-	\$10,740	\$325,000	\$200,000	\$225,000
Parks					
CAPITAL OUTLAY--LIBERTY RANCH	\$23,107	\$5,293	-	-	-
CONTRIBUTION TO WELD COUNTY	-	-	\$125,000	\$25,000	-
CAPITAL OUTLAY--LIBERTY RANCH	-	-	\$321,600	\$321,600	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
CAPITAL OUTLAY--GOLD STAR MEM	-	\$51,601	\$300,000	\$340,000	-
CAPITAL OUTLAY-RESRF TEN CTS	-	\$99,975	-	-	-
CAPITAL OUTLAY- ELECTRICITY	-	\$12,998	-	-	-
CAPITAL OUTLAY--PARKS & EQUIP	-	\$15,964	-	-	-
CAPITAL OUTLAY--GOLD STAR	\$27,519	-	-	-	-
Total Parks	\$50,625	\$185,831	\$746,600	\$686,600	-
Community Engagement					
CAPITAL OUTLAY	-	\$18,591	-	-	-
Other Capital Outlay	-	-	-	-	\$125,000
CAPITAL OUTLAY	\$90,297	-	-	-	-
Total Community Engagement	\$90,297	\$18,591	-	-	\$125,000
Non-Departmental					
TRANSFER TO MUNICIPAL FUND	\$1,500,000	-	-	-	-
Total Non-Departmental	\$1,500,000	-	-	-	-
Total Expenditures	\$1,640,922	\$215,162	\$1,071,600	\$886,600	\$350,000

Sewer

The Sewer Fund is an enterprise fund which was created to support the wastewater utility of the Town. Revenues are generally derived from use fees. Expenditures from the fund are for the operation, maintenance and improvement of the wastewater treatment facility and the sewage system.

Summary of Significant Changes: A rate study in 2025 determined annual increases to rates and fees. User fees and costs associated with the Raterink Lift Station are accounted for separately.

Revenues by Fund

Sewer Fund Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Sewer Fund	\$1,235,048	\$1,328,222	\$2,439,265	\$1,313,110	\$2,352,330
ENTERPRISE FUNDS	\$1,235,048	\$1,328,222	\$2,439,265	\$1,313,110	\$2,352,330
Non-Departmental					
SEWER USER FEES	\$943,154	\$1,018,440	\$1,079,859	\$1,004,000	\$1,064,000
RATERINK LIFT STA. SURCHARGE	\$12,200	\$13,561	\$45,240	\$14,400	\$15,264
SEWER LATE/NSF FEES	\$16,110	\$16,492	\$16,000	\$16,500	\$16,500
SEWER TAP FEES	\$187,218	\$201,222	\$226,282	\$179,370	\$156,566
RATERINK CAPITAL MTNCE FEE	-	\$5,140	-	\$30,840	\$50,000
Total Non-Departmental	\$1,158,682	\$1,254,855	\$1,367,381	\$1,245,110	\$1,302,330
Miscellaneous Revenue					
INTEREST & DIVIDEND INCOME	\$76,331	\$73,367	\$71,884	\$68,000	\$50,000
MISC. INCOME	\$35	-	\$1,000,000	-	\$1,000,000
Total Miscellaneous Revenue	\$76,366	\$73,367	\$1,071,884	\$68,000	\$1,050,000
Total Revenues	\$1,235,048	\$1,328,222	\$2,439,265	\$1,313,110	\$2,352,330

Expenditures by Fund

Sewer Fund Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Sewer Fund	\$1,093,749	\$1,163,186	\$3,045,797	\$1,400,512	\$3,565,752
Administration					
SALARIES & WAGES	\$171,294	\$180,199	\$218,436	\$217,900	\$232,927
OVERTIME	-	-	-	\$1,000	\$1,000
OVERTIME	\$5,310	\$1,496	-	-	-
PAYROLL TAXES	\$13,471	\$13,451	\$19,563	\$17,000	\$20,481
TRAINING	-	-	-	\$500	\$2,500
WORKERS COMP	\$4,740	\$4,163	\$3,956	\$3,900	-
HEALTH INSURANCE	\$21,220	\$22,470	\$30,350	\$25,600	\$27,982
MEDICAL SAVINGS	\$8,803	\$9,513	\$905	\$2,000	\$710
MEDICAL SAVINGS	\$805	\$755	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
DEFERRED COMPENSATION	\$2,911	-\$1,646	\$11,409	\$10,100	\$11,153
COMPUTER / TECHNOLOGY	-	\$210	-	-	-
POSTAGE	\$4,756	\$5,086	-	-	-
TELEPHONE	\$1,028	\$1,012	-	-	-
GENERAL LIABILITY INSURANCE	\$7,554	\$9,851	-	-	-
DUES AND MEMBERSHIP	\$1,000	\$1,050	-	-	-
OTHER PROFESSIONAL SERVICES	\$6,233	\$8,213	-	-	-
LEGAL FEES	\$10,583	\$11,737	-	-	-
CONSULTING FEES	\$16,194	\$15,257	-	-	-
ENGINEERING FEES	\$44,849	\$29,808	-	-	-
PLANNING/CONSULTANTS	\$2,479	\$2,500	-	-	-
AUDIT FEES	\$7,965	\$6,300	-	-	-
ADMINISTRATIVE OVERHEAD	-	\$8,942	-	-	-
MISC. EXPENSE	\$68	-	-	-	-
BANK FEES	\$6,905	\$7,393	-	-	-
MILEAGE	\$627	\$600	-	-	-
LEGAL FEES	-	-	\$12,000	\$14,192	\$15,836
COMPUTER/TECHNOLOGY SERVICES	-	-	\$5,000	\$6,000	\$5,000
AUDIT FEES	-	-	\$8,500	\$7,515	\$8,193
PLANNING FEES	-	-	\$2,500	\$2,400	\$2,400
ENGINEERING FEES	-	-	\$30,000	\$35,000	\$25,000
CONSULTING FEES	-	-	\$16,000	\$20,000	\$25,000
TELEPHONE	-	-	\$714	\$1,200	\$714
OTHER PROFESSIONAL SERVICES	-	-	\$11,627	\$7,200	\$8,000
PROPERTY & LIABILITY INSURANCE	-	-	\$16,650	\$14,000	\$12,300
BANK FEES	-	-	\$7,000	\$7,500	\$7,500
POSTAGE	-	-	\$6,000	\$6,500	\$7,500
MILEAGE	-	-	\$600	\$600	\$600
DUES & SUBSCRIPTIONS	-	-	\$1,200	\$1,500	\$2,500
Boss 811	-	-	-	-	\$1,000
NFRWQPA	-	-	-	\$1,050	\$1,050
RACO	-	-	-	\$450	\$450
Repair & Mtnce--Buildings	-	-	-	-	\$50,000
ADMINISTRATIVE OVERHEAD	-	-	\$9,836	\$9,836	\$12,353
UNIFORMS	-	-	\$2,500	-	-
Total Administration	\$338,795	\$338,360	\$414,746	\$411,443	\$479,648
Engineering					
REPAIRS & MAINT	\$37,875	\$47,257	-	-	-
CHEMICALS	-	\$538	-	-	-
SLUDGE DISPOSAL	\$76,526	\$78,556	-	-	-
SEWER LINE REPAIRS	\$582	-	-	-	-

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
GAS & OIL	\$8,194	\$2,047	-	-	-
UTILITIES	\$50,944	\$65,174	-	-	-
UTILITIES--RATERINK	\$690	\$792	-	-	-
TRASH	\$1,125	\$1,550	-	-	-
PEST CONTROL	-	\$1,264	-	-	-
WEED CONTROL	-	\$800	-	-	-
SEWER MAINT. CONTRACT	\$73,269	\$74,184	-	-	-
SEWER TESTING	\$8,327	\$7,840	-	-	-
LINE LOCATOR	\$9,904	\$6,042	-	-	-
STATE DISCHARGE PERMIT	\$5,093	\$2,940	-	-	-
SEWER LINE FLUSHING	\$80,082	\$100,000	-	-	-
R&M--RATERINK LIFT STATION	\$11,287	-	-	-	-
DEPRECIATION EXPENSE	\$345,227	\$362,852	-	-	-
AMORTIZATION EXPENSE	-\$3,673	-\$3,673	-	-	-
CONTINGENCIES	-	\$30,000	-	-	-
UTILITIES	-	-	\$77,000	\$77,000	\$80,000
UTILITIES--RATERINK	-	-	\$1,000	\$1,000	\$1,000
TRASH REMOVAL	-	-	\$1,750	\$1,750	\$2,000
PEST CONTROL	-	-	\$1,500	-	\$1,500
LINE LOCATIONING SERVICE	-	-	\$8,000	\$7,000	\$7,200
UNCC	-	-	-	\$7,000	\$7,200
SEWER TESTING	-	-	\$6,500	\$8,000	\$8,000
SLUDGE DISPOSAL	-	-	\$85,000	\$80,000	\$80,000
DUES AND SUBSCRIPTIONS	-	-	-	\$500	\$1,000
REPAIR & MTNCE-- DRAINAGE	-	-	-	\$5,000	\$5,000
REPAIR & MTNCE--SEWER LINES	-	-	\$15,000	-	\$15,000
REPAIR & MTNCE-- RATERINKLIFTS	-	-	\$28,500	\$35,000	\$65,000
REPAIR & MTNCE--WWTP	-	-	\$92,500	\$35,000	\$65,000
REPAIRS & MAINT GRIT CLASSIFIE	-	-	\$10,000	-	-
WEED CONTROL	-	-	\$1,000	-	\$1,000
SEWER MTNCE CONTRACT	-	-	\$95,000	\$80,000	\$90,000
SEWER LINE FLUSHING	-	-	\$100,000	\$130,000	\$200,000
OPERATING SUPPLIES	-	-	\$1,000	\$500	\$1,000
GAS & OIL	-	-	\$3,000	\$3,500	\$4,000
TOOLS	-	-	-	\$1,500	\$2,000
STATE DISCHARGE PERMIT	-	-	\$5,000	\$3,000	\$3,000
CHEMICALS	-	-	\$1,250	\$1,250	\$1,250
Capital Outlay--Coat Channels	-	-	-	-	\$75,000
CAPITAL OUTLAY--CIPP	-	-	\$150,000	\$186,415	-
CAPITAL OUTLAY--BLOWER REPLMT	-	-	\$660,000	\$200,000	\$385,000

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
CAPITAL OUTLAY-- CHEMICAL PHOS	-	-	\$125,000	-	-
OTHER CAPITAL OUTLAY	-	-	\$1,000,000	-	\$1,763,000
Grit Classifier Replacement	-	-	-	-	\$150,000
UV Replacement	-	-	-	-	\$250,000
PLC Upgrades in NPW Building	-	-	-	-	\$28,000
Blower Replacement x 2	-	-	-	-	\$335,000
SUA with CDOT	-	-	-	-	\$1,000,000
CONTINGENCY	-	-	-	\$2,500	\$100,000
CAPITAL OUTLAY- COAT CHANNELS	-	-	\$30,000	-	-
Total Engineering	\$705,453	\$778,164	\$2,498,000	\$858,915	\$2,955,950
Debt Service					
2007 CWRPDA LOAN-- PRINCIPAL	-	-	\$85,193	\$85,193	\$88,192
2007 CWRPDA LOAN-- INTEREST	-	-	\$47,858	\$44,961	\$41,962
2007 CWRPDA LOAN-- INTEREST	\$49,501	\$46,662	-	-	-
Total Debt Service	\$49,501	\$46,662	\$133,051	\$130,154	\$130,154
Total Expenditures	\$1,093,749	\$1,163,186	\$3,045,797	\$1,400,512	\$3,565,752

Capital Improvement Fund

The Capital Improvement Fund accounts for the financial resources used to construct or acquire major capital assets.

Summary of Significant Changes: In 2025, the Town Hall parking lot has been paved. For 2026, the Fund includes appropriations for the Art in the Roundabouts Project, contributions to the Weld County roundabouts at WCR 9.5 / WCR 32 and WCR 9.5 / WCR 34, I-25 Segment 5 Improvements, Strategic Planning and potential special projects.

Revenues by Fund

CIF Revenues

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Capital Improvement Fund	\$1,483,078	\$3,377,195	\$150,000	\$160,000	\$144,400
CAPITAL PROJECTS FUNDS	\$1,483,078	\$3,377,195	\$150,000	\$160,000	\$144,400
TRANSFER IN FROM GENERAL	\$1,380,451	\$3,183,409	-	-	-
INTEREST & DIVIDEND INCOME	\$102,627	\$193,786	\$150,000	\$160,000	\$144,400
Total Revenues	\$1,483,078	\$3,377,195	\$150,000	\$160,000	\$144,400

Expenditures by Fund

CIF Expenditures

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Capital Improvement Fund	\$800,000	\$2,500,000	\$2,850,000	\$1,529,700	\$3,445,300
Administration					
OTHER CAPITAL OUTLAY	-	-	\$1,850,000	\$204,700	\$645,300
Art for Roundabout	-	-	-	\$104,700	\$645,300
Pave TH Parking Lot	-	-	-	\$100,000	-
Contingency	-	-	-	\$325,000	\$1,800,000
Contribution to Weld County Roundabouts 9.5	-	-	-	\$325,000	\$300,000
Special Projects	-	-	-	-	\$1,000,000
Strategic Planning	-	-	-	-	\$500,000
Total Administration	-	-	\$1,850,000	\$529,700	\$2,445,300
Streets					
CAPITAL OUTLAY--I-25 IMPRVTS	-	-	-	-	\$1,000,000
Total Streets	-	-	-	-	\$1,000,000
Storm Drainage					
TRANSFER TO MUNI FACIL FUND	\$800,000	\$2,500,000	-	-	-
Total Storm Drainage	\$800,000	\$2,500,000	-	-	-
Non-Departmental					
TRANSFER TO TRANSPORTATION FD	-	-	\$1,000,000	\$1,000,000	-

Capital Improvement Fund

Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 20251027
Transfer to Streets Fund (04)	-	-	-	\$1,000,000	-
Total Non-Departmental	-	-	\$1,000,000	\$1,000,000	-
Total Expenditures	\$800,000	\$2,500,000	\$2,850,000	\$1,529,700	\$3,445,300

Town of MEAD, Colorado

Debt Service

Long-Term Debt Instrument	2024	2025			2026				Last Pymt Due	Principal G/L Acct#	Interest G/L Acct#		
	Ending Balance	Additions	Payments		Ending Balance	Additions	Payments					Ending Balance	
			Principal	Interest			Principal	Interest					
Municipal Facilities Fund:													
2021 Dump Truck 2 Capital Lease (May, 2021)	41,947	-	41,947	1,296	-	-	-	-	05/10/25	09-44-9520	09-44-9521	Dump Truck 2 (Replaces Totaled Truck)	
Street Sales Tax Fund:													
2025 Dump Truck	-	302,704	65,554	2,336	237,151	-	53,613	14,277	183,538	06/30/31	09-44-9531	09-44-9532	20% increase over 2020 cost of \$300,000
2025 Street Sweeper	-	410,000	95,000	-	315,000	-	73,629	14,175	241,371	05/15/29	04-44-9541	04-44-9542	
	41,947	712,704	202,501	3,632	552,151	-	127,242	28,452	424,908				
Sewer Fund:													
2007 CWRPDA Loan (Restructured April, 2017)	1,309,403	-	85,193	44,961	1,224,210	-	88,192	41,962	1,136,018	02/01/37	06-98-9610	06-98-9611	
	3	-	85,193	44,961	1,224,210	-	88,192	41,962	1,136,018				

		2025	2026	2027	2028	2029	2030	Total			
Police Impact Fund											
PD-09	2021 Ford Interceptor Police	3,004.29						58,570.79			
CEO-10	2022 Ford F-150 Police C.S.O.	-						9,301.14	moved to GF		
PD-12	2022 Ford Interceptors Police	15,910.92	15,910.92	7,955.46				78,590.46			
PD-13	2022 Ford Interceptors Police	9,100.32	9,100.32	758.36				50,961.56			
PD-11	2022 Ford Interceptors	15,142.44	15,142.44	5,047.48				61,925.92	Caused by growth		
PD-15	2023 Ford Interceptors	12,411.48	12,411.48	8,274.32				56,959.88	Caused by growth		
PD-16	2023 Ford Interceptors	15,704.52	15,704.52	10,469.68				69,034.36	Caused by growth		
PD-17	2023 Ford Interceptors	15,704.52	15,704.52	10,469.68				69,034.36	Caused by growth		
	2025 Ford Interceptor (replace 2021 PD-09)	12,759.76	19,139.64	19,139.64	19,139.64	6,379.88		76,558.56	Replacement		
		99,738.25	103,113.84	62,114.62	19,139.64	6,379.88		530,937.03	08-42-6851		
General Fund											
CEO-10	2022 Ford F-150 Police C.S.O.	14,385.96	7,192.98					39,065.28	01-42-6851	To(43) in 23/24, back to (42) 25	
PD-14	2023 Toyota Highlander (Chief's Vehicle)	15,257.16	15,257.16	2,542.86				61,966.50	01-42-6851		
PW-35	2024 Chevrolet Silverado 1500 (PW Ops Supv)	12,317.28	12,317.28	12,317.28	2,052.88			49,269.12	01-47-6851		
	2025 Ford Interceptor Police (replace #2 owned Exp)	12,759.76	19,139.64	19,139.64	19,139.64	6,379.88		76,558.56	01-42-6851		
	2025 Chevy Silverado Crew Cab (replace owned Ram :	4,486.40	13,459.20	13,459.20	13,459.20	13,459.20	8,972.80	58,323.20	01-47-6851		
	2026 Chevy Silverado Crew Cab- Tommy (replace Tom	1,167.92	14,015.04	14,015.04	14,015.04	14,015.04	12,847.12	57,228.08	01-47-6851		
	2026 Ford Interceptor (replace owned #7)		14,035.74	21,053.60	21,053.60	21,053.60	7,017.87	77,196.55	01-42-6851		
	2026 Ford F-150 (replace E-01 owned)		9,237.36	9,237.36	9,237.36	9,237.36	9,237.36	36,949.44	01-47-6851		
		60,374.48	104,654.40	91,764.98	78,957.72	64,145.08	-	456,556.73			
Street Improvement Fund											
E-02	2021Ford Ranger (Construction Inspector)	1,881.93									
E-03	2022 Ford Ranger (Pavement Manager)	8,151.84	6,113.88					31,464.31	Moved fr MuniFacil Fd		
	2023 Wheel Loader	38,681.52	38,681.52	38,681.52	19,340.76			193,407.60			
	2024 Motor Grader	70,452.12	70,452.12	70,452.12	52,839.09			352,260.60			
	2025 Ford F-150 (replace E-02)	2,799.20	8,397.60	8,397.60	8,397.60	8,397.60	5,598.40	36,389.60			
		121,966.61	123,645.12	117,531.24	80,577.45	8,397.60		613,522.11	04-44-6851		
Municipal Facilities Fund											
Public Works:											
PW-4	F-250 Public Works	10,173.96	10,173.96					67,408.28			
PW-5	F-250 Public Works	10,795.20	10,795.20					69,272.00			
PW-10	F-350 Public Works	14,413.32	14,413.32	2,402.22				75,212.58			
Admin	2022 Ford Escape Pool Car	7,777.08	3,888.54					28,709.58			
E-02	2021 Ford Ranger Construction Inspector	-						9,046.75	Moved to Street Mtncs Fd		
E-03	2022 Ford Ranger (Pavement Manager)	-						9,046.75			
E-04	2022 Ford Ranger (PW Director)	8,922.72	8,179.16					35,071.35			
E-05	2024 Public Works Pool Car Frontier	10,818.84	10,818.84	10,818.84	2,704.71			43,275.36			
		62,901.12	58,269.02	13,221.06				337,042.65	09-45-6851		
Community Engagement:											
Rec Truck	2023 Ford F-150	11,211.60	11,211.60	3,737.20				49,705.00			
		11,211.60	11,211.60	3,737.20				49,705.00	09-49-6851		
Total Municipal Facilities		74,112.72	69,480.62	16,958.26	-	-		386,747.65			
Parks Impact Fund											
Ford F-150 (new parks foreman)								18-45-6851	Just placeholder - not in budget		
								-			
Total Parks			-	-	-	-		386,747.65			
Grand Total		356,192.06	400,893.98	288,369.10	178,674.81	78,922.56					

Notes for 2025
PD needs 11-12 total vehicles.
PD 2024 - replace #1 & #6, recd new, to be sold in 2025
PD 2025 - replace #2, #9 & #7 (2&7 owned)
Sale of assets in 2025 - PD 1, 2 & 6

PW 2025 - Replace F150 (lease end 3/31/25) and 2017 F350 tommy & 2015 Ram 3500
PW sale of assets in 2025 F350 & Ram 3500
For 2025 - 6 vehs in budget. PD purchased 2 due to cost. PW purchased 3 but the last Chevy Silverado will be a 2026 recd late 2025.
2025 Actual Sale of Assets - PD #1 & #2

Notes for 2026
New SRO - PD needs 12-13 vehs
Purchase SRO veh pd by SVVSD in GF
One new lease veh to replace #7
PW - replace #E01 (owned); placeholder new parks
PD upfit - \$17k + \$17k

Approved 2026 Positions by Full-time Equivalent (FTE)

		01-40	01-41	01-42	01-43	01-44	01-45	01-46	01-47	01-48	01-49	06-40	20-40		
		Admin- istration	Board of Trustees	Police	Commun- ity Devel- opment	Streets	Parks	Commu- nity Center	Public Works Admin- istration	Muni- cipal Court	Com- munity Engage- ment	Sewer Fund	MURA	Total	Diff since 2025
Positions	Employee	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Administrative Assistant II	Pflipsen, Erika								0.90			0.10		1.00	
Administrative Clerk	Duchi, Clara	0.70										0.30		1.00	
Administrative Clerk - Rec Front Desk	Hernandez, Yolanda							1.00						1.00	
Administrative Services Director	Strutt, Mary	0.50	0.15							0.15		0.05	0.15	1.00	
Business & Marketing Specialist	McKay, Hailey										0.80		0.20	1.00	
Communications Director	Nelson, Lorelei							0.40			0.40		0.20	1.00	
Community Development Director	VACANT				0.80								0.20	1.00	
Community Services Officer	VACANT			1.00										1.00	
Construction Inspector	Corbett, Ryan					0.40			0.40			0.20		1.00	
Crossing Guard	Various (6 @ 3.5 hr/school day)			1.73										1.73	
Deputy Town Clerk/Court Clerk	Herman, Marisol	0.50								0.50				1.00	
Deputy Town Engineer	Matthews, Dave								0.80			0.10	0.10	1.00	
Events & Media Specialist	Reinert, Jacey							0.40			0.40		0.20	1.00	
Front Desk Clerk - Recreation	Komloski, Candice; Vigil, Evelese; Gonzalez, Jose							1.25						1.25	1.25
Human Resources/Finance Clerk	Jimenez, Elyana	0.65										0.30	0.05	1.00	
Human Resources/Finance Clerk II	Behrens, Kaylee	0.65										0.30	0.05	1.00	
Human Resources Manager	Neeble, Josh	0.65										0.30	0.05	1.00	
Pavement Management Program Manager	Windhorst, Immanuel					1.00								1.00	
Permit Technician	Bohl, Ana				1.00									1.00	
Planner I	Ailey, Alex				0.95								0.05	1.00	
Planner II	Mieras, Collin				0.95								0.05	1.00	
Police Administrative Clerk	Merkle, Melissa			1.00										1.00	
Police Chief	Newbanks, Brent			1.00										1.00	
Police Commander	Smith, Brian			1.00										1.00	
Police Officer	Aguirre, Daniel; Barker, Thomas;			11.00										11.00	
Police Officer	Palmer, Robert			0.50										0.50	
Police Records & Evidence Technician	Rae, Michelle			1.00										1.00	
Police Sergeant	Ellis, Cory; Salazar, Andres			2.00										2.00	
Public Works Director	Rasmussen, Erika								0.75			0.10	0.15	1.00	
Public Works Maintenance Worker I (including Seasonals)	DeSantis, Anthony; Lee, Robert;					2.52	5.46					0.42		8.40	
Public Works Maintenance Worker II	McFadden, Trent					0.55	0.40					0.05		1.00	
Public Works Operations Manager	Hurtado, Joseph (Bo)					0.70	0.25					0.05		1.00	
Public Works Operations Supervisor	Weiner, Cory					0.55	0.40					0.05		1.00	
Recreation Assistants	Various (6 @ 3.5 hr/school day)							2.20						2.20	1.67
Recreation Coordinator II	Newbanks, Kaitlyn							1.00						1.00	
Senior Construction Inspector	Korecky, Dean Jr.								0.80			0.20		1.00	
Town Manager	Migchelbrink, Helen	0.70										0.05	0.25	1.00	
2026 - Communications Manager								0.40			0.40		0.20	1.00	1.00
2026 - School Resource Officer				1.00										1.00	1.00
2026 - Town Clerk		0.50	0.15							0.15		0.05	0.15	1.00	1.00
2026 - Operations Manager - Parks & PW							1.00							1.00	1.00
TOTAL		4.85	0.30	21.23	3.70	5.72	7.51	6.65	3.65	0.80	2.00	2.62	2.05	61.08	6.92
Sworn Officers--Full-time		15.00 +1 in 2026													
Sworn Officers--Part-time		1.00													
Civilians--Full-time		3.00													
Civilians--Part-time		1.73													
														54.16	2025

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 66-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, LEVYING GENERAL
PROPERTY TAXES FOR THE YEAR 2025, TO HELP DEFRAY THE COST OF
GOVERNMENT FOR THE TOWN OF MEAD, COLORADO, FOR THE 2026 BUDGET
YEAR**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado has adopted the annual budget in accordance with the Local Government Budget Law, on October 27, 2025, and;

WHEREAS, the amount of money necessary to balance the budget for the general operating purposes from property tax revenue is set forth in the adopted budget;

WHEREAS, the 2025 net preliminary assessed valuation for the Town of Mead as certified by the County Assessor on or about August 25, 2025 is \$217,618,393; and

WHEREAS, the County Assessor is scheduled to certify the net final assessed valuation for the Town of Mead on December 10, 2025;

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. For the purpose of meeting all general operating and other expenditures of the Town of Mead during the 2026 budget year, there is hereby levied a tax of 11.522 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mead for the year 2025. The Town Manager and Administrative Services Director/Town Treasurer shall be authorized to certify the mill levy to the Board of County Commissioners of Weld County, Colorado on or before December 15, 2025 following the receipt of the net final assessed valuation calculation from the County Assessor.

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

Section 4. 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 OCTOBER
2025.**

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

New Tax Entity? ☐ YES ☐ NO

WELD COUNTY ASSESSOR

Date 8/20/2025

NAME OF TAX ENTITY: MEAD TOWN

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: ‡	1. \$ 208,098,917.00
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	2. \$ 259,780,950.00
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 42,162,557.00
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 217,618,393.00
5. NEW CONSTRUCTION: *	5. \$ 4,970,320.00
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0.00
7. ANNEXATIONS/INCLUSIONS:	7. \$ 20,570.00
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0.00
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.):	9. \$ 0.00
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.):	10. \$ 0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ 2,310.98

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

* Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: ¶	1. \$ 1,965,351,549.00
ADDITIONS TO TAXABLE REAL PROPERTY	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 54,714,060.00
3. ANNEXATIONS/INCLUSIONS:	3. \$ 224,884.00
4. INCREASED MINING PRODUCTION: §	4. \$ 0.00
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 114,210.00
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0.00
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ 0.00
DELETIONS FROM TAXABLE REAL PROPERTY	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ 360,353.00
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ 0.00
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ 36,617.00

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:

\$ 0.00

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

\$ 236,940.00

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT") 29-1-1703, C.R.S.

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	259,780,950.00
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	42,162,557.00
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	217,618,393.00
4.	NEW CONSTRUCTION:	4.	\$	4,970,320.00
5.	ANNEXATIONS/INCLUSIONS:	5.	\$	20,570.00
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$	7,140.00
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	\$	0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$	0.00
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$	2,310.98
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$	19,725,900.00
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0.00

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 67-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS
AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE
PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF
MEAD, COLORADO, FOR THE 2026 BUDGET YEAR.**

WHEREAS, the Town of Mead has adopted the annual budget in accordance with the Local Government Budget Law, on October 27, 2025, and;

WHEREAS, the Town of Mead has made provision therein for revenues and available reserves in an amount equal to or greater than the total proposed expenditures and transfers to other funds as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the monies provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the Town of Mead.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues and available reserves of each fund, to each fund, for purposes stated:

General Fund	\$11,440,972
Street Improvement Fund	\$ 4,466,133
Conservation Trust Fund	\$ 75,000
Sewer Fund	\$ 3,565,752
Capital Improvement Fund	\$ 3,445,300
Special Revenue – Police	\$ 103,114
Special Revenue – Municipal Facilities	\$ 697,490
Special Revenue – Transportation	\$10,042,000
Special Revenue – Parks & Open Space	<u>\$ 350,000</u>
 TOTAL	 \$34,185,761

Section 2. Effective Date. This resolution shall be become effective immediately upon adoption.

Section 3. 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 OCTOBER 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor