Board of Trustees Meeting

441 3rd Street, Mead

January 26, 2026

Agenda

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

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

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

1. **Call to Order – Roll Call**

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

2. **Moment of Silence**

3. **Pledge of Allegiance to the Flag**

4. **Review and Approve Agenda**

5. **Staff Report: Town Manager Report**

   a. Manager Report

6. **Informational Items**

   a. Community Report 2025 - 2026

   b. 2026 Pavement Maintenance Projects

7. **Proclamations**

   a. Crossing Guard Appreciation Day February 6, 2026

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 January 12, 2026

b. December 2025 Financials

c. Investment Report 4th Quarter 2025

d. Check Register January 26, 2026

e. **Resolution No. 04-R-2026 –** A Resolution of the Town of Mead, Colorado, Approving a First Amendment to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Police Facility Architectural and Engineering Design Services (RFP No. 2025-005)

f. **Resolution No. 05-R-2026 –** A Resolution of the Town of Mead, Colorado, Approving an Extension to the Agreement for Professional Services Between the Town of Mead and Ramey Environmental Compliance, Inc. for Calendar Year 2026

g. **Resolution No. 06-R-2026** – A Resolution of the Town of Mead, Colorado, Approving an Extension of the Agreement for Professional Services Between the Town of Mead and CTL/THOMPSON, INC. for Calendar Year 2026

h. **Resolution No. 07-R-2026 –** A Resolution of the Town of Mead, Colorado, Approving the First Amendment to the Agreement for Professional Services by and Between the Town of Mead and Dewberry Engineers Inc. for Project and Construction Management Services for State and Federally Funded Projects

i. **Resolution No. 08-R-2026** – A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and Burnt Mountain Services LLC. for Calendar Year 2026

j. **Resolution No. 09-R-2026 –** A Resolution of the Town of Mead, Colorado, Approving a Payment-in-Lieu of Road Maintenance Agreement Between the Town of Mead and Kerr-McGee Oil & Gas Onshore LP for the Lavender Pad

k. **Resolution No. 10-R-2026 –** A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance Under that Certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5) of the Public Improvements Associated with the Construction of High Plains Boulevard (CR 9.5).

l. **Ordinance No. 1097 –** An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1

m. **Ordinance No. 1098 –** An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Red Barn Community Center Site Plan

10. 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.

11. Legislative Update

a. Status of Proposed Disconnection Legislation

b. Current Legislative Session

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: January 26, 2026

SUBJECT: Town Manager Report

- The Colorado State Legislature is now in session and will consider bills that have a local impact. Colorado Municipal League follows the legislative process and advocates for its members on several bills. The CML Statehouse Report is issued weekly on the CML website. Link: https://www.cml.org/home/advocacy-legal/statehouse-report. Town Attorney Marcus McAskin will also provide the Board of Trustees with periodic updates.
- New security cameras have been installed at Town Hall. The Network Video Recorder (NVR) and cameras installed in 2014 were beyond their useful life and were susceptible to hacking. The newly installed system provides better visual coverage of the Town Hall and grounds, provides seamless browser access in a more secure system and integrates with the access control system and the security systems at other Town facilities.
- The Adult Volleyball League began on January 23rd at the Mead Community Center and includes seven registered teams. Games are self-officiated, with a site supervisor present to assist with any issues. A $30 Sportsmanship Fee has been implemented for the season and will be refunded to each team at the end of the league, contingent upon positive sportsmanship throughout the season.
- The Town and the Mead Area Chamber of Commerce are collaborating on an annual Business Appreciation Dinner featuring a Cajun boil and Mardi Gras–themed celebration. The event will be held at The Merc on February 12th, with doors opening at 6:00 p.m. An RSVP is required.
- The Town Clerk's office continues to process annual business license renewals. 138 renewals have been processed to date with another 75 in the queue for processing or awaiting payment. Reminders will be sent out to those who have not yet renewed. The Town requires a business license for those businesses physically located in Mead and those doing significant business in town (i.e. contractors). An online form and credit card acceptance for payments is available on the Town's website.
- The Built for Mead website is live with a variety of business interviews: https://builtformead.com/. New videos continue to be released, and the website is updated quarterly. The business directory is live.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school will open for students in the fall of 2026. The Town of Mead will provide a School Resource Officer for the new school.
- The Town Clerk's office has received a beer and wine liquor license application from Aged & Co proposing an establishment at 234 Main Street, C101. The application is under review and will be scheduled for hearing before the Mead Liquor Licensing Authority. Renewal licenses for Mead Liquors (ABHIJOT Inc), Agfinity and Rocky Mountain Saloon have been issued in the last month.
- December through February marks the annual sewer rate reassessment period. For those users of Mead sewer, water usage for the three winter months are averaged to determine sewer rates. New rates will go into effect March 1st.
- 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. Inclement weather may slow the construction.
- 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 the new Mead Library, a branch of the High Plains Library District. The library is being constructed on land just east of Liberty Ranch on County Road 7. In the meantime, programming is being offered by High Plains Library for both adults and children at the Town of Mead Community Center.
- Coffee with the Mayor is scheduled for the first Saturday of each month at the Community Center. Please join Mayor Colleen Whitlow on February 3rd from 8:00 a.m. – 10:00 a.m. at the Community Center Peak room to learn more about what's going on in the community.
- 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.
- Mead Municipal Court is now held on the third Tuesday of each month at 5:00 p.m. at Town Hall. There were 22 cases on the docket for arraignment and review hearings on January 20th.
- Based on the 5-year Pavement Management Maintenance Plan which will be presented to the Board at tonight's meeting, this year's transportation projects will begin early this spring. 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 – the contractor continues to place concrete sidewalk and median, install irrigation, and prepare the traffic signals for operation.
    - SH66 Pedestrian Crossing – One of two remaining properties to be acquired closed on January 14th. The real estate team continues to meet with the remaining property owner regarding acquisition discussions.
- Building Permits:
    - 2025 Totals (SF-D): 89 Permits, 98 Certificates of Occupancy
    - 2025 Totals (All Permit Types): 368 permits issued, 4,213 Inspections
    - 2026 YTD (SF-D): 7 Permits, 5 Certificates of Occupancy
    - 2026 YTD (All Permit Types): 16 permits issued, 154 inspections
- Boards and Commissions
    - The Planning Commission's meeting of January 21, 2026 was cancelled due to a lack of business and commissioner schedule conflicts. The Planning Commission will conduct its next regular meeting on February 18, 2026.
- Human Resources
    - The Town advertises open positions on Neogov – below is the link: https://www.governmentjobs.com/careers/townofmead
    - Current open positions: Planner, Town Clerk and Police Officer.

Community Development

- High Plains Library District's new library in Liberty Ranch continues to set steel and is now in rough wood framing.
- Mountain View Fire Rescue's new fire station is in the footing/foundation stage. The contractor set drilled piers and is now setting concrete forms for the grade beam pours.
- O'Reilly Auto Parts continues construction near Hwy 66 & I-25 and is in building inspections and fire plan review. O'Reilly's is targeting an April opening.
- Town staff have coordinated with St. Vrain Valley School District regarding a land dedication and Cash in Lieu Intergovernmental Agreement. SVVSD's legal counsel is finalizing a draft of the IGA for the Town's review. Parties are targeting February of 2026 for the respective Boards' consideration.
- Staff completed and submitted the Accessory Dwelling Unit (ADU) Compliance Report (HB24-1152) to the Colorado Department of Local Affairs which is now in a 90-day review period with the state. Staff and the Town Attorney's office are drafting an ADU amendment to the Land Use Code for consideration in February.
- Kerr McGee/Oxy has remitted both payments of the cash-in-lieu amount (total $500,000) and has executed the agreement for road maintenance and development for Lavendar Pad. The Town has issued a Notice to Proceed.

- Staff participated in the Energy & Carbon Management Commission hearing for Kerr McGee/Oxy's Midwest pad. The ECMC approved with a vote of 4-1.
- 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 met with the consultant team, Community Planning Strategies, on December 12th. Staff and the team will provide updates on the progress in February of 2026. 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 is now progressing on to Task 5 Operations and Recommendations which will start the cost & funding analysis, maintenance & operations capacity, and further community engagement of parks, open space, and trails recommendations, visuals, schematics, and priorities. The goal of this plan is to develop a master plan for the future of parks, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there will be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. A website for the POST plan has been established to provide ongoing access and information to the public: https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update.

Public Works and Engineering

- The tongue and groove roof is installed at the Liberty Ranch restroom, along with vault vent pipes, interior paint and gable windows.
- The PD facility design is progressing at the Liberty Ranch site. Staff is preparing two grant applications and exploring alternative funding options.
- The contractor installed the HVAC bollards and is prepping pads for the VFD's relative to the digester/blower project at the wastewater treatment plant.
- The plaque has been placed at the Gold Star Memorial and the project is complete.
- County Road 7 will be closed at Ursa Major (in Berthoud) January 26th through February 14th for water line installation.

Community Engagement

- An offer for the Communications Manager position was extended and accepted; the new hire will start on February 9th.
- Staff and the Mead Area Chamber of Commerce are launching the second annual Shop Mead and Win event, running February 1st through February 28th. Community members are encouraged to shop locally at any Mead Area Chamber of Commerce member business or any licensed business in Mead for a chance to win prizes. A minimum purchase of $15 is required, and participants must submit a receipt showing the purchase amount and business name. Participation is open to storefront, home-based, and online businesses.
- Spring registration and facility reservations opened January 1st. Registration is currently available for Youth Soccer, Youth Volleyball, and Summit Singers. Program fees vary, and spots are filled on a first-come, first-served basis. Reservations for the Community Center Multi-Purpose Room and other park facilities are already underway, and community members are encouraged to reserve early to secure preferred dates and times. Registration for Spring Girls on the Run will open February 2nd.
- The Town has added DocAccess to the Town website and CivicClerk platform to improve document accessibility. This integration enables documents to be accessible upon upload without requiring staff to manually remediate PDFs. DocAccess provides 24/7 on-demand accessibility support, including live visual interpreters through Aira to assist users with disabilities. The tool also allows users to view documents in their language of choice using Google Translate. In addition, DocAccess generates detailed descriptions of technical documents, graphs, and maps. This solution increases accessibility, reduces costs compared to manual remediation software, and frees up staff time.

Police Department

- Staffing update: With two openings; One candidate has been given a conditional offer after passing the background. Another candidate is in backgrounds.
- Grant research continues for a new police facility. The Chief met with representatives from DOLA and the USDA to inquire about possible grants. Additional steps are required to vet eligibility and funding availability.
- The January Mid-Monthly Report is attached.

Mead Police Department

January Mid-Monthly Activity - 2026

CALLS FOR SERVICE (Days 1 – 15): 448

TRAFFIC STOPS: 84

CRASHES: 25 (9 on I-25)

WARNINGS: 81

CITATIONS: 17

REPORTS: 22

ARRESTS: 1

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER
Traffic Accident with Inj.	SILVER BIRCH BLVD / HIGHWAY 52	26ML00001
Traffic Stop	RANGE VIEW BLVD / 3RD ST	26ML00002
Traffic Accident with Inj.	STAGE COACH DR / HIGHWAY 66	26ML00003
Traffic Complaint	MM 243 I 25 SB	26ML00004
Traffic Complaint	MM 252 I 25 SB	26ML00005
Mental Health Crisis	[redacted] KERRY ST	26ML00006
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	26ML00007
Meet	[redacted] CINNAMON CIR	26ML00008
Mental Health Crisis	[redacted] EAGLE AVE	26ML00009
Suspicious	[redacted] WELKER AVE	26ML00010
Meet	[redacted] MAIN ST	26ML00011
Harass	[redacted] WCR 7	26ML00012
Property	[redacted] NORTH CREEK CIR	26ML00013
Theft	[redacted] MAIN ST	26ML00014
Traffic Accident - Airbag	WELKER AVE / INTERSTATE 25 EXIT 245 RAMP S	26ML00015
Missing Adult	[redacted] GRAND VIEW CIR	26ML00016

INCIDENT TYPE	ADDRESS	CASE NUMBER
Traffic Stop	[redacted] HIGHWAY 66	26ML00017
Suicide	[redacted] DRYDEN PL	26ML00018
Traffic Accident Unknown Inj.	WCR 3 / HIGHWAY 66	26ML00019
Traffic Accident Unknown Inj.	HIGHWAY 66 / STAGE COACH DR	26ML00020
Traffic Accident	INTERSTATE 25 RAMP S / HIGHWAY 66	26ML00021
Traffic Accident with Inj.	WELKER AVE / 3RD ST	26ML00022

PROCLAMATION
School Crossing Guard Appreciation Day
February 6, 2026

WHEREAS, the Town of Mead is home to hundreds of school-aged children whose safety and wellbeing is fundamental; and

WHEREAS, School Crossing Guards play a vital role in ensuring the safety and well-being of our children as they travel to and from school each day; and

WHEREAS, these dedicated individuals serve as the first line of defense in protecting students from traffic-related dangers, fostering a safe and secure environment for pedestrians near our schools; and

WHEREAS, the unwavering commitment of School Crossing Guards deserves recognition and gratitude for their daily contributions to the safety and education of our children; and

WHEREAS, their work often goes beyond the call of duty, with many School Crossing Guards braving harsh weather conditions and navigating challenging traffic scenarios to ensure that children and families can cross streets safely.

NOW THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead, do hereby proclaim February 6, 2026, as **School Crossing Guard Appreciation Day** in the Town of Mead.

Given under my hand and Seal of the Town of Mead, Colorado
On this 26th day of January

_____
Colleen G. Whitlow
Mayor

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
Trustee Brad Hagen
Trustee Herman Schranz

Those absent:
None

Also present: Town Manager Helen Migchelbrink; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Community Development Director Todd Bjerkaas; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: Town Attorney Marcus McAskin and members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence to honor Martin Luther King's enduring call for justice and equality.

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.h. be removed from the Consent Agenda for further discussion.

Trustee Hagen motioned to Approve the Agenda as Amended removing item 8.h. from the Consent Agenda. Trustee Cartwright 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 presented the Manager Staff Report. Ms. Migchelbrink advised that Municipal Court will now be on the third Tuesday of each month. She also discussed the scheduling of several upcoming retreats.

6. Informational Items

a. Community Engagement Update

Communications Director Lorelei Nelson presented 2026 plans for the department, including communication priorities, recreation activities, events and economic development.

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 December 8, 2025

b. November 2025 Financial Statements

c. December 2025 Aging Report

d. Check Register December 29, 2025

e. Check Register January 12, 2026

f. **Resolution No. 01-R-2026** - A Resolution of the Town of Mead, Colorado, Designating the Public Places for Posting of Public Notices of Regular and Special Meetings of Local Public Bodies of the Town and Designating Public Places within the Town for Posting of Town Ordinances

g. **Resolution No. 02-R-2026** - A Resolution of the Town of Mead, Colorado, Setting the Days and Times of the Board of Trustees Regular Meetings for Calendar Year 2026

Trustee Adams motioned to approve the Consent Agenda as Amended. Trustee Cartwright 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

h. **Resolution No. 03-R-2026** – A Resolution of the Town of Mead, Colorado Approving Extensions of Certain Public Works and Engineering-Related Professional Service Agreements for Calendar Year 2026

The Board discussed the public works and engineering-related contract renewals. Town Engineer / Public Works Director responded that these projects are continuing projects, not new items which would be put out to bid.

Trustee Cartwright motioned to Approve **Resolution No. 03-R-2026** – A Resolution of the Town of Mead, Colorado Approving Extensions of Certain Public Works and Engineering-Related Professional Service Agreements for Calendar Year 2026. Trustee Adams seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Schranz
Nays: Trustee Crane, Trustee Hagen
Abstaining: None
Passed

9. 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.

Resident Martin Parr requested an update on 3rd & Welker intersection project which was targeted for completion in September.

10. Legislative Preview

Town Attorney Marcus McAskin presented a legislative preview. The session is scheduled to begin on January 14th. The biggest issue for this legislative session will be balancing the budget. Other anticipated issues are AI regulation, clean energy and water policy. There are anticipated unfunded mandates and other issues which may attempt to usurp local control which will be hotly debated.

11. Elected Official Reports

a. Town Trustees

The Trustees discussed that the recent Board retreat focused on increasing revenues, but they also want to focus on reducing expenditures.

b. Mayor Whitlow

Mayor Whitlow thanked staff for working on DRCOG Housing Needs Assessment. This Friday, January 16, 2025, the CML Policy Committee will meet with several upcoming legislative items on the agenda: liquor law changes, URA law changes, internet gaming, marijuana laws, lodging tax and PERA.

12. Adjournment

Trustee Schranz motioned to Adjourn the Meeting. Trustee Adams seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None
Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 06:48 pm on Monday, January 12, 2026.

_____
Colleen G. Whitlow, Mayor

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
DECEMBER 31, 2025
PRELIMINARY

COMBINED CASH ACCOUNTS

99-01-1001	SOUTHSTATE BANK - CHECKING	1,904,073.36
99-01-1002	TBK BANK - OFFICE CHECK	57,735.20
99-01-1003	TBK BANK - MONEY MARKET	147,354.13
99-01-1005	TBK BANK - FLEX DEBIT CARDS	12,413.29
99-01-1011	XPRESS DEPOSIT ACCOUNT	114,389.83
99-01-1023	COLOTRUST PLUS	8,194,085.35
99-01-1024	COLOTRUST PRIME	11,637.97
99-01-1025	CSIP	5,948,683.10
99-01-1026	CSAFE	12,129,652.50
99-01-1075	UTILITY CASH CLEARING	28.63
99-01-1076	A/R CASH CLEARING	(2,000.00)
99-01-1077	COURT CASH CLEARING	(8,064.50)
99-01-1078	BUSINESS LICENSE CASH CLEARING	(15.27)
99-01-1080	INTEREST CLEARING	(89,457.60)
	TOTAL COMBINED CASH	28,420,515.99
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(28,420,515.99)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	10,303,729.07
4	ALLOCATION TO STREET IMPROVEMENT FUND	1,542,274.51
5	ALLOCATION TO CONSERVATION TRUST FUND	16,683.96
6	ALLOCATION TO SEWER FUND	1,719,754.43
8	ALLOCATION TO POLICE FUND	43,526.64
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	2,650,045.41
14	ALLOCATION TO TRANSPORTATION FUND	1,570,312.80
18	ALLOCATION TO PARKS & OPEN SPACE	369,441.35
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	3,739,966.68
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	6,423,735.77
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	38,806.63
31	ALLOCATION TO HIGHWAY 66 & I-25 GENERAL IMPR	2,238.74
	TOTAL ALLOCATIONS TO OTHER FUNDS	28,420,515.99
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	(28,420,515.99)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

GENERAL FUND

	ASSETS			
01-01-0100	COMBINED CASH		10,303,729.07	
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		134,476.92	
01-01-1301	A/R - GENERAL		687,416.33	
01-01-1302	PREPAID EXPENSE		68,962.37	
01-01-1303	PREPAID EXPENSES--PITNEY BOWES		495.52	
01-01-1304	PREPAID EXP--WELD CLK & RECORD		442.00	
01-01-1307	24HOUR FLEX DEPOSIT		1,500.00	
01-01-1310	A/R OTHER		197,626.62	
	TOTAL ASSETS			13,793,323.00
	LIABILITIES AND EQUITY			
	LIABILITIES			
01-02-2000	ACCOUNTS PAYABLE		147,446.70	
01-02-2300	457(B) DEFERRED COMP PAYABLE		8,875.64	
01-02-2301	SALARIES & WAGES PAYABLE		116,933.12	
01-02-2302	FLEXPLAN PAYABLE		4,838.44	
01-02-2303	HSA PAYABLE		231.25	
01-02-2306	RESTITUTION PAYABLE		1,109.64	
01-02-2308	DEPOSITS PAYABLE		33,129.20	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE		21,723.65	
01-02-2311	FPPA PAYABLE		16,509.52	
01-02-2312	WORKERS COMP INSURANCE PAYABLE		8,712.51	
01-02-2314	401(A) CONTRIBUTIONS PAYABLE		845.66	
01-02-2400	FED. WITHHOLDING TAX PAYABLE		17,618.11	
01-02-2401	SOCIAL SECURITY TAX PAYABLE		12,305.61	
01-02-2402	MEDICARE TAX PAYABLE		4,629.38	
01-02-2403	STATE WITHHOLDING TAX PAYABLE		18,744.48	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		2,256.31	
01-02-2410	ACCRUED PAYROLL & BENEFITS		19,069.93	
01-02-2600	WARRANTY FUNDS		1,812,096.07	
01-02-2610	DEVELOPER DEPOSITS		269,500.00	
01-02-2615	DEVELOPER LIABILITIES		92,038.16	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX		2,397,715.72	
	TOTAL LIABILITIES			5,006,329.10
	FUND EQUITY			
01-02-3001	FUND BALANCE		7,087,758.85	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,699,235.05		
	BALANCE - CURRENT DATE		1,699,235.05	

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

GENERAL FUND

TOTAL FUND EQUITY	8,786,993.90
TOTAL LIABILITIES AND EQUITY	13,793,323.00

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
01-10-4000	PROPERTY TAX	1,606,704.66	3,062,600.90	5,998.60	2,402,544.42	2,397,000	100.2
01-10-4010	SALES TAX	4,024,118.21	3,819,740.49	440,714.88	4,085,499.06	4,058,917	100.7
01-10-4012	LODGING TAX	612.00	2,606.00	4,578.00	30,251.84	2,500	1210.1
01-10-4015	ROAD & BRIDGE TAX	68,964.00	.00	.00	.00	0	.0
01-10-4020	SPECIFIC OWNERSHIP TAX	82,072.18	118,017.09	8,656.98	124,222.52	99,000	125.5
01-10-4030	BUILDING PERMIT USE TAX	526,607.99	508,457.28	71,904.97	536,248.83	395,698	135.5
01-10-4040	CIGARETTE TAX	15,083.14	11,114.03	751.81	10,408.54	14,300	72.8
01-10-4050	MURA REVENUE SHARING	150,341.97	195,757.19	.00	205,948.96	206,265	99.9
01-10-4070	FEDERAL MINERAL LEASE	52,134.83	30,344.20	.00	33,490.45	27,000	124.0
01-10-4071	STATE SEVERANCE TAXES	217,697.32	113,907.11	.00	6,194.63	135,000	4.6
	TOTAL TAXES	6,744,336.30	7,862,544.29	532,605.24	7,434,809.25	7,335,680	101.4
	FEES AND PERMITS						
01-11-4100	BUILDING PERMIT FEES	588,712.10	518,155.68	64,919.31	779,728.96	480,493	162.3
01-11-4101	OIL AND GAS INSPECTION FEES	.00	5,057.53	.00	.00	0	.0
01-11-4102	OTHER PERMITS	42,939.98	7,128.19	6,762.14	130,291.85	10,000	1302.9
01-11-4103	CONVENIENCE FEE	39,119.76	46,331.22	2,516.60	36,134.41	44,000	82.1
01-11-4110	BUILDING PERMIT - ADMIN. FEES	70,860.00	67,897.94	5,450.00	46,377.88	42,300	109.6
01-11-4111	PASSPORT FEES	8,205.00	6,600.00	525.00	6,415.00	5,000	128.3
01-11-4112	TOWN HALL/PARK FEES	780.00	1,705.00	315.00	1,765.00	1,500	117.7
01-11-4113	BUSINESS ADVERTISING FEE	.00	.00	47.56	447.37	0	.0
01-11-4115	SHOPPING BAG FEES	.00	741.75	103.80	1,604.64	700	229.2
01-11-4116	EV CHARGING FEE REVENUE	.00	211.80	.00	773.61	0	.0
01-11-4120	FRANCHISE FEES	289,677.21	300,820.64	24,403.85	311,319.95	300,000	103.8
01-11-4130	DEVELOPER APPLICATION FEES	25,938.27	29,597.80	282.31	21,919.36	25,000	87.7
01-11-4138	ANIMAL CONTROL FEES	436.00	.00	.00	.00	0	.0
01-11-4140	ROYALTIES	190,961.38	220,328.79	10,421.26	88,345.20	150,000	58.9
01-11-4141	ADMINISTRATIVE CHARGES	.00	.00	.00	20,489.00	0	.0
	TOTAL FEES AND PERMITS	1,257,629.70	1,204,576.34	115,746.83	1,445,612.23	1,058,993	136.5
	LICENSES						
01-12-4200	BUSINESS/SALES TAX LICENSE	16,900.00	17,200.81	4,650.44	13,594.19	15,000	90.6
01-12-4210	LIQUOR LICENSE	3,011.25	4,213.75	111.17	2,313.75	4,500	51.4
01-12-4220	PET LICENSES	665.00	380.00	20.00	185.00	600	30.8
	TOTAL LICENSES	20,576.25	21,794.56	4,781.61	16,092.94	20,100	80.1

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	CHARGES FOR SERVICES						
01-13-4304	IGA--SCHOOL RESOURCE OFFICERS	155,664.99	.00	.00	.00	189,328	.0
01-13-4305	SCHOOL GUARD REIMBURSEMENT	19,382.50	19,322.68	1,236.20	14,275.70	20,000	71.4
01-13-4310	NEW DEVELOPMENT CHARGES	337,362.09	374,150.78	26,539.00	374,567.63	250,000	149.8
01-13-4360	SALES OF MERCHANDISE	1,542.11	1,076.00	.00	5,242.08	4,000	131.1
01-13-4624	SENIOR EVENT FEES	330.00	710.00	.00	.00	0	.0
01-13-4625	RECREATION REGISTRATION FEES	64,559.92	71,507.50	2,759.00	86,057.89	63,500	135.5
01-13-4626	SUMMER REC FIELD TRIPS/REGISTR	85.00	.00	.00	.00	0	.0
	TOTAL CHARGES FOR SERVICES	578,926.61	466,766.96	30,534.20	480,143.30	526,828	91.1
	FINES AND FORFEITS						
01-14-4420	COURT FINES	44,895.29	65,243.09	1,490.00	60,835.50	59,400	102.4
01-14-4422	COURT COSTS	13,884.71	21,527.08	300.00	16,762.00	18,750	89.4
01-14-4423	POLICE REPORTS	2,259.38	3,106.75	180.00	6,785.75	2,640	257.0
01-14-4620	MISC. POLICE INCOME	7,662.14	334.00	25.00	4,189.00	1,000	418.9
	TOTAL FINES AND FORFEITS	68,701.52	90,210.92	1,995.00	88,572.25	81,790	108.3
	GRANTS & ECONOMIC DEVELOPMENT						
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	20,615.20	21,263.13	.00	20,298.61	150,000	13.5
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	26,115.20	23,763.13	.00	53,193.90	514,950	10.3
	MISCELLANEOUS						
01-18-4619	INTEREST & DIVIDEND INCOME	608,539.80	492,335.34	.00	365,043.62	508,250	71.8
01-18-4620	MISC. INCOME	121,481.10	53,337.62	792.00	422,532.65	57,606	733.5
01-18-4622	DONATIONS/FUNDRAISING	1,750.68	3,870.00	.00	11,593.50	5,000	231.9
01-18-4623	SALE OF ASSETS	77,625.20	5,995.00	.00	5,932.50	15,000	39.6
01-18-4625	METRO DISTRICT PAYMENTS	78,825.67	121,414.63	.00	106,658.77	110,000	97.0
01-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	238,868	.0
01-18-4628	CASH OVER/(SHORT)	.00	.00	.00	(2.72)	1,000	(.3)
01-18-4648	DELINQUENT INTEREST EARNED	3,301.20	3,724.72	697.21	4,985.64	0	.0
	TOTAL MISCELLANEOUS	891,523.65	680,677.31	1,489.21	916,743.96	935,724	98.0
	TOTAL FUND REVENUE	9,587,809.23	10,350,333.51	687,152.09	10,435,167.83	10,474,065	99.6

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
01-40-5001	SALARIES & WAGES	401,552.82	406,663.86	37,270.51	476,107.20	466,215	102.1
01-40-5002	OVERTIME	.00	.00	52.50	632.42	500	126.5
01-40-5050	CLEANING	7,452.94	7,870.28	.00	.00	0	.0
01-40-5055	OVERTIME	2,034.75	175.73	.00	.00	0	.0
01-40-5060	PAYROLL TAXES	26,943.83	27,003.53	2,516.42	33,435.01	41,678	80.2
01-40-5062	TUITION REIMBURSEMENT	.00	.00	.00	3,000.00	6,000	50.0
01-40-5063	TRAINING	.00	137.10-	582.39	4,047.93	20,000	20.2
01-40-5065	WORKERS COMP	1,635.18	4,829.92	298.70	3,869.83	4,986	77.6
01-40-5066	HEALTH INSURANCE	46,126.07	46,151.64	4,084.72	52,509.60	57,317	91.6
01-40-5067	MEDICAL SAVINGS PLAN	29,213.59	30,263.12	1,993.59	28,113.34	3,675	765.0
01-40-5068	HSA CONTRIBUTIONS	3,954.09	4,042.48	20.31	20.31	0	.0
01-40-5070	DEFERRED COMP/RETIREMENT	.00	.00	618.16	8,941.68	0	.0
01-40-5071	D&D	.00	.00	.00	.00	29,104	.0
01-40-5075	EMPLOYMENT/RECRUITMENT EXPENSE	8,982.00	9,684.24	.00	.00	0	.0
01-40-5200	OFFICE SUPPLIES	7,685.18	7,543.17	.00	.00	0	.0
01-40-5201	COMPUTER/TECHNOLOGY	35,166.00	24,646.96	.00	.00	0	.0
01-40-5202	PRINTING EXPENSE	704.96	.00	.00	.00	0	.0
01-40-5203	UNIFORMS	1,276.22	1,527.83	.00	.00	0	.0
01-40-5205	POSTAGE	6,625.27	7,151.34	.00	.00	0	.0
01-40-5210	OPERATING SUPPLIES	5,487.44	6,134.81	.00	.00	0	.0
01-40-5212	FURNISHINGS	8,801.69	4,320.28	.00	.00	0	.0
01-40-5215	REPAIRS & MAINT	16,912.42	24,726.79	.00	.00	0	.0
01-40-5216	FLEET R&M	92.67	3,361.67	.00	.00	0	.0
01-40-5253	GAS & OIL	394.25	192.27	.00	.00	0	.0
01-40-5300	TELEPHONE	6,543.75	6,621.97	.00	.00	0	.0
01-40-5305	UTILITIES	9,329.18	11,648.57	.00	.00	0	.0
01-40-5310	TRASH REMOVAL	941.88	948.06	.00	.00	0	.0
01-40-5315	COPIER EXPENSES	5,773.60	6,005.95	.00	.00	0	.0
01-40-5320	PROPERTY & LIABILITY INSURANCE	6,564.72	7,880.42	.00	.00	0	.0
01-40-5325	INTERNET/WEBSITE EXPENSE	9,555.30	20,624.80	.00	.00	0	.0
01-40-5330	TRAINING	9,756.62	7,944.89	.00	.00	0	.0
01-40-5331	DUES AND SUBSCRIPTIONS	24,002.52	39,870.21	.00	.00	0	.0
01-40-5332	TUITION REIMBURSEMENT	4,726.89	4,984.61	.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	10,823.20	13,439.90	.00	.00	0	.0
01-40-5400	LEGAL FEES	195,039.49	252,144.55	.00	.00	0	.0
01-40-5401	CONSULTING FEES	195,628.51	171,169.13	.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	16,077.17	30,829.55	.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	22,099.44	17,721.90	.00	.00	0	.0
01-40-5701	BANK FEES	35,247.69	52,939.49	.00	.00	0	.0
01-40-5705	MILEAGE	11,844.89	10,409.33	.00	.00	0	.0
01-40-6101	LEGAL FEES	.00	.00	(2,484.00)	271,863.49	286,000	95.1
01-40-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	5,165.80	45,000	11.5
01-40-6105	AUDIT FEES	.00	.00	.00	15,030.00	17,000	88.4
01-40-6109	CONSULTING FEES	.00	.00	.00	105,202.55	220,000	47.8
01-40-6110	TELEPHONE	.00	.00	21.09	6,742.74	8,212	82.1
01-40-6111	UTILITIES	.00	.00	1,054.86	13,993.74	11,000	127.2
01-40-6113	TRASH REMOVAL	.00	.00	79.39	769.56	1,500	51.3

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-40-6114	PEST CONTROL	.00	.00	.00	39.99	0	.0
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	135.50	6,695.28	9,000	74.4
01-40-6134	EV CHARGING STATION EXPENSES	.00	.00	.00	1,588.62	0	.0
01-40-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	12,381.24	22,000	56.3
01-40-6210	EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	1,116.90	10,000	11.2
01-40-6301	PROPERTY & LIABILITY INS	.00	.00	.00	3,968.51	13,400	29.6
01-40-6311	INTERNET/WEBSITE SERVICES	.00	.00	472.40	11,501.34	25,000	46.0
01-40-6314	COUNTY TREASURER'S FEES	.00	.00	80.37	23,979.19	32,000	74.9
01-40-6316	BANK FEES	.00	.00	3,727.86	37,507.38	42,000	89.3
01-40-6511	POSTAGE	.00	.00	941.02	7,271.34	10,000	72.7
01-40-6512	MILEAGE	.00	.00	700.00	9,968.03	15,400	64.7
01-40-6610	DUES & SUBSCRIPTIONS	.00	.00	3,915.89	80,360.09	40,000	200.9
01-40-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	32,603.82	42,660.57	30,000	142.2
01-40-6805	REPAIR & MTNCE--FLEET	.00	.00	10.00	134.77	5,000	2.7
01-40-6823	CLEANING SERVICES	.00	.00	.00	8,522.14	11,000	77.5
01-40-6839	RENTAL SPACE EXPENSES	.00	.00	100.00	1,110.00	0	.0
01-40-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	1,461.81	0	.0
01-40-7010	OFFICE SUPPLIES	.00	34.98-	364.56	4,966.25	7,500	66.2
01-40-7020	OPERATING SUPPLIES	.00	.00	485.06	5,220.94	8,000	65.3
01-40-7051	UNIFORMS	.00	.00	433.21	2,024.50	1,500	135.0
01-40-7101	GAS & OIL	.00	.00	.00	245.36	1,000	24.5
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	5,596.65	14,900.99	10,000	149.0
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	1,209,361.09	1,309,864.67	95,674.98	1,308,533.49	1,580,387	82.8

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	BOARD OF TRUSTEES						
01-41-5001	SALARIES & WAGES	21,108.77	22,158.35	7,784.51	80,636.12	74,915	107.6
01-41-5030	MAYOR AND BOARD SALARIES	57,200.00	55,700.00	.00	5,200.00	0	.0
01-41-5060	PAYROLL TAXES	5,946.28	5,966.32	597.55	6,558.71	5,970	109.9
01-41-5063	TRAINING	.00	.00	1,411.80	19,970.80	15,000	133.1
01-41-5065	WORKERS COMP	65.84	58.77	5.29	65.14	69	94.4
01-41-5066	HEALTH INSURANCE	2,324.65	2,440.82	166.34	2,279.11	2,449	93.1
01-41-5067	MEDICAL SAVINGS PLAN	1,055.34	1,105.00	6.24	251.33	75	335.1
01-41-5068	MEDICAL SAVINGS	78.00	74.88	.00	.00	0	.0
01-41-5070	DEFERRED COMPENSATION	.00	.00	89.30	982.30	1,105	88.9
01-41-5075	EMPLOYMENT/RECRUITMENT EXPENSE	.00	384.80	.00	.00	0	.0
01-41-5201	COMPUTER / TECHNOLOGY	.00	8,295.00	.00	.00	0	.0
01-41-5210	OPERATING SUPPLIES	1,135.99	820.47	.00	.00	0	.0
01-41-5212	FURNISHINGS	.00	132.07	.00	.00	0	.0
01-41-5230	ELECTIONS	.00	7,004.00	.00	.00	0	.0
01-41-5315	RECORDING FEES	.00	2,300.92-	.00	.00	0	.0
01-41-5320	PROPERTY & LIABILITY INSURANCE	2,316.75	3,940.19	.00	.00	0	.0
01-41-5330	TRAINING	12,051.14	10,116.86	.00	.00	0	.0
01-41-5331	DUES & SUBSCRIPTIONS	760.84	2,935.14	.00	.00	0	.0
01-41-5340	PUBLISHED NOTICES	2,612.42	2,212.07	.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	25,800.00	.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	72.00	232.25	.00	.00	0	.0
01-41-5700	MISC. EXPENSE	4,265.36	11,365.27	.00	.00	0	.0
01-41-5841	BOARD OUTREACH ACTIVITIES	8,205.38	11,369.92	.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	4,161.24	6,660	62.5
01-41-6312	PUBLISHED NOTICES	.00	.00	(376.92)	2,666.09	2,800	95.2
01-41-6313	ORDINANCE CODIFICATION	.00	.00	.00	5,423.25	7,500	72.3
01-41-6315	RECORDING FEES	.00	.00	26.25	312.00	2,000	15.6
01-41-6523	ELECTIONS	.00	.00	.00	13,602.42	25,000	54.4
01-41-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	14,087.00	4,000	352.2
01-41-6824	BOARD OUTREACH ACTIVITIES	.00	.00	.00	19,677.06	35,000	56.2
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	111.93	670.27	1,487.87	2,000	74.4
01-41-7550	FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-41-7999	OTHER COMMODITIES	.00	.00	426.96	12,923.61	10,000	129.2
	TOTAL BOARD OF TRUSTEES	136,227.42	182,197.76	10,807.59	202,606.29	256,043	79.1

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	POLICE						
01-42-5001	SALARIES & WAGES	1,479,660.89	1,611,872.60	162,233.60	1,891,143.22	1,744,266	108.4
01-42-5002	OVERTIME	.00	.00	523.32	20,292.81	25,000	81.2
01-42-5022	POLICE O.T.--SP.EVENT	1,136.77	13,382.45	.00	3,447.18	0	.0
01-42-5050	CLEANING	9,125.38	9,636.33	.00	.00	0	.0
01-42-5055	OVERTIME	23,426.27	24,679.88	.00	.00	0	.0
01-42-5060	PAYROLL TAXES	35,840.10	39,008.51	4,300.27	45,810.72	59,607	76.9
01-42-5061	WELLNESS PROGRAM	.00	.00	.00	4,825.00	3,500	137.9
01-42-5062	TUITION REIMBURSEMENT	.00	.00	.00	2,559.00	9,000	28.4
01-42-5063	TRAINING	.00	199.80-	366.28	40,975.88	89,000	46.0
01-42-5065	WORKERS COMP	72,145.07	68,197.06	5,100.56	63,060.18	67,737	93.1
01-42-5066	HEALTH INSURANCE	205,257.28	209,759.29	22,966.20	248,602.74	243,311	102.2
01-42-5067	MEDICAL SAVINGS PLAN	5,337.66	5,615.92	424.18	5,806.44	3,360	172.8
01-42-5068	HSA CONTRIBUTIONS	2,839.16	3,887.38	62.50	62.50	0	.0
01-42-5069	FPPA RETIREMENT	120,022.86	136,302.38	13,166.23	163,843.69	152,162	107.7
01-42-5070	DEFERRED COMPENSATION	.00	.00	494.72	6,293.12	5,880	107.0
01-42-5071	FPPA DEATH & DISABILITY	42,955.82	49,069.01	4,764.92	59,295.55	54,781	108.2
01-42-5075	EMPLOYMENT/RECRUITMENT EXPENSE	3,708.30	7,832.44	.00	.00	0	.0
01-42-5200	OFFICE SUPPLIES	3,083.09	2,962.97	.00	.00	0	.0
01-42-5201	COMPUTER / TECHNOLOGY	34,438.63	34,684.06	.00	.00	0	.0
01-42-5203	UNIFORMS	976.62	44.99	.00	.00	0	.0
01-42-5210	OPERATING SUPPLIES	14,475.19	11,637.35	.00	.00	0	.0
01-42-5212	FURNISHINGS	428.94	.00	.00	.00	0	.0
01-42-5215	REPAIR & MAINTENANCE	9,876.50	10,132.11	.00	.00	0	.0
01-42-5216	FLEET R&M	40,920.68	21,575.08	.00	.00	0	.0
01-42-5253	GAS & OIL	30,009.41	22,132.46	.00	.00	0	.0
01-42-5254	UNIFORMS & TOOLS	14,626.25	20,590.47	.00	.00	0	.0
01-42-5255	OPERATING EQUIPMENT	42,994.11	39,874.60	.00	.00	0	.0
01-42-5300	TELEPHONES	14,644.09	15,061.96	.00	.00	0	.0
01-42-5305	UTILITIES	12,525.35	15,559.94	.00	.00	0	.0
01-42-5310	TRASH REMOVAL	1,761.58	1,894.44	.00	.00	0	.0
01-42-5315	COPIER EXPENSE	2,162.25	2,081.86	.00	.00	0	.0
01-42-5320	GENERAL LIABILITY INSURANCE	36,678.38	100,505.13	.00	.00	0	.0
01-42-5325	INTERNET/WEBSITE EXPENSE	1,589.40	1,156.98	.00	.00	0	.0
01-42-5330	TRAINING	29,910.41	37,051.14	.00	.00	0	.0
01-42-5331	DUES & MEMBERSHIPS	8,503.75	10,980.65	.00	.00	0	.0
01-42-5332	TUITION REIMBURSEMENT	.00	3,000.00	.00	.00	0	.0
01-42-5343	CONTRACTUAL SERVICES	69,187.85	108,065.28	.00	.00	0	.0
01-42-5346	ANIMAL IMPOUND FEE	4,125.00	.00	.00	.00	0	.0
01-42-5349	WELLNESS PROGRAM	1,591.00	.00	.00	.00	0	.0
01-42-5350	LAB FEES	409.66-	1,190.20	.00	.00	0	.0
01-42-5399	OTHER PROFESSIONAL SERVICES	420.00	3,073.90	.00	.00	0	.0
01-42-5491	VEHICLE LEASE EXPENSES	3,501.59	15,353.16	.00	.00	0	.0
01-42-5500	CAPITAL OUTLAY	63,187.62	8,000.00	.00	.00	0	.0
01-42-5700	MISC. EXPENSE	3,473.81	2,364.59	.00	.00	0	.0
01-42-6101	LEGAL FEES	.00	.00	.00	.00	15,000	.0
01-42-6104	COMPUTER/TECHNOLOGY SERVICES	.00	998.00	659.85	35,703.26	88,950	40.1
01-42-6110	TELEPHONE	.00	.00	80.00	18,798.94	15,895	118.3
01-42-6111	UTILITIES	.00	.00	637.23	16,658.84	18,000	92.6
01-42-6113	TRASH REMOVAL	.00	.00	135.40	1,572.05	2,000	78.6
01-42-6114	PEST CONTROL	.00	.00	.00	.00	2,000	.0
01-42-6122	LAB FEES	.00	.00	52.00	1,597.51	500	319.5
01-42-6126	COPIER EXPENSES	.00	.00	.00	1,970.08	3,000	65.7

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-42-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	1,566.69	8,000	19.6
01-42-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	488.62	7,579.34	5,000	151.6
01-42-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	109,465.08	166,490	65.8
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	348.00	5,214.78	6,000	86.9
01-42-6805	REPAIR & MTNCE--FLEET	.00	.00	5,609.72	29,532.27	16,000	184.6
01-42-6823	CLEANING SERVICES	.00	.00	.00	4,637.25	9,000	51.5
01-42-6824	PD OUTREACH/EVENTS	.00	.00	.00	2,805.09	5,000	56.1
01-42-6851	VEHICLE LEASE EXPENSES	.00	.00	4,029.36	59,742.53	77,674	76.9
01-42-6999	OTHER CONTRACTUAL SERVICES	.00	.00	21,298.96	144,812.07	232,500	62.3
01-42-7010	OFFICE SUPPLIES	.00	18.93-	1,910.07	4,539.55	4,000	113.5
01-42-7020	OPERATING SUPPLIES	.00	548.61-	503.31	7,195.56	16,000	45.0
01-42-7051	UNIFORMS--CIVILIAN	.00	.00	.00	557.35	800	69.7
01-42-7101	GAS & OIL	.00	.00	1,910.25	22,745.26	30,000	75.8
01-42-7254	OPERATING EQUIPMENT	.00	.00	24,564.88	85,802.61	49,500	173.3
01-42-7305	UNIFORMS & TOOLS--SWORN	.00	.00	1,341.77	21,848.81	29,800	73.3
01-42-7550	FURNISHINGS	.00	.00	.00	2,019.01	0	.0
01-42-7999	OTHER COMMODITIES	.00	.00	180.94	1,115.46	3,000	37.2
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	2,446,137.40	2,668,447.23	278,153.14	3,163,791.37	3,401,282	93.0

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	COMMUNITY DEVELOPMENT						
01-43-5001	SALARIES & WAGES	325,387.30	362,418.11	27,134.49	303,104.99	368,543	82.2
01-43-5002	OVERTIME	.00	.00	.00	241.47	0	.0
01-43-5060	PAYROLL TAXES	24,624.75	26,702.03	2,042.58	22,975.84	34,135	67.3
01-43-5063	TRAINING	.00	.00	356.84	3,776.47	6,000	62.9
01-43-5065	WORKERS COMP	220.75	1,694.65	31.68	366.12	1,587	23.1
01-43-5066	HEALTH INSURANCE	44,101.00	58,908.40	4,128.64	51,674.24	67,488	76.6
01-43-5067	MEDICAL SAVINGS PLAN	13,823.13	15,153.99	141.66	2,734.45	1,238	220.9
01-43-5068	HSA CONTRIBUTIONS	1,005.71	1,104.61	25.00	25.00	0	.0
01-43-5070	DEFERRED COMPENSATION	.00	.00	1,075.76	10,157.51	15,314	66.3
01-43-5075	EMPLOYMENT/RECRUITMENT EXPENSE	323.76	149.80	.00	.00	0	.0
01-43-5200	OFFICE SUPPLIES	1,023.40	177.89	.00	.00	0	.0
01-43-5201	COMPUTER / TECHNOLOGY	11,636.17	6,705.49	.00	.00	0	.0
01-43-5202	PRINTING EXPENSE	621.63	1,492.41	.00	.00	0	.0
01-43-5203	UNIFORMS	553.52	679.95	.00	.00	0	.0
01-43-5216	REPAIRS & MAINT--FLEET	124.13	310.03	.00	.00	0	.0
01-43-5253	GAS & OIL	.00	1,091.65	.00	.00	0	.0
01-43-5300	TELEPHONE	1,610.54	1,583.60	.00	.00	0	.0
01-43-5320	PROPERTY & LIABILITY INSURANCE	9,266.99	3,440.19	.00	.00	0	.0
01-43-5330	TRAINING	4,865.83	3,905.81	.00	.00	0	.0
01-43-5331	DUES & MEMBERSHIPS	1,013.00	1,224.00	.00	.00	0	.0
01-43-5401	CONSULTING FEES	.00	2,466.00	.00	.00	0	.0
01-43-5410	CONSULTANTS	25,419.01	.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	324,256.70	284,013.71	.00	.00	0	.0
01-43-5491	VEHICLE LEASE EXPENSES	3,596.49	14,385.96	.00	.00	0	.0
01-43-5700	MISC.	2,112.20	884.59	.00	.00	0	.0
01-43-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	4,761.44	9,000	52.9
01-43-6107	ANNEXATION/ZONING EXPENSES	.00	.00	.00	69.96	15,000	.5
01-43-6109	CONSULTING FEES	.00	.00	.00	129,824.14	225,000	57.7
01-43-6110	TELEPHONE	.00	.00	70.00	1,098.34	2,000	54.9
01-43-6121	PRINTING EXPENSE	.00	.00	.00	922.20	1,000	92.2
01-43-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	263.64	500	52.7
01-43-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,161.24	5,560	74.8
01-43-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	1,534.02	1,200	127.8
01-43-6805	REPAIR & MTNCE--FLEET	.00	.00	.00	.00	1,000	.0
01-43-6821	BUILDING INSPECTIONS	.00	.00	.00	370,879.54	264,271	140.3
01-43-6851	VEHICLE LEASE EXPENSES	.00	.00	.00	.00	14,386	.0
01-43-7010	OFFICE SUPPLIES	.00	.00	36.64	54.54	800	6.8
01-43-7051	UNIFORMS	.00	.00	465.69	719.24	1,250	57.5
01-43-7101	GAS & OIL	.00	.00	.00	.00	1,000	.0
01-43-7999	OTHER COMMODITIES	.00	.00	.00	886.12	2,000	44.3
	TOTAL COMMUNITY DEVELOPMENT	796,844.61	788,513.19	35,508.98	910,230.51	1,038,272	87.7

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	STREETS						
01-44-5210	OPERATING SUPPLIES	569.23	.00	.00	.00	0	.0
01-44-5255	SAFETY EQUIPMENT	176.40	.00	.00	.00	0	.0
	TOTAL STREETS	745.63	.00	.00	.00	0	.0

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	PARKS						
01-45-5001	SALARIES & WAGES	327,611.11	371,778.31	34,541.17	418,990.44	388,089	108.0
01-45-5002	OVERTIME	.00	.00	330.68	6,210.61	6,500	95.6
01-45-5055	OVERTIME	10,732.35	6,307.17	.00	.00	0	.0
01-45-5060	PAYROLL TAXES	25,836.54	28,558.29	2,575.44	31,945.41	36,869	86.7
01-45-5061	WELLNESS PROGRAM	.00	.00	.00	30.00	200	15.0
01-45-5063	TRAINING	.00	.00	.00	2,287.91	10,000	22.9
01-45-5065	WORKERS COMP	7,803.81	24,948.45	1,935.77	24,640.42	22,820	108.0
01-45-5066	HEALTH INSURANCE	42,693.46	60,640.81	8,167.79	80,926.51	82,162	98.5
01-45-5067	MEDICAL SAVINGS	8,407.96	15,503.92	172.90	1,704.02	2,075	82.1
01-45-5068	MEDICAL SAVINGS	964.81	1,627.65	.00	.00	0	.0
01-45-5070	DEFERRED COMPENSATION	.00	.00	1,502.24	19,932.96	19,319	103.2
01-45-5075	EMPLOYMENT/RECRUITMENT EXPENSE	368.76	66.64	.00	.00	0	.0
01-45-5201	COMPUTER/TECHNOLOGY	.00	2,454.00	.00	.00	0	.0
01-45-5203	UNIFORMS	2,042.37	1,797.43	.00	.00	0	.0
01-45-5210	OPERATING SUPPLIES	8,094.17	3,536.91	.00	.00	0	.0
01-45-5215	REPAIRS & MAINTENANCE	35,085.54	23,197.80	.00	.00	0	.0
01-45-5216	FLEET R&M	7,373.08	7,777.15	.00	.00	0	.0
01-45-5253	GAS & OIL	7,836.35	16,639.42	.00	.00	0	.0
01-45-5254	TOOLS	933.44	2,287.02	.00	.00	0	.0
01-45-5300	TELEPHONE	2,265.00	2,798.00	.00	.00	0	.0
01-45-5305	UTILITIES	41,888.63	75,386.80	.00	.00	0	.0
01-45-5310	TRASH REMOVAL	1,178.00	10,778.00	.00	.00	0	.0
01-45-5320	PROPERTY & LIABILITY INSURANCE	11,583.73	19,701.03	.00	.00	0	.0
01-45-5330	TRAINING	2,746.62	6,485.96	.00	.00	0	.0
01-45-5331	DUES / MEMBERSHIPS	.00	210.00	.00	.00	0	.0
01-45-5348	PEST CONTROL	38,338.50	26,700.40	.00	.00	0	.0
01-45-5349	WELLNESS PROGRAM	195.00	180.00	.00	.00	0	.0
01-45-5363	WEED CONTROL	10,434.80	15,146.10	.00	.00	0	.0
01-45-5369	EQUIPMENT RENTAL	22.95	.00	.00	.00	0	.0
01-45-5370	LANDSCAPING	22,413.98	25,181.17	.00	.00	0	.0
01-45-5371	TREE MAINTENANCE	33,026.82	27,390.00	.00	.00	0	.0
01-45-5372	IRRIGATION SYSTEM	27,384.76	3,208.84	.00	.00	0	.0
01-45-5405	PARK ENGINEERING	110.00	2,099.00	.00	.00	0	.0
01-45-5500	CAPITAL OUTLAY	74,921.00	130,849.51	.00	.00	0	.0
01-45-5700	MISC. EXPENSE	.00	233.27	.00	.00	0	.0
01-45-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	420.00	2,553.04	1,500	170.2
01-45-6108	ENGINEERING FEES	.00	.00	.00	.00	1,000	.0
01-45-6110	TELEPHONE	.00	.00	257.00	3,055.80	3,084	99.1
01-45-6111	UTILITIES	.00	.00	1,010.98	69,109.83	52,000	132.9
01-45-6113	TRASH REMOVAL	.00	.00	663.00	4,099.00	3,000	136.6
01-45-6114	PEST CONTROL	.00	.00	.00	32,147.76	38,000	84.6
01-45-6132	LANDSCAPINGS	.00	.00	579.80	36,263.49	60,000	60.4
01-45-6133	TREE MAINTENANCE	.00	.00	.00	48,517.80	35,000	138.6
01-45-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	326.64	500	65.3
01-45-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	20,806.29	33,300	62.5
01-45-6405	EQUIPMENT RENTAL	.00	.00	.00	1,181.70	1,000	118.2
01-45-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	210.00	2,520	8.3
01-45-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	2,798.46	14,597.19	0	.0
01-45-6802	REPAIR & MTNCE--STREETS	.00	.00	.00	21,136.81	40,000	52.8
01-45-6805	REPAIR & MTNCE--FLEET & EQ	.00	.00	284.26	3,233.32	10,000	32.3
01-45-6806	REPAIR & MTNCE--IRRIGATION	.00	.00	.00	3,627.83	7,500	48.4
01-45-6835	WEED CONTROL	.00	.00	.00	16,757.18	15,000	111.7

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-45-7020	OPERATING SUPPLIES	.00	.00	188.00	5,826.09	6,000	97.1
01-45-7051	UNIFORMS	.00	.00	274.18	2,558.72	2,500	102.4
01-45-7101	GAS & OIL	.00	.00	2,907.88	24,261.12	15,000	161.7
01-45-7255	SAFETY EQUIPMENT	.00	.00	.00	302.20	0	.0
01-45-7305	TOOLS	.00	.00	1,710.15	3,817.17	6,000	63.6
01-45-7999	OTHER COMMODITIES	.00	.00	.00	70.00	2,500	2.8
01-45-8510	CAPITAL OUTLAY--OTHER EQUIP	.00	.00	.00	74,453.06	0	.0
01-45-8515	CAPITAL OUTLAY--PARKS	.00	.00	1,080.00	10,749.20	0	.0
01-45-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	85,000	.0
	TOTAL PARKS	752,293.54	913,469.05	61,399.70	986,329.52	988,438	99.8
	COMMUNITY CENTER						
01-46-5001	SALARIES & WAGES	.00	.00	25,161.91	105,869.53	0	.0
01-46-5002	OVERTIME	.00	.00	53.80	1,230.38	2,000	61.5
01-46-5060	PAYROLL TAXES	.00	.00	1,966.60	8,359.31	0	.0
01-46-5063	TRAINING	.00	.00	389.60	2,600.09	6,000	43.3
01-46-5065	WORKERS COMP	.00	.00	301.93	1,361.15	0	.0
01-46-5066	HEALTH INSURANCE	.00	.00	2,013.52	8,590.33	0	.0
01-46-5067	MEDICAL SAVINGS	.00	.00	74.98	337.41	0	.0
01-46-5070	DEFERRED COMPENSATION	.00	.00	593.16	2,717.85	0	.0
01-46-6104	COMPUTER/TECHNOLOGY FEES	.00	.00	.00	22.93	3,000	.8
01-46-6110	TELEPHONE	.00	.00	72.00	560.05	2,000	28.0
01-46-6111	UTILITIES	.00	.00	266.34	10,708.63	10,000	107.1
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	52.62	232.12	1,000	23.2
01-46-6126	COPIER EXPENSES	.00	.00	.00	375.36	0	.0
01-46-6135	RECREATION PROGRAMS	.00	.00	6,500.18	72,984.46	80,000	91.2
01-46-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	1,647.30	0	.0
01-46-6210	EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	2,400.13	1,500	160.0
01-46-6211	COMMUNITY DAY	.00	.00	14.01	61,988.68	60,000	103.3
01-46-6214	TOWN EVENTS	.00	56.09-	244.77	47,672.71	75,000	63.6
01-46-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	6,471.30	6,560	98.7
01-46-6311	INTERNET/WEBSITE SERVICES	.00	.00	183.45	945.81	0	.0
01-46-6511	POSTAGE	.00	.00	.00	.00	500	.0
01-46-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	3,019.96	1,000	302.0
01-46-6805	REPAIRS & MTNCE--FLEET	.00	.00	10.00	110.00	2,000	5.5
01-46-6823	CLEANING SERVICES	.00	.00	.00	7,018.04	0	.0
01-46-7010	OFFICE SUPPLIES	.00	.00	107.11	1,340.23	2,000	67.0
01-46-7020	OPERATING SUPPLIES	.00	.00	297.40	3,770.80	2,000	188.5
01-46-7051	UNIFORMS	.00	.00	.00	3,453.73	4,000	86.3
01-46-7101	GAS & OIL	.00	.00	37.27	134.39	1,200	11.2
01-46-7550	FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-46-8510	CAPITAL OUTLAY--OTHER EQUIP	.00	.00	2,075.04	41,257.54	52,000	79.3
01-46-8531	CAPITAL OUTLAY-COMPUTERS	.00	.00	.00	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	.00	4,307.25	30,000	14.4
	TOTAL COMMUNITY CENTER	.00	56.09-	40,415.69	408,014.53	562,760	72.5

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ENGINEERING						
01-47-5001	SALARIES & WAGES	449,613.79	393,051.57	36,175.04	422,869.58	425,324	99.4
01-47-5002	OVERTIME	.00	.00	.00	9,153.72	0	.0
01-47-5050	CLEANING	8,206.00	8,665.58	.00	.00	0	.0
01-47-5055	OVERTIME	15,892.17	3,305.94	.00	.00	0	.0
01-47-5060	PAYROLL TAXES	34,893.01	29,533.77	2,455.21	33,007.40	36,926	89.4
01-47-5063	TRAINING	.00	.00	493.66	3,331.11	5,000	66.6
01-47-5065	WORKERS COMP	6,760.85	7,822.10	582.76	7,076.90	7,539	93.9
01-47-5066	HEALTH INSURANCE	43,610.02	37,378.27	3,130.66	30,888.62	46,038	67.1
01-47-5067	MEDICAL SAVINGS	20,909.65	19,596.93	87.06	1,034.51	1,445	71.6
01-47-5068	MEDICAL SAVINGS	1,504.81	1,411.35	.00	.00	0	.0
01-47-5070	DEFERRED COMPENSATION	.00	.00	1,759.35	21,560.35	21,182	101.8
01-47-5075	EMPLOYMENT/RECRUITMENT EXPENSE	993.35	1,786.09	.00	.00	0	.0
01-47-5200	OFFICE SUPPLIES	5,618.57	4,427.06	.00	.00	0	.0
01-47-5201	COMPUTER/TECHNOLOGY	4,597.04	3,023.41	.00	.00	0	.0
01-47-5203	UNIFORMS	2,204.28	2,741.42	.00	.00	0	.0
01-47-5210	OPERATING SUPPLIES	17,658.55	12,301.69	.00	.00	0	.0
01-47-5212	FURNISHINGS	2,641.42	291.49	.00	.00	0	.0
01-47-5215	REPAIRS & MAINTENANCE	50,149.44	22,179.20	.00	.00	0	.0
01-47-5216	REPAIR & MAINTENANCE--FLEET	68,736.29	1,785.36	.00	.00	0	.0
01-47-5253	GAS & OIL	5,037.10	3,176.13	.00	.00	0	.0
01-47-5300	TELEPHONE	3,434.45	2,851.09	.00	.00	0	.0
01-47-5305	UTILITIES	19,462.17	15,075.22	.00	.00	0	.0
01-47-5310	TRASH	2,003.12	2,838.52	.00	.00	0	.0
01-47-5315	COPIER EXPENSES	1,985.27	1,628.58	.00	.00	0	.0
01-47-5320	PROPERTY & LIABILITY INSURANCE	5,791.87	7,880.42	.00	.00	0	.0
01-47-5330	TRAINING	8,120.47	1,286.16	.00	.00	0	.0
01-47-5331	DUES & SUBSCRIPTIONS	1,715.16	3,648.55	.00	.00	0	.0
01-47-5399	OTHER PROFESSIONAL SERVICES	670.00	1,245.00	.00	.00	0	.0
01-47-5405	ENGINEERING FEES	44,399.95	50,725.75	.00	.00	0	.0
01-47-5491	VEHICLE LEASE EXPENSES	.00	10,516.28	.00	.00	0	.0
01-47-5700	MISC. EXPENSE	1,087.54	869.98	.00	.00	0	.0
01-47-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	8,547.42	3,500	244.2
01-47-6108	ENGINEERING FEES	.00	.00	21.84	83,679.83	55,000	152.2
01-47-6110	TELEPHONE	.00	.00	110.00	2,952.44	2,820	104.7
01-47-6111	UTILITIES	.00	.00	944.43	17,361.22	20,000	86.8
01-47-6113	TRASH REMOVAL	.00	.00	185.80	2,552.80	4,000	63.8
01-47-6126	COPIER EXPENSES	.00	.00	78.23	1,516.07	2,000	75.8
01-47-6134	EV CHARGING STATION EXPENSES	.00	643.92	.00	146.09	0	.0
01-47-6199	OTHER PROFESSIONAL SERVICES	.00	.00	180.00	3,561.55	2,000	178.1
01-47-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	95.00	864.82	1,500	57.7
01-47-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	8,322.52	13,300	62.6
01-47-6610	DUES & SUBSCRIPTIONS	.00	.00	(174.00)	4,323.13	800	540.4
01-47-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	69.47	17,380.45	30,000	57.9
01-47-6805	REPAIR & MTNCE--FLEET	.00	.00	20.00	6,412.87	2,500	256.5
01-47-6823	CLEANING SERVICES	.00	.00	.00	7,779.16	10,500	74.1
01-47-6851	VEHICLE LEASE EXPENSES	.00	.00	2,089.66	16,616.35	41,117	40.4
01-47-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	20.50	0	.0
01-47-7010	OFFICE SUPPLIES	.00	.00	.00	4,178.54	5,000	83.6
01-47-7020	OPERATING SUPPLIES	.00	24.80-	378.78	11,598.39	10,000	116.0
01-47-7051	UNIFORMS	.00	.00	1,574.00	3,745.90	2,750	136.2
01-47-7101	GAS & OIL	.00	.00	517.05	4,614.44	5,000	92.3
01-47-7305	TOOLS	.00	.00	.00	298.47	0	.0

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	79.14	460.63	1,000	46.1
01-47-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	115,200	.0
	TOTAL ENGINEERING	827,696.34	651,662.03	50,853.14	747,208.01	881,441	84.8
	MUNICIPAL COURT						
01-48-5001	SALARIES & WAGES	43,426.39	51,389.39	4,742.69	59,402.72	51,753	114.8
01-48-5002	OVERTIME	.00	.00	.00	13.03	1,000	1.3
01-48-5040	JUDGE	17,495.00	16,900.00	2,000.00	22,000.00	26,000	84.6
01-48-5055	OVERTIME	392.12	10.36	.00	.00	0	.0
01-48-5060	PAYROLL TAXES	3,328.85	3,918.23	369.16	4,575.71	4,678	97.8
01-48-5063	TRAINING	.00	.00	.00	1,564.15	2,000	78.2
01-48-5065	WORKERS COMP	47.28	60.48	5.52	71.35	64	111.5
01-48-5066	HEALTH INSURANCE	6,356.43	7,798.44	704.68	8,311.62	7,788	106.7
01-48-5067	MEDICAL SAVINGS	1,055.34	1,105.00	16.65	300.78	325	92.6
01-48-5068	MEDICAL SAVINGS	338.37	324.72	.00	.00	0	.0
01-48-5070	DEFERRED COMPENSATION	.00	.00	89.30	1,172.28	1,105	106.1
01-48-5201	COMPUTER/TECHNOLOGY	199.99	2,220.00	.00	.00	0	.0
01-48-5203	UNIFORMS	.00	110.77	.00	.00	0	.0
01-48-5235	COURT COSTS	751.33	1,947.30	.00	.00	0	.0
01-48-5300	TELEPHONE	65.62	.00	.00	.00	0	.0
01-48-5320	PROPERTY & LIABILITY INSURANCE	2,316.75	3,940.19	.00	.00	0	.0
01-48-5330	TRAINING	363.00	931.97	.00	.00	0	.0
01-48-5331	DUES & MEMBERSHIPS	50.00	50.00	.00	.00	0	.0
01-48-5399	OTHER PROFESSIONAL SERVICES	1,998.60	2,347.00	.00	.00	0	.0
01-48-5455	PROSECUTING ATTORNEY	18,532.50	13,150.00	.00	.00	0	.0
01-48-5700	MISC. EXPENSE	300.35	542.97	.00	.00	0	.0
01-48-6102	PROSECUTING ATTORNEY	.00	.00	1,000.00	12,000.00	18,000	66.7
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	.00	2,214.77	5,000	44.3
01-48-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-48-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,161.24	6,660	62.5
01-48-6510	COURT COSTS	.00	.00	.00	2,312.68	2,500	92.5
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	98.24	1,000	9.8
	TOTAL MUNICIPAL COURT	97,017.92	106,746.82	8,928.00	118,248.57	142,673	82.9

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	COMMUNITY ENGAGEMENT						
01-49-5001	SALARIES & WAGES	201,879.64	254,378.02	10,650.70	240,639.95	334,456	72.0
01-49-5002	OVERTIME	.00	.00	53.81	1,765.95	2,000	88.3
01-49-5055	OVERTIME	1,018.98	672.12	.00	.00	0	.0
01-49-5060	PAYROLL TAXES	15,441.01	19,609.18	810.17	18,812.60	29,925	62.9
01-49-5061	WELLNESS PROGRAM	.00	1,410.91	4,257.03	29,527.29	29,800	99.1
01-49-5063	TRAINING	.00	.00	.00	3,003.72	6,000	50.1
01-49-5065	WORKERS COMP	1,420.13	5,398.27	188.79	3,852.31	3,759	102.5
01-49-5066	HEALTH INSURANCE	18,359.62	22,139.24	1,533.00	16,958.90	46,826	36.2
01-49-5067	MEDICAL SAVINGS	6,955.13	7,114.19	33.32	849.80	1,700	50.0
01-49-5068	MEDICAL SAVINGS	1,209.88	1,199.76	.00	.00	0	.0
01-49-5070	DEFERRED COMPENSATION	.00	.00	255.64	6,235.05	14,782	42.2
01-49-5075	EMPLOYMENT/RECRUITMENT EXPENSE	1,213.22	1,638.96	.00	.00	0	.0
01-49-5160	MERCHANDISE FOR RESALE	.00	3,000.94	.00	.00	0	.0
01-49-5201	COMPUTER/TECHNOLOGY	1,232.97	4,238.00	.00	.00	0	.0
01-49-5202	PRINTING EXPENSE	4,279.20	6,902.66	.00	.00	0	.0
01-49-5203	UNIFORMS	816.18	1,355.96	.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	521.79	.00	.00	0	.0
01-49-5220	TOWN DECORATIONS	8,243.66	12,070.74	.00	.00	0	.0
01-49-5236	COMMUNITY ENGAGEMENT	11,201.84	9,455.76	.00	.00	0	.0
01-49-5253	GAS & OIL	315.57	456.87	.00	.00	0	.0
01-49-5260	RECREATION PROGRAMS	51,882.58	41,470.17	.00	.00	0	.0
01-49-5261	COMMUNITY DAY	50,273.87	58,241.34	.00	.00	0	.0
01-49-5262	TOWN EVENTS	67,496.30	71,761.03	.00	.00	0	.0
01-49-5265	SENIOR EVENTS	10,012.34	13,920.37	.00	.00	0	.0
01-49-5300	TELEPHONE	1,520.76	1,752.11	.00	.00	0	.0
01-49-5320	GENERAL LIABILITY INSURANCE	9,735.71	7,791.14	.00	.00	0	.0
01-49-5330	TRAINING	5,678.17	9,065.37	.00	.00	0	.0
01-49-5331	DUES/MEMBERSHIPS	7,405.36	9,650.53	.00	.00	0	.0
01-49-5349	WELLNESS PROGRAM	19,797.04	25,026.48	.00	.00	0	.0
01-49-5399	OTHER PROFESSIONAL SERVICES	.00	14,510.10	.00	.00	0	.0
01-49-5401	CONSULTANTS	12,377.50	49,958.00	.00	.00	0	.0
01-49-5421	ECONOMIC DEVELOPMENT PROGRAMS	.00	7,546.10	.00	.00	0	.0
01-49-5560	CAPITAL OUTLAY--SFTWR UPGRADES	9,396.94	32,319.25	.00	.00	0	.0
01-49-5700	MISC. EXPENSE	1,449.93	1,970.24	.00	.00	0	.0
01-49-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	3,000	.0
01-49-6109	CONSULTING FEES	.00	.00	14,937.50	30,075.00	30,000	100.3
01-49-6110	TELEPHONE	.00	.00	64.00	1,360.06	1,536	88.6
01-49-6121	PRINTING EXPENSE	.00	.00	.00	8,894.09	15,000	59.3
01-49-6149	COMMUNITY ENGAGEMENT	.00	.00	2,613.36	6,226.47	10,000	62.3
01-49-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	39,071.84	40,000	97.7
01-49-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	271.18	500	54.2
01-49-6214	TOWN EVENTS	.00	.00	.00	5,857.97	0	.0
01-49-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	6,471.28	6,560	98.7
01-49-6402	ECONOMIC DEVELOPMENT PROGRAMS	.00	.00	3,712.23	29,054.85	50,000	58.1
01-49-6511	POSTAGE	.00	.00	.00	596.32	4,000	14.9
01-49-6610	DUES & SUBSCRIPTIONS	.00	.00	160.00	8,653.15	11,500	75.2
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	4,045.25	9,014.78	10,000	90.2
01-49-7051	UNIFORMS	.00	.00	78.85	718.62	1,000	71.9
01-49-7101	GAS & OIL	.00	.00	.00	328.45	0	.0

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-49-7550	FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-49-7801	MERCHANDISE FOR RESALE	.00	.00	.00	2,991.74	8,000	37.4
01-49-7999	OTHER COMMODITIES	.00	.00	523.02	1,616.83	2,000	80.8
01-49-8501	CAPITAL OUTLAY--WAYFINDING	.00	.00	3,417.00	11,212.99	25,000	44.9
01-49-8532	CAPITAL OUTLAY--SOFTWAREUPGRAD	.00	.00	.00	7,500.00	20,000	37.5
	TOTAL COMMUNITY ENGAGEMENT	526,584.16	698,439.96	47,333.67	491,841.65	712,344	69.1
	NON-DEPARTMENTAL						
01-90-5001	SALARIES & WAGES ADJ	.00	.00	.00	.00	275,000	.0
01-90-5804	TRANSFER TO STREET IMPVT FD	375,000.00	375,000.00	.00	.00	0	.0
01-90-5805	TRANSFER TO CAPITAL IMPROVEMEN	1,380,451.00	3,016,054.84	.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	1,900.00	.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	375,000.00	375,000	100.0
	TOTAL NON-DEPARTMENTAL	1,755,913.67	3,392,954.84	93,750.00	399,128.84	911,425	43.8
	TOTAL FUND EXPENDITURES	8,548,821.78	10,712,239.46	722,824.89	8,735,932.78	10,475,065	83.4
	NET REVENUE OVER EXPENDITURES	1,038,987.45	361,905.95-	(35,672.80)	1,699,235.05	1,000-	1699

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

STREET IMPROVEMENT FUND

	ASSETS			
04-01-0100	COMBINED CASH		1,542,274.51	
04-01-1301	A/R - GENERAL		349,847.85	
04-01-1302	PREPAID EXPENSES		250.00	
	TOTAL ASSETS			1,892,372.36
	LIABILITIES AND EQUITY			
	LIABILITIES			
04-02-2000	ACCOUNTS PAYABLE		153,207.53	
04-02-2005	RETAINAGE PAYABLE		(107,340.65)	
04-02-2300	457(B) DEFERRED COMP PAYABLE		1,279.48	
04-02-2301	SALARIES & WAGES PAYABLE		11,666.91	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE		20,593.32	
04-02-2400	FED. WITHHOLDING TAX PAYABLE		1,855.32	
04-02-2401	SOCIAL SECURITY TAX PAYABLE		1,995.18	
04-02-2402	MEDICARE TAX PAYABLE		466.64	
04-02-2403	STATE WITHHOLDING TAX PAYABLE		1,890.10	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		236.29	
04-02-2410	ACCRUED PAYROLL & BENEFITS		2,294.64	
	TOTAL LIABILITIES			88,144.76
	FUND EQUITY			
04-02-3001	FUND BALANCE		1,455,818.45	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	348,409.15		
	BALANCE - CURRENT DATE		348,409.15	
	TOTAL FUND EQUITY			1,804,227.60
	TOTAL LIABILITIES AND EQUITY			1,892,372.36

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STREET IMPROVEMENT FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
04-10-4005	HIGHWAY USERS TAX	250,932.20	306,664.15	26,829.27	329,648.98	264,569	124.6
04-10-4010	SALES TAX	2,012,059.13	1,909,870.22	220,357.43	2,042,749.51	2,155,713	94.8
04-10-4015	ROAD & BRIDGE TAX	.00	91,397.66	7,951.07	79,510.70	120,000	66.3
04-10-4025	M.V. REGISTSTRATION	26,074.19	27,581.97	2,127.65	28,603.72	27,300	104.8
04-10-4030	BUILDING USE TAX	259,975.16	254,203.12	35,952.50	266,269.62	197,849	134.6
	TOTAL TAXES	2,549,040.68	2,589,717.12	293,217.92	2,746,782.53	2,765,431	99.3
	FEES AND PERMITS						
04-11-4102	RIGHT-OF-WAY PERMITS	116,536.50	140,607.85	12,042.00	119,234.00	88,431	134.8
04-11-4141	ADMINISTRATIVE CHARGES	.00	.00	.00	14,400.00	0	.0
	TOTAL FEES AND PERMITS	116,536.50	140,607.85	12,042.00	133,634.00	88,431	151.1
	TRANSFERS IN						
04-16-4601	TRANSFER FROM GF	375,000.00	375,000.00	93,750.00	375,000.00	375,000	100.0
04-16-4602	TRANSFER FROM CAPITAL IMPROV	.00	.00	250,000.00	1,000,000.00	1,000,000	100.0
	TOTAL TRANSFERS IN	375,000.00	375,000.00	343,750.00	1,375,000.00	1,375,000	100.0
	MISCELLANEOUS						
04-18-4619	INTEREST INCOME	110,316.40	107,352.47	.00	73,724.98	108,500	68.0
04-18-4627	LEASE PROCEEDS	.00	.00	.00	410,000.00	436,000	94.0
	TOTAL MISCELLANEOUS	110,316.40	107,352.47	.00	483,724.98	544,500	88.8
	TOTAL FUND REVENUE	3,150,893.58	3,212,677.44	649,009.92	4,739,141.51	4,773,362	99.3

STREET IMPROVEMENT FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	STREETS						
04-44-5001	SALARIES & WAGES	347,817.15	403,871.17	35,268.15	444,500.12	414,649	107.2
04-44-5002	OVERTIME	.00	.00	152.62	2,103.31	10,000	21.0
04-44-5055	OVERTIME	5,610.28	3,360.07	.00	1,100.10	0	.0
04-44-5060	PAYROLL TAXES	26,201.38	30,454.84	2,623.66	33,512.98	38,126	87.9
04-44-5063	TRAINING	.00	.00	.00	9,913.95	15,000	66.1
04-44-5065	WORKERS COMPENSATION	6,175.76	25,222.41	1,878.48	24,539.29	22,826	107.5
04-44-5066	HEALTH INSURANCE	48,849.88	62,820.65	7,211.12	76,454.51	72,411	105.6
04-44-5067	MEDICAL SAVINGS	9,350.37	12,629.69	104.16	1,066.59	1,250	85.3
04-44-5068	MEDICAL SAVINGS	693.66	1,067.83	.00	.00	0	.0
04-44-5070	DEFERRED COMPENSATION	.00	.00	1,134.80	14,966.08	14,380	104.1
04-44-5075	EMPLOYMENT/RECRUITMENT EXPENSE	61.46	66.64	.00	.00	0	.0
04-44-5201	COMPUTER/TECHNOLOGY	14,305.13	17,907.84	.00	.00	0	.0
04-44-5202	PRINTING EXPENSE	.00	192.95	.00	.00	0	.0
04-44-5203	UNIFORMS	2,823.51	11,667.65	.00	.00	0	.0
04-44-5210	OPERATING SUPPLIES	2,608.91	57.25	.00	.00	0	.0
04-44-5212	FURNISHINGS	4,000.00	.00	.00	.00	0	.0
04-44-5215	REPAIRS & MAINTENANCE--STREETS	208,565.81	156,314.93	.00	.00	0	.0
04-44-5216	REPAIR & MAINT.--FLEET	37,910.63	28,277.25	.00	.00	0	.0
04-44-5217	REPAIR & MAINTENANCE--BRIDGES	.00	192,957.41	.00	.00	0	.0
04-44-5250	ASPHALT/STREET PATCHING	1,800,000.00	1,982,773.67	.00	.00	0	.0
04-44-5252	STREET SIGNS & MARKERS	28,587.27	17,633.17	.00	.00	0	.0
04-44-5253	GAS & OIL	21,761.89	6,630.33	.00	.00	0	.0
04-44-5254	TOOLS	12,539.51	18,826.87	.00	.00	0	.0
04-44-5255	SAFETY EQUIPMENT	10,649.22	2,839.54	.00	.00	0	.0
04-44-5300	TELEPHONE	2,886.04	2,984.67	.00	.00	0	.0
04-44-5305	UTILITIES	33,650.38	34,722.56	.00	.00	0	.0
04-44-5310	TRASH DISPOSAL	100.00	.00	.00	.00	0	.0
04-44-5320	PROPERTY & LIABILITY INSURANCE	28,959.34	29,551.55	.00	.00	0	.0
04-44-5330	TRAINING	4,734.14	7,583.64	.00	.00	0	.0
04-44-5331	DUES & MEMBERSHIPS	350.00	3,827.00	.00	.00	0	.0
04-44-5360	STREET SWEEPING	36,612.00	43,470.00	.00	.00	0	.0
04-44-5361	DUST CONTROL	26,367.22	55,355.37	.00	.00	0	.0
04-44-5362	GRAVEL	8,246.03	20,000.00	.00	.00	0	.0
04-44-5363	WEED CONTROL	7,149.93	1,163.91	.00	.00	0	.0
04-44-5364	SNOW REMOVAL	68,435.27	11,247.17	.00	.00	0	.0
04-44-5365	REPAIR & MAINTENANCE--SEALCOAT	242,874.20	263,511.85	.00	.00	0	.0
04-44-5366	REPAIR & MAINTENANCE--DRAINAGE	15,348.00	4,176.00	.00	.00	0	.0
04-44-5367	STREET STRIPING	2,975.50	.00	.00	.00	0	.0
04-44-5369	EQUIPMENT RENTAL	53,162.45	27,375.21	.00	.00	0	.0
04-44-5405	ENGINEERING FEES	31,478.66	97,121.85	.00	.00	0	.0
04-44-5491	VEHICLE LEASE EXPENSES	2,037.96	90,117.57	.00	.00	0	.0
04-44-5500	CAPITAL OUTLAY	148,780.75	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	26,390.93	18,500	142.7
04-44-6108	ENGINEERING FEES	.00	.00	.00	19,528.00	95,000	20.6
04-44-6110	TELEPHONE	.00	.00	198.00	3,094.11	2,376	130.2
04-44-6111	UTILITIES	.00	.00	3,899.57	47,729.49	38,500	124.0
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	2,075.00	40,000	5.2
04-44-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	199.00	1,500	13.3

STREET IMPROVEMENT FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
04-44-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	33,304.39	49,950	66.7
04-44-6405	EQUIPMENT RENTAL	.00	.00	15,195.71	93,043.43	135,000	68.9
04-44-6610	DUES & SUBSCRIPTIONS	.00	.00	350.00	5,799.52	14,000	41.4
04-44-6802	REPAIR & MTNCE--STREETS	.00	.00	40.64	2,203,837.25	2,467,500	89.3
04-44-6803	REPAIR & MTNCE--DRAINAGE	.00	.00	.00	20,000.00	20,000	100.0
04-44-6805	REPAIR & MTNCE--FLEET	.00	.00	4,131.09	48,367.32	40,000	120.9
04-44-6810	REPAIR & MTNCE--BRIDGES	.00	.00	.00	.00	35,000	.0
04-44-6831	SNOW REMOVAL	.00	.00	15,292.72	85,573.52	100,000	85.6
04-44-6832	SEALCOATING	.00	.00	.00	222,695.28	225,000	99.0
04-44-6833	STREET SWEEPING	.00	.00	.00	21,330.00	0	.0
04-44-6834	DUST CONTROL	.00	.00	.00	44,937.94	55,000	81.7
04-44-6835	WEED CONTROL	.00	.00	.00	609.95	15,000	4.1
04-44-6836	STREET STRIPING	.00	.00	.00	139,346.00	150,000	92.9
04-44-6851	VEHICLE LEASE EXPENSES	.00	.00	644.15	84,788.42	224,619	37.8
04-44-7020	OPERATING SUPPLIES	.00	.00	304.10	2,648.14	10,000	26.5
04-44-7041	STREET SIGNS & MARKERS	.00	.00	3,937.60	13,554.69	13,500	100.4
04-44-7051	UNIFORMS	.00	.00	1,875.09	9,872.02	13,000	75.9
04-44-7101	GAS & OIL	.00	.00	1,849.97	14,524.66	25,000	58.1
04-44-7255	SAFETY EQUIPMENT	.00	.00	.00	2,420.71	3,500	69.2
04-44-7305	TOOLS	.00	.00	15,118.45	22,321.02	25,000	89.3
04-44-7605	GRAVEL	.00	.00	4,562.38	12,918.46	50,000	25.8
04-44-7999	OTHER COMMODITIES	.00	.00	147.33	147.33	0	.0
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	3,302,659.69	3,702,467.65	115,919.79	4,390,732.36	5,152,587	85.2
	TOTAL FUND EXPENDITURES	3,302,659.69	3,702,467.65	115,919.79	4,390,732.36	5,152,587	85.2
	NET REVENUE OVER EXPENDITURES	151,766.11-	489,790.21-	533,090.13	348,409.15	379,225-	91.9

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

CONSERVATION TRUST FUND

	ASSETS			
05-01-0100	CASH IN COMMON - CTF		16,683.96	
	TOTAL ASSETS			16,683.96
	LIABILITIES AND EQUITY			
	FUND EQUITY			
05-02-3001	FUND BALANCE		168,335.48	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(151,651.52)		
	BALANCE - CURRENT DATE		(151,651.52)	
	TOTAL FUND EQUITY			16,683.96
	TOTAL LIABILITIES AND EQUITY			16,683.96

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CONSERVATION TRUST FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	LOTTERY REVENUE						
05-17-4630	LOTTERY REVENUE	73,173.63	76,897.80	22,913.91	78,915.02	77,000	102.5
	TOTAL LOTTERY REVENUE	73,173.63	76,897.80	22,913.91	78,915.02	77,000	102.5
	MISCELLANEOUS REVENUE						
05-18-4619	INTEREST & DIVIDEND INCOME	3,553.73	7,025.17	.00	4,433.46	5,000	88.7
	TOTAL MISCELLANEOUS REVENUE	3,553.73	7,025.17	.00	4,433.46	5,000	88.7
	TOTAL FUND REVENUE	76,727.36	83,922.97	22,913.91	83,348.48	82,000	101.6
	PARKS						
05-45-5212	FURNISHINGS	.00	28,443.02	.00	.00	0	.0
05-45-8515	CAPITAL OUTLAY--PARKS	.00	.00	.00	235,000.00	235,000	100.0
	TOTAL PARKS	.00	28,443.02	.00	235,000.00	235,000	100.0
	TOTAL FUND EXPENDITURES	.00	28,443.02	.00	235,000.00	235,000	100.0
	NET REVENUE OVER EXPENDITURES	76,727.36	55,479.95	22,913.91	(151,651.52)	153,000-	99.1-

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

SEWER FUND

	ASSETS			
06-01-0100	COMBINED CASH		1,719,754.43	
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		115,829.06	
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			7,991,909.60
	LIABILITIES AND EQUITY			
	LIABILITIES			
06-02-2000	ACCOUNTS PAYABLE		102,280.71	
06-02-2005	RETAINAGE PAYABLE		17,010.75	
06-02-2200	LOAN PAYABLE CWRPDA--LT		1,224,209.64	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT		85,193.24	
06-02-2300	EMPLOYEE PENSION PAYABLE		754.72	
06-02-2301	SALARY WAGES PAYABLE		6,395.67	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE		(4,676.39)	
06-02-2312	WORKERS COMP INSURANCE PAYABLE		(876.74)	
06-02-2314	401(A) CONTRIBUTIONS PAYABLE		60.40	
06-02-2400	FED. WITHHOLDING TAX PAYABLE		931.87	
06-02-2401	SOCIAL SECURITY TAX PAYABLE		1,081.28	
06-02-2402	MEDICARE TAX PAYABLE		253.18	
06-02-2403	STATE WITHHOLDING TAX PAYABLE		989.20	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		121.52	
06-02-2410	ACCRUED PAYROLL & BENEFITS		1,116.75	
06-02-2500	ACC'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			1,508,658.62
	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	(10,007.51)		
	BALANCE - CURRENT DATE		430,392.49	
	TOTAL FUND EQUITY			6,483,250.98

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

SEWER FUND

TOTAL LIABILITIES AND EQUITY	7,991,909.60

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	CHARGES FOR SERVICES						
06-11-4150	SEWER USER FEES	943,153.77	1,018,290.24	82,320.59	1,005,210.99	1,079,859	93.1
06-11-4152	RATERINK LIFT STA. SURCHARGE	12,200.00	13,561.20	1,200.00	14,400.00	45,240	31.8
06-11-4160	SEWER LATE/NSF FEES	16,110.24	16,491.90	2,420.00	18,709.55	16,000	116.9
06-11-4165	SEWER TAP FEES	187,218.00	201,222.00	50,933.00	182,510.00	226,282	80.7
06-11-4166	RATERINK CAPITAL MTNCE FEE	.00	5,140.00	2,570.00	30,840.00	0	.0
	TOTAL CHARGES FOR SERVICES	1,158,682.01	1,254,705.34	139,443.59	1,251,670.54	1,367,381	91.5
	MISCELLANEOUS REVENUE						
06-18-4619	INTEREST & DIVIDEND INCOME	76,331.27	73,366.63	.00	66,700.54	71,884	92.8
06-18-4620	MISC. INCOME	34.52	.00	.00	.00	1,000,000	.0
	TOTAL MISCELLANEOUS REVENUE	76,365.79	73,366.63	.00	66,700.54	1,071,884	6.2
	TOTAL FUND REVENUE	1,235,047.80	1,328,071.97	139,443.59	1,318,371.08	2,439,265	54.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
06-40-5001	SALARIES & WAGES	176,872.41	179,084.72	17,673.84	218,933.05	218,436	100.2
06-40-5002	OVERTIME	.00	.00	47.94	3,118.76	0	.0
06-40-5055	OVERTIME	5,416.43	1,494.78	.00	.00	0	.0
06-40-5060	PAYROLL TAXES	13,470.69	13,451.48	1,294.82	16,863.18	19,563	86.2
06-40-5063	TRAINING	.00	.00	.00	243.00	0	.0
06-40-5065	WORKERS COMP	4,739.97	4,162.59	307.42	3,916.95	3,956	99.0
06-40-5066	HEALTH INSURANCE	21,731.57	22,602.20	2,186.25	25,278.60	30,350	83.3
06-40-5067	MEDICAL SAVINGS	8,803.25	9,513.17	173.84	2,054.62	905	227.0
06-40-5068	HSA CONTRIBUTIONS	805.43	754.82	9.38	9.38	0	.0
06-40-5070	DEFERRED COMPENSATION	.00	.00	634.79	9,751.49	11,409	85.5
06-40-5201	COMPUTER / TECHNOLOGY	.00	210.00	.00	.00	0	.0
06-40-5205	POSTAGE	4,756.36	5,086.34	.00	.00	0	.0
06-40-5300	TELEPHONE	1,025.68	972.13	.00	.00	0	.0
06-40-5320	GENERAL LIABILITY INSURANCE	5,791.87	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	5,713.40	8,213.00	.00	.00	0	.0
06-40-5400	LEGAL FEES	9,736.95	10,812.04	.00	.00	0	.0
06-40-5401	CONSULTING FEES	15,432.33	13,924.14	.00	.00	0	.0
06-40-5405	ENGINEERING FEES	44,849.41	29,807.66	.00	.00	0	.0
06-40-5410	PLANNING/CONSULTANTS	2,478.82	2,499.63	.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	8,942.00	.00	.00	0	.0
06-40-5701	BANK FEES	6,905.16	7,393.29	.00	.00	0	.0
06-40-5705	MILEAGE	650.00	600.00	.00	.00	0	.0
06-40-6101	LEGAL FEES	.00	.00	.00	14,643.93	12,000	122.0
06-40-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	5,117.72	5,000	102.4
06-40-6105	AUDIT FEES	.00	.00	.00	7,515.00	8,500	88.4
06-40-6106	PLANNING FEES	.00	.00	407.32	5,890.97	2,500	235.6
06-40-6108	ENGINEERING FEES	.00	.00	.00	35,243.67	30,000	117.5
06-40-6109	CONSULTING FEES	.00	.00	.00	16,333.78	16,000	102.1
06-40-6110	TELEPHONE	.00	.00	59.50	1,134.11	714	158.8
06-40-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	7,751.67	11,627	66.7
06-40-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	10,403.12	16,650	62.5
06-40-6316	BANK FEES	.00	.00	820.28	8,078.36	7,000	115.4
06-40-6511	POSTAGE	.00	.00	269.73	5,356.12	6,000	89.3
06-40-6512	MILEAGE	.00	.00	50.00	600.00	600	100.0
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	338,144.73	336,724.51	23,935.11	409,123.48	414,746	98.6

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	OPERATIONS						
06-47-5215	REPAIRS & MAINT	200,307.23	46,010.12	.00	.00	0	.0
06-47-5227	CHEMICALS	.00	538.20	.00	.00	0	.0
06-47-5231	SLUDGE DISPOSAL	75,160.89	74,001.64	.00	.00	0	.0
06-47-5248	SEWER LINE REPAIRS	581.76	.00	.00	.00	0	.0
06-47-5253	GAS & OIL	7,836.35	1,893.22	.00	.00	0	.0
06-47-5305	UTILITIES	46,101.46	58,590.54	.00	.00	0	.0
06-47-5306	UTILITIES--RATERINK	635.62	723.94	.00	.00	0	.0
06-47-5310	TRASH	1,124.64	1,550.35	.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	73,269.34	74,184.30	.00	.00	0	.0
06-47-5391	SEWER TESTING	7,997.65	7,721.18	.00	.00	0	.0
06-47-5392	LINE LOCATOR	9,904.34	6,042.36	.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	100,000.00	.00	.00	0	.0
06-47-5396	R&M--RATERINK LIFT STATION	11,287.35	98,862.68	.00	.00	0	.0
06-47-5556	CAPITAL OUTLAY--CIPP	.00	7,526.00	.00	.00	0	.0
06-47-5557	CAPITAL OUTLAY-HEADWORKS MECH	386,357.40	.00	.00	.00	0	.0
06-47-5558	CAPITAL OUTLAY-BLOWER REPLACE	104,750.77	7,009.69	.00	.00	0	.0
06-47-5559	CAPITAL OUTLAY-CHEMICAL PHOSOP	22,440.00	11,685.00	.00	.00	0	.0
06-47-5720	CONTINGENCIES	.00	30,000.00	.00	.00	0	.0
06-47-6111	UTILITIES	.00	.00	176.14	62,953.28	77,000	81.8
06-47-6112	UTILITIES--RATERINK	.00	.00	.00	781.96	1,000	78.2
06-47-6113	TRASH REMOVAL	.00	.00	135.00	1,536.50	1,750	87.8
06-47-6114	PEST CONTROL	.00	.00	.00	.00	1,500	.0
06-47-6120	LINE LOCATIONING SERVICE	.00	.00	556.85	6,338.10	8,000	79.2
06-47-6125	SEWER TESTING	.00	.00	643.20	6,950.98	6,500	106.9
06-47-6601	SLUDGE DISPOSAL	.00	.00	1,261.50	61,010.56	85,000	71.8
06-47-6610	DUES AND SUBSCRIPTIONS	.00	.00	.00	450.00	0	.0
06-47-6803	REPAIR & MTNCE--DRAINAGE	.00	.00	.00	4,429.15	0	.0
06-47-6804	REPAIR & MTNCE--SEWER LINES	.00	.00	.00	.00	15,000	.0
06-47-6807	REPAIR & MTNCE--RATERINKLIFTS	.00	.00	353.12	38,472.42	28,500	135.0
06-47-6808	REPAIR & MTNCE--WWTP	.00	.00	2,688.57	34,505.77	92,500	37.3
06-47-6810	REPAIRS & MAINT GRIT CLASSIFIE	.00	.00	.00	.00	10,000	.0
06-47-6835	WEED CONTROL	.00	.00	.00	.00	1,000	.0
06-47-6837	SEWER MTNCE CONTRACT	.00	.00	6,369.08	70,361.11	95,000	74.1
06-47-6838	SEWER LINE FLUSHING	.00	.00	.00	100,825.48	100,000	100.8
06-47-7020	OPERATING SUPPLIES	.00	.00	.00	.00	1,000	.0
06-47-7101	GAS & OIL	.00	.00	334.17	2,960.37	3,000	98.7
06-47-7305	TOOLS	.00	.00	.00	1,378.91	0	.0
06-47-7401	STATE DISCHARGE PERMIT	.00	.00	(184.00)	2,940.00	5,000	58.8
06-47-7601	CHEMICALS	.00	.00	.00	.00	1,250	.0
06-47-8523	CAPITAL OUTLAY--CO/ORP PROBES	.00	.00	.00	105,150.00	0	.0
06-47-8525	CAPITAL OUTLAY--CIPP	.00	.00	.00	147,026.50	150,000	98.0
06-47-8527	CAPITAL OUTLAY--BLOWER REPLMT	.00	.00	85,250.00	139,337.50	660,000	21.1
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	729.00	0	.0
06-47-9410	CAPITAL OUTLAY- COAT CHANNELS	.00	.00	.00	.00	30,000	.0
	TOTAL OPERATIONS	1,032,930.20	531,342.77	97,583.63	789,100.59	2,498,000	31.6

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	DEBT SERVICE						
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	1,501,229.45	998,221.80	121,518.74	1,328,378.59	3,045,797	43.6
	NET REVENUE OVER EXPENDITURES	266,181.65-	329,850.17	17,924.85	(10,007.51)	606,532-	1.7-

TOWN OF MEAD
BALANCE SHEET
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POLICE FUND

	ASSETS			
08-01-0100	CASH IN COMMON - POLICE		43,526.64	
	TOTAL ASSETS			43,526.64
	LIABILITIES AND EQUITY			
	FUND EQUITY			
08-02-3001	FUND BALANCE		109,929.21	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(66,402.57)		
	BALANCE - CURRENT DATE		(66,402.57)	
	TOTAL FUND EQUITY			43,526.64
	TOTAL LIABILITIES AND EQUITY			43,526.64

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

POLICE FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES AND PERMITS						
08-11-4165	IMPACT FEES	61,111.80	56,503.67	7,188.00	66,532.56	76,030	87.5
	TOTAL FEES AND PERMITS	61,111.80	56,503.67	7,188.00	66,532.56	76,030	87.5
	MISCELLANEOUS						
08-18-4619	INTEREST & DIVIDEND INCOME	9,219.49	5,990.10	.00	2,066.87	10,808	19.1
08-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	57,068	.0
	TOTAL MISCELLANEOUS	9,219.49	5,990.10	.00	2,066.87	67,876	3.1
	TOTAL FUND REVENUE	70,331.29	62,493.77	7,188.00	68,599.43	143,906	47.7
	POLICE						
08-42-5212	FURNISHINGS	105.00	.00	.00	.00	0	.0
08-42-5491	VEHICLE LEASE EXPENSES	112,761.56	102,042.68	.00	.00	0	.0
08-42-5511	CAPITAL OUTLAY--BLDGS & IMPVTS	61,310.73	8,967.03	.00	.00	0	.0
08-42-6851	VEHICLE LEASE EXPENSES	.00	.00	8,875.14	135,002.00	106,493	126.8
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	174,177.29	111,009.71	8,875.14	135,002.00	183,561	73.6
	TOTAL FUND EXPENDITURES	174,177.29	111,009.71	8,875.14	135,002.00	183,561	73.6
	NET REVENUE OVER EXPENDITURES	103,846.00-	48,515.94-	(1,687.14)	(66,402.57)	39,655-	167.5

TOWN OF MEAD
BALANCE SHEET
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MUNICIPAL FACILITIES FUND

	ASSETS			
09-01-0100	COMBINED CASH		2,650,045.41	
	TOTAL ASSETS			2,650,045.41
	LIABILITIES AND EQUITY			
	LIABILITIES			
09-02-2000	ACCOUNTS PAYABLE		158,922.47	
09-02-2005	RETAINAGE PAYABLE		284,586.04	
	TOTAL LIABILITIES			443,508.51
	FUND EQUITY			
09-02-3003	FUND BALANCE-MUNICIPAL		5,504,759.20	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(3,298,222.30)		
	BALANCE - CURRENT DATE		(3,298,222.30)	
	TOTAL FUND EQUITY			2,206,536.90
	TOTAL LIABILITIES AND EQUITY			2,650,045.41

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
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MUNICIPAL FACILITIES FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
09-11-4165	IMPACT FEES	582,989.10	489,608.00	63,036.00	538,939.08	608,696	88.5
	TOTAL FEES	582,989.10	489,608.00	63,036.00	538,939.08	608,696	88.5
	GRANTS						
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	40,000.00	40,000	100.0
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	547,378.27	2,040,000	26.8
	TRANSFERS IN						
09-16-4818	TRF FR PARKS & OPEN SPACE FD	1,500,000.00	.00	.00	.00	0	.0
09-16-4819	TRF FR CAPITAL IMPRVT FUND	800,000.00	2,500,000.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	2,300,000.00	2,500,000.00	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
09-18-4619	INTEREST & DIVIDEND INCOME	152,148.52	201,942.45	.00	127,761.27	194,717	65.6
09-18-4627	LEASE PROCEEDS	.00	.00	.00	302,704.22	300,000	100.9
	TOTAL MISCELLANEOUS REVENUE	152,148.52	201,942.45	.00	430,465.49	494,717	87.0
	TOTAL FUND REVENUE	3,056,235.24	3,309,182.11	63,036.00	1,516,782.84	3,143,413	48.3
	ADMINISTRATION						
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
	DEPARTMENT 42						
09-42-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	33,426.08	64,548.07	0	.0
	TOTAL DEPARTMENT 42	.00	.00	33,426.08	64,548.07	0	.0

MUNICIPAL FACILITIES FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	STREETS						
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
09-44-5604	2021 LEASE PURCH PRIN--TRUCK 1	39,470.08	41,947.00	.00	.00	0	.0
09-44-5605	2021 LEASE PURCH INT--TRUCK 1	3,773.10	1,296.18	.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	86,486.36	86,486.36	.00	413,837.06	117,270	352.9
	PARKS						
09-45-5491	VEHICLE LEASE EXPENSES	65,934.17	68,540.46	.00	.00	0	.0
09-45-6851	VEHICLE LEASE EXPENSES	.00	.00	5,541.16	67,104.69	62,901	106.7
09-45-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	300,000	.0
	TOTAL PARKS	65,934.17	68,540.46	5,541.16	67,104.69	362,901	18.5
	DEPARTMENT 47						
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
	COMMUNITY ENGAGEMENT						
09-49-5491	VEHICLE LEASE EXPENSES	9,135.28	11,211.60	.00	.00	0	.0
09-49-6851	VEHICLE LEASE EXPENSES	.00	.00	883.43	10,702.90	11,211	95.5
09-49-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	2,945,964.19	.00	3,801,153.80	6,620,000	57.4
	TOTAL COMMUNITY ENGAGEMENT	9,135.28	2,957,175.79	883.43	3,811,856.70	6,631,211	57.5
	EXPENDITURES						
09-50-5500	CAPITAL OUTLAY--BOARD/CT ROOM	662,289.07	.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	237,945.15	.00	.00	.00	0	.0
09-50-5514	CAPITAL OUTLAY--GRADER SHED	42,597.23	.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	.00	285,067.62	0	.0
	TOTAL EXPENDITURES	946,141.95	.00	.00	285,067.62	8,000	3563.

MUNICIPAL FACILITIES FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	OTHER CAPITAL OUTLAY						
09-51-5500	CAPITAL OUTLAY	519,451.25	.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	519,451.25	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	1,641,389.01	3,252,924.11	39,850.67	4,815,005.14	7,474,382	64.4
	NET REVENUE OVER EXPENDITURES	1,414,846.23	56,258.00	23,185.33	(3,298,222.30)	4,330,969-	76.2-

TOWN OF MEAD
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TRANSPORTATION FUND

	ASSETS			
14-01-0100	COMBINED CASH		1,570,312.80	
14-01-1011	CASH WITH ESCROW AGENT		999,949.97	
14-01-1214	DUE FROM TOWN OF MEAD		2,736,073.79	
	TOTAL ASSETS			5,306,336.56
	LIABILITIES AND EQUITY			
	LIABILITIES			
14-02-2000	ACCOUNTS PAYABLE		308,067.10	
14-02-2005	RETAINAGE PAYABLE		434,463.53	
14-02-2014	DUE TO CONTRACTOR		2,736,023.76	
	TOTAL LIABILITIES			3,478,554.39
	FUND EQUITY			
14-02-3001	FUND BALANCE		5,824,973.09	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(3,997,190.92)		
	BALANCE - CURRENT DATE		(3,997,190.92)	
	TOTAL FUND EQUITY			1,827,782.17
	TOTAL LIABILITIES AND EQUITY			5,306,336.56

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

TRANSPORTATION FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
14-11-4165	IMPACT FEES	699,138.12	677,572.00	87,240.00	814,704.22	958,485	85.0
	TOTAL FEES	699,138.12	677,572.00	87,240.00	814,704.22	958,485	85.0
	GRANTS						
14-15-4570	CDOT GRANT--SAFE ROUTES TO SCH	18,752.01	50,865.61	.00	3,138.80	284,000	1.1
14-15-4571	CDOT GRANT--UNDERPASS	223,485.52	.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	101,832.46	.00	.00	1,585,726	.0
14-15-4580	FEDERAL GRANT--3RD & WELKER	.00	.00	.00	102,267.38	1,900,000	5.4
14-15-4585	ENERGY COLO--EV CHARGING GRANT	.00	12,500.00	.00	35,000.00	40,000	87.5
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	3,000,000.00	.00	56,543.61	0	.0
14-15-4902	CONTRIBUTIONS FROM DEVELOPERS	.00	.00	.00	2,000,000.00	0	.0
	TOTAL GRANTS	242,237.53	3,165,198.07	.00	5,196,949.79	8,969,726	57.9
	TRANSFERS IN						
14-16-4820	TRANSFER FROM MURA	500,000.00	.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	500,000.00	.00	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
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	327,234.26	312,973.96	.00	314,631.97	292,658	107.5
14-18-4620	MISC. INCOME	.00	12,965.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	327,234.26	325,938.96	.00	314,631.97	2,042,658	15.4
	OTHER SOURCES						
14-19-4941	P.I.L.O.CONSTRUCTION	146,341.87	100,000.00-	250,000.00	250,000.00	200,000	125.0
	TOTAL OTHER SOURCES	146,341.87	100,000.00-	250,000.00	250,000.00	200,000	125.0
	TOTAL FUND REVENUE	1,914,951.78	4,068,709.03	337,240.00	6,576,285.98	12,170,869	54.0

TRANSPORTATION FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	EXPENDITURES						
14-40-5405	ENGINEERING FEES	10,106.00	.00	.00	.00	0	.0
14-40-5500	CAPITAL OUTLAY--WELKER/3RD	585,252.98	.00	.00	.00	0	.0
14-40-5501	CAPITAL OUTLAY--SAFE RTESTOSCH	41,766.09	.00	.00	.00	0	.0
14-40-5558	CAPITAL OUTLAY--3RD ST. IMPVTS	2,250.00	2,250.00-	.00	.00	0	.0
14-40-5562	CAPITAL OUTLAY-Y BRIDGE DESIGN	19,279.00	.00	.00	.00	0	.0
14-40-5564	CAPITAL OUTLAY--WING WALL	18,875.16	.00	.00	.00	0	.0
14-40-5565	CAPITAL OUTLAY-SH66/CR7 UNDER	347,719.16	.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	3,453.60	.00	.00	.00	0	.0
14-40-5570	CAPITAL OUTLAY-EV CHARGING ST	900.00	.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	455,367.99	850,000	53.6
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 (34-36)	.00	.00	.00	5,425,879.65	5,000,000	108.5
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	1,650,568.83	2,250.00-	.00	5,882,107.64	6,725,000	87.5
	STREETS						
14-44-5568	CAPITAL OUTLAY--ALLEY IMPVTS	.00	153,796.84	.00	.00	0	.0
14-44-8503	CAPITAL OUTLAY--3RD/WELKER INT	.00	1,087,583.31	.00	4,366,152.88	6,500,000	67.2
14-44-8506	CAPITAL OUTLAY--SAFE RTESTOSCH	.00	156,917.68	.00	58,643.92	600,000	9.8
14-44-8533	CAPITAL OUTLAY--Y BRIDGEDESIGN	.00	173,969.47	10,500.00	48,620.24	1,982,000	2.5
14-44-8536	CAPITAL OUTLAY--SH66/CR7 UNDRP	.00	115,433.65	.00	51,135.87	1,600,000	3.2
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	30,175.00	.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	.00	57,363.00	150,000	38.2
14-44-8544	CAPITAL OUTLAY--WCR 7 NORTH	.00	8,684.48	.00	91,805.35	400,000	23.0
14-44-9110	CONTINGENCY	.00	46,083.38	.00	.00	0	.0
	TOTAL STREETS	.00	1,825,600.21	10,500.00	4,691,369.26	11,632,000	40.3
	TOTAL FUND EXPENDITURES	1,650,568.83	1,823,350.21	10,500.00	10,573,476.90	18,357,000	57.6
	NET REVENUE OVER EXPENDITURES	264,382.95	2,245,358.82	326,740.00	(3,997,190.92)	6,186,131-	64.6-

TOWN OF MEAD
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PARKS & OPEN SPACE

	ASSETS			
18-01-0100	CASH IN COMMON - PARKS & OPEN		369,441.35	
	TOTAL ASSETS			369,441.35
	LIABILITIES AND EQUITY			
	LIABILITIES			
18-02-2000	ACCOUNTS PAYABLE		60,795.09	
18-02-2005	RETAINAGE PAYABLE		11,935.38	
	TOTAL LIABILITIES			72,730.47
	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	(340,105.17)		
	BALANCE - CURRENT DATE		(340,105.17)	
	TOTAL FUND EQUITY			296,710.88
	TOTAL LIABILITIES AND EQUITY			369,441.35

PARKS & OPEN SPACE

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
18-11-4165	IMPACT FEES	312,444.00	311,444.00	38,892.00	291,690.00	315,481	92.5
	TOTAL FEES	312,444.00	311,444.00	38,892.00	291,690.00	315,481	92.5
	MISCELLANEOUS REVENUE						
18-18-4528	GRANTS FOR TRAILS MASTER PLAN	.00	.00	.00	20,782.90	100,000	20.8
18-18-4619	INTEREST & DIVIDEND INCOME	58,122.91	26,227.74	.00	21,324.26	27,973	76.2
18-18-4622	DONATIONS/FUNDRAISING	.00	54,000.00	.00	18,000.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	58,122.91	80,227.74	.00	60,107.16	127,973	47.0
	TOTAL FUND REVENUE	370,566.91	391,671.74	38,892.00	351,797.16	443,454	79.3
	ADMINISTRATION						
18-40-6106	PLANNING FEES	.00	.00	.00	127,639.08	325,000	39.3
	TOTAL ADMINISTRATION	.00	.00	.00	127,639.08	325,000	39.3
	PARKS						
18-45-5500	CAPITAL OUTLAY--LIBERTY RANCH	20,302.18	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	60,435.96	238,706.80	321,600	74.2
18-45-8507	CAPITAL OUTLAY--GOLD STAR MEM	.00	51,600.66	.00	300,556.45	300,000	100.2
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	20,302.18	185,830.70	60,435.96	564,263.25	746,600	75.6
	COMMUNITY ENGAGEMENT						
18-49-5500	CAPITAL OUTLAY	.00	31,100.00	.00	.00	0	.0
	TOTAL COMMUNITY ENGAGEMENT	.00	31,100.00	.00	.00	0	.0

PARKS & OPEN SPACE

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	CAPITAL PROJECTS						
18-52-5500	CAPITAL OUTLAY	107,987.05	.00	.00	.00	0	.0
18-52-5501	CAPITAL OUTLAY--GOLD STAR	6,261.50	.00	.00	.00	0	.0
18-52-5909	TRANSFER TO MUNICIPAL FUND	1,500,000.00	.00	.00	.00	0	.0
	TOTAL CAPITAL PROJECTS	1,614,248.55	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	1,634,550.73	216,930.70	60,435.96	691,902.33	1,071,600	64.6
	NET REVENUE OVER EXPENDITURES	1,263,983.82-	174,741.04	(21,543.96)	(340,105.17)	628,146-	54.1-

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

	ASSETS			
19-01-0100	COMBINED CASH		3,739,966.68	
	TOTAL ASSETS			3,739,966.68
	LIABILITIES AND EQUITY			
	LIABILITIES			
19-02-2000	ACCOUNTS PAYABLE		3,668.95	
19-02-2005	RETAINAGE PAYABLE		(3,668.95)	
	TOTAL LIABILITIES			.00
	FUND EQUITY			
19-02-3001	FUND BALANCE		4,865,576.85	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(1,125,610.17)		
	BALANCE - CURRENT DATE		(1,125,610.17)	
	TOTAL FUND EQUITY			3,739,966.68
	TOTAL LIABILITIES AND EQUITY			3,739,966.68

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TRANSFERS IN						
19-16-4615	TRANSFER IN FROM GENERAL	1,380,451.00	3,016,054.84	.00	.00	0	.0
	TOTAL TRANSFERS IN	1,380,451.00	3,016,054.84	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
19-18-4619	INTEREST & DIVIDEND INCOME	102,627.30	193,786.19	.00	166,061.40	150,000	110.7
	TOTAL MISCELLANEOUS REVENUE	102,627.30	193,786.19	.00	166,061.40	150,000	110.7
	TOTAL FUND REVENUE	1,483,078.30	3,209,841.03	.00	166,061.40	150,000	110.7
	ADMINISTRATION						
19-40-8599	OTHER CAPITAL OUTLAY	.00	.00	1,655.00	291,671.57	1,850,000	15.8
	TOTAL ADMINISTRATION	.00	.00	1,655.00	291,671.57	1,850,000	15.8
	OTHER CAPITAL OUTLAY						
19-46-5909	TRANSFER TO MUNI FACIL FUND	800,000.00	2,500,000.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	800,000.00	2,500,000.00	.00	.00	0	.0
	DEPARTMENT 90						
19-90-9914	TRANSFER TO TRANSPORTATION FD	.00	.00	250,000.00	1,000,000.00	1,000,000	100.0
	TOTAL DEPARTMENT 90	.00	.00	250,000.00	1,000,000.00	1,000,000	100.0
	TOTAL FUND EXPENDITURES	800,000.00	2,500,000.00	251,655.00	1,291,671.57	2,850,000	45.3
	NET REVENUE OVER EXPENDITURES	683,078.30	709,841.03	(251,655.00)	(1,125,610.17)	2,700,000-	41.7-

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

MEAD URBAN RENEWAL AUTHORITY

	ASSETS			
20-01-0100	COMBINED CASH		6,423,735.77	
20-01-1250	PROPERTY TAX RECEIVABLE		157,358.91	
20-01-1301	A/R - MURA		438.81	
	TOTAL ASSETS			6,581,533.49
	LIABILITIES AND EQUITY			
	LIABILITIES			
20-02-2000	ACCOUNTS PAYABLE		726.50	
20-02-2300	EMPLOYEE PENSION PAYABLE		924.31	
20-02-2301	SALARY WAGES PAYABLE		6,607.40	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE		1,568.77	
20-02-2312	WORKERS COMP INSURANCE PAYABLE		(828.66)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE		302.03	
20-02-2400	FED. WITHHOLDING TAX PAYABLE		1,158.90	
20-02-2401	SOCIAL SECURITY TAX PAYABLE		1,164.40	
20-02-2402	MEDICARE TAX PAYABLE		272.66	
20-02-2403	STATE WITHHOLDING TAX PAYABLE		1,144.22	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		136.50	
20-02-2410	ACCRUED PAYROLL & BENEFITS		1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX		157,358.91	
	TOTAL LIABILITIES			171,896.28
	FUND EQUITY			
20-02-3001	FUND BALANCE		4,810,344.57	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,599,292.64		
	BALANCE - CURRENT DATE		1,599,292.64	
	TOTAL FUND EQUITY			6,409,637.21
	TOTAL LIABILITIES AND EQUITY			6,581,533.49

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

MEAD URBAN RENEWAL AUTHORITY

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
20-10-4050	TAX INCREMENT REVENUE (TIF)	3,032,797.06	3,835,511.29	40,413.10	4,011,228.21	3,885,512	103.2
	TOTAL TAXES	3,032,797.06	3,835,511.29	40,413.10	4,011,228.21	3,885,512	103.2
	FEES						
20-11-4110	ADMINSTRATIVE FEE	.00	20,237.00	.00	.00	20,805	.0
	TOTAL FEES	.00	20,237.00	.00	.00	20,805	.0
	MISCELLANEOUS REVENUE						
20-18-4619	INTEREST & DIVIDEND INCOME	160,283.09	207,951.00	.00	230,421.78	198,000	116.4
	TOTAL MISCELLANEOUS REVENUE	160,283.09	207,951.00	.00	230,421.78	198,000	116.4
	TOTAL FUND REVENUE	3,193,080.15	4,063,699.29	40,413.10	4,241,649.99	4,104,317	103.4

MEAD URBAN RENEWAL AUTHORITY

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
20-40-5001	SALARIES & WAGES	218,538.19	233,923.92	19,107.21	248,586.06	247,405	100.5
20-40-5002	OVERTIME	.00	.00	26.90	587.39	0	.0
20-40-5055	OVERTIME	276.58	192.05	.00	.00	0	.0
20-40-5060	PAYROLL TAXES	15,203.23	16,107.09	1,263.82	17,481.70	21,948	79.7
20-40-5065	WORKERS COMP	2,235.22	2,793.25	189.11	2,453.47	2,775	88.4
20-40-5066	HEALTH INSURANCE	23,925.93	26,073.07	1,914.86	24,028.77	30,181	79.6
20-40-5067	MEDICAL SAVINGS	13,618.04	14,028.15	671.89	7,283.39	713	1021.
20-40-5068	HSA CONTRIBUTIONS	699.15	681.02	7.81	7.81	0	.0
20-40-5070	DEFERRED COMPENSATION	.00	.00	542.30	7,914.01	14,783	53.5
20-40-5100	TIF REVENUE SHARING	1,707,258.34	2,194,974.44	.00	.00	0	.0
20-40-5300	TELEPHONE	594.50	606.00	.00	.00	0	.0
20-40-5320	GENERAL LIABILITY INSURANCE	2,316.74	3,940.19	.00	.00	0	.0
20-40-5340	PUBLISHED NOTICES	.00	28.13	.00	.00	0	.0
20-40-5400	LEGAL FEES	22,451.63	9,920.48	.00	.00	0	.0
20-40-5401	CONSULTING FEES	14,362.83	13,103.80	.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	45,982.49	57,532.57	.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	3,250.00	3,000.00	.00	.00	0	.0
20-40-5914	TRANSFER TO TRANSPORTATION FD	500,000.00	.00	.00	.00	0	.0
20-40-6101	LEGAL FEES	.00	.00	.00	11,828.03	40,000	29.6
20-40-6105	AUDIT FEES	.00	.00	.00	2,505.00	2,900	86.4
20-40-6109	CONSULTING FEES	.00	.00	.00	8,578.87	15,000	57.2
20-40-6110	TELEPHONE	.00	.00	58.50	658.00	678	97.1
20-40-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,161.24	6,660	62.5
20-40-6312	PUBLISHED NOTICES	.00	.00	.00	.00	100	.0
20-40-6314	COUNTY TREASURER'S FEES	.00	.00	606.19	60,168.20	59,000	102.0
20-40-6404	TIF ADVANCE	.00	.00	.00	6,011.93	1,100,000	.6
20-40-6512	MILEAGE	.00	.00	250.00	3,000.00	3,000	100.0
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	13,668.00	42,584.00	100,000	42.6
20-40-9810	TIF REVENUE SHARING	.00	.00	8,554.53	2,184,466.48	2,154,509	101.4
	TOTAL ADMINISTRATION	2,956,476.07	2,584,690.55	46,861.12	2,642,357.35	4,810,705	54.9
	TOTAL FUND EXPENDITURES	2,956,476.07	2,584,690.55	46,861.12	2,642,357.35	4,810,705	54.9
	NET REVENUE OVER EXPENDITURES	236,604.08	1,479,008.74	(6,448.02)	1,599,292.64	706,388-	226.4

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

	ASSETS			
30-01-0100	COMBINED CASH		38,806.63	
30-01-1301	A/R - GENERAL		30.48	
	TOTAL ASSETS			38,837.11
	LIABILITIES AND EQUITY			
	FUND EQUITY			
30-02-3001	FUND BALANCE		10,567.47	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	28,269.64		
	BALANCE - CURRENT DATE		28,269.64	
	TOTAL FUND EQUITY			38,837.11
	TOTAL LIABILITIES AND EQUITY			38,837.11

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
30-10-4020	SPECIFIC OWNERSHIP TAX	.00	.00	.00	1,283.18	0	.0
30-10-4050	PROPERTY TAX	.00	10,600.67	105.26	35,009.57	34,273	102.2
	TOTAL TAXES	.00	10,600.67	105.26	36,292.75	34,273	105.9
	MISCELLANEOUS						
30-18-4619	INTEREST & DIVIDEND INCOME	.00	.00	.00	.00	200	.0
	TOTAL MISCELLANEOUS	.00	.00	.00	.00	200	.0
	TOTAL FUND REVENUE	.00	10,600.67	105.26	36,292.75	34,473	105.3
	ADMINISTRATION						
30-40-5340	PUBLISHED NOTICES	.00	26.97	.00	.00	0	.0
30-40-5400	LEGAL FEES	.00	125.00	.00	.00	0	.0
30-40-5425	COUNTY TREASURER'S FEE	.00	153.89	.00	.00	0	.0
30-40-6314	COUNTY TREASURER'S FEES	.00	.00	.00	523.11	515	101.6
30-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	7,500.00	7,500	100.0
	TOTAL ADMINISTRATION	.00	305.86	.00	8,023.11	8,015	100.1
	STREETS						
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	305.86	.00	8,023.11	28,015	28.6
	NET REVENUE OVER EXPENDITURES	.00	10,294.81	105.26	28,269.64	6,458	437.8

TOWN OF MEAD
BALANCE SHEET
DECEMBER 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

	ASSETS			
31-01-0100	COMBINED CASH		2,238.74	
	TOTAL ASSETS			2,238.74
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	2,238.74		
	BALANCE - CURRENT DATE		2,238.74	
	TOTAL FUND EQUITY			2,238.74
	TOTAL LIABILITIES AND EQUITY			2,238.74

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	SOURCE 10						
31-10-4000	PROPERTY TAX	.00	.00	.00	5,961.25	0	.0
31-10-4020	SPECIFIC OWNERSHIP TAX	.00	.00	36.50	438.39	0	.0
31-10-4050	MURA REVENUE SHARING	.00	.00	.00	3,315.41	11,886	27.9
	TOTAL SOURCE 10	.00	.00	36.50	9,715.05	11,886	81.7
	SOURCE 18						
31-18-4619	INTEREST INCOME	.00	.00	.00	112.46	50	224.9
	TOTAL SOURCE 18	.00	.00	.00	112.46	50	224.9
	TOTAL FUND REVENUE	.00	.00	36.50	9,827.51	11,936	82.3
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	36.50	2,238.74	4,261	52.5

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Investment Report 4th Quarter 2025**

Presented by: **Mary Strutt, Administrative Services Director**

Summary:

The Town of Mead Investment Activity Report for the 4th 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 December 31, 2025 is $26,284,095.47, which includes quarterly interest earned of $305,339.86. Interest rates are starting to dip below 4% for the first time in three years.

The overall investment portfolio has been reduced by $8M during the last quarter of 2025 as funds are allocated for payment of capital projects including the Community Center, 3rd and Welker Intersection, CR 7 & Hwy 66 Underpass, among other projects. Funds are transferred from the LGIPs to the operating accounts as needed.

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 transfered into/out of the LGIPs from the operating accounts. For diversification, the Town does invest in three different LGIPs: ColoTrust, CSAFE and CSiP.

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 Town's major projects are wrapping up to completion.

Staff Recommendation / Actions Required:

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

Attachments:

1. 4th Qtr 2025 Investment Report

Town of Mead Investment Activity

Quarter Ended December 31, 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+	$ 12,592,593.28	$ -	$ (4,500,000.00)	$ 101,492.07	4.0885%	$ 8,194,085.35	31.1751%
	COLOTRUST - PRIME	11,561.23	-	-	113.29	3.8697%	11,674.52	0.0444%
	COLOTRUST - PRIME--High Plains Blvd.	4,278,251.00	-	(4,295,465.17)	17,214.17	3.8697%	0.00	0.0000%
	CSAFE	12,003,807.86	-	-	125,844.64	4.0967%	12,129,652.50	46.1483%
	CSIP	5,888,007.41	-	-	60,675.69	4.0767%	5,948,683.10	22.6323%
	Total Investment Pools:	**$ 34,774,220.78**	**$ -**	**$ (8,795,465.17)**	**$ 305,339.86**	**4.0003%**	**$ 26,284,095.47**	**100.0000%**

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

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
01/26	01/20/2026	41082	Luis Palacios	INV-000004	14-44-8536	SH 66 / CR 7 Underpass	900.00
Total 41082:							900.00
01/26	01/26/2026	41083	ADAMSON POLICE PRODUCTS	INV445608	01-42-7305	Salazar Uniforms	261.00
01/26	01/26/2026	41083	ADAMSON POLICE PRODUCTS	INV445646	01-42-7305	Newbanks Equipment	186.25
Total 41083:							447.25
01/26	01/26/2026	41084	Advanced Police Concepts LLC	2025S-210	01-42-5063	Training. M.smith	325.00
01/26	01/26/2026	41084	Advanced Police Concepts LLC	2026S-4	01-42-5063	Aguirre, Palmer Training	650.00
Total 41084:							975.00
01/26	01/26/2026	41085	Alderman Bernstein LLC	21456	14-44-8536	SIT66/WCR7 Underpass	1,332.00
Total 41085:							1,332.00
01/26	01/26/2026	41086	Alerus	125745	01-40-5067	FSA/HSA Administration	330.00
Total 41086:							330.00
01/26	01/26/2026	41087	All Copy Products, Inc.	AR5022998	01-47-6126	PW Copies	43.71
01/26	01/26/2026	41087	All Copy Products, Inc.	AR5057023	01-47-6126	PW Copies	38.52
01/26	01/26/2026	41087	All Copy Products, Inc.	AR5057024	01-46-6126	ACP Copies CC	35.75
Total 41087:							117.98
01/26	01/26/2026	41088	Amazon Capital Services Inc	1GVJ4PTJ9V	01-46-7020	OP Supplies- Cleaning Storing and Gym	106.74
01/26	01/26/2026	41088	Amazon Capital Services Inc	1HVDWNKR	01-46-7020	OP Supplies/CPR Supplies	55.40
01/26	01/26/2026	41088	Amazon Capital Services Inc	1HVDWNKR	01-46-6135	OP Supplies/CPR Supplies	96.79
01/26	01/26/2026	41088	Amazon Capital Services Inc	1J7N9QH17	01-46-7010	Office Supplies/ Pickleball Lines	65.81
01/26	01/26/2026	41088	Amazon Capital Services Inc	1J7N9QH17	01-46-6135	Office Supplies/ Pickleball Lines	74.99
01/26	01/26/2026	41088	Amazon Capital Services Inc	1MML-7TYX-	01-40-7020	Office Supplies	6.99
01/26	01/26/2026	41088	Amazon Capital Services Inc	1Y44R3FW9	01-40-7010	EJ Office Supplies	7.58
01/26	01/26/2026	41088	Amazon Capital Services Inc	1YGVHDQW	01-41-6824	Coffee w/mayor supplies	8.58
01/26	01/26/2026	41088	Amazon Capital Services Inc	1YXXYCLP7	01-40-7020	Operating supplies	12.24
Total 41088:							435.12
01/26	01/26/2026	41089	Ayres Associates Inc	226959	01-43-6109	Land Use Code Updates	25,035.05
01/26	01/26/2026	41089	Ayres Associates Inc	227558	01-43-6109	Land Use Code Updates	829.00
Total 41089:							25,864.05
01/26	01/26/2026	41090	BERTHOUD ACE HARDWARE	124718/1	01-40-6801	Motion Sensors Town Hall	75.96
01/26	01/26/2026	41090	BERTHOUD ACE HARDWARE	124791/1	01-40-6801	Lights for elevator	73.97
Total 41090:							149.93
01/26	01/26/2026	41091	CASELLE	INV-14956	01-40-6199	Maintenance Support	1,013.40
01/26	01/26/2026	41091	CASELLE	INV-14956	01-41-6199	Maintenance Support	225.20
01/26	01/26/2026	41091	CASELLE	INV-14956	06-40-6199	Maintenance Support	788.20
01/26	01/26/2026	41091	CASELLE	INV-14956	01-46-6199	Maintenance Support	225.20

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41091:							2,252.00
01/26	01/26/2026	41092	CIRSA	INV1003539	01-42-6301	2026 Deatinee Medical	4,244.00
Total 41092:							4,244.00
01/26	01/26/2026	41093	Club Car Wash Operating LLC	INV11820	01-40-6805	Carwash Membership	10.00
01/26	01/26/2026	41093	Club Car Wash Operating LLC	INV11820	01-42-6805	Carwash Membership	150.00
01/26	01/26/2026	41093	Club Car Wash Operating LLC	INV11820	01-47-6805	Carwash Membership	20.00
01/26	01/26/2026	41093	Club Car Wash Operating LLC	INV11820	01-46-6805	Carwash Membership	10.00
Total 41093:							190.00
01/26	01/26/2026	41094	COLLEEN WHITLOW	JANUARY	01-41-5063	Mileage	58.00
01/26	01/26/2026	41094	COLLEEN WHITLOW	JANUARY	01-41-5063	Meals	71.00
01/26	01/26/2026	41094	COLLEEN WHITLOW	JANUARY	01-41-5063	Hotel - Warwick	227.89
01/26	01/26/2026	41094	COLLEEN WHITLOW	OCT - DEC 2	01-41-7999	Mileage Reimbursement	508.20
01/26	01/26/2026	41094	COLLEEN WHITLOW	OCT - DEC 2	01-41-5063	Meals - Per Diem	71.00
01/26	01/26/2026	41094	COLLEEN WHITLOW	OCT - DEC 2	01-41-7999	Parking	100.00
Total 41094:							1,036.09
01/26	01/26/2026	41095	Denali Water Solutions LLC	1120063	06-47-6601	Sludge Disposal	3,799.79
Total 41095:							3,799.79
01/26	01/26/2026	41096	Dewberry Engineers, Inc	22475790	06-47-9110	I-25 Sewer Relocate	815.00
Total 41096:							815.00
01/26	01/26/2026	41097	Dohn Construction, Inc	13376	09-02-2005	Community Center	175,754.68
Total 41097:							175,754.68
01/26	01/26/2026	41098	Fit For You Mead	1119	01-46-6135	Senior Exercise	232.00
Total 41098:							232.00
01/26	01/26/2026	41099	FRONTIER SELF STORAGE	02012026-F	01-40-6839	Storage - February	100.00
Total 41099:							100.00
01/26	01/26/2026	41100	GREELEY LOCK AND KEY	222210413	09-49-8516	TH Camera Replacement	4,394.20
01/26	01/26/2026	41100	GREELEY LOCK AND KEY	222210730	01-42-6801	PD replacement ADA operator	6,745.45
Total 41100:							11,139.65
01/26	01/26/2026	41101	Hailey McKay	DECREIMBU	01-46-5063	Noco Redi Meeting	23.32
Total 41101:							23.32
01/26	01/26/2026	41102	Hall & Evans, LLC	336585	14-44-8503	3rd and Welker Town Vs. Jalisco	5,480.20
01/26	01/26/2026	41102	Hall & Evans, LLC	339613	14-44-8503	3rd and Welker Town Vs. Jalisco	2,253.00
01/26	01/26/2026	41102	Hall & Evans, LLC	345101	14-44-8503	3rd and Welker Town Vs. Jalisco	3,168.00
Total 41102:							10,901.20

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
01/26	01/26/2026	41103	Imprints Fort Collins	E35415	01-40-7051	Hm Jacket/Uniform	50.00
Total 41103:							50.00
01/26	01/26/2026	41104	Jalisco International Inc	10	14-44-8503	3rd & Welker	429,995.00
01/26	01/26/2026	41104	Jalisco International Inc	10	14-02-2005	3rd & Welker	21,884.43-
01/26	01/26/2026	41104	Jalisco International Inc	10	14-44-8503	3rd & Welker	35,000.00-
01/26	01/26/2026	41104	Jalisco International Inc	11	14-44-8503	3rd & Welker	452,836.19
01/26	01/26/2026	41104	Jalisco International Inc	11	14-02-2005	3rd & Welker	22,641.81-
01/26	01/26/2026	41104	Jalisco International Inc	11	14-44-8503	3rd & Welker	75,000.00-
Total 41104:							728,304.95
01/26	01/26/2026	41105	JVA INCORPORATED	27669	06-40-6108	Wastewater on call	874.80
01/26	01/26/2026	41105	JVA INCORPORATED	27671	01-47-6108	North Creek flood plain	97.20
01/26	01/26/2026	41105	JVA INCORPORATED	27819	01-47-6108	Schell Farm Drainage	2,582.60
01/26	01/26/2026	41105	JVA INCORPORATED	27820	01-02-2615	Waterfront # Dev Review	1,040.00
01/26	01/26/2026	41105	JVA INCORPORATED	27821	01-02-2615	general engineering	2,475.60
01/26	01/26/2026	41105	JVA INCORPORATED	27831	01-02-2615	Access I25 South Postle	99.00
01/26	01/26/2026	41105	JVA INCORPORATED	27832	01-02-2615	Ariets Grove Kitley Ranch	2,032.00
01/26	01/26/2026	41105	JVA INCORPORATED	27833	06-47-9110	CDOT I 25 N Segment	1,796.40
01/26	01/26/2026	41105	JVA INCORPORATED	27834	01-02-2615	CR 9.5 Postle	750.00
01/26	01/26/2026	41105	JVA INCORPORATED	27836	01-02-2615	Nead Village Dev Review	1,308.00
Total 41105:							13,055.60
01/26	01/26/2026	41106	LeadsOnline LLC	421500	01-42-6999	Leads Online Renewal	2,396.00
Total 41106:							2,396.00
01/26	01/26/2026	41107	LOGAN SIMPSON DESIGN INC.	38478	18-40-6106	Mead Trails & Open Space Master Plan	7,629.90
01/26	01/26/2026	41107	LOGAN SIMPSON DESIGN INC.	38728	18-40-6106	Mead Trails & Open Space Master Plan	8,274.40
Total 41107:							15,904.30
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	294669	01-46-7020	Mat Services - Community Center	148.70
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	300653	01-46-7020	Mat Services - Community Center	148.70
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	304564	01-46-7020	Mat Services - Community Center	148.70
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	308448	01-40-7020	Mat svs TH	73.51
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	308449	01-46-7020	Mat svs CC	148.70
01/26	01/26/2026	41108	MAIN STREET MAT COMPANY	308454	01-47-7020	Mat Svs- PW	115.68
Total 41108:							783.99
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-40-6512	Mileage Reimbursement	490.70
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-41-6824	Dunkin for Coffee with Mayor	33.78
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-41-6824	Dunkin for Coffee with Mayor	33.78
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-40-7999	Dunkin for Coffee with Staff	16.89
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-40-7999	Dunkin for Coffee with Staff	16.99
01/26	01/26/2026	41109	MARY STRUTT	OCT - DEC 2	01-41-6824	Dunkin for Coffee with Mayor	33.98
Total 41109:							626.12
01/26	01/26/2026	41110	MCCI LLC	RN26686	01-41-6610	Laserfiche	8,887.75
Total 41110:							8,887.75
01/26	01/26/2026	41111	Megan Lawless	ML010926	01-46-6999	Youth Choir Instructor Services	3,036.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41111:							3,036.00
01/26	01/26/2026	41112	Minuteman Press	17735	01-42-7020	Buisness Cards MS	53.54
01/26	01/26/2026	41112	Minuteman Press	17953	01-42-7020	BC Arellano and Shepard	107.08
01/26	01/26/2026	41112	Minuteman Press	17953	01-43-7999	Business Cards TB	53.54
01/26	01/26/2026	41112	Minuteman Press	18082	01-42-7020	Business Cards CB	53.54
01/26	01/26/2026	41112	Minuteman Press	18186	01-41-7020	Name Plates BOT	99.00
01/26	01/26/2026	41112	Minuteman Press	18187	01-42-7020	Business Cards SH	53.54
01/26	01/26/2026	41112	Minuteman Press	18328	01-45-7020	Business Cards KB	53.54
01/26	01/26/2026	41112	Minuteman Press	18329	01-42-7020	Business Cards LW	53.54
01/26	01/26/2026	41112	Minuteman Press	18755	01-45-7020	Envelopes	793.47
01/26	01/26/2026	41112	Minuteman Press	18854	01-40-7020	Buisness Cards DM	53.54
Total 41112:							1,374.33
01/26	01/26/2026	41113	MJT Communications	14427	01-40-6109	IT Admin, Sewer, MURA	1,588.00
01/26	01/26/2026	41113	MJT Communications	14427	06-40-6109	IT Admin, Sewer, MURA	198.50
01/26	01/26/2026	41113	MJT Communications	14427	20-40-6109	IT Admin, Sewer, MURA	198.50
01/26	01/26/2026	41113	MJT Communications	14438	01-40-6610	1 yr Firewall - Sophos	725.00
Total 41113:							2,710.00
01/26	01/26/2026	41114	NOCO Humane	1027	01-42-6999	Q4 2025 Animal Control Fees	460.00
Total 41114:							460.00
01/26	01/26/2026	41115	NORTH FRONT RANGE WATER	202617	06-40-6610	Dues Membership 2026	1,102.50
Total 41115:							1,102.50
01/26	01/26/2026	41116	One Way Inc	391447	06-47-6113	D13927E	146.75
01/26	01/26/2026	41116	One Way Inc	391477	01-47-6113	D13927G	82.56
01/26	01/26/2026	41116	One Way Inc	391583	01-47-6113	D13927H	105.80
01/26	01/26/2026	41116	One Way Inc	391627	01-42-6113	D13927A	82.15
01/26	01/26/2026	41116	One Way Inc	391628	01-42-6113	D13927B	53.25
01/26	01/26/2026	41116	One Way Inc	391641	01-40-6113	D13927C	80.12
01/26	01/26/2026	41116	One Way Inc	391642	01-40-6113	D13927D	51.50
Total 41116:							602.13
01/26	01/26/2026	41117	PINNACOL ASSURANCE	INV-2273955	01-02-2312	Workers comp	14,447.00
Total 41117:							14,447.00
01/26	01/26/2026	41118	Placer Labs Inc	INUS07722	01-49-6402	Place AI system	15,000.00
Total 41118:							15,000.00
01/26	01/26/2026	41119	Prairie Mountian Media	0000440493	01-41-6312	Published Notices	221.81
Total 41119:							221.81
01/26	01/26/2026	41120	RAMEY ENVIRONMENTAL COM	30446	06-47-6807	Raterink	353.12
Total 41120:							353.12
01/26	01/26/2026	41121	Sam Hansen	JANREIMBU	01-42-7305	PD Uniforms	349.99

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41121:							349.99
01/26	01/26/2026	41122	Scheels All Sports	3-190990JO	01-47-7051	Uniforms-DK	243.75
Total 41122:							243.75
01/26	01/26/2026	41123	SocialSignIn Inc	INV-5501	01-49-6610	Social Sign Inc Upgrade 2026	833.33
Total 41123:							833.33
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6043795829	01-40-7010	Office Supplies	77.19
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6043795832	01-40-7020	Operating Supplies	225.63
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6043795832	01-40-7010	Office Supplies	21.44
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580049	01-40-7010	Office Supplies	30.32
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580051	01-42-7020	Operating Supplies	12.98
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580052	01-40-7020	Operating Supplies	27.95
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580055	01-40-7010	Office Supplies	126.96
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580056	01-40-7010	Office Supplies	37.05
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6046580059	01-40-7020	Operating Supplies	29.94
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6049235856	01-42-7020	Operating Supplies	44.94
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6049235859	01-40-7010	Office Supplies	436.27
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6051644392	01-40-7020	Operating Supplies	70.15
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6051644393	01-42-7020	Operating Supplies	14.97
01/26	01/26/2026	41124	STAPLES ADVANTAGE	6051644395	01-40-7010	Office Supplies	31.53
Total 41124:							1,187.32
01/26	01/26/2026	41125	Strohman Enterprise Inc	254560	01-42-7254	Breaching Tools	2,254.80
Total 41125:							2,254.80
01/26	01/26/2026	41126	SYMBOLARTS, LLC	0553721	01-42-6210	Challenge Coins	2,950.30
Total 41126:							2,950.30
01/26	01/26/2026	41127	The Garland Co Inc	CI-GUS0255	01-40-6801	Seal Tile-Pitch pocket on town hall	408.27
Total 41127:							408.27
01/26	01/26/2026	41128	Thomas Barker	JANUARY	01-42-7305	Pateol Boots	428.98
Total 41128:							428.98
01/26	01/26/2026	41129	Tradesman Elevator	13618	01-40-6801	Prevenative Services January	200.00
Total 41129:							200.00
01/26	01/26/2026	41130	University Auto Parts, Inc	369439	04-44-6805	PW40 oil change	181.11
Total 41130:							181.11
01/26	01/26/2026	41131	Urban SDK Inc	1962	01-42-6610	Urban SDK Software Subscription	6,500.00
Total 41131:							6,500.00
01/26	01/26/2026	41132	Voiance Language Services LLC	SUMINV 086	01-42-6999	Lanuage Translation Dec 2025	37.95

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41132:							37.95
01/26	01/26/2026	41133	Wilson & Company Inc	145477	14-44-8506	SRTS	1,499.40
01/26	01/26/2026	41133	Wilson & Company Inc	145478	01-02-2615	I25 / CR 38 1601 Process	3,780.00
01/26	01/26/2026	41133	Wilson & Company Inc	145479	14-44-8544	WCR 7 Improvements	3,033.00
Total 41133:							8,312.40
01/26	01/27/2026	41134	Firestone Ace Hardware	543780/2	01-45-6805	Eqipt Repair-Ventrac	43.13
Total 41134:							43.13
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	01-42-6851	Vehicle Lease Expenses	4,029.36
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	01-47-6851	Vehicle Lease Expenses	12,050.39
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	04-44-6851	Vehicle Lease Expenses	2,181.34
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	08-42-6851	Vehicle Lease Expenses	8,875.14
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	09-45-6851	Vehicle Lease Expenses	5,541.16
01/26	01/20/2026	12026100	Enterprise FM Trust	FBN5531403	09-49-6851	Vehicle Lease Expenses	883.43
Total 12026100:							33,560.82
01/26	01/21/2026	12126100	SAMSCLUB	10374721179	01-40-7999	Holiday Party Drinks	77.67
01/26	01/21/2026	12126100	SAMSCLUB	4230	01-40-7999	Fees & Interest charges	59.09
01/26	01/21/2026	12126100	SAMSCLUB	4230	01-40-7020	Operating Supplies	58.08
01/26	01/21/2026	12126100	SAMSCLUB	8000000041	01-49-6402	NoCo REDI Meeting Dessert	19.93
01/26	01/21/2026	12126100	SAMSCLUB	8000000069	01-47-7010	OFFICE SUPPLIES	310.14
01/26	01/21/2026	12126100	SAMSCLUB	8000000085	01-46-7010	OFFICE SUPPLIES - Break Room	142.21
Total 12126100:							667.12
01/26	01/27/2026	12726100	All Copy Products Inc	573078052	01-40-6126	Copier Lease TH and PD	126.42
01/26	01/27/2026	12726100	All Copy Products Inc	573078052	01-42-6126	Copier Lease TH and PD	93.52
Total 12726100:							219.94
01/26	01/27/2026	12726101	CENTURY LINK	5308 01.01.2	01-40-6110	Elevator Line TH	95.81
Total 12726101:							95.81
01/26	01/27/2026	12726102	JOHN DEERE FINANCIAL	3116066	04-44-6405	John Deer Wheel Loader	3,223.46
Total 12726102:							3,223.46
01/26	01/27/2026	12726103	UNITED POWER	123402 12.2	04-44-6111	1785 CR 32 - Grader Shed 12.2025	61.28
01/26	01/27/2026	12726103	UNITED POWER	12650701 12	01-45-6111	16445 9th Street Booster Pump	46.56
01/26	01/27/2026	12726103	UNITED POWER	12952800 12	01-45-6111	1501 CR 34 - Mead Ponds 12.2025	43.06
01/26	01/27/2026	12726103	UNITED POWER	14305100 12	06-47-6111	4504 Welker Ave - WWTF 12.2025	4,696.12
01/26	01/27/2026	12726103	UNITED POWER	16836300 12	01-45-6111	2690 Bridle Dr - Park Sprinkler Timer 12.	24.51
01/26	01/27/2026	12726103	UNITED POWER	16909300 12	01-45-6111	160 Eagle Ave - Irrig Sprinkler Feather Ri	20.05
01/26	01/27/2026	12726103	UNITED POWER	17618300 12	01-40-6111	441 3rd St - Town Hall Unit A 12.2025	640.06
01/26	01/27/2026	12726103	UNITED POWER	17770000 12	01-45-6111	Martin & Martin Ave - Gazebo Svc 12.20	46.23
01/26	01/27/2026	12726103	UNITED POWER	18949400 12	01-42-6111	535 4th St - PD 12.2025	681.02
01/26	01/27/2026	12726103	UNITED POWER	21881700 12	01-47-6111	1341 CR 34 12.2025	982.58
01/26	01/27/2026	12726103	UNITED POWER	22092202 12	06-47-6112	4133 CR 34 - Raterink 12.2025	67.64
01/26	01/27/2026	12726103	UNITED POWER	23534100 12	01-46-6111	401 3rd St - Mead Community Center 12.	1,595.98
01/26	01/27/2026	12726103	UNITED POWER	24240200 12	01-40-6134	441 3rd St - EV Station 12.2025	154.47
01/26	01/27/2026	12726103	UNITED POWER	24257400 12	01-45-6111	1501 CR 34 12.2025	37.45

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01/26	01/27/2026	12726103	UNITED POWER	24740700 12	01-40-6111	501 S 3rd St 12.2025	45.17
01/26	01/27/2026	12726103	UNITED POWER	24770900 12	14-44-8503	242 Dillingham Ave - Construction Trailer	172.49
01/26	01/27/2026	12726103	UNITED POWER	6753101 12.	01-45-6111	Westview Dr - Irrigation Sprinkler 12.202	20.03
01/26	01/27/2026	12726103	UNITED POWER	7490500 12.	06-47-6111	5423 CR 32 - Pump Lake Thomas Lagoo	37.37
01/26	01/27/2026	12726103	UNITED POWER	83701 12.20	01-42-6111	535 4th St - PD Shop 12.2025	147.18
01/26	01/27/2026	12726103	UNITED POWER	96302 12.20	06-47-6111	234 1st St - WWTP 12.2025	40.30
	Total 12726103:						9,559.55
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	01-40-6110	Wireless bill	91.06
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	01-41-7020	Wireless bill	37.96
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	01-42-6110	Wireless bill	40.01
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	01-46-6110	Wireless bill	40.01
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	01-47-6110	Wireless Bill	832.38
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	04-44-6110	Wireless Bill	67.82
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938975	06-40-6110	Wireless Bill	40.01
01/26	01/27/2026	12726104	VERIZON WIRELESS	6132938976	01-42-6110	Wireless bill	1,598.50
	Total 12726104:						2,747.75
01/26	01/27/2026	12726105	XCEL ENERGY	958058336	01-42-6111	537 Main - PD	230.01
	Total 12726105:						230.01
01/26	01/27/2026	12726106	Official with the Whistle	0013	01-46-6135	BB Games Referee	3,640.00
	Total 12726106:						3,640.00
	Grand Totals:						1,128,230.45

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	.00	150,064.49-	150,064.49-
01-02-2312	14,447.00	.00	14,447.00
01-02-2615	11,484.60	.00	11,484.60
01-40-5067	330.00	.00	330.00
01-40-6109	1,588.00	.00	1,588.00
01-40-6110	186.87	.00	186.87
01-40-6111	685.23	.00	685.23
01-40-6113	131.62	.00	131.62
01-40-6126	126.42	.00	126.42
01-40-6134	154.47	.00	154.47
01-40-6199	1,013.40	.00	1,013.40
01-40-6512	490.70	.00	490.70
01-40-6610	725.00	.00	725.00
01-40-6801	758.20	.00	758.20
01-40-6805	10.00	.00	10.00
01-40-6839	100.00	.00	100.00
01-40-7010	768.34	.00	768.34
01-40-7020	558.03	.00	558.03
01-40-7051	50.00	.00	50.00
01-40-7999	170.64	.00	170.64
01-41-5063	427.89	.00	427.89
01-41-6199	225.20	.00	225.20

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-41-6312	221.81	.00	221.81
01-41-6610	8,887.75	.00	8,887.75
01-41-6824	110.12	.00	110.12
01-41-7020	136.96	.00	136.96
01-41-7999	608.20	.00	608.20
01-42-5063	975.00	.00	975.00
01-42-6110	1,638.51	.00	1,638.51
01-42-6111	1,058.21	.00	1,058.21
01-42-6113	135.40	.00	135.40
01-42-6126	93.52	.00	93.52
01-42-6210	2,950.30	.00	2,950.30
01-42-6301	4,244.00	.00	4,244.00
01-42-6610	6,500.00	.00	6,500.00
01-42-6801	6,745.45	.00	6,745.45
01-42-6805	150.00	.00	150.00
01-42-6851	4,029.36	.00	4,029.36
01-42-6999	2,893.95	.00	2,893.95
01-42-7020	394.13	.00	394.13
01-42-7254	2,254.80	.00	2,254.80
01-42-7305	1,226.22	.00	1,226.22
01-43-6109	25,864.05	.00	25,864.05
01-43-7999	53.54	.00	53.54
01-45-6111	237.89	.00	237.89
01-45-6805	43.13	.00	43.13
01-45-7020	847.01	.00	847.01
01-46-5063	23.32	.00	23.32
01-46-6110	40.01	.00	40.01
01-46-6111	1,595.98	.00	1,595.98
01-46-6126	35.75	.00	35.75
01-46-6135	4,043.78	.00	4,043.78
01-46-6199	225.20	.00	225.20
01-46-6805	10.00	.00	10.00
01-46-6999	3,036.00	.00	3,036.00
01-46-7010	208.02	.00	208.02
01-46-7020	756.94	.00	756.94
01-47-6108	2,679.80	.00	2,679.80
01-47-6110	832.38	.00	832.38
01-47-6111	982.58	.00	982.58
01-47-6113	188.36	.00	188.36
01-47-6126	82.23	.00	82.23
01-47-6805	20.00	.00	20.00
01-47-6851	12,050.39	.00	12,050.39
01-47-7010	310.14	.00	310.14
01-47-7020	115.68	.00	115.68
01-47-7051	243.75	.00	243.75
01-49-6402	15,019.93	.00	15,019.93
01-49-6610	833.33	.00	833.33
04-02-2000	.00	5,715.01-	5,715.01-
04-44-6110	67.82	.00	67.82
04-44-6111	61.28	.00	61.28
04-44-6405	3,223.46	.00	3,223.46
04-44-6805	181.11	.00	181.11
04-44-6851	2,181.34	.00	2,181.34
06-02-2000	.00	14,756.50-	14,756.50-
06-40-6108	874.80	.00	874.80
06-40-6109	198.50	.00	198.50
06-40-6110	40.01	.00	40.01
06-40-6199	788.20	.00	788.20
06-40-6610	1,102.50	.00	1,102.50

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-47-6111	4,773.79	.00	4,773.79
06-47-6112	67.64	.00	67.64
06-47-6113	146.75	.00	146.75
06-47-6601	3,799.79	.00	3,799.79
06-47-6807	353.12	.00	353.12
06-47-9110	2,611.40	.00	2,611.40
08-02-2000	.00	8,875.14-	8,875.14-
08-42-6851	8,875.14	.00	8,875.14
09-02-2000	.00	186,573.47-	186,573.47-
09-02-2005	175,754.68	.00	175,754.68
09-45-6851	5,541.16	.00	5,541.16
09-49-6851	883.43	.00	883.43
09-49-8516	4,394.20	.00	4,394.20
14-02-2000	154,526.24	900,669.28-	746,143.04-
14-02-2005	.00	44,526.24-	44,526.24-
14-44-8503	893,904.88	110,000.00-	783,904.88
14-44-8506	1,499.40	.00	1,499.40
14-44-8536	2,232.00	.00	2,232.00
14-44-8544	3,033.00	.00	3,033.00
18-02-2000	.00	15,904.30-	15,904.30-
18-40-6106	15,904.30	.00	15,904.30
20-02-2000	.00	198.50-	198.50-
20-40-6109	198.50	.00	198.50
Grand Totals:	1,437,282.93	1,437,282.93-	.00

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

Agenda Item Summary

Agenda Date:	**1/26/2026**
Subject:	**Resolution No. 04-R-2026 – A Resolution of the Town of Mead, Colorado, Approving a First Amendment to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Police Facility Architectural and Engineering Design Services (RFP No. 2025-005)**
Presented by:	**Erika Rasmussen, Town Engineer / Public Works Director**

Summary:

The Town of Mead (the "Town") entered into an agreement for professional services with Infusion Architects, LLC (the "Contractor") dated July 24, 2025 (the "Agreement") for architectural and engineering design services for the new Mead Police Facility (RFP No. 2025-005) (the "Project"). The scope of the Project was divided into two phases. The Contractor completed Phase 1 in 2025, which included project kickoff, a feasibility study, prioritizing design options, 30% schematic design, and a preliminary site plan.

The Town is ready for the Contractor to initiate Phase 2 of the Project, which will include completion of a facility design plan, preliminary/final plat, police facility site plan, and construction and bid documentation. The Town desires to enter into an amendment to the Agreement to extend the term of the Agreement through December 31, 2026 and to establish a not-to-exceed compensation amount of $420,736.26 for services performed by the Contractor in 2026 for Phase 2 of the Project (the "First Amendment").

Resolution No. 04-R-2026 (the "Resolution"): (a) approves the First Amendment; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the First Amendment as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the First Amendment when in final form

Financial Considerations:

As stated above, the not-to-exceed amount for Phase 2 of the Project is $420,736.26. There is $420,000 available from the approved 2026 Budget in the Municipal Facilities Impact Fund 09-42-8516 for Phase 2 of the Project. The remaining $736.26 will come from cost savings in other line items within the Municipal Facilities Impact Fund.

Staff Recommendation / Actions Required:

A motion to approve the January 26, 2026, consent agenda will adopt the Resolution, approving the First Amendment. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 04-R-2026, A Resolution of the Town of Mead, Colorado, Approving a First Amendment to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Police Facility Architectural and Engineering Design

Services (RFP No. 2025-005)”

Attachments:

1. Resolution No. 04-R-2026
2. First Amendment - Infusion Architects

TOWN OF MEAD, COLORADO
RESOLUTION NO. 04-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE TOWN OF MEAD AND INFUSION ARCHITECTS, LLC FOR POLICE FACILITY ARCHITECTURAL AND ENGINEERING DESIGN SERVICES (RFP NO. 2025-005)

WHEREAS, the Town of Mead (the "Town") is authorized pursuant to C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town and Infusion Architects, LLC, a Colorado limited liability company (the "Contractor"), previously entered into that certain Agreement for Professional Services dated July 24, 2025 (the "Agreement") for architectural and engineering designs services related to the construction of a police facility in the Town (RFP No. 2025-005) (the "Project"); and

WHEREAS, the Town desires to amend the Agreement to extend the term of the Agreement through December 31, 2026 and to establish a not-to-exceed compensation amount of **Four Hundred Twenty Thousand Seven Hundred Thirty-Six Dollars and Twenty-Six Cents ($420,736.26)** for services performed by the Contractor in calendar year 2026 for the second phase of the Project (the "First Amendment"); and

WHEREAS, the Board of Trustees desires to approve the First Amendment and further desires to delegate authority to the Town Manager to execute the First Amendment on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the First Amendment in substantially the same form as is attached hereto as **Exhibit 1** and incorporated herein; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the First Amendment as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the First Amendment on behalf of the Town when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

Exhibit 1

First Amendment to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC

Town of Mead, Colorado
FIRST AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES

Project/Services Name: Police Facility Architectural and Engineering Design Services Phase 2 (RFP No. 2025-005)

THIS FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES ("First Amendment") amends the Agreement for Professional Services entered into by and between **INFUSION ARCHITECTS, LLC**, a Colorado limited liability company with offices at 4487 Highland Meadows Parkway, 2nd Floor, Windsor, CO 80550 (the "Contractor") and the **TOWN OF MEAD, COLORADO**, a municipal corporation of the State of Colorado (the "Town"). The Town and Contractor may be collectively referred to herein as the "Parties" or individually as "Party."

RECITALS

WHEREAS, the Parties entered into that certain Agreement for Professional Services dated July 24, 2025 (the "Agreement"), pursuant to which Contractor is engaged to provide architectural and engineering design services related to the construction of a police facility (RFP No. 2025-005) (the "Project"); and

WHEREAS, Sections I.C and XII.F of the Agreement allow the Agreement to be amended by a writing signed by both Parties; and

WHEREAS, the Parties desire to: (a) extend the term of the Agreement through December 31, 2026; (b) amend the annual not-to-exceed amount for calendar year 2026; and (c) establish the Contractor's Scope of Services and cost breakdown for calendar year 2026 for the completion of the Project.

NOW, THEREFORE, for the consideration herein expressed, it is agreed by and between the Town and the Contractor that the Agreement shall be amended as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated into the Agreement by this reference as though set forth in full.

2. **Original Terms and Conditions.** Except as amended herein, the original terms and conditions of the Agreement remain in full force and effect.

3. **Section II.A. of Agreement Amended.** Section II.A. of the Agreement shall be amended to read in its entirety as follows:

    A. Term. This Agreement shall commence on the date of mutual execution of the Parties ("Effective Date") and shall continue until **December 31, 2026** or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to extend the term of this Agreement, subject to annual appropriation.

4. **2026 Scope of Services.** For 2026, the Scope of Services shall be the same as set forth in Attachment 1 attached hereto. Attachment 1 shall supersede and replace **Exhibit A** of the Agreement.

5. **2026 Fees and Charges.** For 2026, Contractor's fees shall be the same as set forth in Attachment 2 attached hereto. Attachment 2 shall supersede and replace **Exhibit B** of the Agreement. Contractor agrees to provide the Town Representative with updated certificates of insurance (as required by Section VII.A. of the Agreement) within thirty (30) days of the date of mutual execution of this First Amendment.

6. **Annual Not to Exceed Amount (2026).** The second sentence of Section IV.A. of the Agreement shall be amended as follows:

   IV.A. Not-to-Exceed Amount…Compensation to be paid hereunder shall not exceed **Four Hundred Twenty Thousand Seven Hundred Thirty-Six Dollars and Twenty-Six Cents ($420,736.26)** ("Not-to-Exceed Amount") unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. [*Balance of Section IV.A. of Agreement unchanged*]

7. **Conflict.** This First Amendment is and shall be construed as part of the Agreement. In the case of any inconsistency between this First Amendment and the Agreement, the provisions containing such inconsistency shall be reconciled with one another to the maximum extent possible, and then to the extent of any remaining inconsistency, the terms of this First Amendment shall control.

8. **Counterparts; Facsimile or Electronic Signature; Authority.** The Parties hereto agree that this First Amendment may be executed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement. The Parties further agree that this First Amendment may be executed by facsimile or electronic signature, and that any facsimile or electronic signature shall be binding upon the Party providing such signature as if it were the Party's original signature.

9. **Effective Date.** This First Amendment shall be effective on the date of mutual execution hereof by the Parties.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to Agreement for Professional Services to be effective as set forth herein. By the signature of its representatives below, each Party affirms that it has taken all necessary action to authorize said representative to execute this First Amendment.

SIGNATURE PAGES FOLLOW

THIS FIRST AMENDMENT is executed and made effective as provided herein.

TOWN OF MEAD, COLORADO:

By: _____
Helen Migchelbrink, Town Manager

Date of execution: _____, 2026

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

REVIEWED BY (*excluding any exhibits*):

_____
Marcus McAskin, Town Attorney

[*Contractor signature page follows*].

[*Contractor signature page to First Amendment*].

INFUSION ARCHITECTS, LLC:

By: _____

Printed Name: _____

Title: _____

Date: _____

Attachment 1

Scope of Services

Architectural Services to include in Phase 2:

The consultant will serve as design project manager and act as the applicant for the site plan and final plat review and approval process.

1. **Police Facility Design Plan:**
   Complete a design plan to include, at a minimum, the following:
   a. Police Facility Design.
   b. Site plan with police facility location, public improvements, utility layouts, and landscaping.
   c. Site plan with programming options for remaining portions of the property.
   d. Grading/drainage plans.
   e. Colored Site Plan, renderings, and/or other visual aids as needed.
   f. Other documentation as needed.

   ***Deliverables**: Police Facility Design Plan in hard-copy and electronic format.

2. **Police Facility Plat:**
   a. Submit a Plat Application as required by the Town's Land Use Code, to include, but not be limited to, the following:
      a. Plat Application (preliminary/final plat).
      b. Construction documents and specifications.
      c. Engineering documents and reports, including pavement design, and drainage report.
      d. Other documentation as needed.

   ***Deliverables:** Approved Police Facility Final Plat, CD's

3. **Police Facility Site Plan:**
   Submit a Site Plan application as required by the Town's Land Use Code, to include, but not be limited to, the following:
   a. Site Plan.
   b. Landscape Plan.
   c. Building Elevations.
   d. Photometric Study.
   e. Colored Site Plan, renderings, and/or other visual aids as needed.
   f. Other documentation as needed/required.

   ***Deliverables**: Approved Police Facility Site Plan, construction documents.

4. **Construction Documents:**
   a. Provide comprehensive construction and bid documents (ready for publication) meeting ADA requirements, including Colorado House Bill 21-1110.

4487 Highland Meadows Parkway, #B 2nd Floor, Windsor, CO 80550 970-775-2925
www.infusionarchitects.com

b. Provide support throughout the building permit, review, and bidding processes.

***Deliverables:** Approved construction drawings, geotechnical reports, drainage reports, civil site plans and specifications and bid packages for permit and publication

Additional Consultant Responsibilities:

In addition to other specified responsibilities, the Consultant Representative shall be responsible for all matters related to the Consultant's personnel, Subconsultants, and Consultant's and Subconsultants' operations including, but not limited to, the following:

1. Ensuring that deliverables are clearly defined, and those criteria are specific, measurable, attainable, realistic and time bound.
2. Supervising, reviewing, monitoring, and directing the Consultant's and Subconsultants' personnel.
3. Assigning qualified personnel to complete the required Task Order work in coordination with the Town Representative.
4. Administering personnel actions for consultant personnel and ensuring appropriate actions taken for Subconsultant personnel.
5. Maintaining and submitting organized project files for record tracking and auditing.
6. Developing, organizing, facilitating, and attending scheduled coordination meetings, and preparation and distribution of meeting minutes.
7. Implementing and maintaining quality control procedures to manage conflicts, ensure product accuracy, and identify critical reviews and milestones.
8. Assuring that all applicable safety measures are in place.
9. Providing invoices in a timely manner and providing monthly Contract expenditures.
10. Reviewing invoices for accuracy and completion before billing to Town.
11. Managing Subconsultants.

EXCLUSIONS

- Graphics and Signage Design: Creation of logos, branding, or detailed way finding signage. Infusion can support as needed but will not complete full design.
- Virtual fly through videos.
- Owner's Consultants: Coordination of consultants directly retained by the owner for services not included in the architect's scope. Infusion can support as needed but will not complete full design.
- Revisions due to Owner Changes: Design revisions necessitated by changes in the owner's program, budget, or desires after a certain stage of approval.
- Revisions due to Code Changes after Submission: Design re-visions required by code changes that occur after the architect's permit submission.
- Low Voltage/Telecom head-end equipment. Infusion can support as needed but will not complete full design.
- All work in relation to LEED® documentation, energy calculations and modelling, life cycle studies and the like.
- Landscape or Site design support for sustainable design certifications such as HPCP, LEED or similar
- Design of deep foundation system.
- Design of structured slab at grade.
- Design of post-tensioned slab on grade foundation system.
- Design of FEMA rated shelters.
- Sanitary and Water Modelling and Reports.

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Attachment 2

Compensation

Proposed Design Hours by Tasks & Contractor/Sub-Contractor:

FIRM	PHASE 2				
	FACILITY DESIGN PLAN (DD)	PRELIMINARY/ FINAL PLAT	POLICE FACILITY SITE PLAN	CONSTRUCTION AND BID DOCUMENTS	TOTAL HOURS
INFUSION ARCHITECTS	320	40	40	460	860
INFUSION INTERIORS	140			180	320
REDSTONE ARCHITECTS	30			30	60
BHA	70		29	88	187
SUNNY	138		245	63	446
G2				140	140
RAKER RHODES	80			84	164
FCI					0
TOTAL TEAM HOURS	778	90	314	1045	2227

Cost Breakdown by Tasks:

	PHASE 2				
	FACILITY DESIGN PLAN (DD)	PRELIMINARY/ FINAL PLAT	POLICE FACILITY SITE PLAN	CONSTRUCTION AND BID DOCUMENTS	TOTAL FEE
FEE PER TASK:	$ 146,983.75	$ 17,003.26	$ 59,322.49	$ 197,426.76	**$ 420,736.26**

HOURLY RATES FOR PROPOSED TEAM

Randell Johnson	Managing Principal	$180/hour	Job Captain	$110/hour
Melissa Lanning	Project Manager	$125/hour	Drafter	$95/hour
Lyndsay Sabaka	Interior Design	$145/hour	Administrative	$75/hour

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Resolution No. 05-R-2026 – A Resolution of the Town of Mead, Colorado, Approving an Extension to the Agreement for Professional Services Between the Town of Mead and Ramey Environmental Compliance, Inc. for Calendar Year 2026**

Presented by: **Immanuel Windhorst**
Pavement Management Manager

Summary:

The Town of Mead (the "Town") and Ramey Environmental Compliance, Inc. ("Contractor") previously entered into that certain Agreement for Professional Services dated February 12, 2024 (the "Agreement") for wastewater treatment facilities services. The Town desires to extend the term of the Agreement through December 31, 2026, for the not-to-exceed (NTE) amount of $198,000.00 (the "2026 Extension"). The Contractor is familiar with Town standards and processes and has historical knowledge and understanding of the Town's facilities and operations.

Resolution No. 05-R-2026 (the "Resolution"): (a) approves the 2026 Extension; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the 2026 Extension when in final form

Financial Considerations:

The NTE amount for the 2026 extension is $198,000.00. The 2026 budget identifies the funds set forth in the table below (the total of which exceeds the 2026 NTE amount of $198,000.00).

Sewer Fund	**Description**	**Budget**
06-47-6125	Sewer Testing	$ 8,000
06-47-6808	Repairs & Maintenance WWTP	$ 35,000
06-47-6807	Repairs & Maintenance Raterink	$ 65,000
06-47-6837	Sewer Maintenance Contract	$ 90,000
	TOTAL	**$198,000**

Staff Recommendation / Actions Required:

A motion to approve the January 26, 2026, consent agenda will adopt the Resolution, approving the 2026 Extension. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to adopt Resolution No. 05-R-2026, A Resolution of the Town of Mead, Colorado, Approving an Extension to the Agreement for Professional Services Between the Town of Mead and Ramey Environmental Compliance, Inc. for Calendar Year 2026.”

Attachments:

1. Resolution No. 05-R-2026
2. Exhibit 1: 2026 Extension - Ramey (WWTF Services)

TOWN OF MEAD, COLORADO
RESOLUTION NO. 05-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN EXTENSION TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE TOWN OF MEAD AND RAMEY ENVIRONMENTAL COMPLIANCE, INC. FOR CALENDAR YEAR 2026

WHEREAS, the Town of Mead is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town and Ramey Environmental Compliance, Inc., a Colorado corporation (the "Contractor"), previously entered into that certain Agreement for Professional Services dated February 12, 2024 (the "Agreement") for wastewater treatment facilities services; and

WHEREAS, based on the satisfactory performance of the Contractor and the Town's ongoing need for wastewater treatment facilities services, the Town desires to extend the term of the Agreement through December 31, 2026, for the not-to-exceed amount of **One Hundred Ninety-Eight Thousand and 00/100 Dollars ($198,000.00);** and

WHEREAS, the Board of Trustees desires to approve an extension to the Agreement (the "2026 Extension") and further desires to delegate authority to the Town Manager to execute the 2026 Extension on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the 2026 Extension in substantially the same form as is attached hereto as **Exhibit 1** and incorporated herein; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the 2026 Extension when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

EXHIBIT 1

2026 Extension to Agreement for Professional Services between the Town of Mead and Ramey Environmental Compliance, Inc.

TOWN OF MEAD
AGREEMENT FOR PROFESSIONAL SERVICES
2026 EXTENSION

Project/Services Name: **Wastewater Treatment Facilities Services**

THIS AGREEMENT FOR PROFESSIONAL SERVICES 2026 EXTENSION ("2026 Extension") amends that certain Agreement for Professional Services entered into by and between **Ramey Environmental Compliance, Inc.,** a Colorado corporation with a principal office street address of 5959 Iris Parkway Suite A, Frederick, CO 80504 (the "Contractor") and the **Town of Mead**, a municipal corporation of the State of Colorado (the "Town"), collectively referred to herein as the "Parties."

RECITALS AND REPRESENTATIONS

WHEREAS, the Parties entered into an Agreement for Professional Services effective as of February 24, 2024 (the "Agreement") for the Contractor to provide certain wastewater treatment facilities services to the Town; and

WHEREAS, Section II.A of the Agreement contemplates that the term of the Agreement may be extended by written agreement of the Parties; and

WHEREAS, the Parties desire to extend the Agreement for calendar year 2026, such that the term of the Agreement expires on December 31, 2026; and

WHEREAS, the Parties further desire to set forth the Contractor's fees and the annual not-to-exceed amount for calendar year 2026 in this 2026 Extension.

NOW, THEREFORE, the Parties agree as follows:

1.0 2026 EXTENSION. The Agreement is hereby extended for calendar year 2026. The 2026 extension shall commence on January 1, 2026 and terminate on December 31, 2026.

2.0 2026 FEES AND INSURANCE CERTIFICATES. For 2026, fees shall be the same as set forth in Attachment 1 attached hereto. Attachment 1 shall supersede and replace **Exhibit B** of the Agreement. Contractor agrees to provide the Town Representative with updated certificates of insurance (as required by Section VII of the Agreement) prior to providing any services to the Town in calendar year 2026.

3.0 SECTION II.A. OF AGREEMENT AMENDED. Section II.A. of the Agreement shall be amended to read in its entirety as follows:

A. Term. This Agreement shall commence on the date of mutual execution of the Parties ("Effective Date") and shall continue until **December 31, 2026** or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to extend the term of this Agreement, subject to annual appropriation by the Town.

4.0 ANNUAL NOT TO EXCEED AMOUNT (2026). The second sentence of Section IV.A. of the Agreement shall be amended as follows:

> A. Not-to-Exceed Amount. . . . Compensation to be paid hereunder shall not exceed **One Hundred Ninety-Eight Thousand and 00/100 Dollars ($198,000.00)** ("Not-to-Exceed Amount") unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. [*Balance of Section IV.A. of Agreement unchanged*]

5.0 NO FURTHER AMENDMENTS. Except as amended herein, no other terms or conditions of the Agreement are amended by this 2026 Extension.

6.0 EFFECTIVE DATE. This 2026 Extension shall be effective as of the date of mutual execution by the Parties.

7.0 COUNTERPARTS; ELECTRONIC SIGNATURE; AUTHORITY. The Parties agree that this 2026 Extension may be executed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement. The Parties further agree that this 2026 Extension may be executed by electronic signature, and that electronic signature shall be binding upon the Party providing such signature as if it were the Party's original signature.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGES TO FOLLOW

[*Town signature page to 2026 Extension*]

TOWN OF MEAD, COLORADO

By: _____
Helen Migchelbrink, Town Manager

Date of execution: _____

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

REVIEWED BY (*Excluding Exhibits)*:

_____
Marcus McAskin, Town Attorney

[*Contractor signature page to 2026 Extension*]

CONTRACTOR:

Ramey Environmental Compliance, Inc., a Colorado corporation

By: _____

Name: _____

Title: _____

Date of execution: _____

Attachment 1

Contractor 2026 Hourly Rate Schedule

The Town shall pay the Contractor based on the following rates and payment methodology during calendar year 2026, subject to the Not-to-Exceed Amount set forth in the 2026 Extension:

WWTP (monthly fixed payment price): $6,529

Lift Station (monthly fixed price): $364

Total annual amount of monthly fixed payments (2026): $82,716

6% Vehicle Surcharge is included in the above pricing.

Rates for employees who will be performing services:

- Facility Operator: $101 per hour
- Lead Operator: $ 116 per hour
- Management Services/Industrial: $150 per hour
- Consulting: $202 per hour
- Administration: $86 per hour

If equipment requires repair or replacement, the Equipment Services Division will provide a quote for that service for Town approval prior to completing the work.

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Resolution No. 06-R-2026 – A Resolution of the Town of Mead, Colorado, Approving an Extension of the Agreement for Professional Services Between the Town of Mead and CTL/THOMPSON, INC. for Calendar Year 2026**

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

Summary:

In March 2024, the Town of Mead (the "Town") solicited bids for on-call materials testing and special inspection services for local, state, and federally funded projects. Eight bids were received, and the contract was awarded to CTL/THOMPSON, INC. (the "Contractor"). The Town and the Contractor entered into that certain Agreement for Professional Services dated June 17, 2024 (the "Agreement"). In section II.A. of the Agreement, the Town reserved the right to extend the term of the Agreement for three additional one-year terms.

Based on the satisfactory performance of the Contractor and the Town's ongoing need for materials testing and special inspection services, the Town desires to enter into an extension agreement to extend the term of the Agreement through December 31, 2026, for the not-to-exceed amount of $100,000.00 (the "2026 Extension").

The Contractor will provide on-call materials testing and special inspection services for the local, state, and/or federally funded projects listed below:

- Street Maintenance
- Safe Routes to School
- CR 34 Bridge Replacement Project
- 3rd and Welker Intersection Improvements Project
- SH 66/CR 7 Underpass Project
- I-25 Sewer Relocation

Resolution 06-R-2026 (the "Resolution"): (a) approves the 2026 Extension; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the 2026 Extension when in final form.

Financial Considerations:

As stated above, the not-to-exceed compensation amount for the 2026 Extension is $100,000. The approved 2026 budget includes the following:

04-44-6123	Street Improvement Fund - Materials Testing	$ 25,000
14-44-8506	Safe Routes to School	$ 450,000
14-44-8533	CR 34 Bridge Replacement Project	$1,932,000
14-44-8503	3rd and Welker Intersection	$1,800,000
14-44-8536	SH 66/CR 7 Underpass Project	$4,700,000

06-47-9110	I -25 Sewer Relocation	$ 100,000

Staff Recommendation / Actions Required:

A motion to approve the January 26, 2026, consent agenda will approve the Resolution, approving the 2026 Extension. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to approve Resolution 06-R-2026, A Resolution of the Town of Mead, Colorado, Approving an Extension of the Agreement for Professional Services Between the Town of Mead and CTL/THOMPSON, INC. for Calendar Year 2026.”

Attachments:

1. Resolution No. 06-R-2026
2. Exhibit 1: 2026 Extension - CTL Thompson

TOWN OF MEAD, COLORADO
RESOLUTION NO. 06-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN EXTENSION OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE TOWN OF MEAD AND CTL/THOMPSON, INC. FOR CALENDAR YEAR 2026

WHEREAS, the Town of Mead is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town and CTL/THOMPSON, INC., a Colorado corporation (the "Contractor"), previously entered into that certain Agreement for Professional Services dated June 17, 2024 (the "Agreement") for materials testing and special inspection services for local, state, or federally funded projects; and

WHEREAS, based on the satisfactory performance of the Contractor and the Town's ongoing need for materials testing and special inspection services, the Town desires to extend the term of the Agreement through December 31, 2026, for the not-to-exceed amount of **One Hundred Thousand and 00/100 Dollars ($100,000.00)**; and

WHEREAS, the Board of Trustees desires to approve an extension to the Agreement (the "2026 Extension") and further desires to delegate authority to the Town Manager to execute the 2026 Extension on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the 2026 Extension in substantially the same form as is attached hereto as **Exhibit 1** and incorporated herein; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the 2026 Extension when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

Exhibit 1

2026 Extension to the Agreement for Professional Services Between the Town of Mead and CTL/THOMPSON, INC.

TOWN OF MEAD
AGREEMENT FOR PROFESSIONAL SERVICES
2026 EXTENSION

Project/Services Name: **Materials Testing and Special Inspection Services for Local, State, or Federally Funded Projects**

THIS AGREEMENT FOR PROFESSIONAL SERVICES 2026 EXTENSION ("2026 Extension") extends the term of that certain Agreement for Professional Services entered into by and between **CTL/THOMPSON, INC.**, a Colorado corporation with offices at 1971 W 12th Ave, Denver, CO 80204, US (the "Consultant") and the **TOWN OF MEAD**, a municipal corporation of the State of Colorado (the "Town"), collectively referred to herein as the "Parties."

RECITALS AND REPRESENTATIONS

WHEREAS, the Consultant and the Town entered into that certain Agreement for Professional Services dated June 17, 2024 ("Agreement"), pursuant to which the Town receives materials testing and special inspection services for state or federally funded projects; and

WHEREAS, Section II.A. of the Agreement contemplates that the term of the Agreement may be extended by written agreement of the Parties for up to three (3) additional one-year terms; and

WHEREAS, the Town desires to further extend the Agreement for calendar year 2026, such that the term thereof shall expire December 31, 2026; and

WHEREAS, the Parties desire to set forth the annual not-to-exceed amount for calendar year 2026 in this 2026 Extension.

NOW, THEREFORE, the Parties agree as follows:

1.0 EXTENSION OF TERM. The Agreement is hereby extended for calendar year 2026, which constitutes the first of the three permitted one-year extensions under the Agreement. The 2026 extension shall commence on January 1, 2026 and terminate on December 31, 2026

2.0 2026 FEES AND CHARGES. For 2026, fees shall be the same as set forth in Attachment 1 attached hereto. Attachment 1 shall supersede and replace **Exhibit B** of the Agreement. Consultant agrees to provide the Town Representative with updated certificates of insurance (as required by Section VII.A. of the Agreement) within thirty (30) calendar days of the mutual execution of this 2026 Extension.

3.0 SECTION II.A. OF AGREEMENT AMENDED. Section II.A. of the Agreement shall be amended to read in its entirety as follows:

> A. Term. This Agreement shall commence on the date of mutual execution of the Parties ("Effective Date") and shall continue until **December 31, 2026** or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to renew this Agreement for up to two additional one-year terms, subject to annual appropriation. Any

writing renewing this Agreement shall include the not-to-exceed amount and any updated rate schedule for the renewal year.

4.0 ANNUAL NOT TO EXCEED AMOUNT (2026). The second sentence of Section IV.A. of the Agreement shall be amended as follows:

> A. Not-to-Exceed Amount. . . . Compensation to be paid hereunder shall not exceed **one hundred thousand and 00/100 dollars ($100,000.00)** ("Not-to-Exceed Amount") unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. [*Balance of Section IV.A. of Agreement unchanged*]

5.0 NO FURTHER AMENDMENTS. No other terms or conditions of the Agreement are amended hereby.

6.0 EFFECTIVE DATE. This 2026 Extension shall be effective as of the date of mutual execution of the Parties.

7.0 COUNTERPARTS; ELECTRONIC SIGNATURE; AUTHORITY. The Parties agree that this 2026 Extension may be executed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement. The Parties further agree that this 2026 Extension may be executed by electronic signature, and that electronic signature shall be binding upon the Party providing such signature as if it were the Party's original signature.

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SIGNATURE PAGES TO FOLLOW

[*Town signature page to 2026 Extension*]

TOWN OF MEAD, COLORADO

By: _____
Helen Migchelbrink, Town Manager

Date: _____, 2026

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

REVIEWED BY (*Excluding Exhibits)*:

_____
Marcus McAskin, Town Attorney

[*Consultant signature page to 2026 Extension*]

CONSULTANT:

CTL/THOMPSON, INC., a Colorado corporation

By: _____

Name: _____

Title: _____

Date: _____, 2026

Attachment 1

CONSULTANT 2026 COMPENSATION

[*see attached Fee Schedule*]

TOWN OF MEAD

FEE SCHEDULE – 2026

Personnel[1]	Engineering Technician I	85 / hour
	Engineering Technician II / Administrative Assistant	95 / hour
	Engineering Technician III / CADD I	105 / hour
	Senior Engineering Technician / CADD II	125 / hour
	Environmental Technician	105 / hour
	Staff Engineer / Geologist / Scientist	135 / hour
	Project Engineer / Geologist / Scientist	155 / hour
	Junior Associate	175 / hour
	Associate	200 / hour
	Senior Associate	225 / hour
	Junior Principal	250 / hour
	Principal	280 / hour
	Senior Principal / Consultant	325 / hour
	Expert Consultation / Witness	Quote on Request
	[1]Applies to analysis and preparation of reports, calculation time, travel, consultation, sample preparation and direct supervision of the CTL|T project, when not covered by task specific pricing.	
Field Investigation Services	Drilling and Sampling with a 4-inch Solid-Stem Auger	245 / hour
	Drilling and Sampling with Hollow-Stem Auger	270 / hour
	Drilling and Sampling with Track-Mounted Rig or Rotary Drill	Cost + 15%
	Drilling Rig Mobilization	
	Metro Area	Hourly Rate
	Outlying Areas (Over 75 Miles)	Cost + 15%
	Auto or Pickup Mileage (Out of Town Mobilization)	Cost + 15%
	Labor, Out-of-Town Living Expenses, Travel Costs, Equipment Rental, Subconsultants, Supplies	Cost + 15%
	Coring (2 Hour Minimum)	195 / hour
	Deflection Testing - Benkelman Beam, Operator & Truck	280 / hour
	Bond Testing	150 / hour
Specialized Testing and Services	**Environmental Services**	
	Environmental Assessment, Remediation Design, Underground Storage Tanks, Drilling and Sampling, Methane Hazard, Compliance Assistance, Site Audits, Hazmat Surveys	Quote on Request
	Industrial Hygiene and Safety Services	
	Indoor Air Quality, Asbestos Services, Lead Services, Exposure Assessments, Compliance Assistance, Training, Sampling, Program Development	Quote on Request
	Biological Services	
	Endangered Species Review, Wetlands Delineation, Environmental Assessments	Quote on Request
	Geophysical Services	
	Pier Integrity, Profiles by Reflection or Refraction, Resistivity Surveys, Dynamic Soil Properties	Quote on Request
	Specialized Testing Equipment Charges	
	Portable Drill Rig, Pressuremeter, Resistivity, Photoionization Device, Field Permeability, Down-Hole Moisture / Density	Quote on Request
	NDT Equipment (Pulse-Velocity, Windsor Probe Test System, Pachometer, Half-Cell)	44 / hour
	Torsional Strength Tests & Calibrations	
	Up to 1 million inch-pounds	Quote on Request

Construction Observation and Materials Testing Services[2]	City / County of Denver Third Party Inspection (TPI)		90 / hour
	Earthwork Compaction Testing		90 / hour
	Standard Proctor	(ASTM D698)	155 / each
	Modified Proctor	(ASTM D1557)	175 / each
	Grain Size Analysis, 1-inch to #200 sieve	(ASTM D3613)	60 / each
	Grain Size Analysis, #200 sieve only	(ASTM D1140)	45 / each
	Atterberg Limits (LL & PI)	(ASTM D4318)	95 / set
	Drilled Pier Installation		85 / hour
	Asphalt Placement and Compaction		90 / hour
	Asphalt Coring (2 Hour Minimum)		195 / hour
	Asphalt Core Thickness (Per Core)		20 / each
	Asphalt Core Density (Per Lift)		60 / each
	Concrete Testing and Cylinder Pickup		75 / hour
	4x8 Cylinders Cast by CTL|T	(ASTM C39) (AASHTO T22)	25 / cyl
	6x12 Cylinders Cast by CTL|T	(ASTM C39) (AASHTO T22)	35 / cyl
	Cylinders Cast by Others	(ASTM C39) (AASHTO T22)	40 / cyl
	Flexural Beams		75 / beam
	Shotcrete (Includes Preparation Set of 5)		400 / set
	On Site Curing Service		300 / month
	Concrete Maturity Meter Method		3,300 / mix
	Data Loggers - Temperature or Maturity Probes		Cost + 15%
	Moisture Emissions or Relative Humidity Testing		95 / hour
	Moisture Kit or Probes		Cost + 15%
	Floor Flatness (FF and FL and/or 10-Foot Straightedge)		135 / hour
	Concrete Reinforcing Steel Placement Observation		85 / hour
	Masonry Special Inspection		95 / hour
	Proof Load of Anchor or Dowels		120 / hour
	Weld & Bolt Inspection		120 / hour
	Framing Observation		120 / hour
	Post Tension - Strand Observation - Elongation Measurements		95 / hour
	Dampproofing		95 / hour
	Insulation		95 / hour
	Sprayed on Fireproofing or Firestopping		120 / hour
	Report Review		60 / report
	Review / Supervision for Construction Observation and Materials Testing Services		155 / hour
	Overtime Charge - Increase for work done on Saturday, Sunday, Holidays and off normal shift hours		30 / hour

[2]Time is charged for travel, testing and observation and field report preparation (3-hour minimum trip charge), excludes sample pickups
Fuel surcharge may be assessed on individual project basis, based on market conditions.

Asphalt Concrete Laboratory Services	Core Density	(ASTM D2725) (AASHTO T166)	60 / each
	Core Thickness	(ASTM D3549)	20 / each
	Theoretical Maximum Density (Rice)	(ASTM D2041) (AASHTO T209)	130 / each
	Asphalt Content by Chemical Extraction and Gradation	(ASTM D2172 and D5444) (AASHTO T164)	275 / each
	Asphalt Content by Ignition Oven and Gradation	(ASTM D6307 and D5444) (AASHTO T308)	265 / each
	Superpave Gyratory Compaction	(ASTM D6925) (AASHTO T312) (CDOT 5115)	60 / each
	Mixture Volumetrics Calculations	(CDOT 48)	60 / set
	Hveem Stability (Per Puck)	(CDOT 5106)	60 / each
	Resistance to Moisture Induced Damage (Lottman)	(ASTM D4867) (AASHTO T283) (CDOT 5109)	465 / each
	Sample Preparation Fees May Apply		Hourly Rate

Soil and Rock Laboratory Services

Soil Testing		
Natural Moisture and Density	(ASTM D2216 and D7263)	20 / each
Grain Size Analysis, 1-inch to #200 sieve	(ASTM D6913)	60 / each
Grain Size Analysis, #200 sieve only	(ASTM D1140)	45 / each
Hydrometer Analysis	(ASTM D422)	95 / each
Atterberg Limits (LL & PI)	(ASTM D4318)	95 / set
Specific Gravity	(ASTM D854)	60 / each
Standard Proctor Compaction Test	(ASTM D698)	155 / each
Modified Proctor Compaction Test	(ASTM D1557)	175 / each
Relative Density	(ASTM D4253 and D4254)	220 / each
Soil Suction	(ASTM D5298)	60 / each
One-Dimensional Swell Test	(ASTM D4546)	
Set up and Initial Load		55 / each
With Load Back for Swell Pressure		65 / each
One-Dimensional Time Consolidation Test	(ASTM D2435)	
Set up and Initial Load		185 / each
Additional Increments		50 / each
California Bearing Ratio (3 Points)	(ASTM D1883)	600 / each
Hveem Stabilometer (3 Points)	(ASTM D2844)	600 / each
Water Soluble Sulfates	(CDOT CP-L2103)	55 / each
pH	(AASHTO T289)	50 / each
Electrical Resistivity (Natural Moisture & Saturated)	(ASTM G57)	120 / each
Thermal Resistivity		900 / each
Unconfined Compression - Soils	(ASTM D2166)	50 / each
With Stress / Strain Curve		60 / each
Direct Shear, per point	(ASTM D3080)	140 / each
Triaxial Shear Tests, per point		
Unconsolidated-Undrained	(ASTM D2850)	140 / each
Consolidated-Undrained with Pore Pressure	(ASTM D4767)	480 / each
Permeability		
Flexible Membrane (Triaxial Cell)	(ASTM D5084-C)	480 / each
Rigid Wall (Constant Head)	(ASTM D2434)	300 / each
Rock Testing		
Specific Gravity		55 / each
Two-Cycle Slake-Durability, per point		115 / each
Unconfined Compression, per point		
Peak Load Only		120 / each
With Stress / Strain Curve, Static E, and Poisson's Ratio		Quote on Request
Unconfined Compression - Rock Cores[3]		
Peak Load Only		Quote on Request
With MOE		Quote on Request
With MOE and Poisson's Ratio		Quote on Request
Triaxial Compression - NX Per Point		160 / each
With Stress / Strain Curve, Static E and Poisson's Ratio		310 / each
Point Load Test		60 / each
[3] *Additional for Sample Preparation of Rock Cores*		Hourly Rate

Aggregate Laboratory Services	Moisture Content	(ASTM C566) (AASHTO T255)	35 / each
	Rodded Unit Weight + Voids	(ASTM C29) (AASHTO T19)	60 / each
	Loose Unit Weight + Voids	(ASTM C29) (AASHTO T19)	60 / each
	Uncompacted Void Content	(ASTM C1252) (AASHTO T304)	130 / each
	Gradation Analysis (per Fraction)	(ASTM C136) (AASHTO T27)	60 / each
	Gradation Analysis (Pit-Run Samples, Larger than 12-inch)	(ASTM C136) AASHTO T27)	100 / hour
	Passing No. 200 Sieve	(ASTM C117) (AASHTO T11)	45 / each
	Sand Equivalency	(ASTM D2419) (AASHTO T176) (CP 37)	115 / each
	Specific Gravity / Absorption		
	Fine Aggregate	(ASTM C128) (AASHTO T84)	60 / each
	Coarse Aggregate	(ASTM C127) (AASHTO T85)	60 / each
	Flat and Elongated Particles	(ASTM D4791) (CRD C119)	210 / each
	Fractured Face Determination		
	Fine Aggregate		340 / each
	Coarse Aggregate	(ASTM D5821) (AASHTO T335)	155 / each
	Organic Impurities	(ASTM C40) (AASHTO 721)	52 / each
	Clay Lumps and Friable Particles	(ASTM C142) (AASHTO T112)	95 / each
	Lightweight Particles - 2.0 or 2.4 Specific Gravity	(ASTM C123) (AASHTO T113)	260 / each
	Pop-out of Lightweight Aggregates	(ASTM C331 and C151)	315 / each
	Staining Test (Lightweight Aggregates)	(ASTM C641)	305 / each
	Sodium or Magnesium Soundness	(ASTM C88) (AASHTO T104)	
	5-Cycles[4]		245 / each
	12-Cycles[4]		500 / each
	Potential Reactivity	(ASTM C227) Withdrawn	2,000 / each
	Potential Reactivity - 14 Day	(ASTM C1260 or C1567) (CRD 662) (AASHTO T303)	900 / each
	Potential Reactivity - 28 Day	(ASTM C1260 or C1567) (CRD 662) (AASHTO T303)	1,000 / each
	Potential Reactivity - 1 Year	(ASTM C1293)	1,250 / each
	Alkali Carbonate Reactivity	(ASTM C1105)	1,210 / each
	Scratch Hardness	(CRD C130)	160 / each
	Micro Deval	(ASTM D6928) (AASHTO T327)	245 / set
	L.A. Abrasion		
	Small-Sized Aggregate	(ASTM C131) (AASHTO T96)	110 / each
	Large-Sized Aggregate	(ASTM C535)	145 / each
	Aggregate Freeze/Thaw		
	Fine Aggregate		375 / each
	Coarse Aggregate	(AASHTO T103)	400 / each
	Mill Abrasion	(UPBN / BNSF)	250 / each
	Insoluble Residue in Carbonate Aggregates	(ASTM D3042)	200 / each
	Desorption of Lightweight Aggregates	(ASTM C1761)	300 / each
	Chloride in Aggregate	(ASTM C1524)	225 / each
	Crushing		150 / sample
	Blending, Sampling and Miscellaneous Testing		100 / hour

[4] "Rip Rap" Type sample add $15 to $25 depending on size.

Masonry and Dimensional Stone Laboratory Services	**Block and Segmental Retaining Wall Units**		
	Q-Block Test Series (Compressive, Dimensional, Absorption)	(ASTM C140)	330 / each
	Compressive Strength Tests (Set of 3)	(ASTM C140)	150 / set
	Dimension	(ASTM C140)	90 / set
	Density	(ASTM C140)	150 / set
	British Shrinkage (Set of 3)	(ASTM C426)	425 / set
	British Shrinkage - Additional Samples	(ASTM C426)	125 / each
	Fire Rating	(UL618)	225 / each
	Freeze/Thaw 100 Cycle	(ASTM C1262)	975 / each
	Freeze/Thaw 150 Cycle	(ASTM C1262)	1,425 / each
	Brick		
	Compressive Strength Tests (Set of 5)	(ASTM C67)	230 / set
	Coefficient of Saturation (Set of 5)	(ASTM C67)	190 / set
	Absorption Analysis (Set of 5)	(ASTM C67)	175 / set
	Initial Rate of Absorption (Set of 5)	(ASTM C67)	310 / set
	Efflorescence (Set of 5)	(ASTM C67)	150 / set
	Dimensional Analysis (Set of 5)	(ASTM C67)	100 / set
	Modulus of Rupture (Flexural Strength) (Set of 5)	(ASTM C67)	260 / set
	Freeze / Thaw, 50 cycle	(ASTM C67)	525 / each
	Adobe Brick Properties	(ASTM C67)	790 / each
	Mortar and Grout		
	Mortar Mix Properties (Includes 6 Cubes Per Mix)	(ASTM C780)	215 / mix
	Compressive Strength - Field Sampled Mortar (6 Cubes)	(ASTM C109)	150 / each
	Compressive Strength - Cored Grout (Includes Coring)	(ASTM C42) (ASTM C1019)	60 / each
	Compressive Strength Prisms		
	Hollow Prisms, Brick or Block	(ASTM C1314)	130 / each
	Grout Filled Prisms, Brick or Block	(ASTM C1314)	200 / each
	Dimensional Stone		
	Specific Gravity / Absorption	(ASTM C127) (AASHTO T85)	135 / each
	Compressive Strength	(ASTM C170)	500 / set
	Modulus of Rupture	(ASTM C99)	560 / set
	Freeze / Thaw	(ASTM D5312) (AASHTO T103)	900 / each
	Flexural Strength	(ASTM C880)	550 / set
	Saw Cutting		105 / hour
Steel Laboratory Services	Ultimate Tensile Strength (Including Post-Tension Strands)	(ASTM A370) (AASHTO T244)	160 / each
	Ultimate Tensile Strength & Percent Elongation	(ASTM A370) (AASHTO T244)	185 / each
	Ultimate Tensile Strength & Yield Tensile Strength	(ASTM A370) (AASHTO T244)	185 / each
	Ultimate Tensile Strength & Area Reduction	(ASTM A370) (AASHTO T244)	185 / each
	Torsional Strength Up to 1 million inch-pounds		Quote on Request
	Sample Preparation Fees May Apply		Hourly Rate

TOWN OF MEAD

Concrete Laboratory Services	Density / Absorption of Hardened Concrete	(ASTM C642)	140 / core
	Compressive Strength, Cylinders	(ASTM C39) (AASHTO T22)	
	Cylinders Cast by Others		40 / cyl
	Compressive Strength & Density, Core Samples	(ASTM C42) (AASHTO T24)	70 / each
	Flexural Strength, Beams	(ASTM C78, C293) (AASHTO T97, T177)	75 / each
	Splitting Tensile Test, Cylinders	(ASTM C496) (AASHTO T198)	72 / each
	Modulus of Elasticity Tests (Frame Method)	(ASTM C469)	475 / set
	Chloride Content, Chemical Analysis	(ASTM C1152)	110 / each
	Concrete Freeze / Thaw, 300 Cycles	(ASTM C666) (AASHTO T161)	2,200 / set
	Cracking Tendency of Concrete	(AASHTO T334)	2,000 / each
	Length Change of Hardened Concrete	(ASTM C157) (AASHTO T160)	350 / each
	Abrasion Resistance	(ASTM C779)	375 / each
	Chloride Ion Penetration / Rapid Chloride Permeability	(ASTM C1202) (AASHTO T277)	435 / each
	Surface Resistivity	(AASHTO T358)	325 / set
	Scaling Resistance	(ASTM C672)	1,250 / set
	Pulse Velocity	(ASTM C597)	180 / hour
	Blocking Assessment	(ASTM C1621)	60 / each
	Static Segregation	(ASTM C1610)	60 / each
	Height Change of Hardened Concrete	(ASTM C1090)	500 / each
	Shear Bond	(ASTM C882)	600 / each
	Direct Tension of Cores	(ASTM D2936)	350 / each
	Electrical Conductivity	(ASTM 1760)	400 / each
	Mixing Fee - Required for Some Tests		550 / each
Concrete Laboratory Trial-Mix Batches	3-Point Curve - Cylinders for Compressive Strength		2,400 / each
	3-Point Curve - Beams for Flexural Strength & Cylinders		2,550 / each
	CDOT Compressive Mix (Mix Only)		2,000 / each
	CDOT Flexural Mix (Mix Only)		2,100 / each
	Single Mix, Compressive Strength		1,500 / each
	Single Mix, Flexural Strength		1,600 / each
	Additional Compressive Strength Mixes		600 / each
	Additional Flexural Strength Mixes		700 / each
	Mini-Mixes		250 / each
	Time of Sets		Quote on Request
	Mix with Lightweight Aggregate (Additional Charge per Mix)		150 / add.
	Maturity Meter Calibration & Report (Does not include probes)		3,300 / each
	Maturity Meter Probes		Cost + 15%
	Kalman Mix		1,500 \ each
	Can Preperation		55 \ per can
	Roller Compacted Concrete Mix		Quote on Request

Cement Laboratory Services	Sulfate Expansion	(ASTM C452)	750 / each
	Compressive Strength Tests (6 Cubes / Mix)	(ASTM C109) (AASHTO T106)	250 / set
	Additional Cubes	(ASTM C109) (AASHTO T106)	45 / each
	Flexural Strength - 3 Beams	(ASTM C348)	147 / set
	Time of Set: Vicat	(ASTM C191) (AASHTO T131)	200 / each
	Standard Properties	(ASTM C150)	800 / each
	Density	(ASTM C188) (AASHTO T133)	100 / each
	Blaine Fineness	(ASTM C204) (AASHTO T153)	120 / each
	False Set - Paste Method	(ASTM C191, C266, C359, C451, C807)	100 / each
	Chemical Analysis	(ASTM C114) (AASHTO T105)	470 / each
	Autoclave Expansion	(ASTM C151) (AASHTO T107)	250 / each
	Sulfate Expansion	(ASTM C1012)	1,700 / each
	Air Content	(ASTM C185) (AASHTO T137)	175 / each
	Cement Content		830 / each
Pozzolan Laboratory Services	Blaine Fineness	(ASTM C204) (AASHTO T153)	375 / each
	Loss on Ignition, Moisture	(ASTM C311)	110 / each
	Air Content	(ASTM C185) (AASHTO T137)	175 / each
	Alkali Reactivity	(ASTM C441)	600 / each
	Standard Properties (Includes Tests Below)	(ASTM C618)	1,400 / set
	Fineness, No. 325 Sieve	(ASTM C430) (AASHTO T192)	120 / each
	Density	(ASTM C188) (ASTM C604) (AASHTO T133)	100 / each
	Chemical Analysis	(ASTM C114) (AASHTO T105)	470 / each
	Strength Activity Index	(ASTM C109) (AASHTO T106)	250 / each
	Drying-Shrinkage (Mortar Bar Method)	(ASTM C157) (AASHTO T160)	250 / each
	Autoclave Expansion	(ASTM C151) (AASHTO T107)	250 / each
	Available Alkali	(ASTM C311)	225 / each
Miscellaneous Services	Wood Moisture Content		105 / each
	Hydraulic Ram Calibration, Less than 200 Ton		550 / each
	Hydraulic Ram Calibration, 200 Ton & Higher		650 / each
	Hydraulic Ram Calibration, Same Day Turnaround		125 / add.
	Petrographic Analysis		Quote on Request
	Ground Penetrating Radar	(ASTM C457, C295, C856, C1324, C1723)	Quote on Request
	Report Review (Laboratory Test Results)		155 / each
	Report Review (Coring Results)		250 / each

Agenda Item Summary

Agenda Date:	**1/26/2026**
Subject:	**Resolution No. 07-R-2026 – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to the Agreement for Professional Services by and Between the Town of Mead and Dewberry Engineers Inc. for Project and Construction Management Services for State and Federally Funded Projects**
Presented by:	**Erika Rasmussen, Town Engineer / Public Works Director**

Summary:

In 2024, the Town of Mead (the "Town") entered into an Agreement for Professional Services (the "Agreement") with Dewberry Engineers Inc. (the "Contractor") for project and construction management services for state and federally funded projects, including the 3rd Street and Welker Avenue Intersection Project (the "Project"). The Agreement establishes a not-to-exceed amount for Project-related services ("Project Services") of $556,585.00. The Project Services were anticipated to be completed by September 2025, which was the target Project completion date.

The contractor selected by the Town to complete the Project (Jalisco) has not maintained the contractually agreed-upon Project schedule, and Project completion is now anticipated for Q2 of 2026.

Under the Agreement, the Contractor may also provide construction management services for other future public infrastructure projects pursuant to one or more task orders approved by the Town (the "Additional Services").

Town staff recommends entering into a First Amendment to the Agreement (the "First Amendment") to: (1) extend the term of the Agreement through December 31, 2026; and (2) increase the not-to-exceed compensation amount for Project Services by $249,210.00 to a total of $805,795.00 ($556,585.00 + $249,210.00).

The additional $249,210.00 for Project Services to be provided by the Contractor is detailed in Attachment 1, a copy of which is incorporated in the First Amendment. As detailed in Attachment 1, the $249,210.00 in additional Project Services is broken down into two main categories:

- Project Services provided in Q4 of 2025, in the amount of $105,090; and
- Project Services to be provided by the Contractor in 2026 (January through May) in the amount of $144,120.

The general scope of Project Services remains the same as under the original Agreement.

The First Amendment also establishes that any future task orders for Additional Services must be approved by the Board of Trustees by resolution and must specify the not-to-exceed

compensation amount for the specific project authorized by the task order.

Resolution No. 07-R-2026 (the "Resolution"): (a) approves the First Amendment; (b) authorizes the Town Attorney in cooperation with the Town Manager to make any non-material changes to the First Amendment that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the First Amendment on behalf of the Town when in final form.

Financial Considerations:

As stated above, the First Amendment will increase the total not-to-exceed compensation amount for Project Services by $249,210.00 to a total of $805,795.00, with $144,120.00 of this amount projected to be spent in calendar year 2026. Funds are available in the Transportation Fund for this purpose:

14-44-8503 – Transportation Fund – Capital Outlay - Welker/3rd Intersection $1,800,000.00

Original Agreement	$556,585.00
1st Amendment	***$249,210.00***
Project Services Revised Total	$805,795.00

Staff Recommendation / Actions Required:

A motion to approve the approve the January 26, 2026, consent agenda will approve the Resolution, approving the First Amendment. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution No. 07-R-2026, A Resolution of the Town of Mead, Colorado, Approving the First Amendment to the Agreement for Professional Services by and Between the Town of Mead and Dewberry Engineers Inc. for Project and Construction Management Services for State and Federally Funded Projects."

Attachments:

1. Resolution No. 07-R-2026 - 1st Amendment to Dewberry Agreement_final
2. Exhibit 1: Dewberry (Project and Construction Mgmt) - First Amendment

TOWN OF MEAD, COLORADO
RESOLUTION NO. 07-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE TOWN OF MEAD AND DEWBERRY ENGINEERS INC. FOR PROJECT AND CONSTRUCTION MANAGEMENT SERVICES FOR STATE AND FEDERALLY FUNDED PROJECTS

WHEREAS, the Town of Mead (the "Town") is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town previously entered into that certain Agreement for Professional Services with Dewberry Engineers Inc. ("Contractor") dated February 12, 2024, as previously extended for calendar year 2025 (the "Agreement"), by which the Contractor provides project and construction management services for state or federally funded projects for the Town; and

WHEREAS, pursuant to the Agreement, the Contractor provides project and construction management services related to the 3rd and Welker Intersection Improvement Project (the "Project Services") and may provide construction management services for other future public infrastructure projects pursuant to task orders (the "Additional Services"); and

WHEREAS, the Town desires to enter into a First Amendment to the Agreement (the "First Amendment") to: (1) extend the term of the Agreement to December 31, 2026; (2) establish a not-to-exceed compensation amount for Project Services completed during calendar years 2024 through 2026 of Eight Hundred Five Thousand Seven Hundred Ninety-Five Dollars and No Cents ($805,795.00); and (3) establish the method by which the Town may issue task orders for Additional Services; and

WHEREAS, more specifically, and as set forth in Attachment 1 to the First Amendment, compensation to be paid to Contractor for Project Services to be provided in calendar year 2026 is estimated at One Hundred Forty-Four Thousand One Hundred Twenty Dollars and No Cents ($144,120), which amount is included within the total not-to exceed amount of $805,795.00; and

WHEREAS, the Board of Trustees desires to approve the First Amendment in substantially the form attached to this Resolution as **Exhibit 1** and further desires to delegate authority to the Town Manager to execute the First Amendment on behalf of the Town when in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the First Amendment in substantially the same form as attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make any non-material changes, as may be necessary, to the First Amendment that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the First Amendment on behalf of

the Town when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

EXHIBIT 1

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES WITH DEWBERRY ENGINEERS INC. FOR PROJECT AND CONSTRUCTION MANAGEMENT SERVICES FOR STATE AND FEDERALLY FUNDED PROJECTS

TOWN OF MEAD
FIRST AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES

Project/Services Name: **Project and Construction Management Services for State and Federally Funded Projects**

THIS FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES ("First Amendment") amends the Agreement for Professional Services entered into by and between **Dewberry Engineers Inc.,** a New York corporation with offices at 8401 Arlington Boulevard, Suite 1, Fairfax, VA 22031 and local Colorado offices at 990 South Broadway, Suite 400, Denver, CO 80209-4275 ("Contractor"), and the **Town of Mead,** a municipal corporation of the State of Colorado (the "Town"), collectively referred to herein as the "Parties."

RECITALS AND REPRESENTATIONS

WHEREAS, the Parties entered into an Agreement for Professional Services dated February 12, 2024, as previously extended for calendar year 2025 (the "Agreement"), pursuant to which the Contractor provides project and construction management services for state or federally funded projects to the Town; and

WHEREAS, the Agreement sets forth the terms and conditions by which the Contractor provides project and construction management services related to the 3rd and Welker Intersection Improvement Project (the "Project Services") and by which the Contractor may provide construction management services for other future public infrastructure projects pursuant to task orders (the "Additional Services"); and

WHEREAS, Section II.A. of the Agreement contemplates that the term of the Agreement may be extended by written agreement of the Parties; and

WHEREAS, the Town desires to extend the Agreement for calendar year 2026, such that the term thereof shall expire December 31, 2026; and

WHEREAS, the Parties desire to clarify the total not-to-exceed amount for the Project Services completed during calendar years 2024 through 2026; and

WHEREAS, the Parties further desire to establish the method by which the Town may issue task orders for Additional Services in this First Amendment.

NOW, THEREFORE, the Parties agree as follows:

1.0 EXTENSION OF TERM. The Agreement shall be extended to terminate on December 31, 2026, unless further extended or terminated in accordance with its terms.

2.0 2026 FEES AND CHARGES. For 2026, fees shall be the same as set forth in Attachment 1 attached hereto. Attachment 1 shall supersede and replace **Exhibit B** of the Agreement. Contractor agrees to provide the Town Representative with updated certificates of insurance (as required by Section VII.A. of the Agreement) within thirty (30) days of the date of mutual execution of this First Amendment.

3.0 SECTION I.C. OF THE AGREEMENT AMENDED. Section I.C. of the Agreement shall be amended to read in its entirety as follows:

C. Task Orders for Additional Services. The Contractor shall provide any Additional Services (as that term is defined above) pursuant to one or more task orders, the form of which is attached hereto as **Exhibit C**, that set forth the scope of work and the not-to-exceed compensation amount for the specific project to be performed as part of any Additional Services. The Parties acknowledge and agree that no task orders shall be required for the Project Services. The Contractor shall provide no Additional Services except pursuant to task orders completed and executed by the Parties in accordance with this Agreement. All Additional Services provided pursuant to task orders issued hereunder shall be in compliance with the terms and conditions of this Agreement. No task order(s) shall be approved or executed by the Town Representative unless and until the Board of Trustees has considered and approved a Resolution: (1) approving the specific task order(s) for Additional Services; (2) establishing the not-to-exceed compensation amount(s) for the project(s) described in the task order(s); and (3) delegating authority to the Town Representative (Town Manager) to finalize and execute the task order(s) on behalf of the Town. Once any task order(s) have been approved by the Town in accordance with the requirements of this Agreement, any Contractor obligations pertaining to the "Services" in this Agreement shall include the Additional Services approved pursuant to task order(s), as the context may require.

4.0 SECTION II.A. OF AGREEMENT AMENDED. Section II.A. of the Agreement shall be amended to read in its entirety as follows:

A. Term. This Agreement shall commence on the date of mutual execution of the Parties ("Effective Date") and shall continue until **December 31, 2026** or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to extend the term of this Agreement, subject to annual appropriation.

5.0 NOT-TO-EXCEED AMOUNT AMENDED. The first paragraph of Section IV.A. of the Agreement shall be amended to read in its entirety as follows:

A. Not-to-Exceed Amount. Following execution of this Agreement by the Parties, the Contractor shall be authorized to and shall commence performance of the Project Services as described in **Exhibit A**, subject to the requirements and limitations on compensation as provided by this Section IV and its subsections. Compensation to be paid hereunder for calendar years 2024 through 2026 shall not exceed **Eight Hundred Five Thousand Seven Hundred Ninety-Five Dollars and No Cents ($805,795.00)** ("Not-to-Exceed Amount") unless a different amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. Notwithstanding the amount specified in this Section, Contractor shall be paid only for work performed. Contractor shall not be paid until tasks identified in the Project Services are performed to the satisfaction of the Town. As set forth in Section I.C. above, the Contractor shall provide no Additional Services except pursuant to one or more task orders completed and executed by the Parties. There shall be no specified annual not-to-exceed amount for the Additional Services. Each task order issued pursuant to Section I.C. of this Agreement shall establish the not-to-exceed compensation amount for the specific Additional Services authorized by the task order. In consideration for the completion of the Project Services by Contractor, the Town shall pay Contractor as follows:

6.0 NO FURTHER AMENDMENTS. No other terms or conditions of the Agreement are amended hereby.

7.0 EFFECTIVE DATE. This First Amendment shall be effective as of the date of mutual execution by the Parties.

8.0 COUNTERPARTS; ELECTRONIC SIGNATURE; AUTHORITY. The Parties agree that this First Amendment may be executed in multiple counterparts which, when signed by all Parties, shall constitute a binding agreement. The Parties further agree that this First Amendment may be executed by electronic signature, and that electronic signature shall be binding upon the Party providing such signature as if it were the Party's original signature.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGES TO FOLLOW

[*Town signature page to First Amendment*]

TOWN OF MEAD, COLORADO

By: _____
Helen Migchelbrink, Town Manager

Date of execution: _____, 2026

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

REVIEWED BY (*Excluding Exhibits)*:

_____
Marcus McAskin, Town Attorney

[*Contractor signature page to First Amendment*]

CONTRACTOR:
Dewberry Engineers Inc., a New York corporation

By: _____

Name: _____

Title: _____

Date of execution: _____, 2026

Attachment 1
COMPENSATION

[*See attached Contractor Proposal dated December 2, 2025*]

Dewberry

Dewberry Engineers Inc.
990 South Broadway, Suite 400
Denver, CO 80209

303.825.1802
303.825.2322 fax
www.dewberry.com

RETURN TO: Justin Schaller
Dewberry
990 South Broadway
Denver, CO 80209
303.951.0634 phone

CLIENT: Ms. Erika Rasmussen, P.E.
Town Engineer/Public Works Director
Town of Mead
441 3rd Street
Mead CO 80542

PROJECT INFORMATION

Name: 3rd & Welker Intersection Improvement Project
Dewberry Job #: 50171452
Work Order (PO) #: 2023-009

Dewberry PM: Justin Schaller
Date: December 02, 2025

A. CO Summary, Method of Payment, and Contract Amount

This proposal is to increase Dewberry's fee for Project and Construction Management Services on the 3rd & Welker Intersection Improvement Project. The estimated budget increase of $249,210 results in a revised contract value of $805,795. The work will be performed in accordance with the terms within the Professional Service Agreement. The CM services Fee Worksheet (Exhibit A) and the 2024-2025 Hourly Rate Schedule (HRS) is attached for reference and for use where applicable on hourly tasks. Invoicing will be based upon the CM Fee Worksheet for the associated month. The prevailing HRS, which is typically updated each June, will be assessed for escalation that may be applied based on the most current CPIs or COLAs.

Dewberry's fee for CM services was exhausted in September 2025 for the 3rd & Welker Intersection Improvement Project. The construction contractor was unable to maintain their schedule and the construction completion is now anticipated for Q2 of 2026. The Town approved using the allocated CM services budget for the project closeout phase to continue services. Dewberry will continue to provide CM services through the construction project completion and closeout. This change order incorporates the level of effort and duration needed for the completion of the 3rd & Welker Intersection Project.

Change Order Summary

CO	CO Name	CM Services	Sub Consultants	CO Total
CO1	Construction Schedule Delay – Additional CM Services	$249,210	$0.00	$249,210

Contract Modification Summary

Task	Task Name	Total Cost
1.1	Remaining 2025 CM (October through December)	$105,090
1.2	2026 CM Services (January through May)	$144,120
	CO1 TOTAL	**$249,210**
	Original Contract Amount	$556,585
	Revised Contract Amount	**$805,795**

B. Description of Services

Services to be performed are as follows:

CO 01 – Dewberry will continue our CM services as outlined in our PSA and attached as Exhibit B Scope of Services

Authorized Signatures

DEWBERRY

_____ **Date:** _____

Justin Schaller

CLIENT – TOWN OF MEAD

_____ **Date:** _____

Authorized Representative

Town of Mead 3rd & Welker CO #01

CM Services Fee Development Worksheet

December 2, 2025

Task	Task Description	Assumptions & Notes	Total Cost	Dewberry			Estimated Labor Hours				
				Other Direct Costs	Labor Subtotal w/ Escalation to Mid-Point	Labor Cost Subtotal	Total Hours	CM Team			
								Schaller	Latour	Murphy	Hensley
								CP5	CP5	CP2	Admin Pro 3
					100%			$ 230	$ 230	$ 160	$ 125
Task 1	**Construction Management**	**Total Duration - October 2025 to May 2026**									
1.1	Remaining 2025 - October thru December	$35,000/mo (October thru December)	$ 105,090	$ -	$ 105,090	$ 105,090	603	100	23	480	0
1.2	Construction Management 2026	Remaining scope, subcontract management, CDOT LA completion - 17 Weeks Punchlist Walk, Record Drawings, LA closeout paperwork, project closeout, warranty work	$ 144,120	$ -	$ 144,120	$ 144,120	759	305	24	420	10
	Subtotal - Task 1 - Construction Management		**$ 249,210**	**$ -**	**$ 249,210**	**$ 249,210**	**1,362**	**405**	**47**	**900**	**10**
	Total for All Tasks		**$ 249,210**	**$ -**	**$ 249,210**	**$ 249,210**	**1,362**	**405**	**47**	**900**	**10**

STANDARD HOURLY BILLING RATE SCHEDULE

DEWBERRY	HOURLY RATES
Professional	
Principal	$375.00
Architect I,II,III	$115.00, $135.00, $155.00
Architect IV,V,VI	$175.00, $195.00, $220.00
Architect VII,VIII,IX	$245.00, $270.00, $295.00
Interior Designer I,II,III,IV	$105.00, $130.00, $145.00, $175.00
Interior Designer V, VI, VII	$195.00, $215.00, $255.00
Engineer I,II,III	$125.00, $140.00, $160.00
Engineer IV,V,VI	$185.00, $210.00, $240.00
Engineer VII,VIII,IX	$270.00, $300.00, $335.00
Geographer/GIS I,II,III	$100.00, $110.00, $130.00
Geographer/GIS IV,V,VI	$150.00, $175.00, $205.00
Geographer/GIS VII,VIII,IX	$235.00, $265.00, $300.00
Professional I,II,III	$110.00, $135.00, $160.00
Professional IV,V,VI	$175.00, $195.00, $220.00
Professional VII,VIII,IX	$255.00, $275.00, $310.00
Technical	
Designer I,II,III	$110.00, $140.00, $170.00
Designer IV,V,VI	$190.00, $210.00, $245.00
CADD Technician I,II,III,IV,V	$90.00, $110.00, $130.00, $145.00, $190.00
Surveyor I,II,III	$70.00, $85.00, $110.00
Surveyor IV,V,VI	$130.00, $145.00, $160.00
Surveyor VII,VIII,IX	$180.00, $210.00, $255.00
Technical I,II,III	$90.00, $115.00, $135.00
Technical IV,V,VI	$150.00, $165.00, $185.00
Emergency Management	
Emergency Management I, II, III	$90.00, $120.00, $155.00
Emergency Management IV, V, VI	$185.00, $225.00, $280.00
Construction	
Construction Professional I,II,III	$125.00, $160.00, $190.00
Construction Professional IV,V,VI,VII	$225.00, $255.00, $305.00, $340.00
Inspector I,II,III	$90.00, $110.00, $150.00
Inspector IV,V,VI,VII	$180.00, $205.00, $230.00, $265.00
Survey Field Crews	
Fully Equipped 1, 2, 3 Person Crews	$160.00, $200.00, $270.00
With Laser Scanner 1, 2 Person	$210.00, $250.00
Administration	
Admin Professional I,II,III,IV	$72.00, $105.00, $125.00, $155.00
Non-Labor Direct Costs	Cost + 15%

COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Agenda Item Summary

Agenda Date:	**1/26/2026**
Subject:	**Resolution No. 08-R-2026 – A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and Burnt Mountain Services LLC. for Calendar Year 2026**
Presented by:	**Erika Rasmussen, Town Engineer / Public Works Director**

Summary:

In March of 2023, the Town published a bid for concrete removal and replacement services as part of the annual street maintenance program. Seven bids were received, and the contract was awarded to Burnt Mountain Services LLC. ("Burnt Mountain"). The Town and Burnt Mountain entered into that certain Construction Agreement dated May 9, 2023 (the "2023 Agreement"). In Section 3.00 of the 2023 Agreement, the Town reserved the right to enter into additional construction agreements for work to be performed by Burnt Mountain in each of calendar years 2024, 2025, 2026 and 2027.

The Town and Burnt Mountain now wish to enter into that certain Construction Agreement – 2026 Extension Agreement (the "2026 Extension Agreement") to extend the 2023 Agreement for calendar year 2026 and establish a not-to-exceed amount of $535,376.38 for work to be performed by Burnt Mountain in 2026. The 2026 Extension Agreement incorporates new/updated pricing that Burnt Mountain provided to the Town, together with supporting documentation, as required by Section 5.00(c) of the 2023 Agreement. Additionally, the Town intends to use Burnt Mountain to complete the remaining concrete on the 3rd and Welker Project as the current contractor, Jalisco International, Inc., is underperforming and causing delays. Burnt Mountain will perform the remaining concrete construction for the 3rd and Welker Project for a not-to-exceed amount of $401,377.00 and the annual renewal work for a not-to-exceed amount of $133,999.38.

This annual renewal work consists of removal and replacement of concrete curbs, gutters, sidewalks, drainage pans, inlets, pavement, ADA ramps, temporary asphalt patching and associated traffic and erosion control within separate Town rights-of-way or on Town property. Burnt Mountain has performed these services satisfactorily to date and is familiar with the Town standards and specifications.

Resolution 08-R-2026 (the "Resolution"): (a) approves the 2026 Extension Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension Agreement as may be necessary that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the 2026 Extension Agreement when in final form.

Financial Considerations:

As stated above, the not-to-exceed amount for the 2026 Extension Agreement is $535,376.38. Work to be completed for the 3rd and Welker Intersection Project will not exceed $401,377.00 and annual renewal work will not exceed $133,999.38. The approved 2026 annual budget

provides $200,000.00 in the Street Improvement Fund for the renewal work and $1,200,000.00 in the Capital Outlay Fund for work related to the 3rd & Welker Intersection Project.

04-44-6802 Repairs and Maintenance – Streets $200,000.00

14-44-8503 Capital Outlay 3rd/ Welker Int $1,200,000.00

Staff Recommendation / Actions Required:

A motion to approve the January 26, 2026, consent agenda will adopt the Resolution, approving the 2026 Extension Agreement and authorizing the Mayor to execute the same. If this item is pulled off the consent agenda for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to adopt Resolution No. 08-R-2026, A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and Burnt Mountain Services LLC. for Calendar Year 2026.”

Attachments:

1. Resolution No. 08-R-2026 - Approve Burnt Mtn Extension Agreement
2. Exhibit 1: Construction Agreement - Burnt Mountain Services LLC
3. Concrete Engineers Estimate
4. Burnt Mountain - Proposed line item prices revised 1-8-26

TOWN OF MEAD, COLORADO
RESOLUTION NO. 08-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A CONTRACT EXTENSION AGREEMENT BETWEEN THE TOWN OF MEAD AND BURNT MOUNTAIN SERVICES LLC. FOR CALENDAR YEAR 2026

WHEREAS, the Town of Mead is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town and Burnt Mountain Services LLC., a Colorado limited liability company ("Contractor"), previously entered into that certain Construction Agreement dated May 9, 2023 (the "2023 Agreement") for removal, repair, and replacement of miscellaneous sections of concrete on Town streets and properties; and

WHEREAS, the Town reserved the right, as set forth in Section 3.00 of the 2023 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2024, 2025, 2026 and 2027; and

WHEREAS, the Town and Contractor wish to enter into a Construction Agreement – 2026 Extension Agreement ("2026 Extension Agreement") to extend the term of the 2023 Agreement for the 2026 calendar year and to establish a not-to-exceed amount of Five Hundred Thirty-Five Thousand Three Hundred Seventy-Six Dollars and Thirty-Eight Cents ($535,376.38) for work to be completed by Contractor for the Town in calendar year 2026; and

WHEREAS, the Board of Trustees desires to approve the 2026 Extension Agreement with Contractor in substantially the form attached to this Resolution as **Exhibit 1**; and

WHEREAS, the Board of Trustees further desires to delegate authority to the Mayor to execute the 2026 Extension Agreement on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the 2026 Extension Agreement in substantially the same form as is attached hereto as **Exhibit 1** and incorporated herein; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2026 Extension Agreement as may be necessary that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the 2026 Extension Agreement when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

Exhibit 1

Construction Agreement – 2026 Extension Agreement Between the Town of Mead and Burnt Mountain Services LLC.

SECTION 00501
TOWN OF MEAD, COLORADO
CONSTRUCTION AGREEMENT
Project Number: IFB 2023-001, Concrete Repair and Replacement ("Project")

[2026 Extension Agreement]

This CONSTRUCTION AGREEMENT – 2026 Extension Agreement ("Agreement") is made and entered into by and between the **TOWN OF MEAD**, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the "**Town**" or "**Owner**"), and **BURNT MOUNTAIN SERVICES LLC.**, a Colorado limited liability company, whose principal office address is 2517 1st Ave, Greeley, CO 80631 (the "**Contractor**").

RECITALS

WHEREAS, the Town desires to obtain all necessary components to complete the scope of work for the Project; and

WHEREAS, the Town previously entered into that certain Construction Agreement with Contractor dated May 9, 2023 (the "2023 Agreement"); and

WHEREAS, the Town reserved the right, as set forth in Section 3.00 of the 2023 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2024, 2025, 2026 and 2027 (each, an "Extension Agreement"), conditioned on each Extension Agreement being subject to substantially the same terms and conditions contained in the 2023 Agreement and the renewal prices being determined in accordance with Section 5.00(c) of the 2023 Agreement; and

NOW, THEREFORE, for the consideration herein expressed, it is agreed as follows by and between the Town and the Contractor that the Contractor shall perform the following:

THE PARTIES AGREE AS FOLLOWS:

1.00 SCOPE OF WORK: The Contractor will furnish all tools, equipment, machinery, materials, supplies, superintendence, insurance, transportation, other construction accessories, and services specified or required to be incorporated in and form a permanent part of the construction and completion of the work proposed to be done under this Agreement ("Work" or "Scope of Work"). In addition, the Contractor shall provide and perform all necessary labor in a first-class and workmanlike manner and in accordance with the conditions and prices stated in the Bid Proposal and the requirements, stipulations, provisions, and conditions of the Contract Documents. The Contractor shall further perform, execute, construct, and complete all things mentioned to be done by the Contractor and all work covered by the Owner's official award of this contract to the Contractor, such award being based on the acceptance by the Owner of the Contractor's bid, or part thereof.

2.00 THE CONTRACT DOCUMENTS: This Agreement incorporates all the Contract Documents, which together represent the entire and integrated agreement between the parties hereto and supersede prior negotiations, written or oral representations, and agreements. The Contract Documents consist of this Construction Agreement, which Agreement also incorporates by this reference all of the

instruments set forth in the Contract Documents as fully as if they were set forth in this Agreement in full. The Contract Documents consist of, without limitation, the following documents:

1. Invitation for Bid or Request for Proposals and Instructions to Bidders
2. Contractor's Bid Form (with Unit Pricing as indicated, and revised Unit Pricing), which is **Exhibit A** to this Agreement
3. This Construction Agreement and any addendums, exhibits or attachments to this Agreement
4. The 2023 Agreement and any addendums, exhibits or attachments to the 2023 Agreement
5. Performance, Payment and Warranty Bond
6. Bid Proposal
7. Notice of Award
8. Notice to Proceed

9. Bid Bond (Minimum 10% equivalent of the Bid Proposal price or as otherwise set forth in the Bid Bond form provided as part of the Bid Pack)
10. General Conditions
11. The following documents if the box is checked:

☒ Special Provisions
☒ Design Documents, including all Drawings and Plans
☒ Project Specifications
☒ Addendums to Specifications and Standards
☒ The following manual of construction design standards and specifications:

- Town of Mead "Design Standards and Construction Specifications"
- Colorado Department of Transportation "Standard Specifications for Road and Bridge Construction"

☐ Change Orders, Field Orders or other similar revisions properly authorized after the execution of this Agreement
☐ Others:

_____

3.00 TIME AND COMMENCEMENT OF COMPLETION; RENEWAL OPTION: This Agreement shall commence as of the date the Agreement is fully executed by both parties and shall continue through December 31, 2026, or until the Scope of Work is completed. Consistent with the IFB and the terms of the 2023 Agreement, the Town reserves the right to enter into additional construction agreements for work to be performed additionally in 2027 ("Extension Agreement"). Any Extension Agreement shall be subject to substantially the same terms and conditions contained herein and at the renewal prices indicated in Section 5.00(c) of this Agreement below. Exercise of any renewal option shall be at the Town's sole discretion and shall be conditioned, at a minimum, on the Contractor's satisfactory performance of the terms and conditions of this Agreement, the appropriation of funds by the Town for any Extension Agreement, and approval by the Town's Board of Trustees (if necessary). The Town, if it desires to exercise its renewal option for 2027, will provide written notice to the Contractor no later than sixty (60) days prior to the date on which the Town desires to obtain final proposed pricing for the Extension Agreement.

4.00 LIQUIDATED DAMAGES: All time limits stated in this Agreement and the Contract Documents are of the essence of the Agreement. The Town and Contractor recognize the completion of the work as shown in the contractual time frame, or as extended, is important to the ongoing operations of the Town and its citizens. They also recognize that delays include expenses to the Town for extended

manpower commitments, outside consultant commitments, and potentially other legal fees to extend the project beyond the expected time period.

☒If this box is checked, in lieu of requiring any such proof and backup for such expenses, Contractor agrees that liquidated damages (not penalties) may be assessed by the Owner in the sum of **$1,500.00 per day** for each day after the contract time frame expires.

☐ If this box is checked, in addition to or in lieu of the daily damages (if checked above), Contractor agrees that lump sum liquidated damages (not penalties) may be assessed by the Town in *a lump sum payment of* ***$_____.00*** *if the work is not completed by _____, 20__.*

5.00 CONTRACT SUM AND PAYMENT: The Owner shall pay to the Contractor for performance of the Work encompassed by this Agreement, and the Contractor will accept as full compensation therefore the sum of ***FIVE HUNDRED THIRTY-FIVE THOUSAND THREE HUNDRED SEVENTY-SIX DOLLARS AND THIRTY-EIGHT CENTS*** **($535,376.38)** subject to adjustment as provided by the Contract Documents ("Contract Price"). The Town has appropriated sufficient funds for completion of this Work.

a. Monthly, partial, progress payments shall be made by the Town to the Contractor for the percentage of the Work completed, subject to inspection by Town staff to verify percentage of completion. The Town alone shall determine when work has been completed and progress payments shall not constitute a waiver of the right of the Town to require the fulfillment of all terms of this Agreement and the delivery of all improvements embraced in this Agreement in a complete and satisfactory manner to the Town in all details. The Town, before making any payment, may require the Contractor to furnish releases or receipts from any or all persons performing work under this Agreement and/or supplying material or services to the Contractor, or any subcontractor if this is deemed necessary to protect the Town's interest. The Town, however, may in its discretion make payment in part or full to the Contractor without requiring the furnishing of such releases or receipts.

b. By the 30th day of each month, Contractor shall submit to the Town for review and approval, an application for payment fully completed and signed by Contractor covering the work completed through the last day of the prior month and accompanied by such supporting documentation as is required by these Contract Documents, including without limitation, time sheets, invoices, receipts, bills of lading, and all other documents the Town may require. Materials on hand but not complete in place may or may not be included for payment at the discretion of the Town. Each subsequent application for payment shall include an affidavit of Contractor providing that all previous progress payments received on account of the work have been applied to discharge in full all of Contractor's obligations reflected in prior applications for payment. Notwithstanding the progress payments, it is the intent and purpose of the Town to withhold at least five percent (5%) of payments to Contractor for any contract exceeding One Hundred Fifty Thousand Dollars ($150,000.00) in accordance with Article 91, Title 24, C.R.S.

c. Extension Agreement pricing: The Contractor may propose price increases to be applicable for any Extension Agreement term by written notice to the Town. Price increases are to be on a pass-through basis only and must not produce a higher profit margin for Contractor

than that established by this Agreement. Requests must include supporting documentation such as price increases at the manufacturer's level and/or other documentation of cost increases. Consideration of price increases will be at the sole discretion of the Town. If a price increase is approved in part or in full, the resulting new pricing will be implemented through approval of an Extension Agreement. The Town may approve an increase in unit prices on Contractor's pricing pages consistent with the amount requested in the Contractor's written justification in the amount not to exceed the increase in the Colorado Construction Cost (CCI) Index, Colorado area, published by the Colorado Department of Transportation during the proceeding one year term. Nothing in this Agreement shall obligate the Town to approve any Extension Agreement. Exercise of any renewal option shall be at the Town's sole discretion, consistent with Section 3.00 above.

6.00 ACCEPTANCE AND FINAL PAYMENT: Final payment may be requested by the Contractor upon completion and acceptance, by the Town, of all work as set forth in the Contract Documents. The total amount of final payment shall consist of the Contract Price, as adjusted in accordance with approved change orders, if applicable, less all previous payments to the Contractor. If the contract price exceeds one hundred fifty thousand dollars ($150,000), the Town may make the final payment to the Contractor only after the Town has published notice of such final payment in accordance with C.R.S. § 24-91-103.

7.00 ADDITIONAL WORK: Should work beyond that described in the Contract Documents be required, it will be paid for as extra work at a cost to be agreed upon in separate written agreement by the Town and the Contractor prior to commencement of the additional work. Such additional agreements shall be executed and approved by all persons required by Town purchasing ordinances or policies. Unless specifically excluded, such written agreements shall be considered part of the Contract Documents.

8.00 CONTRACTOR'S REPRESENTATIONS: In order to induce the Town to enter into this Agreement, the Contractor makes the following representations:

a. The Contractor has familiarized itself with the nature and the extent of the Contract Documents, Scope of Work, the locality, all physical characteristics of the area of the work within the Scope of Work, including without limitation, improvements, soil conditions, drainage, topography, and all other features of the terrain, and with the local conditions and federal, state, and local laws, ordinances, rules, and regulations that in any manner may affect cost, progress, or performance of the work, or apply in any manner whatsoever to the work.

b. Contractor has carefully considered all physical conditions at the site and existing facilities affecting cost, progress, or performance of the work.

c. Contractor has given the Town written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and such documents are acceptable to the Contractor.

d. Contractor shall not extend the credit or faith of the Owner to any other persons or organizations.

9.00 INSURANCE: Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all obligations assumed by the Contractor pursuant to this Agreement. Contractor shall not commence work under this Agreement until it has obtained all said insurance required by the Contract Documents and such insurance has been approved by the Town. The Contractor shall not allow any subcontractor to commence work on this project until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must continuously maintain the insurance coverage required in this section, with the minimum insurance coverage listed below:

a. Worker's Compensation in accordance with the Worker's Compensation Act of the State of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract.

b. Comprehensive General liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000) per each occurrence, AND TWO MILLION DOLLARS ($2,000,000) aggregate, plus an additional amount sufficient to pay related attorneys' fees and defense costs. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

c. Comprehensive Automobile Liability insurance with minimum limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) per each occurrence, plus an additional amount sufficient to pay related attorneys' fees and defense costs, with respect to each of the Contractor's owned, hired or non owned vehicles assigned to or used in performance of this contract.

d. Builder's Risk insurance with minimum limits of not less than the insurable value of the work to be performed under this contract at completion less the value of the materials and equipment insured under installation floater insurance. The policy shall be written in completed value form and shall protect the Contractor and the Town against risks of damage to buildings, structures, and materials and equipment not otherwise covered under Installation Floater insurance, from the perils of fire and lightning, the perils included in the standard coverage endorsement, and the perils of vandalism and malicious mischief. Equipment such as pumps, engine-generators, compressors, motors, switch-gear, transformers, panel-boards, control equipment, and other similar equipment shall be insured under Installation Floater insurance when the aggregate value of the equipment exceeds $10,000. The policy shall provide for losses to be payable to the Contractor and the Town as their interests may appear. The policy shall contain a provision that in the event of payment for any loss under the coverage provided, the insurance company shall have no rights of recovery against the Contractor or the Town.

e. ☐ If this box is checked, Professional Liability/Errors and Omission in an amount not less than _____ MILLION DOLLARS ($__,000,000).

Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be

subject to review and approval by the Town. The policies required above shall be endorsed to include the Town and the Town's officers and employees as additional insureds. Every policy required above shall be primary insurance and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any self-insurance pool of the Town, shall be excess and not contributory insurance to that provided by the Contractor. Contractor shall be solely responsible for paying any and all deductibles.

Each certificate of insurance shall identify this Agreement or the project set forth in the Scope of Work and shall provide that the coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate of insurance addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

10.00 BONDS: Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Town, but in any event at least equal to the Contract Price, as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents, including but not limited to the guaranty period. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in the forms prescribed by the Contract Documents and be executed by such sureties as (i) are licensed to conduct business in the State of Colorado and (ii) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570, amended, by the Audit Staff, Bureau of Account, U.S. Treasury Department. All bonds signed by an agent must be accompanied by a certified copy of the authority to act. If the surety on any bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in Colorado is terminated, or it ceases to meet the requirements of clauses (i) and (ii) of this section, Contractor shall, within five (5) days thereafter, substitute another bond and surety, both of which shall be acceptable to the Town.

11.00 NO WAIVER OF GOVERNMENTAL IMMUNITY: The parties hereto understand and agree that the parties are relying on, and do not waive or intend to waive by any provision of this Agreement or the remainder of the Contract Documents, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the parties, their officers, agents or their employees.

12.00 INDEMNIFICATION: The Contractor agrees, to the fullest extent permitted by law, to indemnify, defend and hold the Town, its agencies, employees, officials and agents ("Indemnitees") harmless from any and all claims, settlements, judgments, damages and costs, including reasonable attorney fees, of every kind and nature made, to include all costs associated with the investigation and defense of any claim, rendered or incurred by or on behalf of the Indemnitees, that may arise, occur, or grow out of any errors, omissions, or negligent acts, done by the Contractor, its employees, subcontractors or any independent consultants working under the direction of either the Contractor or any subcontractor in the performance of this Contract; provided, however, that Contractor's obligations and liability hereunder shall not exceed the amount represented by the degree or percentage of negligence or fault attributable to the Contractor or any officer, employee, representative, agent, subcontractor, or other person acting under Contractor's direction or control, as determined pursuant to C.R.S. § 13-50.5-102(8)(c).

13.00 TERMINATION FOR CONVENIENCE: This Agreement and the performance of the Scope of Work hereunder may be terminated at any time in whole, or from time to time in part, by the Town for its convenience. Any such termination shall be effected by delivery to the Contractor of a written notice ("**Notice of Termination**") specifying the extent to which performance of the Scope of Work is terminated

and the date upon which termination becomes effective. If the Agreement is terminated, the Contractor shall be paid on a pro-rated basis of work status satisfactorily completed, under the detailed Scope of Work. The portion of the Scope of Work satisfactorily completed but not yet accepted by the Town shall be determined by the Town.

14.00 EVENTS OF AND TERMINATION FOR DEFAULT:

(1) The Town may serve written notice upon the Contractor of its intention to terminate this Agreement in the presence of one of the following events of default:

a. Contractor fails to initiate the Scope of Work at the agreed upon time;

b. The Contractor unnecessarily or unreasonably delays the performance of the Scope of Work;

c. The Contractor does not complete the Scope of Work within the time specified or within the time to which completion of the Scope of Work has been extended;

d. Contractor fails to make prompt payments for labor, materials or to subcontractors;

e. Contractor willfully violates this Agreement or disregards laws, ordinances or instructions of the Town;

f. Contractor abandons performance of the Scope of Work;

g. The Contractor assigns, transfers or sublets this Agreement or any part thereof without Town approval;

h. Contractor becomes insolvent or adjudged bankrupt; or

i. Contractor refuses to remove materials or perform any work within the Scope of Work that has been rejected as defective or unsuitable.

(2) Such written notice shall contain the reasons for the intention to terminate this Agreement and provide a five (5) business day period during which the Contractor may cure the event of default. A failure to timely cure the event of default shall authorize the Town to immediately terminate this Agreement and take whatever steps it deems necessary to complete the Scope of Work, if so desired by the Town in its sole discretion. The costs and charges incurred by the Town, together with the costs of completion of the Scope of Work shall be deducted from any monies owed to Contractor. If the expense incurred by the Town is greater than the sums payable under this Agreement, the Contractor shall pay the Town, within sixty (60) days of demand therefor the amount of such excess cost suffered by the Town.

15.00 LIABILITY FOR EMPLOYMENT-RELATED RIGHTS AND COMPENSATION: The Contractor will comply with all laws, regulations, municipal codes, and ordinances and other requirements and standards applicable to the Contractor's employees, including, without limitation, federal and state laws governing wages and overtime, equal employment, safety and health, employees' citizenship, withholdings, reports and record keeping. Accordingly, the Town shall not be called upon to assume any liability for or direct payment of any salaries, wages, contribution to pension funds, insurance premiums or payments, workers' compensation benefits or any other amenities of employment to any of the Contractor's employees or any other liabilities whatsoever, unless otherwise specifically provided herein.

The Town will not include the Contractor as an insured under any policy the Town has for itself. The Town shall not be obligated to secure nor provide any insurance coverage or employment benefits of any kind or type to or for the Contractor or the Contractor's employees, sub-consultants, subcontractors, agents, or representatives, including but not limited to coverage or benefits related to: local, state, or federal income or other tax contributions, FICA, workers' compensation, unemployment compensation, medical insurance, life insurance, paid vacations, paid holidays, pension or retirement account contributions, profit sharing, professional liability insurance, or errors and omissions insurance. The following disclosure is provided in accordance with Colorado law:

CONTRACTOR ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS CONTRACTOR OR SOME ENTITY OTHER THAN THE TOWN PROVIDES SUCH BENEFITS. CONTRACTOR FURTHER ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO WORKERS' COMPENSATION BENEFITS. CONTRACTOR ALSO ACKNOWLEDGES THAT IT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONEYS EARNED OR PAID PURSUANT TO THIS AGREEMENT.

To the maximum extent permitted by law, the Contractor waives all claims against the Town for any Employee Benefits; the Contractor will defend the Town from any claim and will indemnify the Town against any liability for any Employee Benefits for the Contractor imposed on the Town; and the Contractor will reimburse the Town for any award, judgment, or fine against the Town based on the position the Contractor was ever the Town's employee, and all attorneys' fees and costs the Town reasonably incurs defending itself against any such liability.

16.00 GOVERNING LAW AND VENUE: Venue for any and all legal matters regarding or arising out of the transactions covered herein shall be solely in the District Court in and for Weld County, State of Colorado. This transaction shall be governed by the laws of the State of Colorado.

17.00 ASSIGNMENT: The Contractor shall not assign any of his rights or obligations under this Agreement without the prior written consent of the Town. Upon any assignment, even though consented to by the Owner, the Contractor shall remain liable for the performance of the work under this agreement.

18.00 LAWFUL PERFORMANCE: It is further agreed that no party to this Agreement will perform contrary to any state, federal, or county law, or any of the ordinances of the Town of Mead, Colorado.

19.00 INVALID SECTIONS: Should any section of this Agreement be found to be invalid, it is agreed that all other sections shall remain in full force and effect as though severable from the invalid part.

20.00 NOTICE: Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by delivery of same in person to the addressee or by courier delivery via Federal Express or other nationally recognized overnight air courier service, by electronically-confirmed facsimile or email transmission, or by depositing same in the United States mail, postage prepaid, addressed as follows:

The Town:	Town of Mead Attn: Town Manager 441 Third Street, Mead, CO 80542 Email: hmigchelbrink@townofmead.org
With a copy to:	Michow Guckenberger McAskin, LLP Attn: Mead Town Attorney 5299 DTC Blvd, Suite 300 Greenwood Village, CO 80111 Email: mmcaskin@mgmfirm.com
Contractor:	Burnt Mountain Services LLC. 2517 1st Avenue Greeley, CO 80631
With a copy to:	Burnt Mountain Services LLC. PO BOX 55 Lucerne, CO 80646 Email: hansen@bm.services lucero@bm.services

21.00 SURVIVAL: The parties understand and agree that all terms and conditions of the Agreement that require continued performance, compliance, or effect beyond the termination date of the Agreement shall survive such termination date and shall be enforceable in the event of a failure to perform or comply.

22.00 ATTORNEY'S FEES: If the Contractor breaches this Agreement, then it shall pay the Town's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

23.00 INTEGRATION AND AMENDMENT: This Agreement constitutes the entire agreement between the parties, superseding all prior oral or written communications. This Agreement may only be modified or amended upon written agreement signed by the parties.

24.00 RIGHTS AND REMEDIES: Any rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted.

25.00 BINDING EFFECT: The parties agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns; provided that this section shall not authorize assignment.

26.00 NO THIRD-PARTY BENEFICIARIES: Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or subcontractor of Contractor. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

27.00 CONFLICT BETWEEN DOCUMENTS: In the event a conflict exists between this Agreement and any term in any exhibit attached or incorporated into this Agreement, the terms in this Agreement shall supersede the terms in such exhibit. In the event of a conflict between any of the Contract Documents, the following order of precedence shall apply: (1) change orders, (2) this Agreement, as may be amended, (3) special provisions, (4) general conditions, (5) design standards and specifications, including any addenda, (6) design documents, and (7) any other Contract Documents, with the more specific or stricter provision controlling.

28.00 FORCE MAJEURE: Neither the Contractor nor the Town shall be liable for any delay in, or failure of performance of, any covenant or promise contained in this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if, and only to extent that, such delay or failure is caused by "force majeure." As used in this Agreement, "force majeure" means acts of God, acts of the public enemy, acts of terrorism, unusually severe weather, fires, floods, epidemics, pandemics, quarantines, strikes, labor disputes and freight embargoes, to the extent such events were not the result of, or were not aggravated by, the acts or omissions of the non-performing or delayed party.

29.00 PROTECTION OF PERSONAL IDENTIFYING INFORMATION: In the event the Work includes or requires the Town to disclose to Contractor any personal identifying information as defined in C.R.S. § 24-73-101, Contractor shall comply with the applicable requirements of C.R.S. §§ 24-73-101, et seq., relating to third-party service providers.

30.00 AUTHORITY: The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town of Mead and the Contractor and bind their respective entities.

31.00 COUNTERPARTS: This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3 of the Colorado Revised Statutes.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the Parties have caused this Construction Agreement – 2026 Extension Agreement to be executed on the dates written below.

OWNER:

TOWN OF MEAD, a Colorado municipal corporation

ATTEST:

By:_____
Mary Strutt, Town Clerk, MMC

By: _____
Colleen G. Whitlow, Mayor

Date: _____, 2025

[*Contractor signature page follows*].

[*Contractor signature page to Construction Agreement – 2026 Extension Agreement*].

CONTRACTOR:

BURNT MOUNTAIN SERVICES LLC., a Colorado limited liability company

By: _____

Name: _____
Title: _____

STATE OF COLORADO

COUNTY OF _____

The foregoing Construction Agreement – 2026 Extension Agreement was acknowledged before me this ____ day of _____, 2026, by _____ as _____ of BURNT MOUNTAIN SERVICES LLC., a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____.

_____
Notary Public
(Required for all contracts pursuant to C.R.S. § 8-40-202(2)(b)(IV))

[SEAL]

EXHIBIT A
CONTRACTOR'S FORM OF BID

[*Attached – 1 page; including Contractor updated/revised Unit Pricing*]

Item No.	Description	Unit	2026 Mead Quantity	2026 Renewal Contract Cost	2026 CIP Quantity	2026 CIP Total	2026 Contract QTY Total	2026 Unit Cost	2026 Contract Total
202.01	Remove Concrete (includes sawcutting)	SF	100	$800.00	225	$1,800.00	325	$8.00	$2,600.00
203.01	Excavation – General	CY	10	$460.00	0	$0.00	10	$46.00	$460.00
203.02	Borrow	TON	20	$960.00	0	$0.00	20	$48.00	$960.00
304.01	Aggregate Base Course	TON	25	$1,225.00	200	$9,800.00	225	$49.00	$11,025.00
403.01	Asphalt Patching - Temporary	TON	50	$12,750.00	0	$0.00	50	$255.00	$12,750.00
604.01	Type R Inlet (5') Remove & Replace	EA	1	$6,100.00	0	$0.00	1	$6,100.00	$6,100.00
604.02	Type R Inlet (5') – Reconstruct Deck	EA	1	$3,150.00	0	$0.00	1	$3,150.00	$3,150.00
604.03	Catch Basin - Remove & Replace	EA	1	$4,825.00	0	$0.00	1	$4,825.00	$4,825.00
604.04	Catch Basin - Reconstruct Deck	EA	1	$1,925.00	0	$0.00	1	$1,925.00	$1,925.00
604.05	Valley Inlet - Remove and Replace	EA	1	$3,000.00	0	$0.00	1	$3,000.00	$3,000.00
604.06	Valley Inlet - Reconstruct Deck	EA	1	$1,685.00	0	$0.00	1	$1,685.00	$1,685.00
604.07	Combination Inlet - Remove & Replace	EA	1	$4,475.00	0	$0.00	1	$4,475.00	$4,475.00
604.08	Combination Inlet - Reconstruct Deck	EA	1	$1,720.00	0	$0.00	1	$1,720.00	$1,720.00
604.09	Sidewalk Chase - Remove & Replace	EA	1	$2,850.00	0	$0.00	1	$2,850.00	$2,850.00
604.10	4 Inch Plastic Pipe Sewer (Polyvinyl Chloride)	LF	0	$0.00	0	$0.00	0	$0.00	$0.00
608.01	Apron 8" - Remove & Replace	SF	300	$4,800.00	0	$0.00	300	$16.00	$4,800.00
608.02	Crosspan 8" - Remove & Replace	SF	300	$5,100.00	0	$0.00	300	$17.00	$5,100.00
608.03	Valley Pan 6" – Remove & Replace	SF	1	$14.00	0	$0.00	1	$14.00	$14.00
608.04	Mountable Curb, Gutter and 6" Sidewalk - Remove & Replace	LF	124	$11,842.00	0	$0.00	124	$95.50	$11,842.00
608.05	Mountable Curb and Gutter, No Sidewalk - Remove & Replace	LF	467.5	$19,284.38	0	$0.00	468	$41.25	$19,284.38
608.06	Mountable Curb, Gutter and 6" Sidewalk	LF	1	$91.00	0	$0.00	1	$91.00	$91.00
608.07	Vertical Curb, Gutter and 6" Sidewalk - Remove & Replace	LF	71	$6,745.00	0	$0.00	71	$95.00	$6,745.00
608.08	Vertical Curb and Gutter - No Sidewalk - Remove & Replace	LF	41	$1,660.50	480	$19,440.00	521	$40.50	$21,100.50
608.09	Vertical Outfall Curb and Gutter - Remove & Replace	LF	1	$35.50	0	$0.00	1	$35.50	$35.50
608.10	Barrier Curb 12" – Remove & Replace	LF	1	$28.00	0	$0.00	1	$28.00	$28.00
608.11	Curb Ramp 6" - Remove & Replace	SF	350	$5,250.00	558	$8,370.00	908	$15.00	$13,620.00
608.12	Truncated Dome Panel	SF	50	$2,400.00	80	$3,840.00	130	$48.00	$6,240.00
608.13	Flatwork 8" - Remove & Replace	SF	1	$16.00	0	$0.00	1	$16.00	$16.00
608.14	Flatwork 6" - Remove & Replace	SF	1	$13.25	0	$0.00	1	$13.25	$13.25
608.15	Flatwork 4"- Remove & Replace	SF	1	$11.65	0	$0.00	1	$11.65	$11.65
608.16	Replace Flatwork – 1" Additional Depth	SF	1	$1.10	0	$0.00	1	$1.10	$1.10
608.17	Concrete Pavement 8" - Remove & Replace	SF	1	$18.00	0	$0.00	1	$18.00	$18.00
608.18	Alley/Drive Approach 8" - Remove & Replace	SF	210	$3,570.00	1096	$18,632.00	1,306	$17.00	$22,202.00
608.19	Expansion Material & Caulking	LF	60	$372.00	0	$0.00	60	$6.20	$372.00
608.20	48-Hour High Early Concrete - Up charge	CY	50	$4,000.00	50	$4,000.00	100	$80.00	$8,000.00
608.21	Flowfill	CY	1	$162.00	0	$0.00	1	$162.00	$162.00
608.22	Concrete Sidewalk (6 Inch)	SY	0	$0.00	2005	$178,445.00	2,005	$89.00	$178,445.00
608.23	Concrete Sidewalk (Retaining Wall)	LF	0	$0.00	100	$8,525.00	100	$85.25	$8,525.00
608.24	Concrete Curb Ramp	SY	0	$0.00	0	$0.00	0	$0.00	$0.00
608.25	Concrete Sidewalk (Colored)	SY	0	$0.00	240	$33,480.00	240	$139.50	$33,480.00
608.26	Sidewalk Drain	LF	0	$0.00	0	$0.00	0	$475.00	$0.00
609.01	Curb and Gutter Type 2 (Section I-B)	LF	0	$0.00	0	$0.00	0	$0.00	$0.00
609.02	Curb and Gutter Type 2 (Section II-B)	LF	0	$0.00	0	$0.00	0	$0.00	$0.00
610.01	Median Cover Material (Concrete)	SF	0	$0.00	3390	$52,545.00	3,390	$15.50	$52,545.00
630.01	Advance Warning Sequencing Arrow Panel	DAY	1	$45.00	0	$0.00	1	$45.00	$45.00
630.02	Variable Message Board	DAY	1	$115.00	0	$0.00	1	$115.00	$115.00
630.03	Traffic Control Supervisor	HR	200	$14,200.00	200	$14,200.00	400	$71.00	$28,400.00
630.04	Flagging	HR	200	$8,300.00	200	$8,300.00	400	$41.50	$16,600.00
FA	Force Account	FA	0	$0.00	1	$30,000.00	1	$30,000.00	$30,000.00
FA	Force Account (Winter Protection)	PEPD	0	$0.00	1000	$10,000.00	1,000	$10.00	$10,000.00
TOTAL				$133,999.38		$401,377.00			$535,376.38

$535,376.38

Item No.	Item Description	Unit	2026 Proposed Cost per Unit
202.01	Remove Concrete (includes sawcutting)	SF	$ 8.00
203.01	Excavation – General	CY	$ 46.00
203.02	Borrow	TON	$ 48.00
207.01	Subgrade soil preparation	SY	
304.01	Aggregate Base Course	TON	$ 49.00
403.01	Asphalt Patching - Temporary	TON	$ 255.00
604.01	Type R Inlet (5') Remove & Replace	EA	$ 6,100.00
604.02	Type R Inlet (5') – Reconstruct Deck	EA	$ 3,150.00
604.03	Catch Basin - Remove & Replace	EA	$ 4,825.00
604.04	Catch Basin - Reconstruct Deck	EA	$ 1,925.00
604.05	Valley Inlet - Remove and Replace	EA	$ 3,000.00
604.06	Valley Inlet - Reconstruct Deck	EA	$ 1,685.00
604.07	Combination Inlet - Remove & Replace	EA	$ 4,475.00
604.08	Combination Inlet - Reconstruct Deck	EA	$ 1,720.00
604.09	Sidewalk Chase - Remove & Replace	EA	$ 2,850.00
604.10	4 Inch Plastic Pipe Sewer	LF	
608.01	Apron 8” - Remove & Replace	SF	$ 16.00
608.02	Crosspan 8” - Remove & Replace	SF	$ 17.00
608.03	Valley Pan 6" – Remove & Replace	SF	$ 14.00
608.04	Mountable Curb, Gutter and 6” Sidewalk - Remove & Replace	LF	$ 95.50
608.05	Mountable Curb and Gutter, No Sidewalk - Remove & Replace	LF	$ 41.25
608.06	Mountable Curb, Gutter and 6” Sidewalk	LF	$ 91.00
608.07	Vertical Curb, Gutter and 6” Sidewalk - Remove & Replace	LF	$ 95.00
608.08	Vertical Curb and Gutter - No Sidewalk - Remove & Replace	LF	$ 40.50
608.09	Vertical Outfall Curb and Gutter - Remove & Replace	LF	$ 35.50
608.10	Barrier Curb 12” – Remove & Replace	LF	$ 28.00
608.11	Curb Ramp 6" - Remove & Replace	SF	$ 15.00
608.12	Truncated Dome Panel	SF	$ 48.00
608.13	Flatwork 8” - Remove & Replace	SF	$ 16.00
608.14	Flatwork 6" - Remove & Replace	SF	$ 13.25
608.15	Flatwork 4"- Remove & Replace	SF	$ 11.65
608.16	Replace Flatwork – 1” Additional Depth	SF	$ 1.10
608.17	Concrete Pavement 8” - Remove & Replace	SF	$ 18.00
608.18	Alley/Drive Approach 8” - Remove & Replace	SF	$ 17.00
608.19	Expansion Material & Caulking	LF	$ 6.20
608.2	48-Hour High Early Concrete - Up charge	CY	$ 80.00
608.21	Flowfill	CY	$ 162.00
608.22	Concrete Sidewalk (6 inch)	SY	$ 89.00
608.23	Concrete Retaining wall (no walk)	LF	$ 85.25
608.24	Concrete Curb Ramp	SY	

608.25	Concrete Sidewalk (colored)	SY	$ 139.50
608.26	Sidewalk Drain 1.5' wide plate	LF	$ 475.00
609.01	Curb and Gutter Type 2 (Section I-B)	LF	
609.02	Curb and Gutter Type 2 (Section II-B)	LF	
609.03	Median Cover Material (Concrete)	SF	$ 15.50
630.01	Advance Warning Sequencing Arrow Panel	DAY	$ 45.00
630.02	Variable Message Board	DAY	$ 115.00
630.03	Traffic Control Supervisor	HR	$ 71.00
630.04	Flagging	HR	$ 41.50
FA	Force Account	LS	$ 2,500.00
	Winter Protection/Concrete Blanket	PEPD	$ 10.00
Contract Total			

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Resolution No. 09-R-2026 – A Resolution of the Town of Mead, Colorado, Approving a Payment-in-Lieu of Road Maintenance Agreement Between the Town of Mead and Kerr-McGee Oil & Gas Onshore LP for the Lavender Pad**

Presented by: **Marcus McAskin, Town Attorney**

Summary:

On November 10, 2025, by Ordinance No. 1095, The Town of Mead (the "Town") conditionally approved a Special Use Permit for Kerr-McGee Oil & Gas Onshore LP (the "Operator") to operate an oil and gas facility, known as the Lavender Pad, on the property generally located north of Weld County Road 38, and west of Weld County Road 7 (Third Street). The Mead Municipal Code requires all special use permit holders to conduct a Road Impact Assessment and maintain and repair roadways utilized and damaged by the provider. Because Operator would utilize Weld County Road (WCR) 7 as part of the haul route, the Special Use Permit required that the Operator provide a financial contribution, rather than requiring maintenance of the haul route. The Payment-in-Lieu of Road Maintenance Agreement (the "Agreement") memorializes this obligation and requires payment of the total amount of Five Hundred Thousand Dollars ($500,000.00) prior to the issuance of a Notice to Proceed.

The Operator executed the Agreement on January 6, 2026 and has paid the total amount of Five Hundred Thousand Dollars ($500,000.00) as required by the Agreement.

The Agreement is on file with the Town Clerk. A copy of the Agreement is attached to this Agenda Item Summary for reference.

Resolution No. 09-R-2026 (the "Resolution"): (a) approves the Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Agreement as may be necessary that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the Agreement when in final form.

Financial Considerations:

The Agreement memorializes a financial contribution of Five Hundred Thousand Dollars ($500,000.00) from the Operator for road maintenance, which is directly related to the impact of the Operator's proposed development.

Staff Recommendation / Actions Required:

A motion to approve the January 26, 2026, consent agenda will adopt the Resolution, approving the Payment-in-Lieu of Road Maintenance Agreement. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to adopt Resolution No. 09-R-2026, A Resolution of the Town of Mead, Colorado,

Approving a Payment-in-Lieu of Road Maintenance Agreement Between the Town of Mead and Kerr-McGee Oil & Gas Onshore LP for the Lavender Pad”

Attachments:

1. Resolution No. 09-R-2026 - Approve Lavender RMA v2_clean
2. Lavendar Pay in Lieu

TOWN OF MEAD, COLORADO
RESOLUTION NO. 09-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A PAYMENT-IN-LIEU OF ROAD MAINTENANCE AGREEMENT BETWEEN THE TOWN OF MEAD AND KERR-MCGEE OIL & GAS ONSHORE LP FOR THE LAVENDER PAD

WHEREAS, the Town of Mead is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, on November 10, 2025, by Ordinance No. 1095, the Town conditionally approved a Special Use Permit for Kerr-McGee Oil & Gas Onshore LP (the "Operator") to conduct oil and gas operations on property generally known as the Lavender Pad; and

WHEREAS, the approval of the Special Use Permit is conditioned upon the Operator entering into an agreement memorializing the obligation to remit a cash contribution of not less than Five Hundred Thousand Dollars ($500,000.00) to the Town in lieu of the requirement to conduct a Road Impact Assessment and conduct ongoing road repair obligations as required by Section 16-10-110(2) of the Mead Municipal Code; and

WHEREAS, in accordance with the condition of approval, the Town and the Operator desire to enter into a Payment-in-Lieu of Road Maintenance Agreement (the "Agreement"), in a form substantially in accordance with the form of Agreement currently on file with the Town Clerk; and

WHEREAS, the Operator executed the Agreement on January 6, 2026; and

WHEREAS, the Board of Trustees desires to approve the Agreement and further desires to delegate authority to the Mayor to execute the same on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the Agreement in substantially the same form as is currently on file with the Town Clerk; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Agreement as may be necessary that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the Agreement when in final form.

Section 3. Effective Date. This resolution shall become 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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

PAYMENT-IN-LIEU OF ROAD MAINTENANCE AGREEMENT
(Lavender Pad/SUP)

THIS PAYMENT-IN-LIEU OF ROAD MAINTENANCE AGREEMENT (the "***Agreement***") is made and entered into January 6, 2026 (the "***Effective Date***"), by and between the TOWN OF MEAD, Colorado, a municipal corporation of the State of Colorado, with an address of 441 3rd Street, Mead, Colorado 80542 (the "***Town***"), and KERR-MCGEE OIL & GAS ONSHORE LP, a Delaware limited partnership, with an address of 1099 18th Street, Suite 700, Denver, Colorado 80202 (the "***Operator***"). The Town and Operator may each be referred to herein individually as a "***Party***," and, collectively, as the "***Parties***."

RECITALS

WHEREAS, on May 31, 2016, the Town passed Ordinance 803 Amending Section 16-10-110 of the Mead Municipal Code (the "***Code***") to acknowledge the impacts of oil and gas operations on public roadways within the Town and establish a process by which the Town may recoup the costs for repairs associated with such impacts;

WHEREAS, Section 16-10-110 of the Code requires oil and gas operators to enter into an agreement to repair any public roadways within the Town impacted by the operator's oil and gas operations in order to protect the public health, safety, and welfare of the public;

WHEREAS, the Parties desire to enter into this Agreement to meet the requirements of Section 16-10-110 and as contemplated in the Special Use Permit conditionally issued by the Town to Operator on November 10, 2025, by Ordinance No. 1095 ("***Special Use Permit***");

WHEREAS, the Operator is in the business of drilling oil and gas wells and, in connection therewith, shall be engaged in drilling and completion activities ("***Oil and Gas Operations***") on property known generally as the Lavender Pad, which is located within the NENE of Section 33, Township 4 North, Range 68 West, 6th P.M, Weld County, Colorado, as more particularly described in **Exhibit A** attached hereto (the "***Property***");

WHEREAS, the Special Use Permit incorporates various requirements, conditions, and development obligations related to the Oil and Gas Operations, and this Agreement is intended to further define and implement those obligations;

WHEREAS, the Operator will access the Property for purposes of its Oil and Gas Operations using roadways located within and maintained by the Town, which consist of approximately one and three-quarters (1.75) miles of roadway, the approximate location of which is depicted in **Exhibit B** attached hereto (the "***Haul Route***");

WHEREAS, use of the Haul Route by Operator for the purpose of performing the Oil and Gas Operations may cause damage to the Haul Route; and

WHEREAS, the Parties desire to enter into this Agreement to establish the development obligations associated with the Oil and Gas Operations and provide for a payment-in-lieu of maintenance and repair to the Haul Route.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

I. ROAD MAINTENANCE OBLIGATIONS

A. Recitals Incorporated. The above and foregoing recitals are incorporated into this Agreement herein by reference.

B. Haul Route. The Operator shall adhere to the designated Haul Route for all vehicle movements transporting materials and equipment to and from the Property. No deviation from the designated Haul Route is permitted unless authorized in writing by the Town Engineer.

C. Dust Mitigation and Grading. The Operator shall apply a five percent (5%) Magnesium Chloride solution or approved equivalent to the graveled portions of the access road(s) on the Property and the Haul Route, as a dust control measure, as requested by the Town during pre-production operations on the Property. Application methods and rates shall be at the direction of the Town. The Operator shall grade and maintain the access roads in a safe condition to eliminate ruts and wash boarding, at the Town's direction. Monthly construction meetings will be held to mutually determine any additional applications of Magnesium Chloride (or approved equivalent) or required maintenance to the access roads. The Parties' construction meetings may be by phone, virtually, or in-person and shall be on the fourth Thursday of each month, at a time mutually agreed to by the Parties.

D. Payment-in-Lieu of Repair and Maintenance. In lieu of performing the repairs and maintenance and providing a Road Impact Assessment required pursuant to Section 16-10-110(2) of the Code to the public roadways within the designated Haul Route, in accordance with the time frame set forth herein below, Operator shall pay a non-refundable payment-in-lieu of road repairs and maintenance to the Town (the "***Payment-in-Lieu***"). The Total amount of the Payment-in-Lieu shall be Five Hundred Thousand Dollars ($500,000.00).

i. The Parties acknowledge and agree that the Payment-in-Lieu is intended and shall be deemed to reasonably and proportionately compensate the Town for the cost to maintain the Haul Route attributable to the Operator's activities. The Parties further acknowledge that the Payment-in-Lieu is a fair, equitable, and reasonable approximation of the costs associated with such maintenance.

E. Time for Payment of Payment-in-Lieu. Operator shall pay the Payment-in-Lieu to the Town in two (2) equal installments. The first installment, in the amount of Two Hundred Fifty Thousand Dollars ($250,000), was paid to the Town on December 8, 2025. The second installment, in the amount of Two Hundred Fifty Thousand Dollars ($250,000), shall be paid to the Town on or before January 2, 2026 (the "***Second Installment***"). Upon the Town's receipt of the Second Installment, the Town shall issue to Operator the Notice to Proceed pursuant to Code Section 16-10-70 within five (5) business days. In the event the Town does not issue the Notice to Proceed to Operator for any reason or no reason at all, any portion of the Payment-in-Lieu previously paid to the Town by Operator shall be refunded to Operator in its entirety within thirty (30) days from the date the Town received written notice from Operator that the Notice to Proceed was not issued. Such refund obligation shall survive any termination of this Agreement.

Notwithstanding the foregoing, upon the Town's issuance of the Notice to Proceed, all amounts previously paid by the Operator to the Town shall be non-refundable.

F. Notice of Damage. Operator shall provide written notice to the Town upon discovery of any actual or potential damage to the Haul Route resulting from or related to the Operator's activities, or the activities of its agents, employees, subcontractors, or suppliers.

II. TERM

A. This Agreement shall terminate in its entirety, except for those provisions that survive such termination, without any further action from the Parties upon later to occur of Operator's completion of Oil and Gas Operations or Operator's payment of the Second Installment.

III. DEVELOPMENT OBLIGATIONS

A. Special Use Permit. All requirements and provisions set forth in the Special Use Permit are incorporated herein by this reference as fully set forth in this Agreement.

B. Permits. The Operator is responsible for obtaining all other permits required under federal, state, and local laws, including, but not limited to, street, driveway, and culvert permits(s), oversized/overweight vehicle permit(s), building permit(s), and oil & gas rig movement permit(s) from the Town.

C. Site Maintenance. Operator shall maintain the portion of the Property used in its Oil and Gas Operations and any surrounding areas utilized for the Oil and Gas Operations in accordance with the Special Use Permit.

D. Emergency Response Costs. In accordance with the Special Use Permit, Operator shall reimburse the Town and/or Mountain View Fire Protection District ("***Fire District***") for any emergency costs incurred by the Town or the Fire District in connection with the Operator's Oil and Gas Operations on the Property. Within thirty (30) days following any such emergency, the Town and/or the Fire District shall provide Operator with an invoice reflecting such costs, to be paid by the Operator within thirty (30) days after the date of the invoice.

E. Reporting. In accordance with the Special Use Permit, Operator shall provide the final leak detection plan and environmental monitoring and testing reports to the Town contemporaneously with submittal of the same to the State of Colorado, including, but not limited to, air quality monitoring and sampling results and groundwater sampling and monitoring results.

F. As Built Drawings. In accordance with the Special Use Permit, within thirty (30) days after the wells are completed pursuant to the Special Use Permit, Operator shall provide to the Town "as-built" drawings showing all facilities, pipelines, flow lines, and gathering lines installed by the Operator.

IV. INSURANCE

A. Operator shall maintain the following policies of insurance:

i. Worker's Compensation Insurance in the minimum amount required by applicable law for all employees and other persons as may be required by law.

ii. Comprehensive General Liability insurance with minimum combined single limits of Five Million Dollars ($5,000,000.00) each occurrence and of Ten Million Dollars ($10,000,000.00) aggregate. The policy shall be applicable to all premises and all operations of the Operator. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision. Such insurance shall be endorsed to include the Town, and its elected officials, officers, employees and agents as additional insured parties with respect to the liabilities assumed by the Operator in this Agreement.

iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than Five Million Dollars ($5,000,000.00) each occurrence with respect to each of the Operator's owned, hired and non-owned vehicles assigned to or used in performance of the Oil and Gas Operations. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all levels of subcontractors. Such coverage must include all automotive equipment used in the performance of the Oil and Gas Operations, both on the work site and off the work site, and such coverage shall include non-ownership and hired cars coverage. Such insurance shall be endorsed to include the Town, and its elected officials, officers, employees and agents as additional insured parties with respect to the liabilities assumed by the Operator in this Agreement.

iv. All insurance policies must be written by a reputable insurance company acceptable to the Town or with a current AM Best's Insurance Guide Rating of A - or better and authorized to do business in Colorado. The only exception to this provision is for a self-insured policy for workers' compensation insurance that has been pre-approved in writing by CIRSA.

v. In the event of a loss or claim arising out of operations under this Agreement, The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto. The Operator agrees to execute any necessary documents to allow the Town access to all applicable insurance policies and endorsements.

vi. Only with respect to and to the extent of the liabilities and obligations assumed by the Operator in this Agreement , every policy required above shall be primary insurance, and any insurance carried by the Town, its agents, officers, or employees shall be excess and non-contributory to the insurance provided by the Operator and its contractors, subcontractors, or other agents. The Operator shall be solely responsible for any deductible losses under the required policies, and such deductible losses shall not be billed to the Town.

vii. The Operator shall not be relieved of any liability, claims, demands, or other obligations assumed under this Agreement due to its failure to procure and maintain insurance, or due to its inability to procure or maintain insurance in sufficient amounts, duration, or types of coverage.

B. The insurance coverages and limits set forth above may be insured through a combination of primary or excess/umbrella layers of insurance.

C. Operator shall provide to the Town a certificate of insurance, as evidence that the required policies are in full force and effect prior to the commencement of operations. The certificate shall name the Town as the Certificate Holder. Notwithstanding the foregoing, Operator, at its sole and absolute discretion, may elect to self-insure for any of the above insurance coverages and limits (in each case, in this insurance section) and, if requested by the Town, a letter of self-insurance will be submitted as evidence of such election.

V. INDEMNIFICATION; LIMITATION ON DAMAGES

A. Operator agrees to indemnify, defend, and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage to the extent caused in whole or in part by, the negligent act, omission, error, professional error, mistake, negligence, or other fault of Operator, or any officer, employee, representative, or agent of Operator, or which arise out of a worker's compensation claim of any employee of Operator.

B. **NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE FOR OR OBLIGATED TO PAY THE OTHER PARTY FOR ANY CONSEQUENTIAL, SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF PROFITS OR LOSS OF USE OR VALUE OR BUSINESS OPPORTUNITY, ARISING FROM OR IN ANY WAY RELATED TO THIS AGREEMENT, REGARDLESS OF HOWSOEVER SUCH DAMAGES MAY HAVE OCCURRED, INCLUDING, WITHOUT LIMITATION, WHETHER OR NOT SUCH ARE CAUSED BY THE NEGLIGENCE (WHETHER SOLE, JOINT, CONCURRENT, ACTIVE, PASSIVE, OR GROSS), STRICT LIABILITY, STATUTORY LIABILITY, WILLFUL MISCONDUCT, OR OTHER FAULT OF A PARTY OR ITS DESIGNEES; PROVIDED, HOWEVER, THE FOREGOING WILL NOT BE CONSTRUED AS LIMITING ANY OBLIGATION UNDER THIS AGREEMENT TO INDEMNIFY A PARTY UNDER THIS AGREEMENT AGAINST CLAIMS ASSERTED BY THIRD PARTIES (i.e., ANY PERSON NOT A PARTY TO THIS AGREEMENT AND NOT AN AFFILIATE OF ANY PARTY TO THIS AGREEMENT), INCLUDING, BUT NOT LIMITED TO, CONSEQUENTIAL, SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR EXEMPLARY DAMAGES CLAIMED BY SUCH THIRD PARTIES. THE PROVISIONS OF THIS PARAGRAPH V.C. SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

VI. MISCELLANEOUS

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by a Party shall not constitute a waiver of any of the other terms or obligations of this Agreement.

C. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. Notice. Unless otherwise provided in this Agreement or agreed to by the Parties, any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent via pre-paid, first-class United States Mail, and delivered by electronic transmission (email) at the address set forth for each Party below.

If to the Town:

Town of Mead
Attn: Town Manager
441 Third Street
P.O. Box 626
Mead, Colorado 80542

If to Operator:

Kerr-McGee Oil & Gas Onshore LP
Attn: Surface Land Manager
1099 18th Street, Suite 700
Denver, Colorado 80202
don_Jobe@oxy.com *and*
trevor_walker@oxy.com

With Copy to:
Michow Guckenberger McAskin LLP
Attn: Mead Town Attorney
5299 DTC Blvd, Suite 300
Greenwood Village, Colorado 80111
mmcaskin@mgmfirm.com

E. Severability. If any article, section, phrase, or portion of this Agreement is, for any reason, held or adjudicated to be invalid, illegal, or unenforceable by any court of competent jurisdiction, such article, section, phrase, or portion so adjudged will be deemed separate, severable, and independent, and the remainder of this Agreement will be and remain in full force and effect and will not be invalidated or rendered illegal or unenforceable or otherwise affected by such adjudication; provided the basic purpose of this Agreement and the benefits to the Parties are not substantially impaired; and provided further, however, that the Parties shall enter into negotiations concerning the terms affected by such decisions for the purpose of achieving conformity with requirements of any applicable legal requirements and intent of the Parties.

F. Modification. This Agreement may only be modified upon written agreement signed by the Parties.

G. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other Party, which consent shall not be unreasonably withheld, delayed, or conditioned.

H. Affirmative Action. Operator warrants that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Operator warrants that it will take affirmative action to ensure applicants are employed, and employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or

recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

I. Governmental Immunity. The Town, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as amended, or otherwise available to the Town and its officers or employees.

J. Rights and Remedies. The rights and remedies of the Parties under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit either Party's legal or equitable remedies, or the period in which such remedies may be asserted.

K. Binding Effect. The Parties agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns; provided that this Section IV shall not authorize assignment.

L. No Third-Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or subcontractor of Operator. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

M. Relationship of the Parties. This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

N. Release of Information. Each Party shall not, without the prior written approval of the other Party, release any privileged or confidential information obtained in connection with this Agreement.

O. Attorneys' Fees. If a Party breaches this Agreement, then it shall pay the other Party's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

P. Survival. The provisions of Sections IV (Insurance), V (Indemnification; Limitations on Damages), and VI (A) (Governing Law and Venue), (J) (Rights and Remedies), (N) (Release of Information), and (O) Attorneys' Fees shall survive the expiration or termination of this Agreement. Any additional terms and conditions of the Agreement that require continued performance, compliance, or effect beyond the termination date of this Agreement shall survive such termination date and shall be enforceable in the event of a failure to perform or comply.

Q. Agreement Controls. In the event a conflict exists between this Agreement and any term in any exhibit attached or incorporated into this Agreement, the terms in this Agreement shall supersede the terms in such exhibit.

R. Force Majeure. Neither Party shall be liable for any delay in, or failure of performance of, any covenant or promise contained in this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if, and only to extent that, such delay or failure is caused by "force majeure." As used in this Agreement, "***force majeure***" means acts of God, acts of the public enemy, acts of terrorism, unusually severe weather, fires, floods, epidemics, pandemics, quarantines, strikes, labor disputes and freight embargoes, to the extent such events were not the result of, or were not aggravated by, the acts or omissions of the non-performing or delayed party.

S. Authority. The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town and Operator, respectively, and bind their respective entities.

T. Titles and Headings. Titles and headings to sections herein are inserted for the convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Agreement.

U. Not Construed Against Drafter. This Agreement has been negotiated and prepared by the Parties and their respective counsel, and should any provision of this Agreement require judicial interpretation, the court interpreting or construing the provision shall not apply the rule of construction that a document is to be construed more strictly against one Party.

V. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3 of the Colorado Revised Statutes.

(Remainder of page intentionally left blank. Signature pages follow.)

IN WITNESS WHEREOF, the Town has executed this Agreement as of the date set forth below, but shall be effective for all purposes as of the Effective Date.

TOWN OF MEAD, COLORADO

By: _____

Printed Name: _____

Title: _____

Date of execution: _____, 20___

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM (*excluding exhibits*):

_____
Town Attorney

Town's signature page to
Payment-in-Lieu of Road Maintenance Agreement
dated effective January 6, 2026.

IN WITNESS WHEREOF, Operator has executed this Agreement as of the date set forth in its acknowledgment below, but shall be effective for all purposes as of the Effective Date.

OPERATOR:

Kerr-McGee Oil & Gas Onshore LP,
a Delaware limited partnership

By: _____
Name: Danielle Piernot
Title: Attorney-in-Fact

Acknowledgment

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

This instrument was acknowledged before me this 6th day of January 2026, by Danielle Piernot as Attorney-in-Fact for Kerr-McGee Oil & Gas Onshore LP, on behalf of the limited partnership.

Witness my hand and official seal.

LESLIE MIRANDA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144038677
MY COMMISSION EXPIRES OCTOBER 3, 2026

_____
Notary Public
My commission expires: 10/3/2026

Operator's signature page to
Payment-in-Lieu of Road Maintenance Agreement
dated effective January 6, 2026.

EXHIBIT A

Attached to and made a part of that certain Payment-in-Lieu of Road Maintenance Agreement
dated effective January 6, 2026, by and between
the Town of Mead, Colorado and Kerr-McGee Oil & Gas Onshore LP.

Property

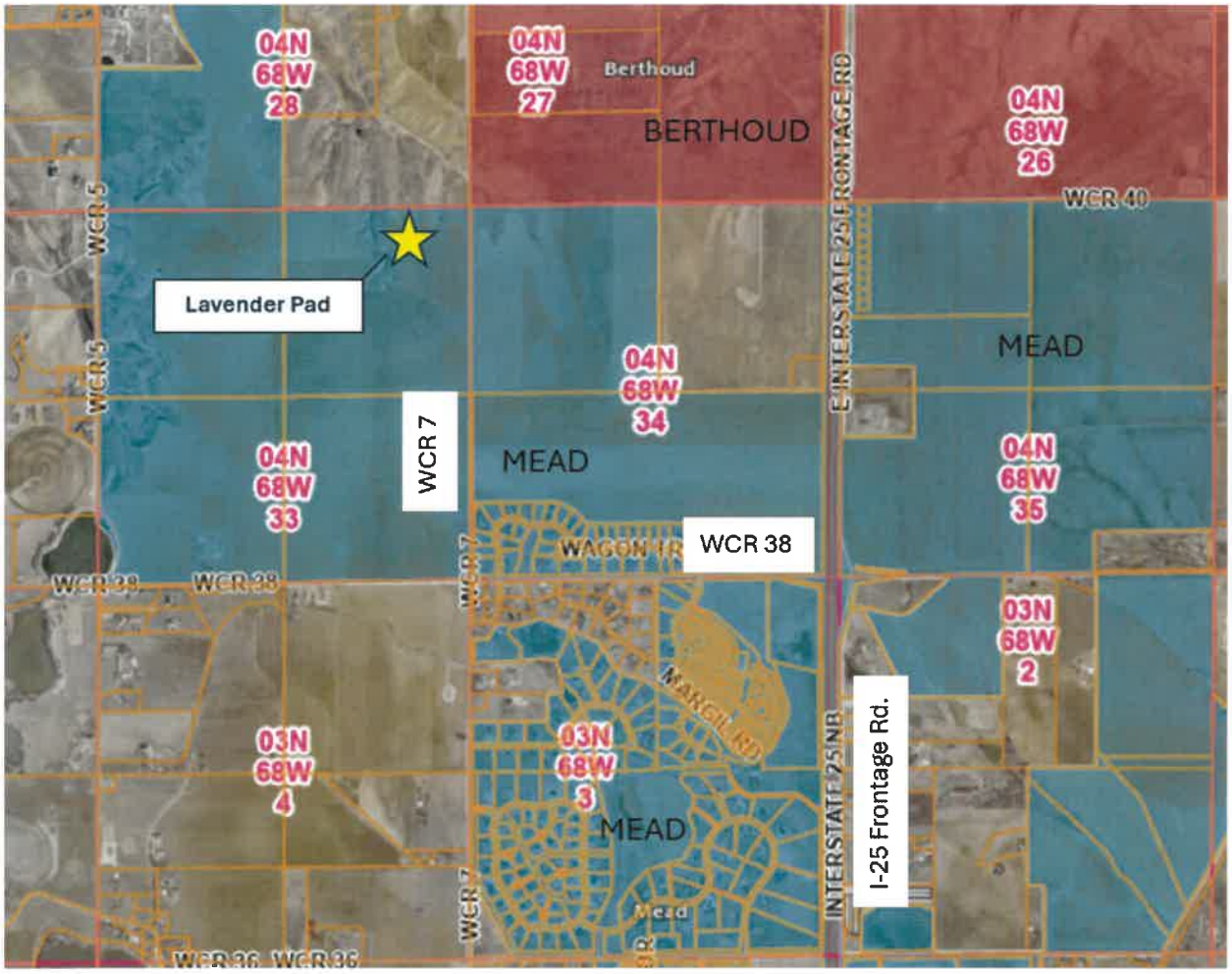
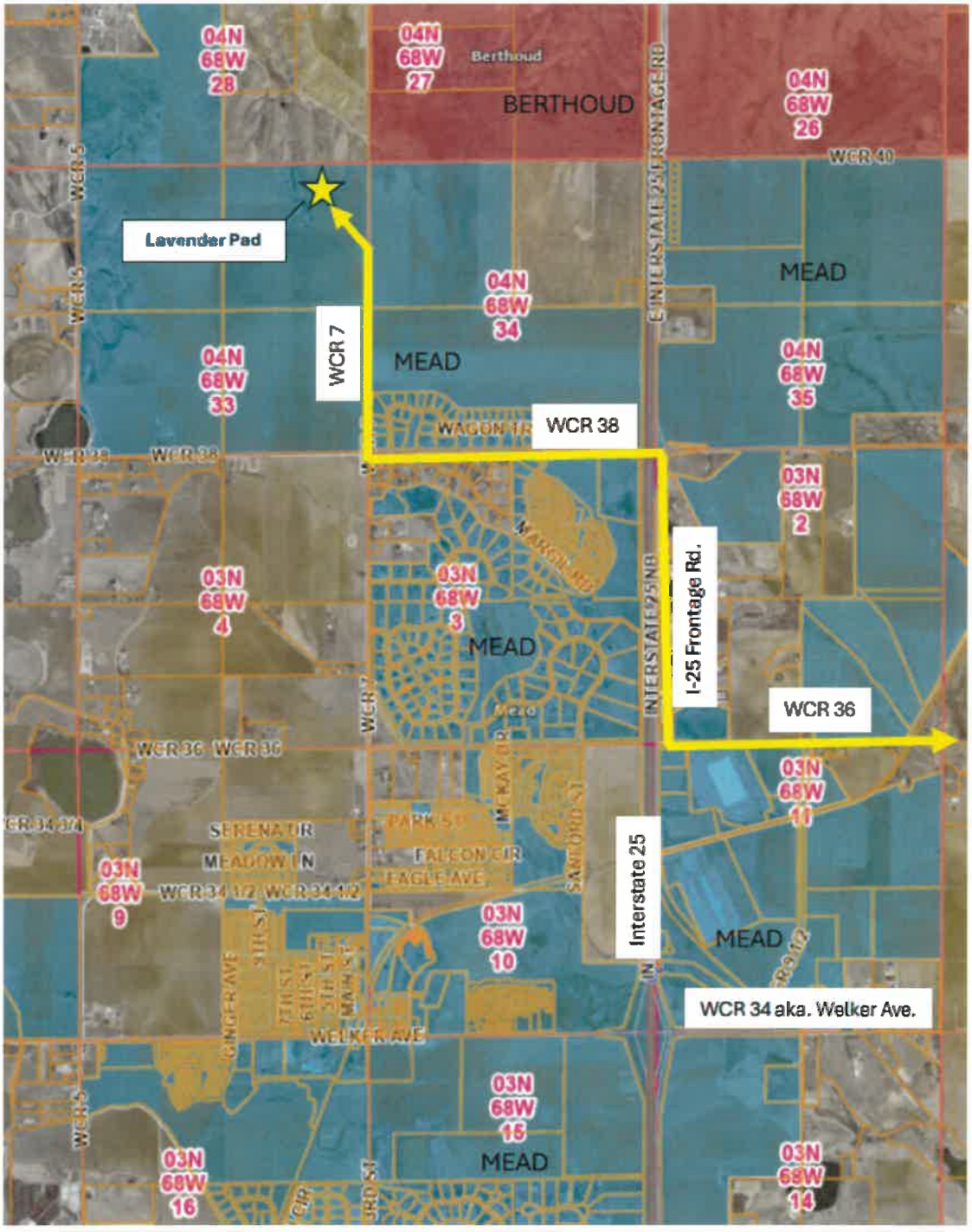


EXHIBIT B

Attached to and made a part of that certain Payment-in-Lieu of Road Maintenance Agreement
dated effective January 6, 2026, by and between
the Town of Mead, Colorado and Kerr-McGee Oil & Gas Onshore LP.

Haul Route


Lavender Pad
WCR 7
WCR 38
I-25 Frontage Rd.
WCR 36
Interstate 25
WCR 34 aka. Welker Ave.
BERTHOUD
MEAD
04N 68W 28
04N 68W 27
04N 68W 26
04N 68W 34
04N 68W 33
04N 68W 35
03N 68W 4
03N 68W 3
03N 68W 2
03N 68W 11
03N 68W 9
03N 68W 10
03N 68W 15
03N 68W 16
03N 68W 14
WCR 5
WCR 40
WCR 36
WELKER AVE
PARK ST
EAGLE AVE
SERENA DR
MEADOW LN

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Resolution No. 10-R-2026 – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance Under that Certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5) of the Public Improvements Associated with the Construction of High Plains Boulevard (CR 9.5).**

Presented by: **Dave Mathews, Deputy Town Engineer**

Summary:

The Town of Mead (the "Town"), Mead Industrial Development, LLC ("MID"), and WCR 34 & HWY25-220, LLC ("W&H") are parties to that certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5), dated December 31, 2024 (the "Agreement"). The Agreement sets forth terms and conditions related to the funding, design, and construction of a portion of Weld County Road 9.5 (commonly known as High Plains Boulevard or CR 9.5) commencing 300' north of Weld County Road 34 and extending to Weld County Road 36 (as further described in the Agreement, the "CR 9.5 Project"), and the Town's, W&H's, and MID's respective roles with respect to the CR 9.5 Project.

The Town of Mead Board of Trustees authorized the Town Manager and Town Attorney to negotiate, and the Town Manager to execute, the Agreement under Resolution 63-R-2024 dated August 26, 2024. Associated design plan sets were approved by the Town of Mead on May 01, 2025 (as further defined in the Agreement, the "Plans").

The Agreement requires MID to facilitate the design, performance, construction, installation, and completion of the C.R. 9.5 Project and acknowledges that MID's affiliate, Broe Real Estate Services, Inc., would manage the C.R. 9.5 Project.

On behalf of MID, Mr. Chris Morton, Development Manager for Broe Real Estate Group, a Colorado limited liability company, has requested conditional acceptance of the public improvements associated with the CR 9.5 Project (the "Improvements"). Section 4(a)(i) of the Agreement states, among other things, that the Town will issue MID a letter of conditional acceptance if the Town finds that the Work complies with the Plans, Construction Contract, and applicable laws and regulations.[1]

MID has caused all items as requested by the Town Staff to be completed through the final walk through punch list dated January 5th, 2026 and all public improvements have been satisfactorily completed. The condition of the related improvements is acceptable to the Town, and the Improvements comply with all applicable requirements of the Agreement and the *Town of Mead Design Standards and Construction Specifications* (the "Standards and Specification").

Section 202.8 of the Standards and Specifications states, in relevant part, that "if the public improvements completed by the developer are satisfactory, the Town shall grant conditional acceptance by a resolution of the Board of Trustees." Resolution No. XX-R-2026 (the "Resolution") memorializes the Town's conditional acceptance of the public improvements (effective January 26, 2026) and serves as the "Conditional Acceptance Letter" under Section

4(a)(i) of the Agreement.

The Agreement requires MID to post with the Town 15% of the total bondable construction costs ($4,809,966.00) as warranty security for the duration of the two-year warranty period—the required warranty security is $721,495.00. Under the Agreement, all funding contributions from Weld County, the Town, MID, and W&H (totaling $6,000,000.00) were deposited into an interest-bearing Town Project Account administered by the Town Treasurer and used to reimburse eligible project costs. Within seven (7) business days of issuance of the Conditional Acceptance Letter (i.e., approval of the Resolution), each party is required to submit reimbursement requests for such costs. These requests will be jointly reviewed and approved by MID, W&H, and Town staff before being presented to the Town Board for approval and payment. After all eligible reimbursement requests have been paid, the Town will determine the remaining balance of the Town Project Account (the "Project Balance at Conditional Acceptance"). The Project Balance at Conditional Acceptance will be retained in the Town Project Account to go towards the required warranty security.[2] Per the Agreement, if the Project Balance is insufficient to satisfy the required warranty security, MID must provide additional security in the amount of the shortfall, with at least $200,000 as a cash deposit or letter of credit (or combination thereof), and the remainder secured by an A1A-313 warranty bond.

The Resolution reflects the amount of the required warranty security and the allocation of responsibility for the warranty security from the Town Project Account and MID. The Resolution also confirms that all completed Improvements shall be owned and maintained by the Town of Mead.

[1] Note, capitalized terms that are not defined in this memorandum are defined in the Agreement.
[2] Per the Agreement, if the Project Balance at Conditional Acceptance exceeded the amount required for warranty security, the difference would be paid to Weld County.

Financial Considerations:

There are no financial considerations associated with this Resolution.

Staff Recommendation / Actions Required:

Staff recommends approval of the Resolution.

A motion to approve January 26, 2026, consent agenda will approve the Resolution. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 10-R-2026 - A Resolution of the Town of Mead, Colorado, granting conditional acceptance under that certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5) of the public improvements associated with the construction of High Plains Boulevard (CR 9.5)"

Attachments:

1. Resolution No. 10-R-2026
2. 2026-01-13 Conditional Acceptance - CR9.5-DWM

TOWN OF MEAD, COLORADO
RESOLUTION NO. 10-R-2026

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING CONDITIONAL ACCEPTANCE UNDER THAT CERTAIN COST SHARING AND IMPROVEMENT AGREEMENT (HIGH PLAINS BOULEVARD / WELD COUNTY ROAD 9.5) OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF HIGH PLAINS BOULEVARD (CR 9.5)

WHEREAS, Mead Industrial Development, LLC, a Colorado limited liability company ("MID") has caused the completion of the CR 9.5 Project, as such project is defined in and in accordance with the terms and conditions of that certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5), dated December 31, 2024, between MID, WCR 34 & HWY 25-220, LLC, and the Town of Mead (the "Agreement"); and

WHEREAS, the Town Manager and Town Attorney were authorized to negotiate, and the Town Manager was authorized to execute, the Agreement pursuant to the Town of Mead, Colorado Resolution No. 63-R-2024; and

WHEREAS, MID has requested conditional acceptance of the public improvements associated with the CR 9.5 Project pursuant to the Agreement; and

WHEREAS, the Town Engineer has reviewed the construction of CR 9.5 Project, has determined that the CR 9.5 Project has been constructed and installed in substantial conformance with the Plans and the Construction Contract (as such terms are defined in the Agreement), the Agreement, and applicable laws and regulations, and is recommending that the Board grant conditional acceptance of the public improvements associated with the CR 9.5 Project; and

WHEREAS, the Board of Trustees (the "Board") desires to grant conditional acceptance of the public improvements subject to the conditions set forth in this Resolution.

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

Section 1. Conditional Acceptance of Public Improvements. The Board on behalf of the Town of Mead hereby grants "conditional acceptance" of the public improvements associated with the CR 9.5 Project, which improvements are detailed in the Agreement and the Plans (as defined therein).

Section 2. Warranty Obligations. This conditional acceptance is expressly subject to and governed by the terms of the Agreement. Without limiting the foregoing, MID shall comply with all provisions of the Agreement relating to Warranty Security, including the amount and forms of security required after application of the Project Balance at Conditional Acceptance; MID's obligations to repair and replace warranty items during the two-year Warranty Period; the circumstances under which the Town may draw upon Warranty Security; and the priority and manner of application of funds from the MID-Provided Security and the Town Project Account. The Board acknowledges that such requirements are set forth in detail in the Agreement, and this Resolution is intended to implement, and not modify or restate, those contractual provisions. In

addition, for the avoidance of doubt, the terms “Warranty Security,” “Project Balance at Conditional Acceptance,” “Warranty Period,” “MID-Provided Security,” and “Town Project Account” shall have the meanings set forth in the Agreement.

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

Section 4. Repealer. All resolutions and motions of the Board or parts thereof in conflict with this Resolution are to the extent of such conflict hereby superseded and repealed.

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

January 26, 2026

Mead Industrial Development, LLC
Attn: Dean Brown
252 Clayton Street
Denver, Colorado 80202

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

RE: Conditional Acceptance of County Road 9.5 (High Plains Boulevard) Public Improvements.

Dear Mr. Brown and Mr. Morton,

During the past several months, Town of Mead (the "Town") Staff has been working with you and your team to complete walk-throughs and inspections of the public improvements associated with the construction of High Plains Boulevard (CR 9.5) project (collectively, the "Improvements"), with the objective of granting conditional acceptance of the Improvements.

The Town has inspected and observed the condition of the Improvements and has deemed them to be in satisfactory condition and compatible with the requirements for conditional acceptance, as set forth in that certain Cost Sharing and Improvement Agreement (High Plains Boulevard / Weld County Road 9.5), dated December 31, 2024, between the Town, Mead Industrial Development, LLC ("MID"), and WCR 34 & HWY25-220, LLC (the "Agreement").

Section 4 of the Agreement states that once the work has been completed to the Town's reasonable satisfaction, the Town will issue MID a letter of conditional acceptance for the completed Improvements. From the date of conditional acceptance through final acceptance, MID will facilitate the performance of repairs and replacements required to ensure compliance with the Plans, Construction Contract,[1] and applicable laws and regulations, as further set forth in the Agreement.

This letter together with the enclosed Resolution 10-R-2026 serve as the "Conditional Acceptance Letter" under Section 4(a)(i) of the Agreement. The warranty period officially begins on January 26, 2026 (i.e., the date of this letter and the Resolution).

[1] These capitalized terms have the meanings set forth in the Agreement.

The Agreement requires warranty security for the duration of the two-year warranty period in the amount equal to 15% of the bondable construction costs of the CR9.5 Project. *See* Agreement §4(b). This warranty security shall equal $4,809,966.00 x 0.15 = $721,495.00. The Project Balance at Conditional Acceptance (as such term is defined and as such balance is calculated per the Agreement) will be retained in the Town Project Account (as defined in the Agreement) to go towards the required warranty security. As required in the Agreement, if the Project Balance is insufficient to satisfy the required warranty security, MID must provide additional security in the amount of the shortfall, with at least $200,000 as a cash deposit or letter of credit (or combination thereof), and the remainder secured by an A1A-313 warranty bond. *See id.*

Sincerely,

David Mathews, P.E.
Deputy Town Engineer

Attachments:
Resolution No. 10-R-2026

Cc: Broe Real Estate Services, Inc.
252 Clayton St., 4th Floor
Denver, Colorado 80202
Attention: General Counsel

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Ordinance No. 1097 – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1**

Presented by: **Alex Ailey, Planner**

Summary:

Staff requests that the Board of Trustees ratify staff's conditional approval of the administrative plat application for the Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1 (the "Plat"). The purpose of the Plat is to replat Outlot I of Red Barn Subdivision Final Plat Filing No. 2 as Tract B to allow for construction of a permanent structure, as well as dedicate a utility easement. The Plat does not modify, amend, or change any property boundaries or impact existing easements, rights, covenants, conditions, or restrictions on the original plat.

Site Details:

Applicant: Century Communities
Property Owner: Red Barn Metropolitan District
Property Location: Generally located west of WCR 13 and south of WCR 32
Zoning Classification: Single Family Residential (RSF-4) with PUD Overlay
Comp. Plan Designation: Residential Mixed-Use (RMU)
Surrounding Land Uses:

North Vacant/oil and gas – Public Service Company of CO (Weld County)
South Agricultural (Weld County)
East Agricultural (Weld County)
West Vacant (RSF-4 – Town of Mead)

Financial Considerations:

Section 16-4-110(g) of the Mead Municipal Code ("MMC") provides that administrative plats approved by staff shall be forwarded to the Board of Trustees for ratification by ordinance. Staff has conditionally approved the Plat as outlined in this Agenda Item Summary and requests that the Board of Trustees approve the Ordinance, ratifying staff's approval subject to standard conditions.

A site plan for Outlot I is also on tonight's meeting agenda under Agenda Item No. 9.I, Ordinance No. 1098. This site plan is conditioned on the Board of Trustee's approval and subsequent recordation of the Plat.

Pursuant to MMC Section 16-4-110, the Plat was eligible for processing as an administrative plat because it meets the following conditions:
a. The boundaries of ten (10) or fewer lots are changed;
b. There is no increase in the number of lots;
c. All resulting lots will comply with the requirements of this code. No lots are created that will result in the need for a zoning variance or an exception to the subdivision design standards;
d. All required public improvements are installed and approved;

e. There have not been other administrative plats within the same subdivision such that in combination with the proposed administrative plat they would circumvent the intent of this Section;
f. The approval of the administrative plat will not violate any provisions of this Chapter.

Review Criteria:

Staff has reviewed the Plat application and found it to comply with Section 16-4-110 of the MMC, which contains the review criteria for administrative plats. The review criteria and staff's explanation of how each criterion has been met are as follows:

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

The Plat replats Outlot I as Tract B to allow for a permanent structure to be constructed on the subject property, along with granting a necessary utility easement. The Plat meets all applicable requirements and standards of the MMC and Comprehensive Plan. As a result, the Plat represents a functional system of land use.

2. The development will substantially comply with this Code.

This Plat will not result in the creation of any additional lots. Tract B meets all applicable density and dimensional standards. The Plat contains the information required in Section 16-4-110 of the MMC. Other requirements governing the development of the subject property have been met through the Town's site plan approval process.

3. All applicable technical standards have been met.

The Plat satisfies the technical standards required by Section 16-4-110 of the MMC, including north arrow, vicinity map, address, title, legal description, number of lots, survey monuments, and other relevant data.

Alternatives/Options:

The Board may adopt Ordinance No. 1097 ratifying staff's conditional approval of the Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1, add conditions to Ordinance No. 1097, or choose not to adopt Ordinance No. 1097. Any decision by the Board not to adopt Ordinance No. 1097 shall be accompanied by a clear statement outlining which criterion the Board believes has not been met.

Staff Recommendation / Actions Required:

Approval of the January 26, 2026, 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. 1097 — An Ordinance of the Town of Mead, Colorado approving with conditions the Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1"

Attachments:

1. Ordinance No. 1097
2. Final Plat

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1097

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING WITH CONDITIONS THE RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1

WHEREAS, the Town of Mead is authorized to regulate the subdivision of land pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code, such Land Use Code being Chapter 16 of the Mead Municipal Code ("MMC") to regulate the subdivision of land; and

WHEREAS, CENTURY COMMUNITIES, INC., a Delaware incorporated company (the "Applicant") has submitted to the Town an application for an administrative plat designated as the RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1 ("Administrative Plat") for certain property generally located south of Weld County Road 32 and west of Weld County Road 13, within the Red Barn Subdivision, in the Town of Mead, Colorado, as more particularly described in EXHIBIT 1 attached to this Ordinance and incorporated by this reference (the "Property"); and

WHEREAS, the Applicant is an authorized representative of the fee owner of the Property, the Red Barn Metropolitan District ("Owner"); and

WHEREAS, Section 16-4-110 of the MMC authorizes administrative staff review and approval of the Administrative Plat, subject to ratification by the Board of Trustees through the adoption of an ordinance approving the Administrative Plat; and

WHEREAS, the Applicant is proposing the Administrative Plat in order to replat Outlot I of Red Barn Subdivision Final Plat Filing No. 2 to Tract B, and dedicate a utility easement, as more particularly reflected on the Administrative Plat; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the MMC, 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 related to the Administrative Plat, any and all submittals by the Owner, Applicant, and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Administrative Plat was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

WHEREAS, staff has approved the Administrative Plat, as evidenced in the Agenda Item Summary dated January 26, 2026, regarding this Ordinance; and

WHEREAS, the Board of Trustees has determined that the Administrative Plat meets all applicable requirements of the applicable provisions of the MMC and that the review criteria set forth in Section 16-4-110 of the MMC have been satisfied.

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

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

Section 2. The Administrative Plat designated as RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1, attached hereto as EXHIBIT 1 and incorporated herein by this reference, is approved subject to the following conditions of approval:

a. The Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Administrative Plat; and

b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Administrative Plat application, including recording fees.

Section 3. Subject to review and approval of the Administrative Plat mylar by the Town Staff, and satisfaction of the conditions set forth in a. through b. in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Administrative Plat mylar and cause the same to be recorded in the real property records of Weld County, Colorado.

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

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

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 ordinances or resolutions, nor revive any ordinances or resolutions thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

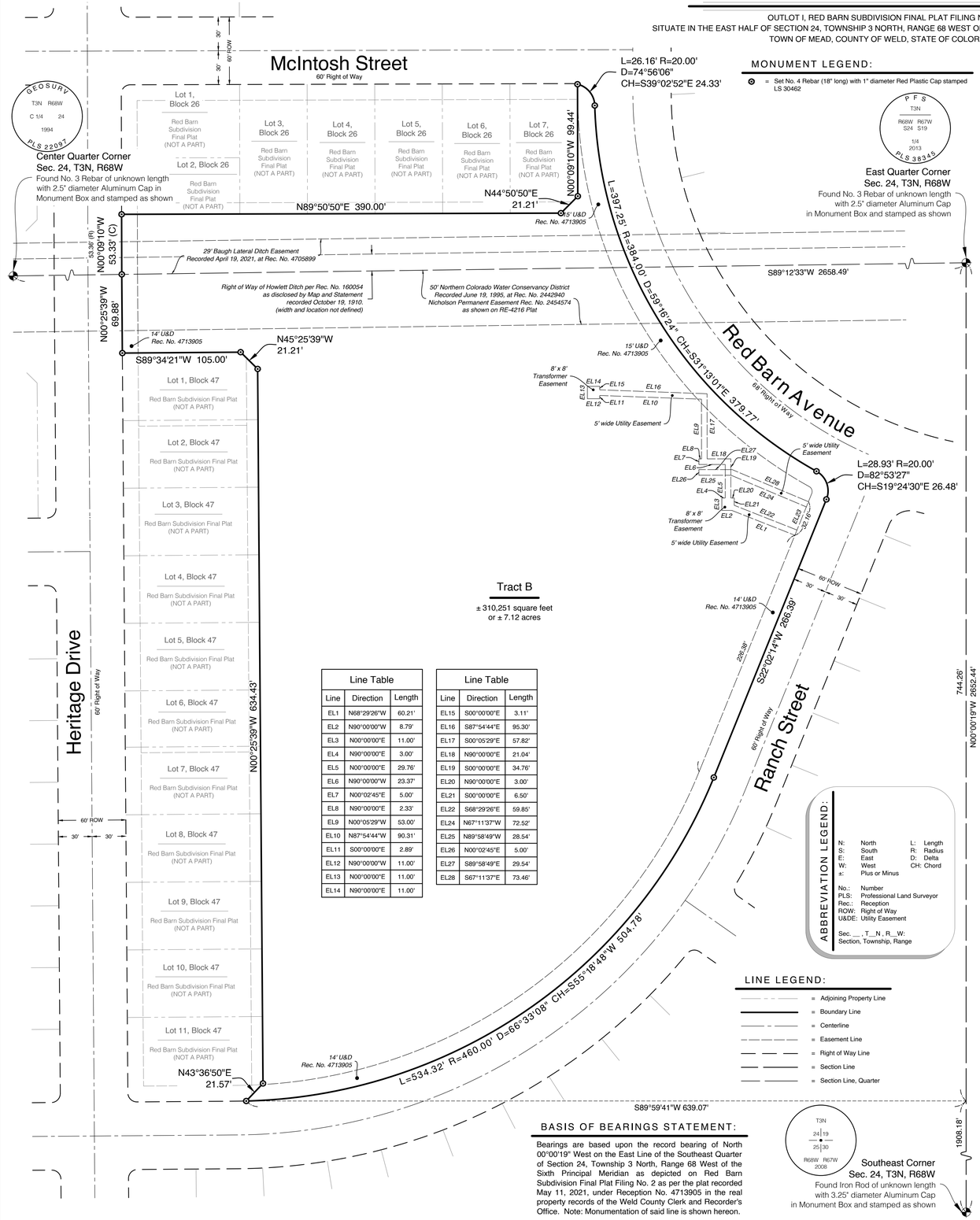
By:_____
Colleen G. Whitlow, Mayor

EXHIBIT 1

RED BARN SUBDIVISION FINAL PLAT FILING NO. 2,
ADMINISTRATIVE CORRECTION NO. 1

RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1

OUTLOT I, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
SITUATE IN THE EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



Line Table		
Line	Direction	Length
EL1	N68°29'26"W	60.21'
EL2	N90°00'00"W	8.79'
EL3	N00°00'00"E	11.00'
EL4	N90°00'00"E	3.00'
EL5	N00°00'00"E	29.76'
EL6	N90°00'00"W	23.37'
EL7	N00°02'45"E	5.00'
EL8	N90°00'00"E	2.33'
EL9	N00°05'29"W	53.00'
EL10	N87°54'44"W	90.31'
EL11	S00°00'00"E	2.89'
EL12	N90°00'00"W	11.00'
EL13	N00°00'00"E	11.00'
EL14	N90°00'00"E	11.00'

Line Table		
Line	Direction	Length
EL15	S00°00'00"E	3.11'
EL16	S87°54'44"E	95.30'
EL17	S00°05'29"E	57.82'
EL18	N90°00'00"E	21.04'
EL19	S00°00'00"E	34.76'
EL20	N90°00'00"E	3.00'
EL21	S00°00'00"E	6.50'
EL22	S68°29'26"E	59.85'
EL24	N67°11'37"W	72.52'
EL25	N89°58'49"W	28.54'
EL26	N00°02'45"E	5.00'
EL27	S89°58'49"E	29.54'
EL28	S67°11'37"E	73.46'

MONUMENT LEGEND:

= Set No. 4 Rebar (18" long) with 1" diameter Red Plastic Cap stamped LS 30462

ABBREVIATION LEGEND:

N:	North	L:	Length
S:	South	R:	Radius
E:	East	D:	Delta
W:	West	CH:	Chord
±:	Plus or Minus		
No.:	Number		
PLS:	Professional Land Surveyor		
Rec.:	Reception		
ROW:	Right of Way		
U&DE:	Utility Easement		
Sec. __ , T__N , R__W: Section, Township, Range			

LINE LEGEND:

- = Adjoining Property Line
- = Boundary Line
- = Centerline
- = Easement Line
- = Right of Way Line
- = Section Line
- = Section Line, Quarter

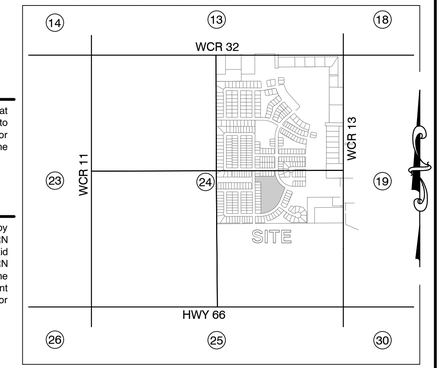
BASIS OF BEARINGS STATEMENT:

Bearings are based upon the record bearing of North 00°00'19" West on the East Line of the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian as depicted on Red Barn Subdivision Final Plat Filing No. 2 as per the plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office. Note: Monumentation of said line is shown hereon.

T3N 24 19 25 30 R68W R67W 2008

Southeast Corner
Sec. 24, T3N, R68W
Found Iron Rod of unknown length with 3.25" diameter Aluminum Cap in Monument Box and stamped as shown

VICINITY MAP SCALE - 1"=1500'



PURPOSE OF REPLAT:

The purpose of this Administrative Plat is to correct RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, recorded at Reception No. 4713905 on May 11, 2021, in the office of the Clerk and Recorder of Weld County (the "Original Plat"), to identify Outlot I, as described on the Original Plat, as Tract B. This Administrative Plat does not modify, amend, or change any property boundaries or impact existing easements, rights, covenants, conditions, or restrictions on the Original Plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

The undersigned is the owner of certain lands in Mead, Colorado, as more particularly described herein below, and by this Administrative Plat has caused said land to be correctly identified as Tract B under the name of RED BARN SUBDIVISION FINAL PLAT FILING 2, ADMINISTRATIVE CORRECTION NO. 1 (the "Administrative Plat"), and said Tract B remains subject to all easements, covenants, conditions, and restrictions in that certain RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, recorded at Reception No. 4713905 on May 11, 2021, in the office of the Clerk and Recorder of Weld County, Colorado, and to any Subdivision Improvement Agreement or Development Agreement connected thereto. 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.

Legal Description of Land:
OUTLOT I, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2021, AT
RECEPTION NO. 4713905, COUNTY OF WELD, STATE OF COLORADO.

Thus-described Administrative Plat contains 7.12 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, we have hereunto set our hand(s) and seal(s) this _____ day of _____ _____, 2024

RED BARN METROPOLITAN DISTRICT, a
quasi-municipal corporation and political subdivision of
the State of Colorado

By: _____

Name: _____

Title: _____

Approved and Authorized by Red Barn Metropolitan District Resolution No. XX

NOTARY PUBLIC:

STATE OF COLORADO)
) §
COUNTY OF _____)

The forgoing instrument was acknowledged before me this _____ day of _____ , 2024 by _____ as _____ of _____
Red Barn Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires:_____

_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this map was made under my personal supervision and that this map is an accurate representation thereof. I further certify that the survey and this map comply with the Colorado Revised Statutes and the State Board of Registration for Professional Engineers and Professional Land Surveyors.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

COLORADO REGISTERED STEVEN JOHN STENCEL 30462 PROFESSIONAL LAND SURVEYOR
DRAFT

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

TOWN ENGINEER CERTIFICATE:

Approved as to form by the Town Engineer of the Town of Mead, Colorado, this ___ day of _____ , 2024.

_____
Town Engineer

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

This Administrative Plat 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 _____, 2024.

_____
Town Manager

DEVELOPMENT TEAM:

Engineer:
Rocky Ridge Civil Engineering
Attn: Colin Geminden, P.E.
420 21st Avenue, Suite 101
Longmont, CO 80501

Surveyor:
Intermill Land Surveying, Inc.
Attn: Steven J. Stencel, P.L.S.
1301 North Cleveland Avenue
Loveland, CO 80537

Applicant:
Century Communities
Attn: Cindy Myers
8390 East Crescent Parkway, Suite 650
Greenwood Village, CO 80111

LAND USE TABLE					
	SQUARE FEET	ACRES	LAND USE	OWNERSHIP	MAINTENANCE
TRACT B	310,251	7.12	Park	Red Barn Metropolitan District	Red Barn Metropolitan District

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This Administrative Plat is approved and accepted by Ordinance No._____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado, held on _____, 2024, and recorded on _____, at Reception No._____, in the records of the Clerk and Recorder of Weld County, Colorado, by the Board of Trustees of Mead, Colorado.

The outlot designation of the parcel of land described as OUTLOT I, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, recorded at Reception No. 4713905 on May 11, 2021, in the office of the Clerk and Recorder of Weld County, Colorado (the "Original Plat"), is corrected hereby to be Tract B on the Original Plat, and said Tract B remains subject to all easements, covenants, conditions and restrictions in the Original Plat, and to any subdivision improvement agreement or development agreement connected thereto.

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 benefitting 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.

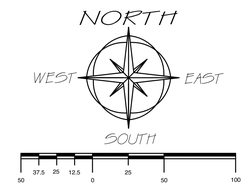
This acceptance of this Administrative Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

_____
Mayor

_____
ATTEST: Town Clerk

PLAT NOTES:

1. Title Commitment was not furnished to Intermill Land Survey, Inc. Easements and/or Rights of Way shown are based upon previous platting of this property.
2. The entire subject property is located with Zone X (Areas of minimal flooding) of the FEMA FIRM Community Panel No. 08123C1880E, effective date January 20, 2016.
3. NOTE: This Subdivision was previously platted at:
   - Red Barn Subdivision Final Plat Filing No. 2, recorded May 11, 2021, under Reception No. 4713905 in the Records of the Weld County Clerk and Recorder's Office.
   - Red Barn Subdivision Filing No. 1 Final Plat, recorded Aril 1, 2021, under Reception No. 4705175 in the Records of the Weld County Clerk and Recorder's Office.



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

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.

REVISIONS:	BY:	DATE:
Address first round comments	LHB	2024.10.09

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537
BUS. (970)-669-0516

CLIENT: Rocky Ridge Civil Engineering - ATTN: Colin Geminden, P.E.
420 21st Avenue, Suite 101 - Longmont, Colorado 80501
303.651.2626 ext. 29 - cgm@rockyridgecivil.com

TITLE: RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1
REPLAT OF A PORTION OF RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
EAST HALF, SEC. 24, T3N, R68W, 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PWD: C:\Kat\Cgm\JV-#5th-Copperstone\dwg\024 Replat\Red Barn Subdivision Final Plat No. 2 Administrative Correction No.1 (024JV#5).dwg DATE: Oct 31, 2024 - 4:54p

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2024.10.08
SCALE:	1" = 50'
PROJECT NO.:	P-17-8375
SHEET	OF
1	1

Agenda Item Summary

Agenda Date: **1/26/2026**

Subject: **Ordinance No. 1098 – An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Red Barn Community Center Site Plan**

Presented by: **Alex Ailey, Planner**

Summary:

Town staff has conditionally approved an application for the Red Barn Community Center Site Plan ("Site Plan"), which proposes the construction of a community center on a roughly 7.1-acre property generally located west of Weld County Road 13, and south of Weld County Road 32, within the existing Red Barn Subdivision and as more fully described on the Site Plan ("Property"). The Ordinance conditionally approves the Site Plan, which approval by the Board of Trustees is required after staff approval pursuant to Mead Municipal Code ("MMC") Section 16-4-100(b)(9).

Approval of the Site Plan is conditioned upon the Board of Trustee's approval, and subsequent recordation, of the administrative plat titled Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1 ("Administrative Plat"), included on tonight's meeting agenda under Agenda Item No. 9.I, Ordinance No. 1098.

Site Details:

Applicant:	Century Communities
Property Owner:	Red Barn Metropolitan District
Property Location:	Generally located west of WCR 13 and south of WCR 32
Zoning Classification:	Single Family Residential (RSF-4) with PUD Overlay
Comp. Plan Designation:	Residential Mixed-Use (RMU)

Surrounding Land Uses:

North	Vacant/oil and gas – Public Service Company of CO (Weld County)
South	Agricultural (Weld County)
East	Agricultural (Weld County)
West	Vacant (RSF-4 – Town of Mead)

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 Property are consistent with the Administrative Plat (also on the consent agenda for the Board of Trustees' consideration tonight).

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

This criterion has been met. No buildings or structures will infringe upon any existing easements.

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 meets the required twenty foot (20') setback from Ranch Street and Red Barn Avenue.
The proposed building does comply with the thirty-five (35') foot maximum height in the RSF-4 zone district.

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 applicable MMC sections. Staff has found the proposal to be in substantial compliance with Town technical standards.

Drainage and utility systems were designed, reviewed and approved. The uses proposed with this application can be served appropriately.
Parking (Sec. 16-2-90) – The proposed development provides adequate off-street parking with thirteen (13) spaces, including two (2) handicap spaces.

Landscape design (Sec. 16-2-150) – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal meets the requirement of one (1) street tree per forty (40) linear feet of block frontage for a total of twenty-two (22) trees. The proposal also provides adequate landscaping throughout the site, with shrubs, grasses and perennials lining the building and parking lot, along with trees scattered across the site and the inclusion of a fruit tree orchard on the southern portion of the site.

Fences and Walls (Sec. 16-2-170) – The proposed trash enclosure complies with the fence and wall height standards of no more than six (6) feet high for a privacy fence. The fence

surrounding the pool also complies with the fence and wall height standards of no more than six (6) feet high for a privacy fence.

Commercial and Industrial Architecture (Sec. 16-2-190) – The proposed building incorporates architectural features that provide appropriate variation in compliance with the MMC. The building is designed featuring three-hundred and sixty-degree (360º) 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 structure, pool area, 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. With the increase in assessed value upon completion of development, the property tax will also increase for the Property.

Alternatives/Options:

The Board may adopt the Ordinance ratifying staff's conditional approval of the Site Plan application, add conditions to the Ordinance, or choose not to adopt the Ordinance. Any decision by the Board to not adopt the Ordinance shall be accompanied by a clear statement outlining which of the required review criteria the Board believes have not been met.

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 January 26, 2026, consent agenda will approve the Ordinance. If any Board member desires to pull the Ordinance off of the consent agenda for questions or discussion, Town staff recommends the following motion:

Suggest motion:

"I move to approve Ordinance No. 1098 — An Ordinance of the Town of Mead, Colorado, conditionally approving the Red Barn Community Center Site Plan"

Attachments:

1. Ordinance No. 1098
2. Site Plan

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1098

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING THE RED BARN COMMUNITY CENTER SITE PLAN

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, CENTURY COMMUNITIES, INC., a Delaware incorporated company (the "Applicant") has submitted to the Town a land use application for a site plan designated as RED BARN COMMUNITY CENTER SITE PLAN, attached hereto and incorporated as EXHIBIT 1 to this Ordinance (the "Site Plan"); and

WHEREAS, the real property that is the subject of the Site Plan is generally located west of Weld County Road 13 and south of Weld County Road 32 in the Town of Mead, Colorado, as more fully described in the Site Plan ("Property"); and

WHEREAS, Applicant is an authorized representative of the fee owner of the Property, Red Barn Metropolitan District ("Owner"); and

WHEREAS, the Owner desires to construct a 3,590 square foot clubhouse building, and an associated outdoor pool and fruit tree orchard 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 final, fully signed copy of the administrative plat titled Red Barn Subdivision Final Plat Filing No. 2, Administrative Correction No. 1, approved by Town Ordinance No. 1098, is recorded in the Weld County Real Property Records ("County Records"); and

b. The Applicant/Owner resolves and corrects all technical issues as directed by Town staff; and

c. The Applicant/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. Subject to staff's 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.

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 26TH DAY OF JANUARY 2026.

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

EXHIBIT 1
RED BARN COMMUNITY CENTER SITE PLAN

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

LEGAL DESCRIPTION:

TRACT B, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1. SITUATE IN THE EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

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 SITE PLAN. 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.

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.

MITIGATION OF IMPACT ON STORMWATER FLOW.

ANY OWNER OF THE PROPERTY, OR PORTION OF THE PROPERTY, DESCRIBED ON THIS SITE PLAN 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.

VICINITY MAP



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C4	DRAINAGE AND GRADING PLAN
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A3.02	REAR & LEFT ELEVATIONS
A4.0	MATERIALS
LP1	SITE LIGHTING PHOTOMETRIC
LP2	LIGHTING DETAILS

PROJECT CONTACT LIST

DEVELOPER / BUILDER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY
SUITE 650
GREENWOOD VILLAGE, CO80111

ENGINEER
ROCKY RIDGE CIVIL ENGINEERING
2204 18TH AVENUE
SUITE 107
LONGMONT, CO 80501

LANDSCAPE ARCHITECT
PCS GROUP
200 KALAMATH STREET
DENVER, CO 80223

ARCHITECT
GODDEN SUDIK
5975 SOUTH QUEBEC STREET
SUITE 250
CENTENNIAL, CO 80111

LITTLE THOMPSON WATER DISTRICT
835 E. HIGHWAY 56
BERTHOUD, CO 80513
CONTACT: JAKE HEBERT
970.334.6374

CERTIFICATE OF OWNERSHIP

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

TRACT B, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1. SITUATE IN THE EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, 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 RED BARN COMMUNITY CENTER; AND FURTHER ACKNOWLEDGE(S) 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 SITE PLAN CONTAINS 7.12 ACRES (310,251 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(S) AND SEAL(S) THIS __ DAY OF _____, 20__.

RED BARN METROPOLITAN DISTRICT

BY: _____

NAME: _____

TITLE: _____

AS AUTHORIZED BY RED BARN METROPOLITAN DISTRICT
RESOLUTION NO._____

ATTEST:_____

BY: _____

TITLE: _____

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__.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

LAND USE CHART

NUMBER OF LOTS	0
NUMBER OF TRACTS	1
TRACT LABEL	B
TRACT AREA	
ACREAGE	7.122
SQUARE FEET	310,263
ZONE CLASS	RSF-4
PARKING SPACES	13
BUILDING SF	
CLUBHOUSE ENCLOSED	3590
CLUBHOUSE VERANDAS	1210
SHED #1	320
SHED #2	320
BUILDING HEIGHT	
CLUBHOUSE	35'-0"
SHEDS	15'-6"

LITTLE THOMPSON WATER DISTRICT

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.
2. SUBMITTALS FOR ALL MATERIALS MUST BE PROVIDED FOR REVIEW AND APPROVAL BY LITTLE THOMPSON WATER DISTRICT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE INSPECTED AND APPROVED BY LITTLE THOMPSON WATER DISTRICT.
4. ALL PVC PIPE SHALL BE C900 DR14.
5. ALL SERVICE LINES THAT CROSS STORM SEWER SHALL BE SLEEVED WITH 2-INCH HDPE DR9 PIPE.
6. ALL ROADWAY GRADING AND PREPARATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF WATERLINES.
7. THE CONTRACTOR SHALL CONTACT LITTLE THOMPSON WATER DISTRICT TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST 72-HOURS' NOTICE IN ADVANCE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE WITH LITTLE THOMPSON WATER DISTRICT FOR NECESSARY SYSTEM SHUTDOWNS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOUR NOTICE PRIOR TO ANY ANTICIPATED SHUT DOWN.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. IF A CONFLICT EXISTS WITH ANOTHER UTILITY AND A LITTLE THOMPSON WATER DISTRICT WATERLINE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AND LITTLE THOMPSON WATER DISTRICT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO LITTLE THOMPSON WATER DISTRICT AT ALL TIMES.
11. AFTER ACCEPTANCE BY LITTLE THOMPSON WATER DISTRICT, WATERLINE IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
12. APPROVAL BY LITTLE THOMPSON WATER DISTRICT DOES NOT RELIEVE THE ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE DESIGN OF THE WATERLINE FACILITIES.

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
	05.09.2025
	07.07.2025
	08.25.2025
	10.06.2025
	11.12.2025

Sheet Name

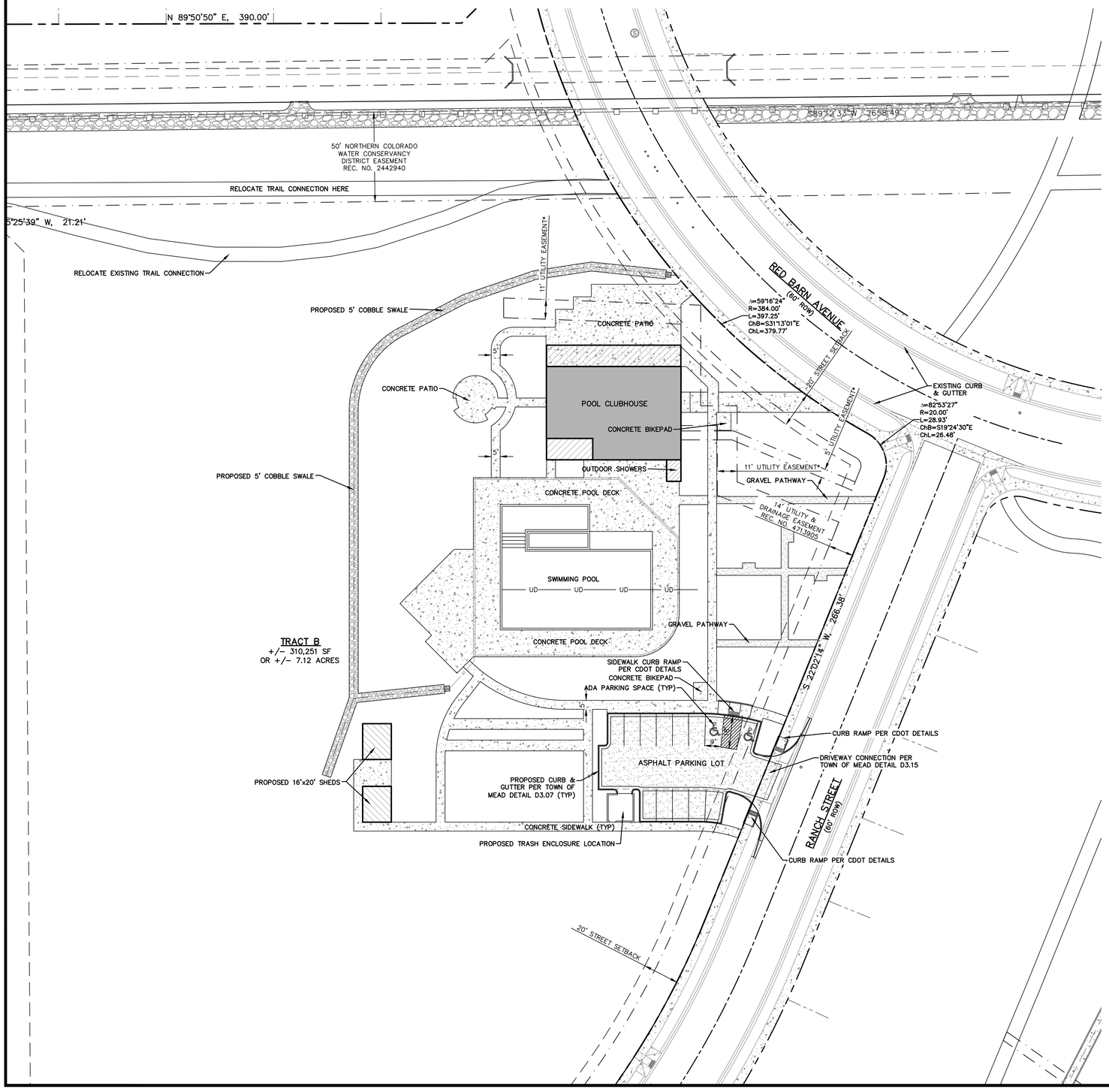
COVER SHEET

Sheet Number

CS

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



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

N

SITE PLAN NOTES:

1. FOR MORE INFORMATION ON THE POOL AND CLUBHOUSE OR OTHER PROPOSED STRUCTURES, REFER TO THE LANDSCAPE PLANS.
2. PROPOSED PUBLIC IMPROVEMENTS TO BE CONSTRUCTED PER TOWN OF MEAD DETAILS.
3. 13 PARKING SPACES ARE PROPOSED. PER TOWN OF MEAD MUNICIPAL CODE 2 OF THESE SPACES ARE REQUIRED TO BE ADA COMPLIANT.
4. FOR TREES, SHRUBS, MULCHING AND OTHER LANDSCAPE RELATED DETAILS, REFER TO THE LANDSCAPING PLAN.

SITE PLAN LEGEND

- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- DRAINAGE SWALE

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE RECORD BEARING OF NORTH 00°01'19" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DEPICTED ON RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 AS PER THE PLAT RECORDED MAY 11, 2021, UNDER RECEPTION NO. 4713905 IN THE REAL PROPERTY RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.

FLOODPLAIN NOTE:

THE PROJECT IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DESIGNATED BY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 08123C1880E WITH A REVISION DATE OF 1/20/2016.

EASEMENT NOTE:

* RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1.

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

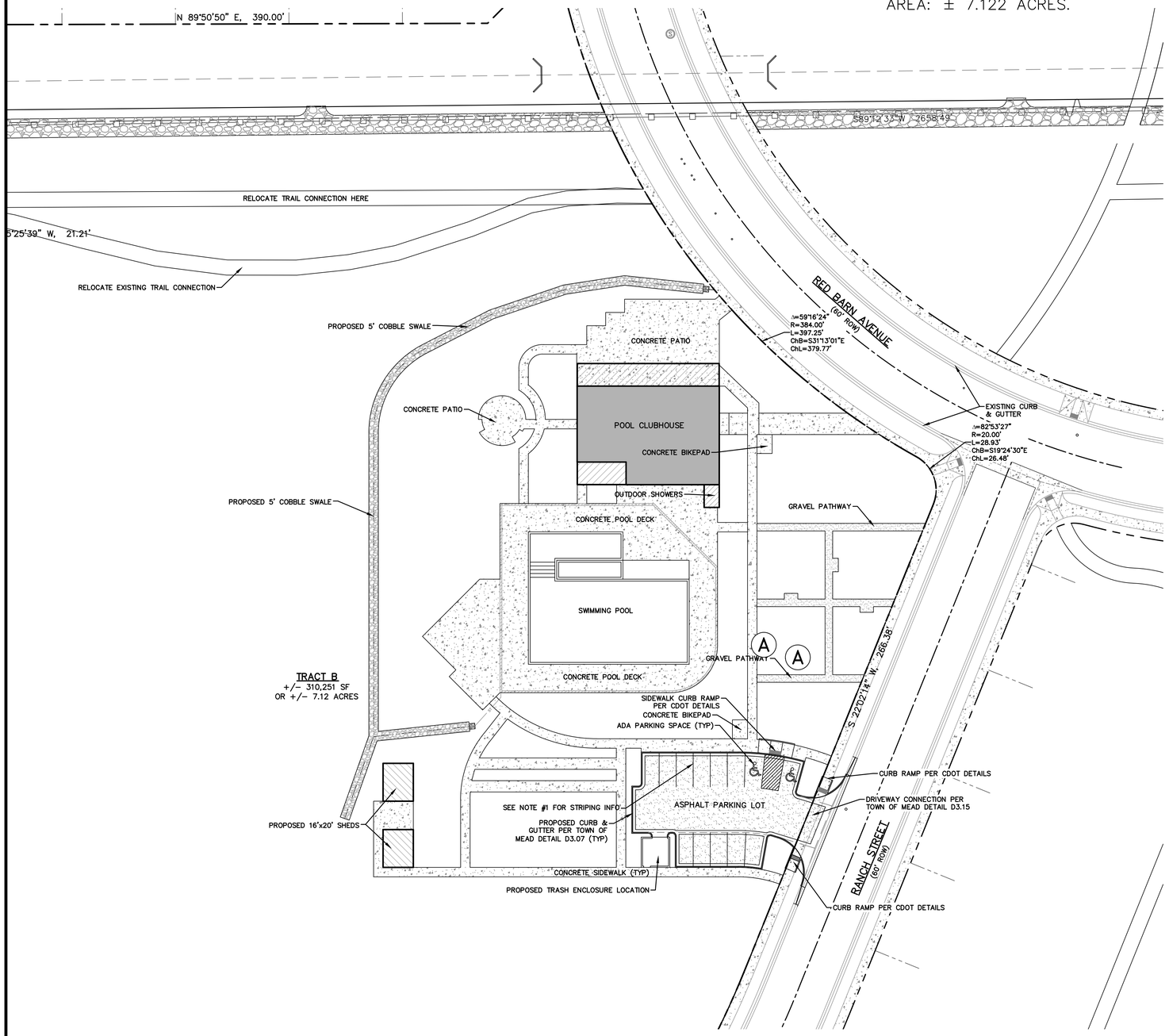
SITE PLAN
MEAD, COLORADO

JOB NO 876-1
CAD NO 8761BASE
DATE 11/12/25

SHEET NO
C1

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

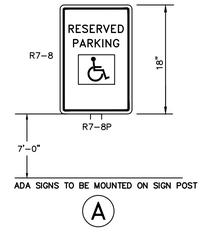


0 30' 60'
SCALE: 1" = 30'

N

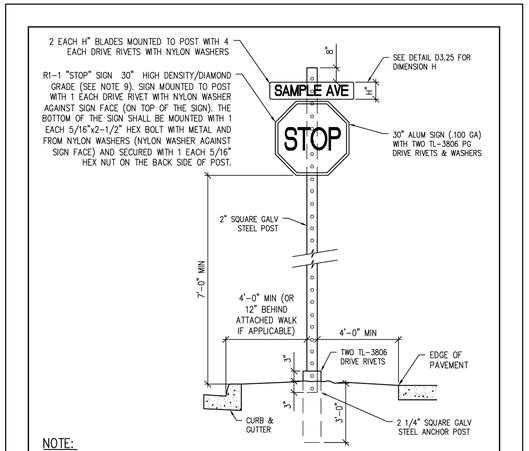
SIGNAGE AND STRIPING NOTES:

1. ALL STRIPING FOR PARKING SHALL BE WHITE AND 4 INCHES WIDE. ALL EDGE LINES OF PARKING ARES SHALL ALSO BE WHITE AND A MINIMUM OF 4 INCHES WIDE.



BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE RECORD BEARING OF NORTH 00°01'19" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DEPICTED ON RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 AS PER THE PLAT RECORDED MAY 11, 2021, UNDER RECEPTION NO. 4713905 IN THE REAL PROPERTY RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.



NOTE:

1. SIGNS SHALL CONFORM TO MUTCD AND CDOT STANDARDS FOR MATERIAL AND PLACEMENT.
2. CLASS 1 SIGNS SHALL BE 0.100 GAUGE ALUM.
3. SIGNS WITH ARROW MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. ATTACH SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN HIT BY A VEHICLE.
5. SIGN PANELS SHOULD BE MOUNTED A MINIMUM OF 7' ABOVE THE PAVEMENT OR GROUND.
6. SIGNS LARGER THAN 36" IN LENGTH OR WIDTH REQUIRE WIND BRACING AND SPECIAL POST DESIGN.
7. ANCHOR STUB AND POST ARE PERFORATED SQUARE STEEL TUBE.
8. ALL "NO PARKING" SIGNS SHALL BE INSTALLED AT 45° FROM FLOWLINE.
9. STOP SIGNS SHALL BE A MINIMUM 36" SIZE FOR ALL STREETS ABOVE A LOCAL RESIDENTIAL STREET CLASSIFICATION PER MUTCD REQUIREMENTS.

SCALE: NTS

MEAD COLORADO	TOWN OF MEAD STANDARD DESIGN CRITERIA	D3.24
	SIGN POST DETAIL	DATE: 04/2021

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

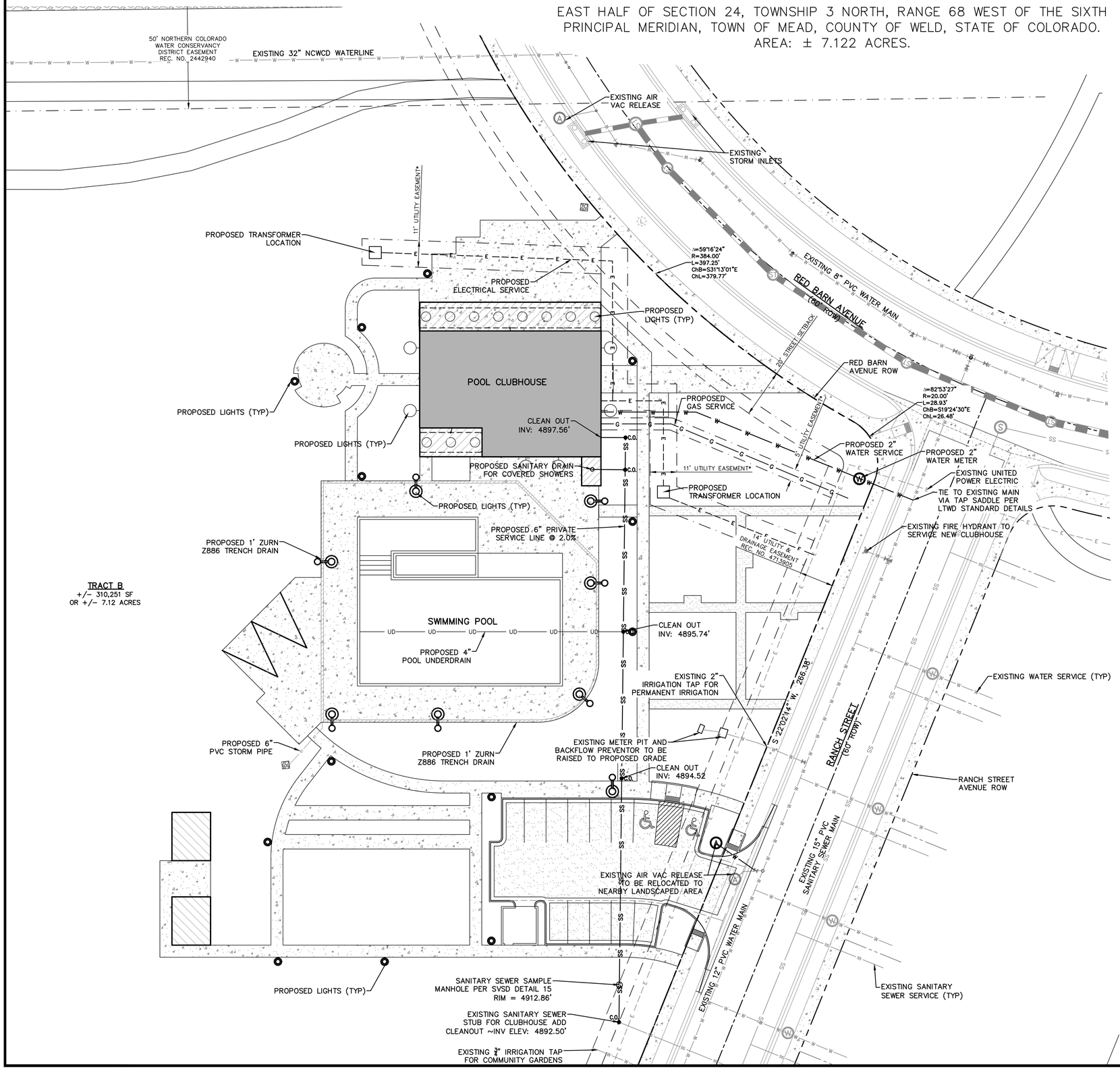
SIGNAGE AND STRIPING PLAN
MEAD, COLORADO

JOB NO 876-1
CAD NO 8761BASE
DATE 11/12/25

SHEET NO
C2

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



N

0 20' 40'

SCALE: 1" = 20'

UTILITY NOTES:

1. FOR MORE INFORMATION ON IRRIGATION TAP REFER TO THE LANDSCAPING/IRRIGATION PLANS.

EASEMENT NOTE:

* RED BARN SUBDIVISION FINAL PLAT FILING NO. 2, ADMINISTRATIVE CORRECTION NO. 1.

UTILITY LEGEND

EXISTING		PROPOSED
SS SS	SAN SEWER LINE	SS SS
W W	WATER LINE	W W
G G	GAS LINE	G G
UD UD	UNDERDRAIN PIPE	UD UD
	STORM PIPE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER THRUST BLOCK	
	STREET LIGHT	
	WATER METER	
E E	ELECTRICAL LINE	E E

LITTLE THOMPSON WATER DISTRICT

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE LITTLE THOMPSON WATER DISTRICT (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

ST. VRAIN SANITATION DISTRICT

DEVELOPMENT REVIEW APPROVAL SIGNATURE AND DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ST. VRAIN SANITATION DISTRICT FOR SANITARY SEWER IMPROVEMENTS ONLY. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE (1) YEAR.

811 Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

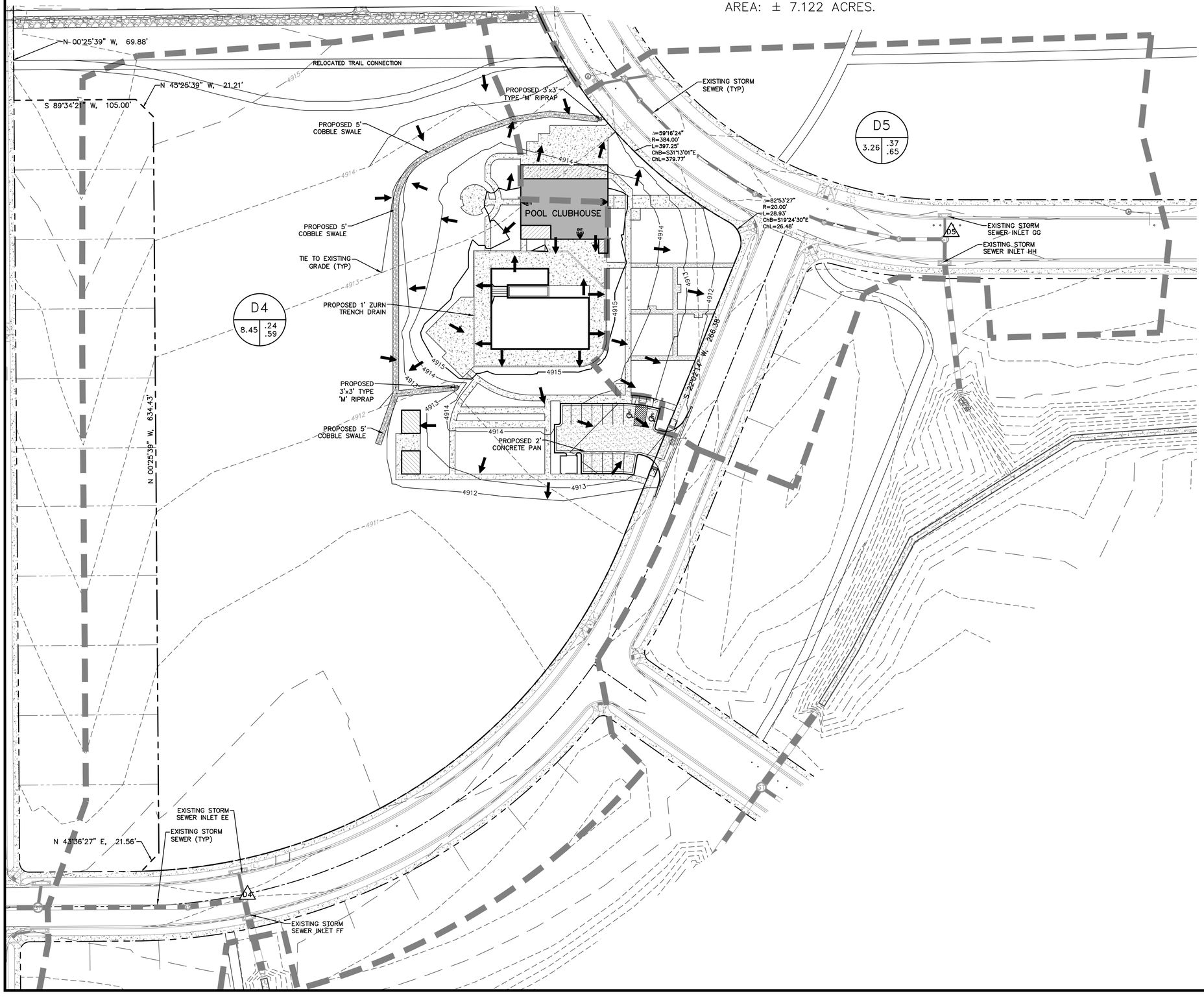
UTILITY PLAN
MEAD, COLORADO

JOB NO 876-1
CAD NO 8761BASE
DATE 11/12/25

SHEET NO
C3

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



N

0 40' 80'

SCALE: 1" = 40'

GRADING LEGEND

- 5075 — EXISTING 5' CONTOUR
- 5074 — EXISTING 1' CONTOUR
- 5075 — PROPOSED 5' CONTOUR
- 5074 — PROPOSED 1' CONTOUR

DRAINAGE LEGEND

- A — BASIN OR SUB-BASIN
- 1.24 — AREA (ACRES)
- .72 — C VALUE 5-YR STORM
- .82 — C VALUE 100-YR STORM
- 1 — DESIGN POINT
- BASIN LIMIT
- PROPOSED RUNOFF FLOW

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

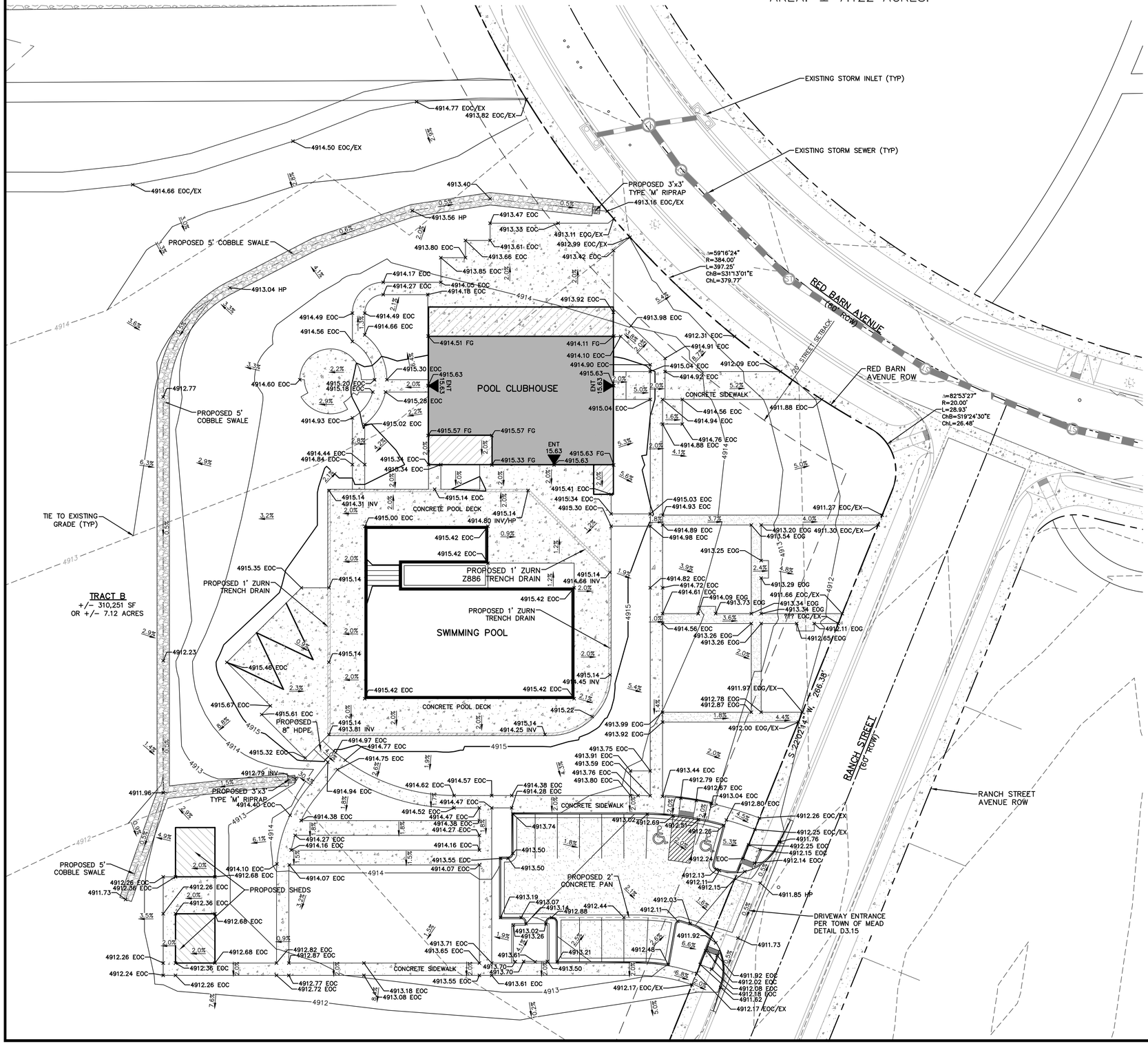
DRAINAGE AND GRADING PLAN
MEAD, COLORADO

DATE 11/12/25
CAD NO 8761BASE
JOB NO 876-1

SHEET NO
C4

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.





GRADING NOTES:

1. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
2. SPECIAL SPOT ELEVATIONS ARE NOTED BELOW:
   - 2.1. EOC = EDGE OF CONCRETE
   - 2.2. EOG = EDGE OF GRAVEL
   - 2.3. HP = HIGH POINT
   - 2.4. LP = LOW POINT
   - 2.5. EX = EXISTING GRADE
   - 2.6. FG = FINISHED GRADE
3. PROPOSED AND EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS.
4. CONSTRUCTION DETAILS FOR POOL AND CLUBHOUSE TO BE PROVIDED BY OTHERS.

GRADING LEGEND

- 5075 EXISTING 5' CONTOUR
- 5074 EXISTING 1' CONTOUR
- 5075 PROPOSED 5' CONTOUR
- 5074 PROPOSED 1' CONTOUR

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

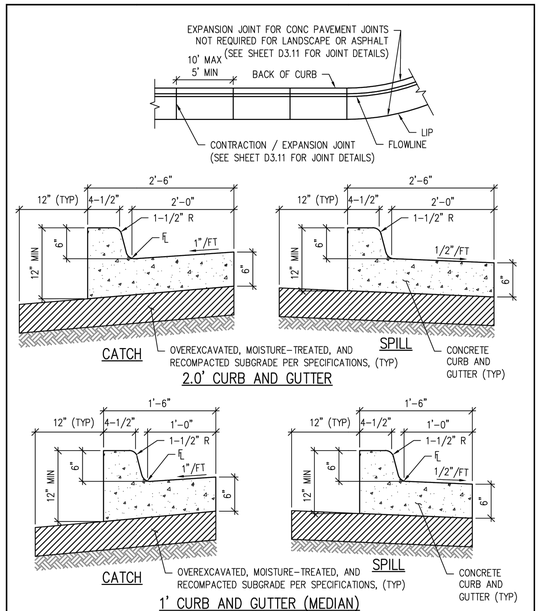
DETAILED GRADING PLAN
MEAD, COLORADO

JOB NO 876-1
CAD NO 8761BASE
DATE 11/12/25

SHEET NO
C5

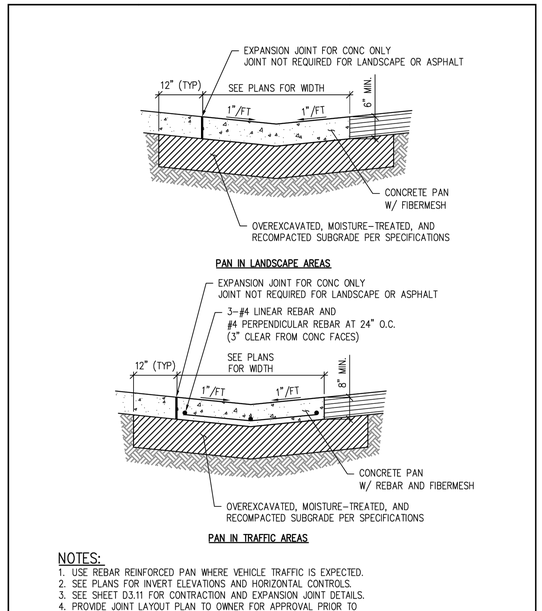
RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



SCALE: NTS

MEAD COLORADO	TOWN OF MEAD STANDARD DESIGN CRITERIA	D3.07
	VERTICAL CURB AND GUTTER DETAIL	DATE: 04/2021

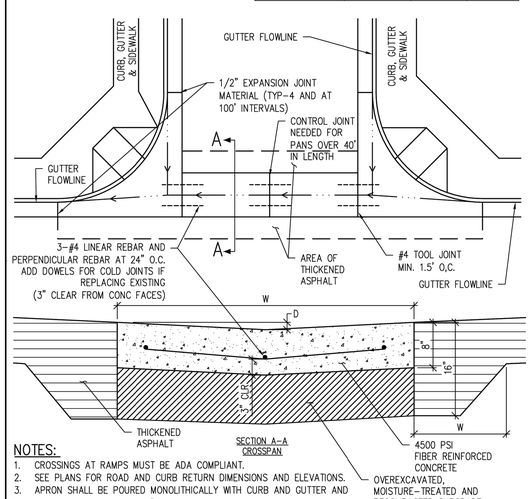


NOTES:
1. USE REBAR REINFORCED PAN WHERE VEHICLE TRAFFIC IS EXPECTED.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE SHEET D3.11 FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.

SCALE: NTS

MEAD COLORADO	TOWN OF MEAD STANDARD DESIGN CRITERIA	D3.16
	CONCRETE PAN DETAIL	DATE: 04/2021

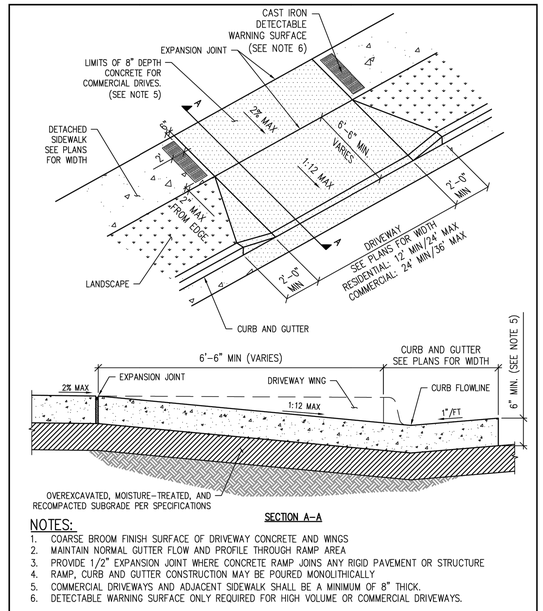
PARALLEL STREET CLASSIFICATION	CROSS PAN WIDTH (W)	DEPTH OF INVERT D (MIN.)	DEPTH OF INVERT D (MAX.)
ARTERIAL	10'	1-1/4"	2-1/2"
COLLECTOR	8'	1"	2"
LOCAL	6'	3/4"	1-1/2"



NOTES:
1. CROSSINGS AT RAMPS MUST BE ADA COMPLIANT.
2. SEE PLANS FOR ROAD AND CURB RETURN DIMENSIONS AND ELEVATIONS.
3. APRON SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND SHALL BE A MINIMUM OF 8" THICK.

SCALE: NTS

MEAD COLORADO	TOWN OF MEAD STANDARD DESIGN CRITERIA	D3.15
	CONCRETE PAN LAYOUT DETAIL	DATE: 04/2021



NOTES:
1. COARSE BROOM FINISH SURFACE OF DRIVEWAY CONCRETE AND WINGS
2. MAINTAIN NORMAL GUTTER FLOW AND PROFILE THROUGH RAMP AREA
3. PROVIDE 1/2" EXPANSION JOINT WHERE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE
4. RAMP, CURB AND GUTTER CONSTRUCTION MAY BE POURED MONOLITHICALLY
5. COMMERCIAL DRIVEWAYS AND ADJACENT SIDEWALK SHALL BE A MINIMUM OF 8" THICK.
6. DETECTABLE WARNING SURFACE ONLY REQUIRED FOR HIGH VOLUME OR COMMERCIAL DRIVEWAYS.

SCALE: NTS

MEAD COLORADO	TOWN OF MEAD STANDARD DESIGN CRITERIA	D3.17
	CONCRETE DRIVEWAY WITH DETACHED SIDEWALK DETAIL	DATE: 04/2021

NO.	DATE	DESCRIPTION	BY

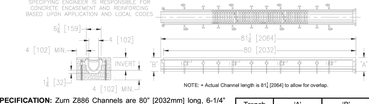
Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

JOB NO	876-1
CAD NO	8761BASE
DATE	11/12/25
DETAIL SHEET	RED BARN TRACT B
	MEAD, COLORADO
SHEET NO	C6

ZURN Z886
6-1/4 [159] WIDE REVEAL TRENCH DRAIN SYSTEM

SPECIFICATION SHEET
TAG _____

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



ENGINEERING SPECIFICATION: Zurn Z886 Channels are 80" [2032mm] long, 6-1/4" [159mm] wide reveal and have a 4" [102mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels feature positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround a minimum of every 10' [254mm]. Channels weigh less than 2.31 lbs. per linear foot (3.9 kg/m), have a smooth, 1-1/2" [38mm] radiused self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels are provided with standard DGC grates that lock down with lockdown bars to the channel and is not intended for dynamic traffic loadings. Zurn 5-3/8" [137mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20" [508mm] nominal lengths with 1/2" [13mm] wide slots, and 3/4" [19mm] bearing depth. Grate has an open area of 28.1 sq. in per ft. [60,308 sq. mm per meter].

PREFIX OPTIONS (Check/specify appropriate options)
____ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

____ -E1	Closed End Cap	____ -U2	2 [51] No-Hub Bottom Outlet
____ -E2	2 [51] No-Hub End Outlet	____ -U3	3 [76] No-Hub Bottom Outlet
____ -E3	3 [76] No-Hub End Outlet	____ -U4	4 [102] No-Hub Bottom Outlet
____ -E4	4 [102] No Hub End Outlet	____ -U6	6 [152] No-Hub Bottom Outlet
____ -E6	6 [152] No-Hub End Outlet		

Frame Options
- ____ -AV6 Aluminum Veneer Bronze Anodized Frame
- ____ -SVF Type 304 Stainless Steel Top Veneer Frame
- ____ -SW Sidewall Extension - 9 [229] High
- ____ -SW2 Sidewall Extension - 18 [457] High

Grate Options (Load Classifications are per DIN EN1433)
- ____ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
- ____ -BG Galvanized Ductile Iron Bar Grate - Class C
- ____ -DBG Ductile Iron Cast Bar Grate - Class C
- ____ -DC Ductile Iron Solid Cover - Class C
- ____ -DGC Ductile Iron Slotted Grate - Class C*
- ____ -GDC Galvanized Ductile Slotted Grate - Class C
- ____ -GG Fiberglass Grate - Class A
- ____ -GHPD Galvanized Heel-Proof Ductile Grate - Class B
- ____ -HPD Heel-Proof Ductile Slotted Grate - Class B
- ____ -HPP Heel-Proof Polyethylene Grate - Class A
- ____ -LD Longitudinal Ductile ADA Grate - Class B
- ____ -RFG Reinforced Galvanized Slotted Grate - Class B
- ____ -RPG Reinforced Perforated Grate - Class B
- ____ -RFGC Reinforced Slotted Galvanized Grate - Class C
- ____ -RFSC Reinforced Slotted Stainless Steel Grate - Class C
- ____ -RPGC Reinforced Perforated Galvanized Grate - Class C
- ____ -RPGR Reinforced Perforated Galvanized Reverse Punch Grate - Class B
- ____ -RPGRC Reinforced Galvanized Perforated Reverse Punch Anti-Slip Grate - Class C
- ____ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
- ____ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
- ____ -VP Vandal-Proof Lockdown
- ____ -IC Joint Connector

Decorative Grate Options (Load Classifications are per DIN EN1433)
- ____ -BCD Bronze Circular Decorative Grate - Class A
- ____ -SWG-A Stainless Steel Wire Grate - Class A
- ____ -SWG-B Slip Resistant Stainless Steel Wire Grate - Class B
- ____ -BDD Bronze Diagonal Decorative Grate - Class A
- ____ -DCD Ductile Iron Circular Decorative Grate - Class C
- ____ -DDD Ductile Iron Diagonal Decorative Grate - Class A
- ____ -DDG Ductile Iron Decorative Grate - Class A
- ____ -DTW Ductile Iron Tidal Wave Grate - Class C
- ____ -GMG Galvanized Steel Mesh Grate - Class A
- ____ -HPB Heel-Proof Bronze Slotted Grate - Class A
- ____ -HPS Heel-Proof Stainless Steel Slotted Grate - Class A
- ____ -SCD Stainless Steel Circular Decorative Grate - Class B
- ____ -SDD Stainless Steel Diagonal Decorative Grate - Class B
- ____ -SMG Stainless Steel Steel Mesh Grate - Class A
- ____ -SOG Stainless Steel Decorative Grate - Class B

MADE in the U.S.A. (Load Classifications are per DIN EN 1433)
- ____ -AWG Aluminum Wire Grate - Class A
- ____ -DGC-USA Ductile Iron Slotted Grate-Class C (Substitute DGE-USA)
- ____ -FG Fabricated Galvanized Steel Slotted Grate-Class A
- ____ -FS Fabricated Stainless Steel Slotted Grate - Class A
- ____ -GDC-USA Galvanized Ductile Slotted Grate - Class C
- ____ -PG Perforated Galvanized Steel Grate - Class A
- ____ -PGR Galvanized Perforated Reverse Punch Anti-Slip ADA Grate - Class A
- ____ -PPC Plastic Perforated Grate - Class C
- ____ -PS Perforated Stainless Steel Grate - Class A
- ____ -SC Fabricated Stainless Steel Solid Cover - Class A

USA Miscellaneous Options
- ____ -DB Bottom Dome Strainer

Decorative MADE in the U.S.A. (Load Classifications are per DIN EN1433)
- ____ -BZ Bronze Decorative Grate - Class A
- ____ -NBZ Nickel Bronze Decorative Grate - Class A
- ____ -PSR Perforated Stainless Steel Raised Grate - Class A
- ____ -STWG Stainless Transverse Wire Grate - Class A

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.30 [135]	-	-	-
8604	5.30 [135]	5.90 [150]	0.41	183	12
8605	5.90 [150]	6.50 [165]	0.48	214	13
8606	6.50 [165]	7.10 [180]	0.55	245	15
8606N	7.10 [180]	7.10 [180]	-	-	-
8607	7.10 [180]	7.70 [196]	0.62	276	17
8608	7.70 [196]	8.30 [211]	0.69	308	19
8609	8.30 [211]	8.90 [226]	0.76	339	21
8610	8.90 [226]	9.50 [241]	0.83	371	23
8611	9.50 [241]	10.10 [257]	0.90	403	25
8612	10.10 [257]	10.70 [272]	0.97	435	27
8612N	10.70 [272]	10.70 [272]	-	-	-
8613	10.70 [272]	11.30 [287]	1.04	467	29
8614	11.30 [287]	11.90 [302]	1.11	498	31
8615	11.90 [302]	12.50 [318]	1.18	530	33

* Regularly furnished unless otherwise specified

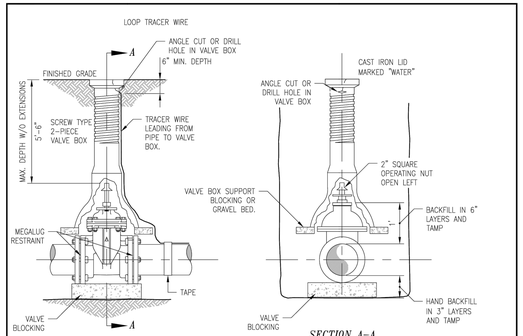
⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. AD
Date: 01/02/23
C.N. No. 144898
Patent zurn.com/patents
Prod. | Dwg. No. Z886



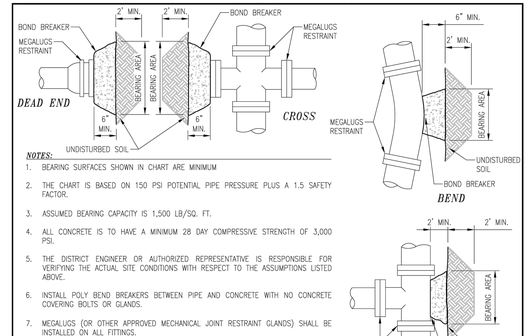
NOTES:
1. VALVE BOX SHALL BE CENTERED AND PLUMB OVER THE OPERATING NUT AND SHALL NOT TRANSMIT SHOCK WAVES OR STRESS TO THE VALVE.
2. VALVE SHALL BE BLOCKED WITH A POURED IN PLACE CONCRETE SUPPORT OR SUITABLE PREFORMED BRICK OR MASONARY MATERIAL.
3. ALL GATE VALVES TO BE MECHANICAL JOINT, OPEN LEFT, RESILIENT SEAT, EPOXY COATED INSIDE AND OUT, WITH STAINLESS STEEL BOLTS.
4. ALL VALVE BOXES TO BE OF CAST OR DUCTILE IRON CONSTRUCTION, TWO PIECE ADJUSTABLE DESIGN.
5. MEGALUGS OR OTHER APPROVED MECHANICAL JOINT RESTRAINT GLAND SHALL BE USED ON ALL MECHANICAL JOINT VALVES.
6. MAXIMUM DEPTH TO THE TOP OF THE NUT WILL BE 5'-6". DEEPER INSTALLATIONS WILL REQUIRE OPERATOR EXTENSIONS.
7. VALVE SHALL BE A MINIMUM OF 3FT FROM ANY PIPE JOINT.

ACCEPTABLE MANUFACTURES:
GATE VALVES:
MUELLER, WATEROUS, AMERICAN, US PIPE

Little Thompson Water District
835 E. HIGHWAY 56
BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

VALVE DETAIL

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021



NOTES:
1. BEARING SURFACES SHOWN IN CHART ARE MINIMUM
2. THE CHART IS BASED ON 150 PSI POTENTIAL PIPE PRESSURE PLUS A 1.5 SAFETY FACTOR.
3. ASSUMED BEARING CAPACITY IS 1,500 LB/SQ. FT.
4. ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
5. THE DISTRICT ENGINEER OR AUTHORIZED REPRESENTATIVE IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ABOVE.
6. INSTALL POLY BEND BREAKERS BETWEEN PIPE AND CONCRETE WITH NO CONCRETE COVERING BOLTS OR GLANDS.
7. MEGALUGS (OR OTHER APPROVED MECHANICAL JOINT RESTRAINT GLANDS) SHALL BE INSTALLED ON ALL FITTINGS.
8. NO SACK CRETE ALLOWED.

MINIMUM BEARING SURFACE AREA (FT²)

NOMINAL PIPE ø	11¼°	22½°	45°	90°	TEE OR DEAD END
4"	1.00	1.00	1.00	1.75	1.25
6"	1.00	1.25	2.25	3.25	2.75
8"	1.00	2.00	3.75	6.75	5.00
12"	2.25	4.25	8.25	15.00	10.75
16"	3.25	7.50	14.25	26.50	18.75

LENGTH OF RESTRAINED PIPE

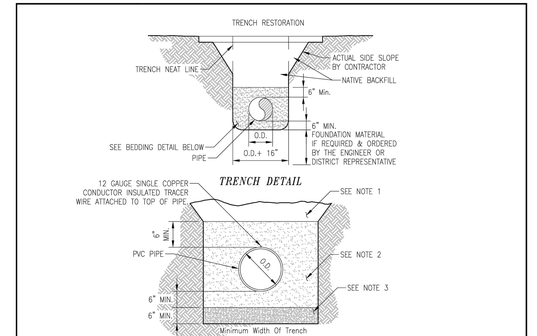
NOMINAL PIPE ø	4"	6"	8"	12"	16"
FITTING	L	L	L	L	L
90° BEND, TEE, DEAD END	30'	46'	61'	90'	116'
VALVE	30'	46'	61'	90'	116'
45° BEND	10'	13'	18'	26'	34'
22½° BEND	10'	10'	10'	20'	20'
11¼° BEND	5'	5'	5'	10'	10'

NOTE:
1. THESE NUMBERS ARE ROUNDED UP TO THE NEXT WHOLE NUMBER.

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BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

HORIZONTAL THRUST BLOCK DETAIL

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021



NOTES:
1. USE SOLID BACKFILL OR NATIVE MATERIAL CONTAINING NO LUMPS, NO SIGNIFICANT AMOUNT OF ORGANIC MATERIAL (GRASS, TREE ROOTS, BRANCHES...), OR ROCKS LARGER THAN ¾", IN ANY DIRECTION. NATIVE MATERIALS MUST BE APPROVED PRIOR TO USE, ADEQUATE COMPACTION IS REQUIRED TO MINIMIZE FUTURE SETTLING OF FILL.
2. BED PIPE IN SQUEEGEE MATERIAL APPROVED BY DISTRICT REPRESENTATIVE.
3. OVER EXCAVATE IN UNSUITABLE MATERIAL & REPLACE WITH STABILIZATION MATERIAL AS REQUIRED ON PLANS OR AS DIRECTED BY DISTRICT REPRESENTATIVE.
4. GROUNDWATER BARRIERS SHALL BE CONSTRUCTED EVERY 500 FEET OF TRENCH WHICH HAS BEEN BACKFILLED WITH NON-NATIVE MATERIAL. GROUNDWATER BARRIERS SHALL BE CONSTRUCTED THE FULL TRENCH WIDTH, APPROXIMATELY 4 FEET LONG, AND TO WITHIN 1 FOOT OF THE TOP OF THE TRENCH.

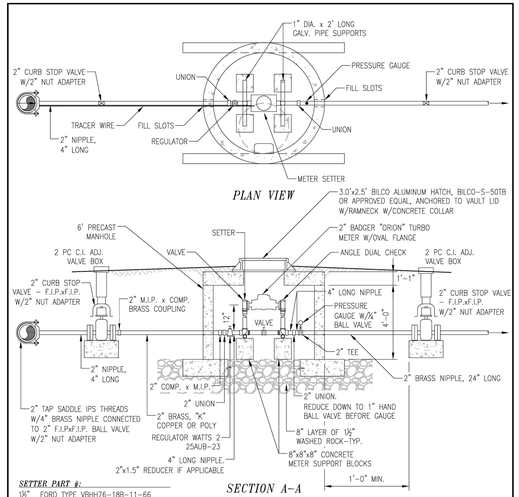
Little Thompson Water District
835 E. HIGHWAY 56
BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

PIPE BEDDING DETAIL

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



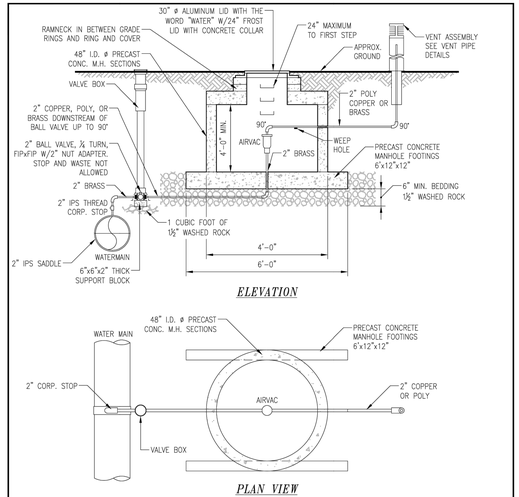
SETTER PART #:
½" FORD TYPE VBHH76-18B-11-66
2" FORD TYPE VBHH77-18B-11-77

MANHOLE PARTS LIST:
6' I.D.x13" OFFSET FLATTOP 24" OPENING
6' I.D. FLATx48" W/PIPE SLOTS
FOOTER 12'x9'x8'-0" LONG

Little Thompson Water District
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BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

1-1/2" & 2" METER VAULTS DETAIL

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021

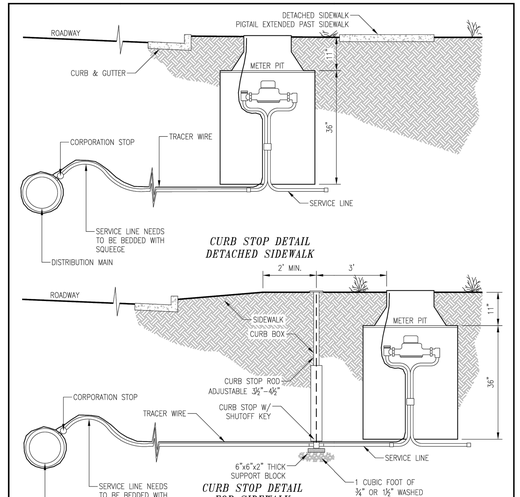


MANHOLE PARTS LIST:
4' I.D.x13" OFFSET FLATTOP 24" OPENING
4' I.D. FLATx48" W/PIPE SLOTS
FOOTER 12'x9'x8'-0" LONG

Little Thompson Water District
835 E. HIGHWAY 56
BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

2" AIRVAC DETAIL

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021

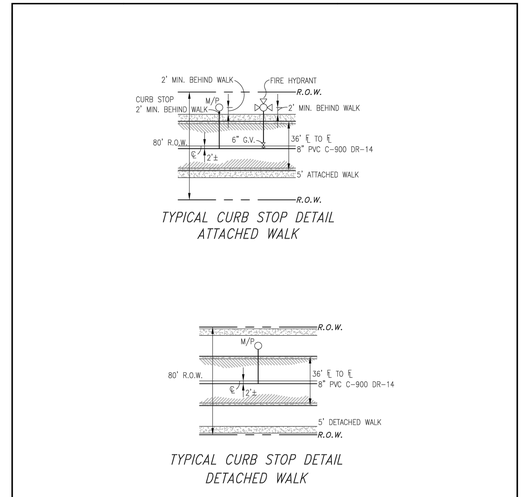


NOTE:
1. METER PIT NEEDS TO BE 5 FT INSIDE PROPERTY LINE.

Little Thompson Water District
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METER PIT AND CURB STOP DETAIL FOR SIDEWALK

SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021



Little Thompson Water District
835 E. HIGHWAY 56
BERTHOUD, COLORADO 80513
PHONE: (970) 532-2096
FAX: (970) 532-3734

TYPICAL CURB STOP DETAIL

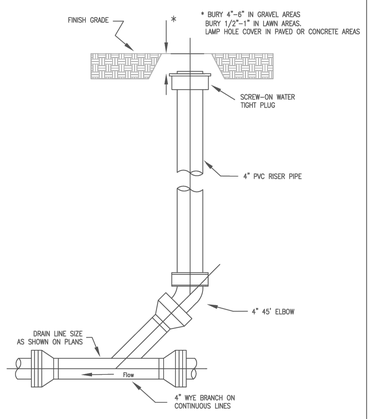
SCALE:	DRAWN BY:	DATE:	DATE REVISED:
AS NOTED	DJM	12/14/99	02/01/2021

ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES

1. District shall refer to the St. Vrain Sanitation District in these notes.
2. District's acceptance of these plans is valid for one year.
3. All materials and construction shall conform to the District standards.
4. Contractor to verify locations and elevations of existing utilities prior to commencing any construction.
5. The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to starting consnstruction or prior to resuming construction after a break.
6. Sanitary sewer shall be polyvinyl chloride (PVC) pipe, ASTM D3034-SDR35 or as indicated on the plans.
7. All concrete shall be minimum 4000 psi at 28 day strength.
8. Maintain a minimum of 10 feet horizontal separation outside diameter to outside diameter between water lines and all sewer lines and manholes.
9. All sewer mains crossing water mains with less than 18 inches of separation shall be encased in concrete.
10. Rim elevations shown are approximate and should not be taken as final. All manholes shall be final adjusted after paving such that the rim is ¼ to ½ inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
11. Invert data shall be collected by a licensed surveyor on each pipe invert in a manhole. Center of manhole surveying is not acceptable for slope calculations. Record drawings (asbuilts) must demostrate conformance to District standards.
12. The contractor shall have a set of approved plans on site at all times. The contractor shall be responsible for recording actual record drawing dimensions and distances as well as service locations on these plans and submitting them to the engineer for preparation of record drawings. These drawings shall be kept current at all times.
13. Before any construction commences, a plug shall be installed to prevent drainage through the new sewer line from entering the existing sewer line. This plug will be installed in the manhole, which connects new work with the existing and not be removed until initial acceptance.
14. Underdrains, if installed, are the responsibility of the developer. District assumes no liability for any portion of or any damage caused by underdrains. Absolutely no part of an underdrain system, including clean outs, will be allowed inside of sanitary sewer manholes. All underdrains shall be installed below the sanitary sewer and offset to the side. Pipe material shall be different color than sanitary sewer.
15. No service laterals smaller than 8 inch in diameter shall enter manholes.
16. Service crossings of curb shall be marked with a cut "S" in curb face. Paint is not acceptable. Service shall be extended into the lot a minimum of 10 feet.
17. Contractor shall mark the end of all sewer services with a 2" x 4" board with minimum of four (4) feet above grade, painted green.
18. All pipes shall have squeegie (CDOT #8 bedding) unless otherwise shown or the District may approve an alternate bedding in special cases.
19. Cut off walls will be installed 10' down stream of each manhole where the Subdivision line connects to the existing sanitary sewer main line.
20. The warranty bond shall be in the amount of $5,000.00 or 15% of the total cost of the sewer, whichever is greater.
21. Prior to approval, all sanitary sewer pipes shall be pressure-tested per ASTM C924. All manholes shall be vacuum-tested per UNI-B-98.
22. Prior to removal of plugs at manholes, pipe shall be jet-cleaned and vacuumed to remove debris and videoed. Notice shall be given to the District Inspector one (1) week prior to cleaning. Inspector must be present during the operation. Once approval has been given by Inspector, plugs may only be removed after initial acceptance by the District.
23. The final recorded plat and recorded address plat shall be provided to the District for initial acceptance.
24. Twenty (20) months after construction and prior to the expiration of warranty, the developer shall camera/video the sanitary sewer lines and provide a DVD to the District for review.

REVISED 1/2017

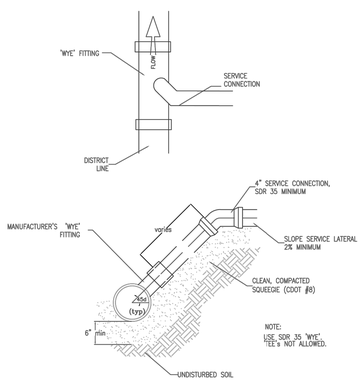
ST. VRAIN SANITATION DISTRICT SEWER SERVICE CLEANOUT



NOTES:
1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERED TO MAIN.
2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY "Y" OR AFTER A COMBINED TOTAL 135 DEGREES OF BEND.

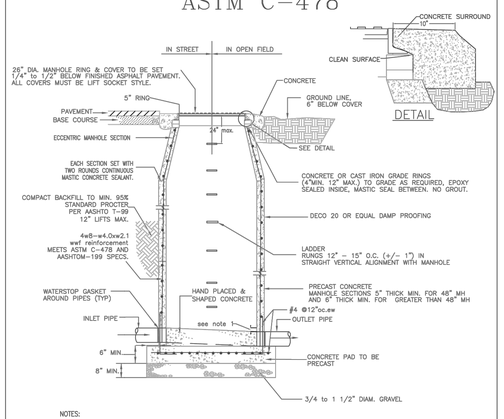
Detail Number: 8
REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT TYPICAL SERVICE CONNECTION



Detail Number: 9
REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE ASTM C-478



NOTES:
1. MANHOLES SHALL BE SEALED WATERTIGHT. NO GROUT ALLOWED EXCEPT AT PIPE PENETRATIONS. MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.
2. DROP THROUGH MANHOLE TO BE EQUAL TO SLOPE OF SURROUNDING PIPE. FOR FLUME INSTALLATIONS, FLUME MUST BE SET LEVEL.
3. MONITORING MANHOLE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, ON DISCHARGER'S PROPERTY. THE MANHOLE MUST BE SAFELY AND INDEPENDENTLY ACCESSIBLE FOR DISTRICT USE AT ALL TIMES.
4. FOR MANHOLE DEPTHS LESS THAN FOUR (4) FEET FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS OR MINIMUM 30-INCH BY 30-INCH PRECAST BOX WITH PRECAST FLAT TOP SECTONS ARE REQUIRED.
5. DESIGN AND LOCATION OF MONITORING MANHOLE SUBJECT TO DISTRICT APPROVAL.
6. THERE SHALL NOT BE ANY BENDS, DROP MANHOLES FLOW JUNCTIONS, CHANGES IN PIPE DIAMETER, ETC., WITHIN 25 PIPE DIAMETERS UPSTREAM OR DOWNSTREAM OF THE MANHOLE.

Detail Number: 15
REVISED: 1/2017

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
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RED BARN TRACT B
DETAIL SHEET 2
MEAD, COLORADO

DATE 11/12/25
CAD NO 8761BASE
JOB NO 876-1

SHEET NO C7

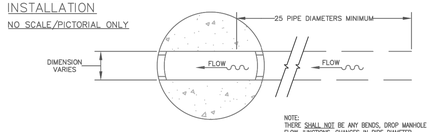
RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE DETAIL TOP VIEW DIAGRAMS

CORRECT INSTALLATION

NO SCALE/PICTORIAL ONLY

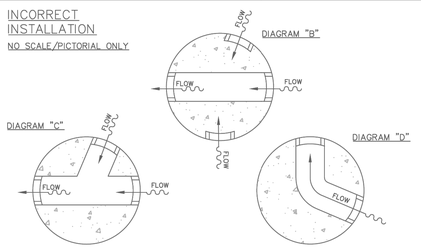


NOTE:
THERE SHALL NOT BE ANY BENDS, DROP MANHOLE FLOW JUNCTIONS, CHANGES IN PIPE DIAMETER, ETC., WITHIN 25 PIPE DIAMETERS UPSTREAM OR DOWNSTREAM OF THE MANHOLE

DIAGRAM "A"

INCORRECT INSTALLATION

NO SCALE/PICTORIAL ONLY



NOTES:

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

Detail Number: 16

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT PIPE PRESSURE TEST PARAMETERS

MINIMUM SPECIFIED TIME REQUIRED FOR A 0.5 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q = 0.0015

1 PIPE DIAMETER (IN.)	2 MINIMUM TIME (MIN:SEC)	3 LENGTH FOR MINIMUM TIME (FT)	4 TIME FOR LONGER LENGTH (SEC)	SPECIFICATIONS TIME FOR LENGTH (L) SHOWN (MIN:SEC)							
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	1:53	597	0.190 L	1:53	1:53	1:53	1:53	1:53	1:53	1:53	1:53
6	2:50	398	0.427 L	2:50	2:50	2:50	2:50	2:50	2:50	2:51	3:12
8	3:47	298	0.760 L	3:47	3:47	3:47	3:47	3:48	4:26	5:04	5:42
10	4:43	239	1.187 L	4:43	4:43	4:43	4:57	5:56	6:55	7:54	8:54
12	5:40	199	1.709 L	5:40	5:40	5:42	7:08	8:33	9:58	11:24	12:50
15	7:05	159	2.671 L	7:05	7:05	8:54	11:08	13:21	15:35	17:48	20:02
18	8:30	133	3.846 L	8:30	9:37	12:49	16:01	19:14	22:26	25:38	28:51
21	9:55	114	5.235 L	9:55	13:05	17:27	21:49	26:11	30:32	34:54	39:16
24	11:20	99	6.837 L	11:24	17:57	22:48	28:30	34:11	39:53	45:35	51:17
27	12:45	88	8.653 L	14:25	21:38	28:51	36:04	43:16	50:30	57:42	64:54
30	14:10	80	10.683 L	17:48	26:43	35:37	44:31	53:25	62:19	71:13	80:07
33	15:35	72	12.926 L	21:33	32:19	43:56	53:52	64:38	75:24	86:10	96:57
36	17:00	66	15.384 L	25:39	38:28	51:17	64:06	76:55	89:44	102:34	115:23
42	19:54	57	20.942 L	34:54	52:21	69:49	87:15	104:42	122:10	139:37	157:04
48	22:47	50	27.352 L	45:35	68:23	91:11	113:58	136:46	159:33	182:21	205:09
54	25:31	44	34.618 L	57:42	86:33	115:24	144:15	173:05	201:56	230:47	259:38
60	28:20	40	42.738 L	71:14	106:51	142:28	178:05	213:41	249:18	284:55	320:32

NOTE: IF THERE HAS BEEN NO LEAKAGE (ZERO PSIG DROP) AFTER ONE HOUR OF TESTING, THE TEST SECTION SHALL BE ACCEPTED AND THE TEST SHALL BE COMPLETE.

Detail Number: 20

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT

CONCRETE AGGREGATE GRADATION TABLE, PERCENTAGES PASSING DESIGNATED SIEVES AND NOMINAL SIZE DESIGNATION

	Coarse Aggregates (From AASHTO M 43)									Fine Aggregate
Sieve Size	No. 3 50 mm to 25.0 mm (2" to 1")	No. 4 37.5 mm to 19.0 mm (1 1/2" to 3/4")	No. 6 19.5 mm to 9.5 mm (3/4" to 3/8")	No. 7 12.5 mm to 4.75 mm (1/2" to #4)	No. 8 9.5 mm to 2.36 mm (3/8" to #8)	No. 57 25.0 mm to 4.75 mm (1" to #4)	No. 67 19.0 mm to 4.75 mm (3/4" to #4)	No. 357 50.0 mm to 4.75 mm (2" to #4)	No. 467 37.5 mm to 4.75 mm (1 1/2" to #4)	AASHTO M6 4.75 mm to 150 µm (#4 to #100)
63.0 mm (2 1/2")	100							100		
50.0 mm (2")	90–100	100						95–100	100	
37.5 mm (1 1/2")	35–70	90–100				100			95–100	
25.0 mm (1")	0–15	20–55	100			95–100	100	35–70		
19.0 mm (3/4")		0–15	90–100	100			90–100		35–70	
12.5 mm (1/2")	0–5		20–55	90–100	100	25–60		10–30		
9.5 mm (3/8")		0–5	0–15	40–70	85–100		20–55		10–30	100
4.75 mm (#4)			0–5	0–15	10–30	0–10	0–10	0–5		95–100
2.36 mm (#8)				0–5	0–10	0–5	0–5		0–5	
1.18 mm (#16)					0–5					45–80
300 µm (#50)										10–30
150 µm (#100)										2–10

Detail Number: 21

REVISED: 1/2017

NO.	DATE	DESCRIPTION	BY

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Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

RED BARN TRACT B

DETAIL SHEET 3

MEAD, COLORADO

DATE 11/12/25

CAD NO 8761BASE

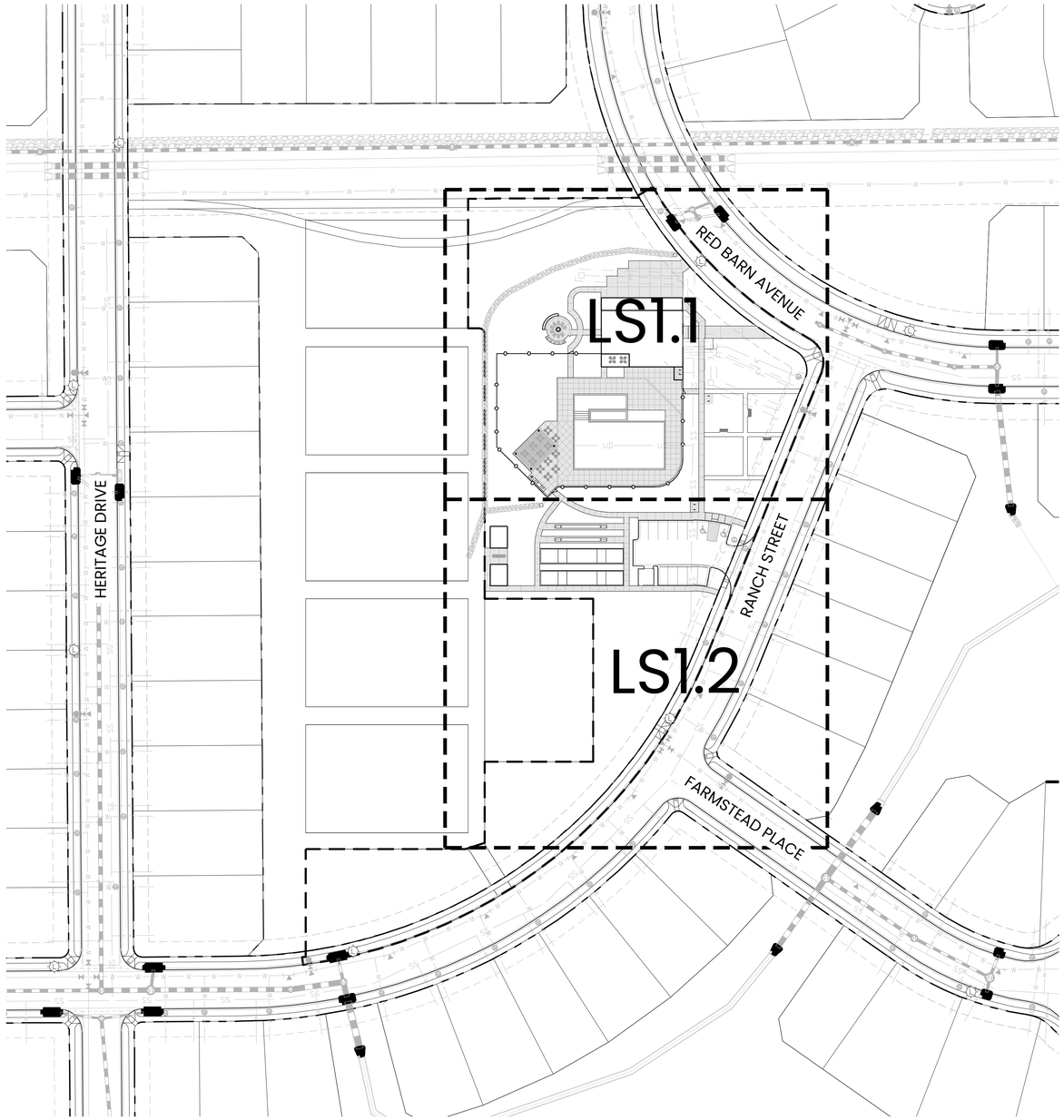
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SHEET NO C8

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RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 MASTER AMENITY PLAN
Scale: 1" = 60'

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
7. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
8. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
9. THE CONTRACTOR SHALL BE BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY PLAN LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
12. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS.OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
15. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
16. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
19. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
20. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
21. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT.OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
24. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
25. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
26. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
27. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
29. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
30. SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
31. PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

SCALE: 1"=60'
0 30 60 120 180 NORTH

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

RED BARN, TRACT B
SITE PLAN
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
	05.09.2025
	07.07.2025
	08.25.2025
	10.06.2025
	11.12.2025

Sheet Name

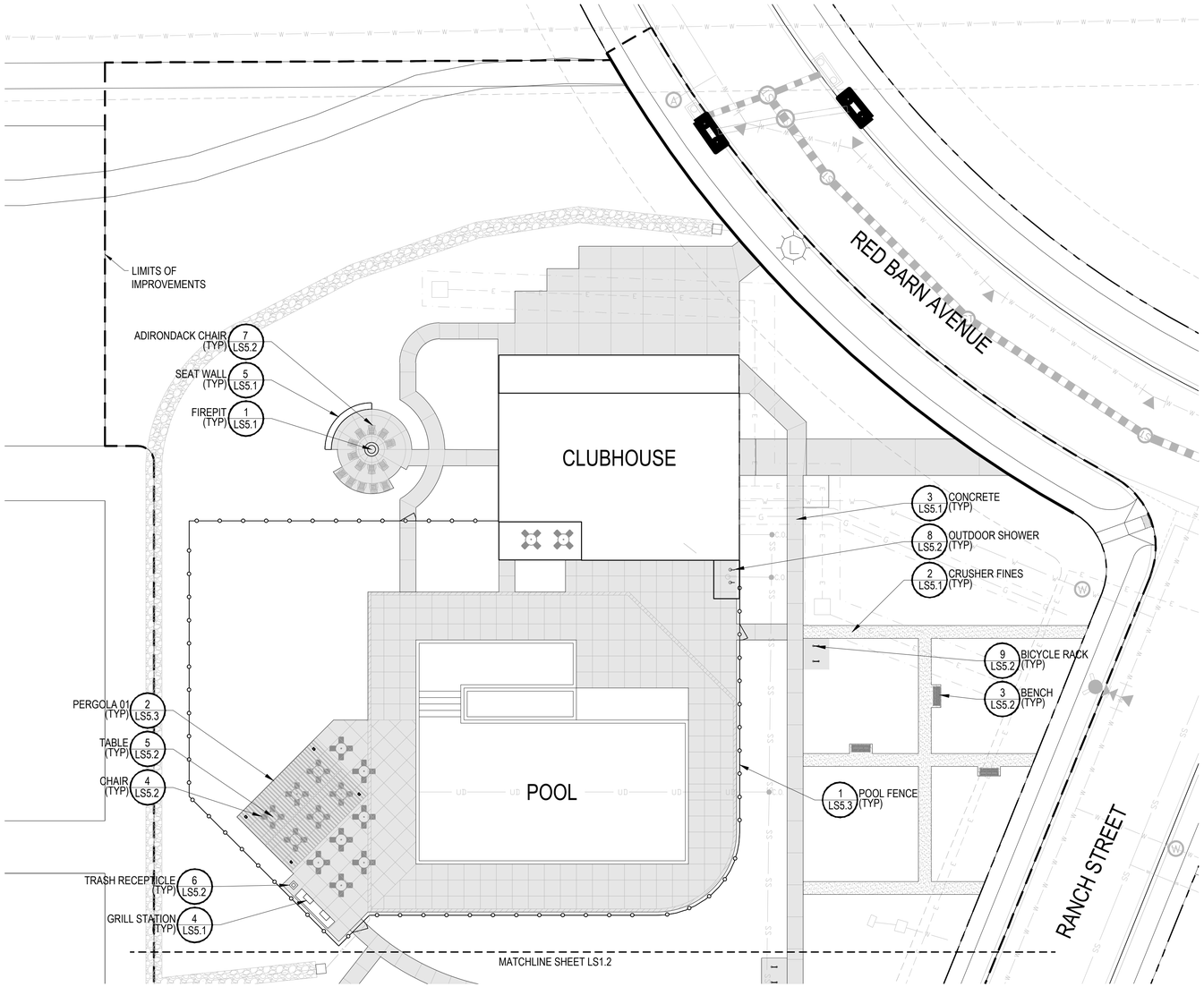
MASTER AMENITY PLAN

Sheet Number

LS0.1

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 AMENITY LAYOUT
Scale: 1" = 20'



KEY MAP NTS NORTH

SCALE: 1"=20'
0 10 20 40 80 NORTH

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
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	07.07.2025
	08.25.2025
	10.06.2025
	11.12.2025

Sheet Name

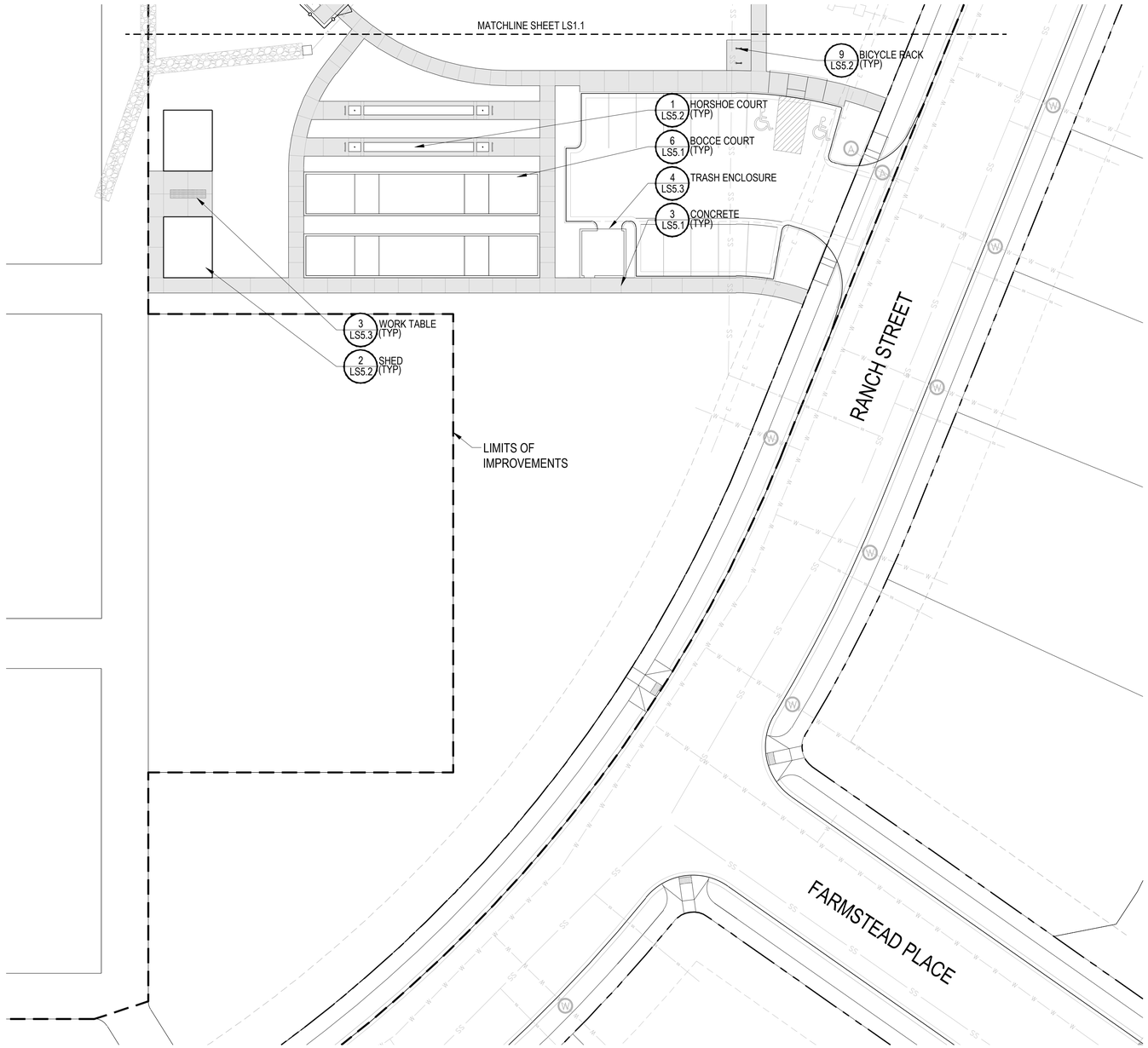
AMENITY PLAN

Sheet Number

LS1.1

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 AMENITY LAYOUT
Scale: 1" = 20'



KEY MAP NTS NORTH

SCALE: 1"=20'
0 10 20 40 80 NORTH

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
	05.09.2025
	07.07.2025
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	11.12.2025

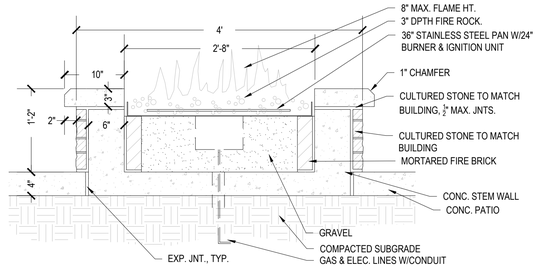
Sheet Name
AMENITY PLAN

Sheet Number
LS1.2

RED BARN COMMUNITY CENTER SITE PLAN

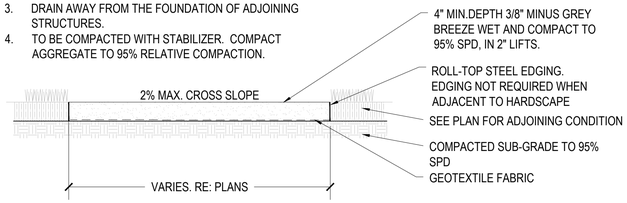
EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

NOTES:
1. FIRE PIT IS DRAWN FOR CONCEPTUAL PURPOSES ONLY. FINAL DRAWINGS MAY PRODUCED ON A DESIGN/BUILD BASIS WITH CONTRACTOR.
2. FIRE PIT COMPONENTS SHALL BE INSTALLED PER MANUF. SPECS. & CONFORM TO STATE & LOCAL CODE REQUIREMENTS.
3. IGNITION SYSTEM SHALL BE OPERATED BY A WALL SWITCHED SECURED WITHIN THE CLUBHOUSE.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY STRUCTURAL DWGS., FEES & PERMITS RQ'D PRIOR TO CONSTRUCTION.

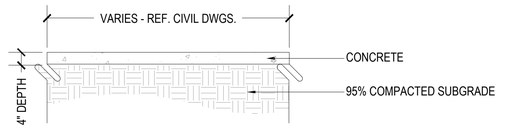


1 FIREPIT
Scale: 1" = 1'- 0"

NOTES:
1. PERFORATED ROLL TOP EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
2. CROWN FOR DRAINAGE.
3. DRAIN AWAY FROM THE FOUNDATION OF ADJOINING STRUCTURES.
4. TO BE COMPACTED WITH STABILIZER. COMPACT AGGREGATE TO 95% RELATIVE COMPACTION.

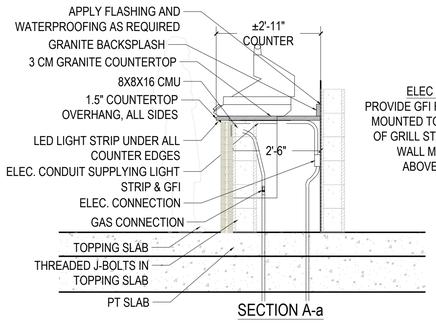


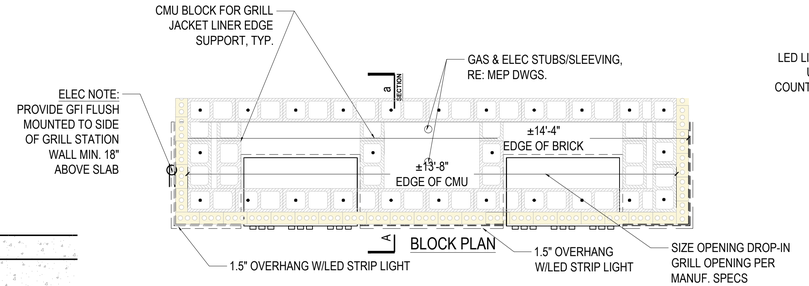
2 CRUSHER FINES
Scale: 1/2" = 1'- 0"

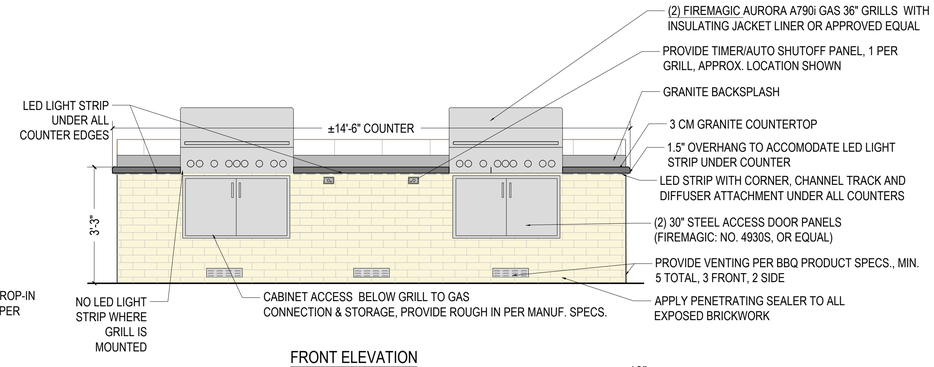


NOTES:
1. EXPANSION JOINTS TO BE EVERY 50' ALONG SIDEWALK AND AS ILLUSTRATED ON PLANS AND DETAILS.
3. CONTROL JOINTS TO BE EVERY 4' ALONG SIDEWALK, UNLESS ILLUSTRATED ON PLANS. CONTROL JOINTS SHALL BE SAW CUT.
6. COLOR: UNCOLORED, FINISH: MEDIUM BROOM. SAW-CUT SCORE LINES SPACED 5' APART.
7. REFERENCE GEOTECH REPORT FOR FURTHER SPECIFICS FOR APPROVED CONCRETE MIX AND THICKNESS/DEPTH.
8. DETAIL FOR REFERENCE ONLY.

3 CONCRETE
Scale: 1/2" = 1'- 0"

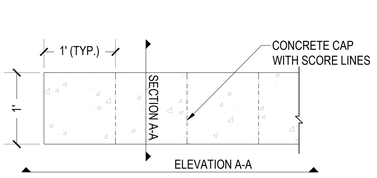


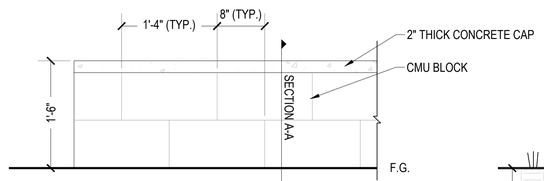


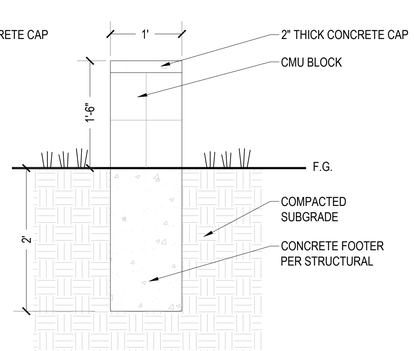


FRONT ELEVATION

4 GRILL STATION
Scale: 1/2" = 1'- 0"

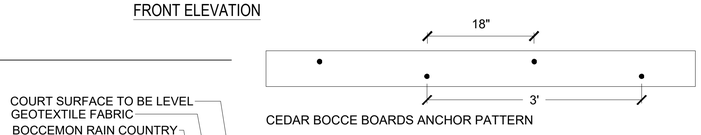


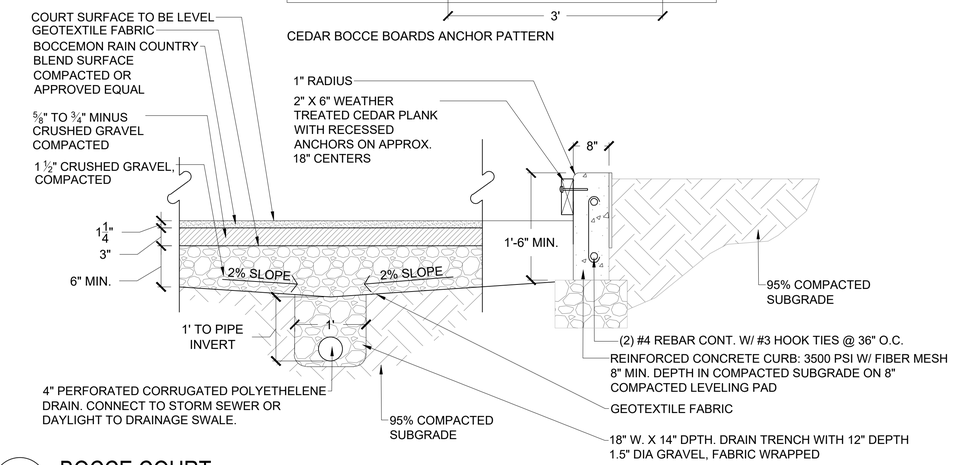




NOTES:
1. CMU BLOCK MANUFACTURER: BASALITE. GROUND FACE CONCRETE BLOCK, SIZE: 6"X8"X16", COLOR: AUTUMN RED. CONTACT: WWW.BASALITE.COM
2. CONCRETE CAP TO BE STANDARD GRAY WITH 1' SPACING SAW CUT SCORE LINES. SMOOTH FINISH ON ALL SIDES.
3. STRUCTURAL ENGINEERING AND FOOTING BY CONTRACTOR.

5 SEAT WALL
Scale: 1" = 1'- 0"





6 BOCCE COURT
Scale: 1" = 1'- 0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

RED BARN, TRACT B
SITE PLAN
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
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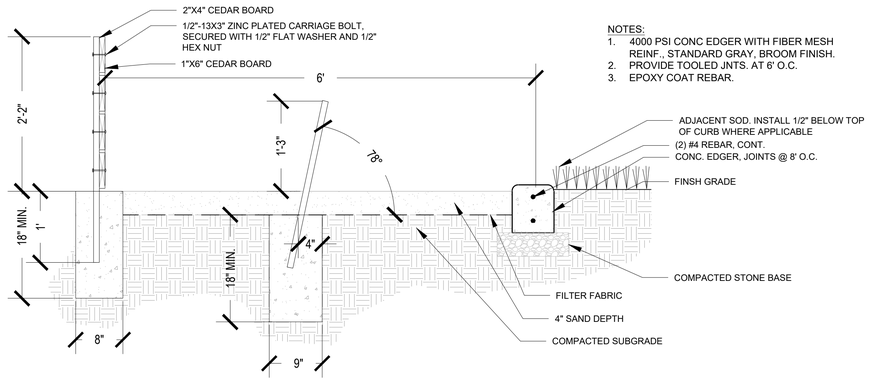
SITE DETAILS

Sheet Number

LS5.1

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



NOTES:
1. 4000 PSI CONC EDGER WITH FIBER MESH REINF., STANDARD GRAY, BROOM FINISH.
2. PROVIDE TOOLED JNTS. AT 6' O.C.
3. EPOXY COAT REBAR.

1 HORSE SHOE PIT
Scale: 1" = 1'- 0"



TUFF SHED
W: WWW.TUFFSHED.COM
P: 800.883.3743
ITEM #: PREMIER TALL BARN 16'X 20' X 15'6"
OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S SPECS

2 SHED
Scale: NTS

NOTE: SHEDS REQUIRE SEPARATE BUILDING PERMITS AND ARE NOT APPROVED BY THIS SITE PLAN.



THOMAS STEELE
W: WWW.THOMASSTEELE.COM
P: 800.448.7931
ITEM: CARNIVAL ARMLESS BENCH
(CRBA-6-VS-P)
6FT LENGTH, BACKED, POWDER COATED- RED
ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
INSTALL PER MANUFACTURER'S SPECS

3 BENCH
Scale: NTS

THOMAS STEELE
W: WWW.THOMASSTEELE.COM
P: 800.448.7931
ITEM: MONONA CAFE CHAIR (MNCF) DINI
HEIGHT, WITHOUT ARMRESTS, HORIZON
STRAPS, POWDER COATED- WHITE
ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
INSTALL PER MANUFACTURER'S SPECS

4 CHAIR
Scale: NTS



THOMAS STEELE
W: WWW.THOMASSTEELE.COM
P: 800.448.7931
ITEM: CAFE TABLE - WINGRA BASE (CFT-WGR)
42IN ROUND, ROUND PERFORTATED METAL,
POWDER COATED- RED
ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
INSTALL PER MANUFACTURER'S SPECS

5 TABLE
Scale: NTS



THOMAS STEELE
W: WWW.THOMASSTEELE.COM
P: 800.448.7931
ITEM: CARNIVAL ARMLESS BENCH
(CRTRN-32-P; LID F-P)
FLAT LID, POWDER COATED- BLACK
ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
INSTALL PER MANUFACTURER'S SPECS

6 TRASH RECEPTICLE
Scale: NTS



PATIO LIVING
W: WWW.PATIOLIVING.COM
P: 888.761.4777
ITEM# : PWAD610
ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
INSTALL PER MANUFACTURER'S SPECS

7 ADIRONDACK CHAIR
Scale: NTS



OUTDOOR SHOWER BY MAGNUS HOME PRODUCTS
WWW.MAGNUSHOMEPRODUCTS.COM
P: 833.482.6828
MODEL/SKU #: 133268 OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S SPECS

8 OUTDOOR SHOWER
Scale: NTS



BICYCLE RACK BY MADRAX
WWW.MADRAX.COM
P: 800.448.7931

MODEL: U238-SF-P OR APPROVED EQUAL.
COLOR: BLACK
INSTALL PER MANUFACTURER'S SPECS

9 BICYCLE RACK
Scale: NTS

Prepared For

CENTURY LAND HOLDINGS, LLC

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SUITE 650
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Landscape Architecture

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
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Sheet Name

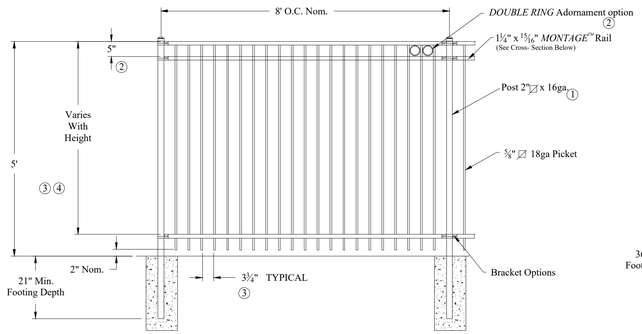
SITE DETAILS

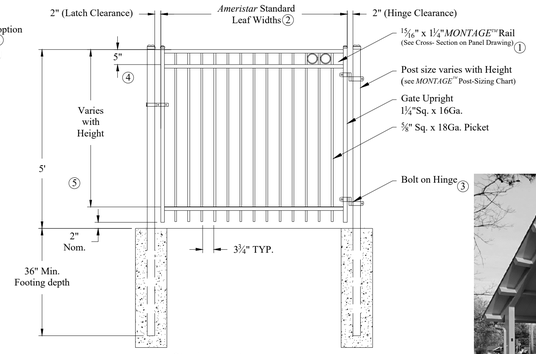
Sheet Number

LS5.2

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.





Single gate Arrangement

RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED
MONTAGE MAJESTIC 2/3-RAIL

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.
5.) Available in 3" air space and/or Flush Bottom on most Heights

1 POOL FENCE
Scale: 1" = 1'- 0"



POLIGON
W: WWW.POLIGON.COM
P: 616.888.3500
MODEL: NSL 24X24 OR APPROVED EQUAL.
COLUMNS: PLAIN SQUARE WITH BASE PLATE COVER
FRAME COLOR: POWDERCOAT BUMPER BLACK
ROOF: MULTI RIB WITH POLIGUARD GUTTERS
ROOF COLOR: POWDERCOAT BRITE RED,
INSTALL PER MANUFACTURER'S SPECS

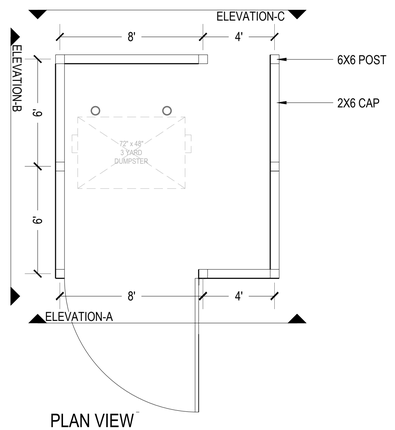
2 PERGOLA 01
Scale: NTS

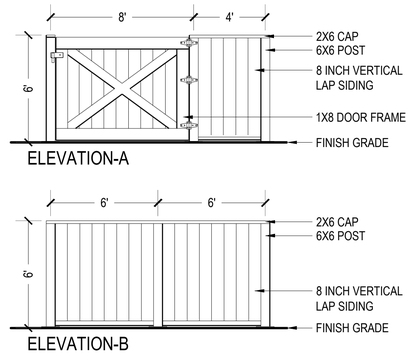
NOTE: PERGOLA REQUIRES SEPARATE BUILDING PERMITS AND ARE NOT APPROVED BY THIS SITE PLAN.



THOMAS STEELE
W: WWW.THOMASSTEELE.COM
P: 800.448.7931
WORK TABLE-FAIRWAY PICNIC TABLE
MODEL: FWTPB-6-RPC-IG-P OR APPROVED EQUAL.
MATERIAL: EMBO0SSED RECYCLED PLASTIC
WALNUT
FINISH: BRONZE
INSTALL PER MANUFACTURER'S SPECS

3 WORK TABLE
Scale: NTS





NOTES:
1. ALL MEMBERS TO BE ROUGH SAWN CEDAR.
2. COLORS TO MATCH COMMUNITY BUILDING.
3. METAL FASTENERS TO BE GALV.

4 TRASH ENCLOSURE
Scale: 1/4" = 1'- 0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
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	11.12.2025

Sheet Name

SITE DETAILS

Sheet Number

LS5.3

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

IRRIGATION SCHEDULE

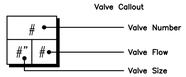
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 12` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 15` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H	HUNTER PROS-06-PRS30-CV 17` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
EST LCS RCS CST SST	EXISTING SPRINKLER STRIP SERIES EXISTING SPRINKLER TO REMAIN, PROTECT IN PLACE	30
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
3.0	HUNTER I-20-06-SS 3.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	3	38'
4.0	HUNTER I-20-06-SS 4.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4	40'
6.0	HUNTER I-20-06-SS 6.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6	43'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HUNTER ICZ-101-25: DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING REMOTE CONTROL VALVE TO REMAIN, PROTECT IN PLACE.
	EXISTING REMOTE CONTROL VALVE TO BE REMOVED.
	NEW REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", OR 2"" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	EXISTING QUICK COUPLER VALVE TO REMAIN, PROTECT IN PLACE
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	EXISTING ISOLATION GATE VALVE TO REMAIN, PROTECT IN PLACE
	MASTER VALVE ASSEMBLY TO REMAIN, PROTECT IN PLACE.
	EXISTING REDUCED PRESSURE BACKFLOW PREVENTER TO REMAIN, PROTECT IN PLACE.
A	EXISTING PEDESTAL MOUNT CONTROLLER TO REMAIN, PROTECT IN PLACE
F	EXISTING FLOW SENSOR TO REMAIN, PROTECT IN PLACE.
	EXISTING LATERAL LINE TO REMAIN, PROTECT IN PLACE.
	NEW IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	NEW PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH LANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	NEW NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
IRR	EXISTING MAINLINE TO REMAIN, PROTECT IN PLACE
	NEW IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 3-INCH UNLESS OTHERWISE NOTED
EX	EXISTING IRRIGATION MAINLINE TO BE REMOVED
	IRRIGATION MAINLINE FOR GARDEN: PVC CLASS 200 SDR 21 1.5-INCH UNLESS OTHERWISE NOTED
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER WATER DISTRICT) OF 115 PSI, AT A MAXIMUM FLOW OF 70 GPM AT THE EXISTING 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.

2. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.

3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

3.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.

3.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.

4. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

5. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

6. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

7. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE REOLOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.

8. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

9. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

10. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

11. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

12. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

12.1. MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

13. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.

13.1. TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS

14. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

15. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER`S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
5	CONTRACTOR SHALL FIELD LOCATE EXISTING REMOTE CONTROL VALVE AT THE APPROXIMATE LOCATION SHOWN. MAKE NEW LATERAL LINE CONNECTION AND ROUTE AS INDICATED.
6	CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND WIRES. INSTALL NEW REMOTE CONTROL VALVE, SIZED AS INDICATED, AT THE LOCATION SHOWN. CONNECT TO EXISTING OR NEW ZONE AS INDICATED.
7	CONTRACTOR SHALL FIELD LOCATE EXISTING VALVE AND PROTECT IN PLACE. ENSURE EXISTING ZONE IS OPERATIONAL AND ADJUSTMENTS ARE MADE WHERE NOTED.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL FLOW
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUI BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

SCALE: 1"=20'
0 10 20 40 80 NORTH

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

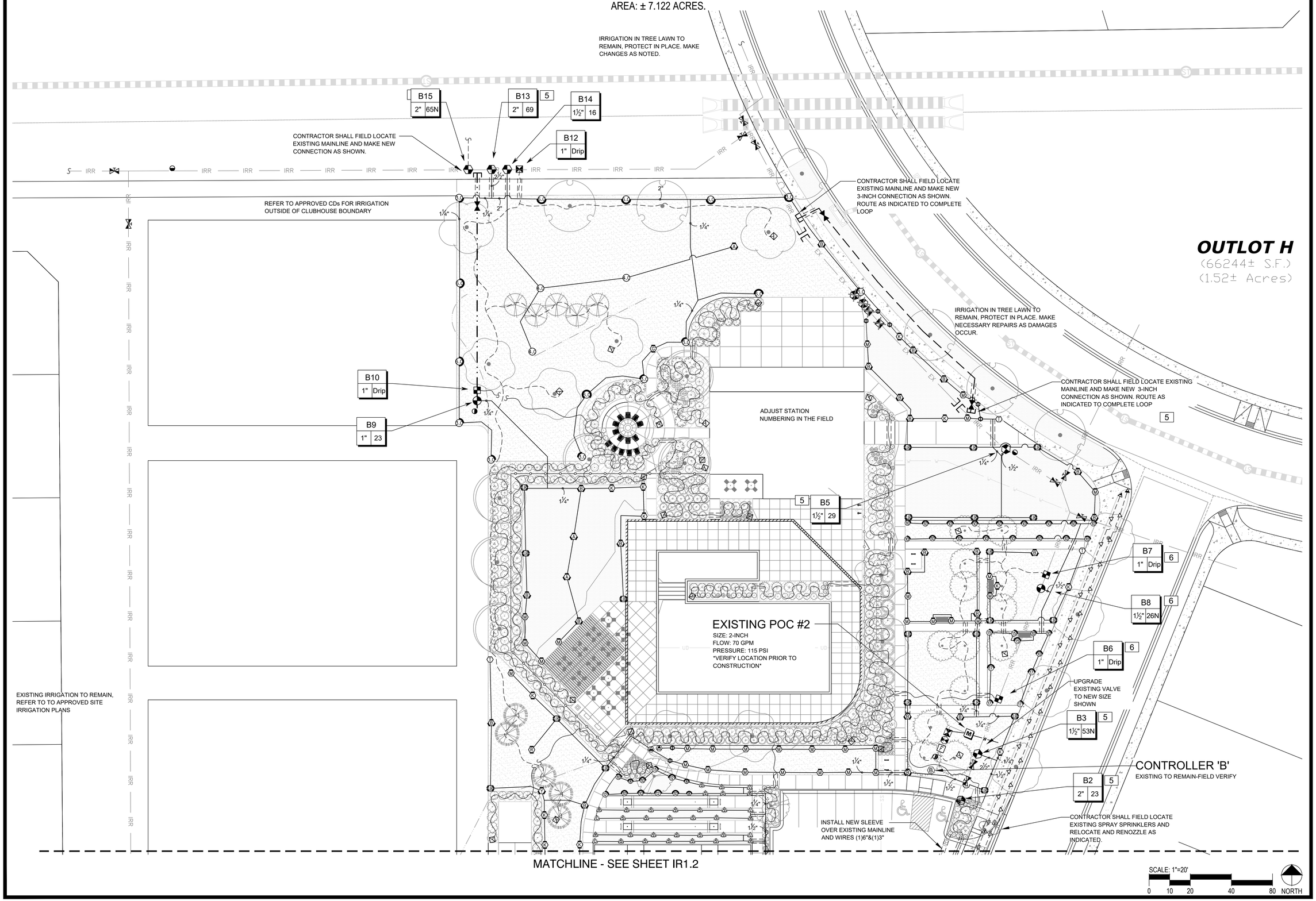
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Checked by:	TEAM
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Sheet Name
IRRIGATION LEGEND AND NOTES

Sheet Number
IR1.0

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



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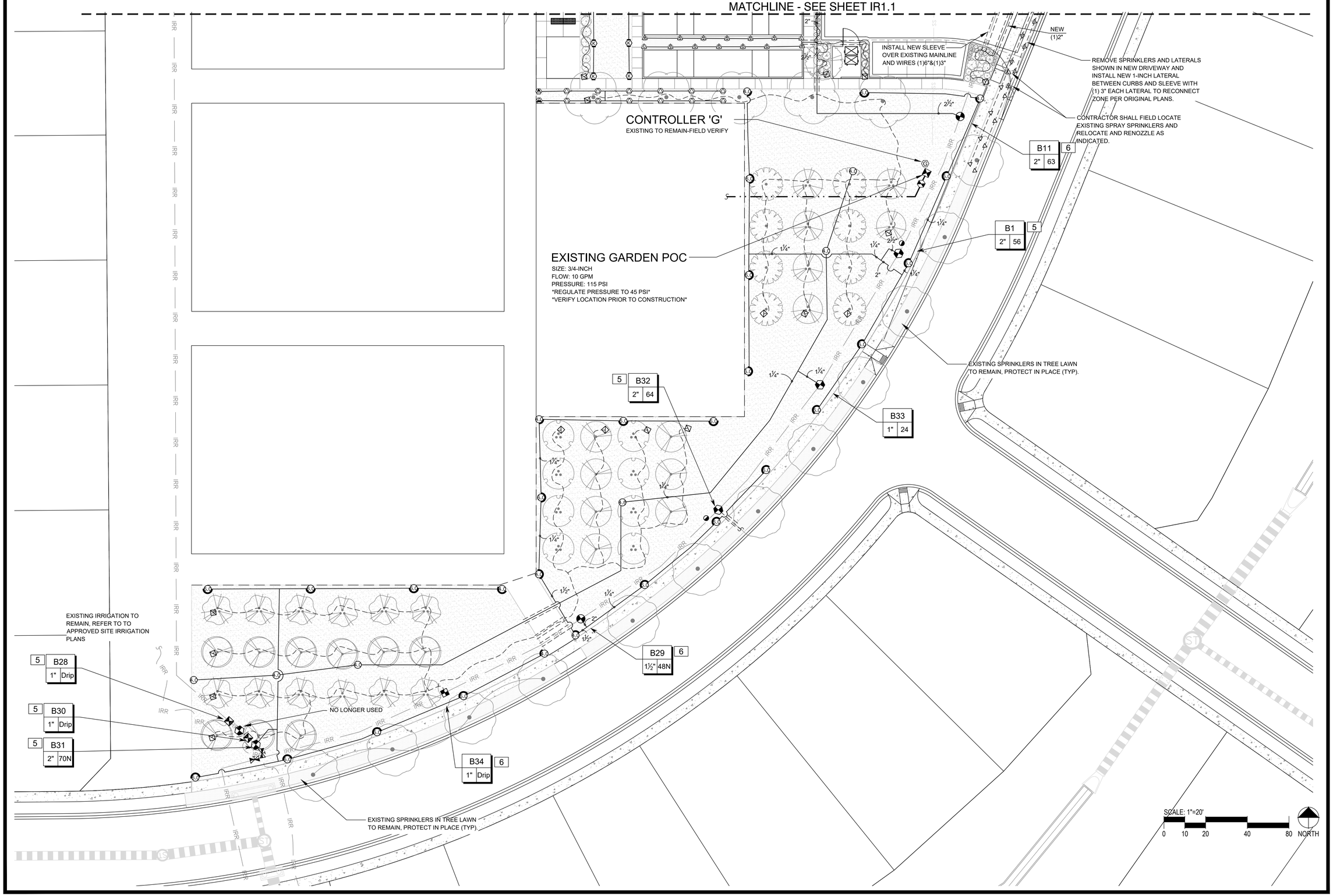
IRRIGATION PLAN

Sheet Number

IR1.1

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RED BARN, TRACT B
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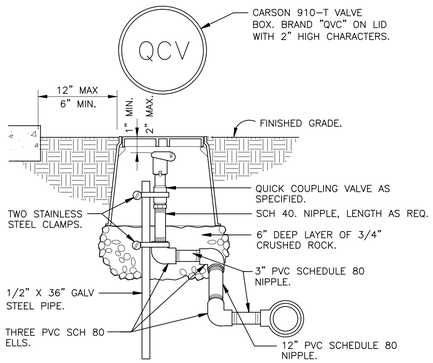
IRRIGATION PLAN

Sheet Number

IR1.2

RED BARN COMMUNITY CENTER SITE PLAN

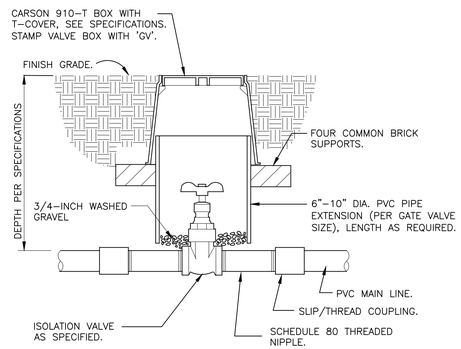
EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

1 QUICK COUPLING VALVE IN BOX

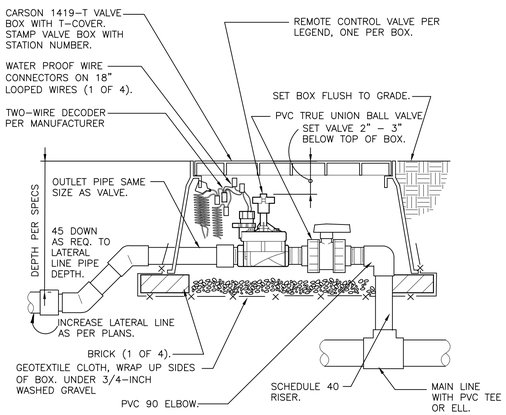
1 1/2" = 1'-0" 328406.43-02



NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

2 ISOLATION GATE VALVE

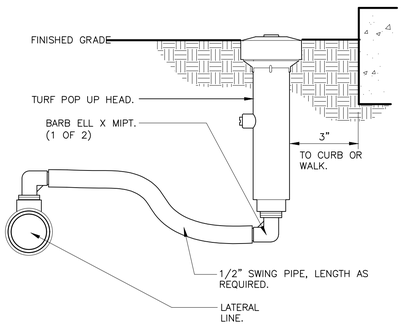
1 1/2" = 1'-0" 328406.33-01



NOTE:
LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

3 REMOTE CONTROL TURF VALVE W/DECODER

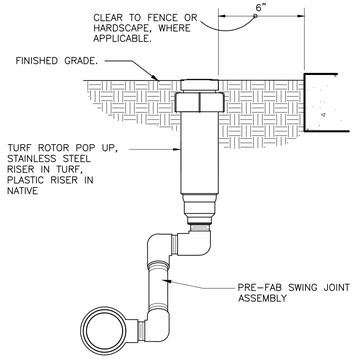
1 1/2" = 1'-0" 328406.13-06



NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDED AREAS.
2. SIDE INLET SHALL NOT BE UTILIZED.

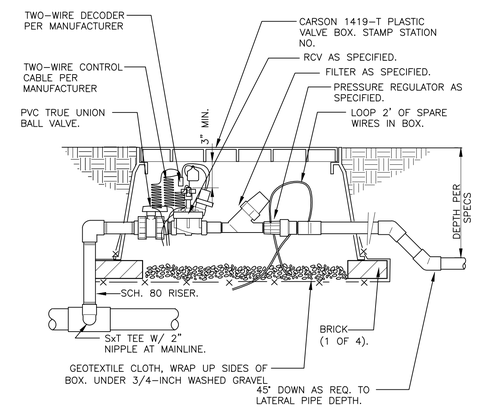
4 6-INCH POP-UP SPRAY

3" = 1'-0" 328403.13-02



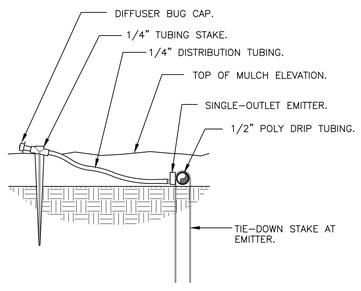
5 GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'-0" 328403.16-01



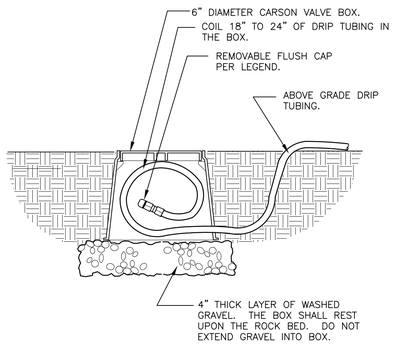
6 1" DRIP VALVE/FILTER/REGULATOR W/DECODER

1 1/2" = 1'-0" 328413.76-24



7 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0" FX-IR-FX-EMIT-03



1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

8 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06

NORTH

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

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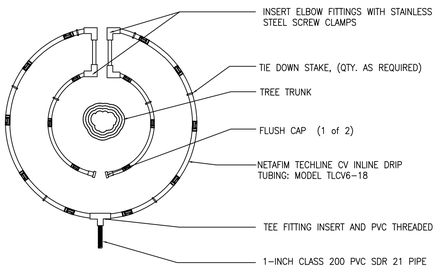
IRRIGATION PLAN

Sheet Number

IR2.1

RED BARN COMMUNITY CENTER SITE PLAN

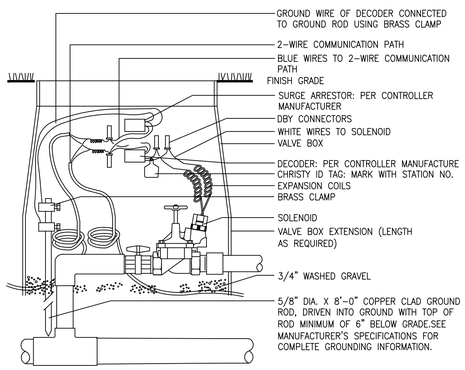
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AREA: ± 7.122 ACRES.



NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

9 TREE RING IN NATIVE SEED APPLICATIONS

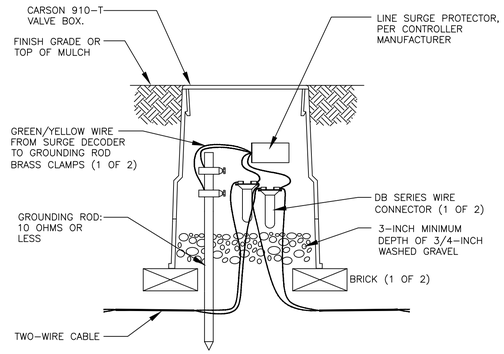
N.T.S. 328413.56-12



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

10 TYPICAL DECODER GROUND AT VALVE

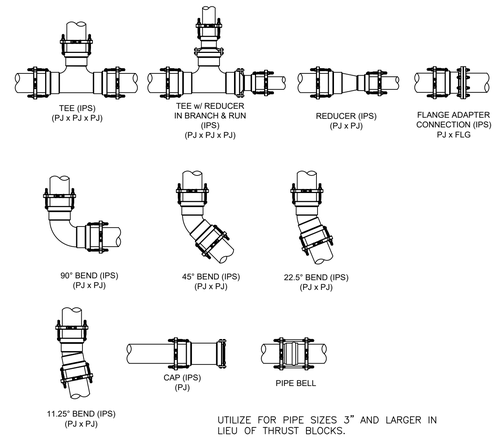
N.T.S.



NOTES:
1. LSP-1TURF SURGE DECODER SHOULD BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. LSP-1TURF TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION).
3. RAIN BIRD FD-401TURF AND FD-601TURF FIELD DECODERS COME WITH LSP-1TURF'S BUILT-IN. FD-101TURF, FD-102TURF AND FD-202TURF REQUIRE SEPARATE LSP-1TURF PROTECTION.

11 SURGE DECODER ON TWO-WIRE PATH

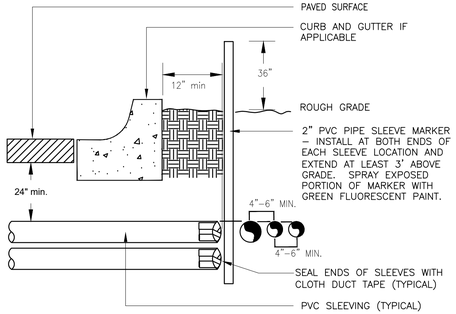
1 1/2" = 1'-0" 328409.16-25



UTILIZE FOR PIPE SIZES 3" AND LARGER IN LIEU OF THRUST BLOCKS.

12 PIPE FITTING WITH JOINT RESTRAINT

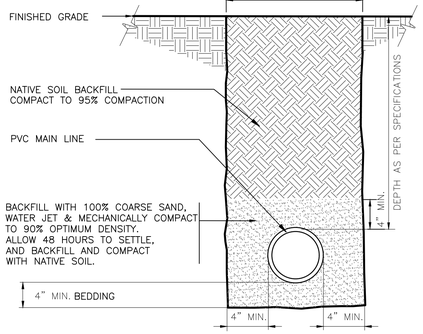
N.T.S. 328409.76-22



NOTE:
1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

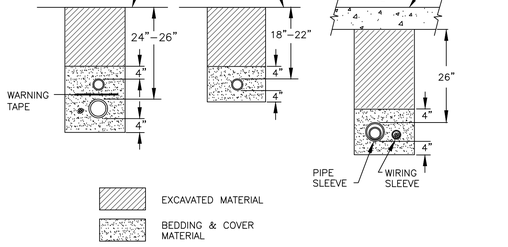
13 TYPICAL SLEEVE

N.T.S. 328409.76-21



14 SLEEVE AT ROAD

1 1/2" = 1'-0" 328409.76-20



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

15 TYPICAL TRENCH DETAIL

N.T.S 328409.76-16

NORTH

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MEAD, COLORADO

Drawn by:	MLP
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Sheet Name

IRRIGATION PLAN

Sheet Number

IR2.2

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

AREA: ± 7.122 ACRES.

SECTION 32 84 00 - IRRIGATION

PART 1: GENERAL

1.1 SCOPE

Furnish all labor, materials, supplies, equipment, tools and transportation, and perform all operations in connection with and reasonably incidental to the complete installation of the irrigation system, and guarantee/warranty as shown on the drawings, the installation details, and as specified herein. Items of work specifically included are:

A. Procurement of all applicable licenses, permits, and fees.
B. Coordination of Utility Locates ("Call Before You Dig").
C. Verification of existing static pressure.
D. Provision and connection of electrical power supply to the irrigation control system.
E. Connection to existing copper tubing downstream irrigation meter (refer to civil drawings for connection location).
F. Maintenance period.
G. Sleeving for irrigation pipe and wire.

1.2 WORK NOT INCLUDED

Items of work specifically excluded or covered under other sections are:

A. Payment of all development, plant investment, or any other fees and permits associated with the purchase and installation of the tap.
B. Excavation, installation, and backfill of tap into municipal water line.
C. Excavation, installation, and backfill of water meter and vault.
D. Provision and connection of electrical power supply to the irrigation control system.
E. Installation of pumping plant for irrigation system.

1.4 SUBMITTALS

A. Deliver four (4) copies of all required submittals to the Owners' Representative within 15 days from the date of Notice to Proceed.
B. Materials List: Include pipe, fittings, mainline components, water emission components, control system components. Quantities of materials need not be included.
C. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on the materials list.
D. Shop Drawings: Submit shop drawings for all details which will differ in the field from the typical detail provided. Show products required for proper installation, their relative locations, and critical dimensions. Note modifications to the installation detail. Shop drawings shall be submitted prior to construction.
E. Project Record Drawings: Submit project record (as-built) drawings to Owner prior to commencement of maintenance period (refer to specification section 3.10 for specific requirements).

1.5 RULES AND REGULATIONS

A. Work and materials shall be in accordance with the latest edition of the National Electric Code, the Uniform Plumbing Code as published by the Western Plumbing Officials Association, and applicable laws and regulations of the governing authorities; including local Municipality and Water District details, standards, and specifications.
B. Backflow Prevention Device and water meter shall be installed per local code, tested, and approved by local Water Department or District.

1.1. Local Municipality water details and specifications shall be utilized where applicable.

C. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.
D. If quantities are provided either in these specifications or on the drawings, these quantities are provided for information only. It is the Contractor's responsibility to determine the actual quantities of all material, equipment, and supplies required by the project and to complete an independent estimate of quantities and wastage.

1.6 TESTING

A. Notify the Owners' Representative three days in advance of testing.
B. Pipelines jointed with rubber gaskets or threaded connections may be subjected to a pressure test at any time after partial completion of backfill. Pipelines jointed with solvent-welded PVC joints shall be allowed to cure at least 24 hours before testing.
C. Subsections of mainline pipe may be tested independently, subject to the review of the Owners' Representative.
D. Furnish clean, clear water, pumps, labor, fittings, and equipment necessary to conduct tests or retests.
E. Hydrostatic Pressure Test:

1.1. Subject mainline pipe to a hydrostatic pressure equal to the anticipated operating pressure of 150 PSI for two hours. Test with mainline components installed. A 2 PSI pressure variation is allowed.
1.2. Subject lateral pipe to a hydrostatic pressure equal to the anticipated operating pressure of 50 PSI. Test with risers for sprinklers capped.
1.3. Backfill to prevent pipe from moving under pressure. Expose couplings and fittings.
1.4. Leakage will be detected by visual inspection. Replace defective pipe, fitting, joint, valve, or appurtenance. Repeat the test until the pipe passes test.

a.a.a. Cement or caulking to seal leaks is prohibited.

F. Operational Test:

1.1. Activate each remote control valve in sequence from controller. The Owners' Representative will visually observe operation, water application patterns, and leakage.
1.2. Replace defective remote control valve, solenoid, wiring, or appurtenance to correct operational deficiencies.
1.3. Replace, adjust, or move water emission devices to correct operational or coverage deficiencies.
1.4. Replace defective pipe, fitting, joint, valve, sprinkler, or appurtenance to correct leakage problems. Cement or caulking to seal leaks is prohibited.
1.5. Repeat test(s) until each lateral passes all tests.

1.7 CONSTRUCTION REVIEW

The purpose of on-site reviews by the Owners' Representative is to periodically observe the work in progress and the Contractor's interpretation of the construction documents and to address questions with regards to the installation.

A. Scheduled reviews such as those for irrigation system layout or testing should be scheduled with the Owners' Representative as required by these specifications.
B. Impromptu reviews may occur at any time during the project.
C. Final review will occur at the completion of the irrigation system installation and Record (As-Built) Drawing submittal.

1.8 GUARANTEE/ WARRANTY AND REPLACEMENT

The purpose of this guarantee/warranty is to insure that the Owner receives irrigation materials of prime quality, installed and maintained in a thorough and careful manner.

A. For a period of one year from commencement of the formal maintenance period, guarantee/warranty irrigation materials, equipment, and workmanship against defects. Fill and repair depressions. Restore landscape or structural features damaged by the settlement of irrigation trenches or excavations. Repair damage to the premises caused by a defective item. Make repairs within five (5) days of notification from the Owners' Representative.
B. Contract documents govern replacements identically as with new work. Make replacements at no additional cost to the contract price.
C. Guarantee/warranty applies to originally installed materials and equipment and replacements made during the guarantee/warranty period.

PART 2: MATERIALS

2.1 QUALITY

Use materials which are new and without flaws or defects of any type, and which are the best of their class and kind.

2.2 SUBSTITUTIONS

Pipe sizes referenced in the construction documents are minimum sizes, and may be increased at the option of the Contractor.

2.4 SLEEVING

A. Install separate sleeve beneath paved areas to route each run of irrigation pipe or wiring bundle.
B. Sleeving material beneath pedestrian pavements shall be PVC Class 200 pipe with solvent welded joints.
C. Sleeving beneath drives and streets shall be PVC Class 200 pipe with solvent welded joints.
D. Sleeving diameter: as indicated on the drawings and installation details or equal to twice that of the pipe or wiring bundle.

2.5 PIPE AND FITTINGS
A. Mainline Pipe and Fittings:

1.1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 National Sanitation Foundation (NSF) approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end.
1.2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.
a.a. Use rubber-gasketed pipe for mainline pipe with a nominal diameter greater than or equal to 3-inches and rubber-gasketed ductile iron fittings with lubricant approved by the pipe manufacturer.

Use gasketed pipe equipped with Reiber Gasket System. Pipe fittings may use standard gaskets.
a.b. Use solvent weld pipe for mainline pipe with a nominal diameter less than 3-inches or where a pipe connection occurs in a sleeve. Use Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2564.

B. Lateral Pipe and Fittings:

1.1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 National Sanitation Foundation (NSF) approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end suitable for solvent welding.

1.2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.

Use UV radiation resistant Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784 for PVC pipe.

1.3. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2564, of a type approved by the pipe manufacturer.

1.4. For drip irrigation laterals downstream of remote control valves in between shrub beds and around trees in native, use UV radiation resistant polyethylene pipe manufactured from Prime Union Carbide G-resin 7510 Natural 7 manufactured by Union Carbide or a Union Carbide Licensee with a minimum of 2% carbon black, and minimum nominal pipe ID dimension of 0.810" for 3/4 inch pipe. or 0.613" for ½-inch pipe.

Use PVC /compression line fittings compatible with the drip lateral pipe. Use tubing stakes to hold above-ground pipe in place.

C. Specialized Pipe and Fittings:
1.1. Copper pipe: Use Type "K" rigid conforming to ASTM Standard B88.

Use wrought copper or cast bronze fittings, soldered or threaded per the installation details. Use a 95% tin and 5% antimony solder.

1.2. Use a dielectric union wherever a copper-based metal (copper, brass, bronze) is joined to an iron-based metal (iron, galvanized steel, stainless steel).

1.3. Assemblies calling for pre-fabricated double swing joints shall utilize LASCO Unitized swing joints or approved equal. Swing joints shall be rated at 315 psi, and use O-ring and street elbow construction.

1.4. Inline Drip Emitter Tubing:

a..a. Provide a low volume dripper line with integral and evenly spaced pressure compensating drippers at specified intervals in a discharge rate of 0.6 in gallons per hour (GPH). Inline Emitter Drip Tubing shall consist of nominal sized one-half inch low-density linear polyethylene tubing. The Inline Emitter Drip Tubing shall have internal pressure compensating, continuous self-cleaning, integral drippers at a specified spacing of 18" on center, or blank tubing without drippers where specified in details.

a..b. Use spiral barb fittings supplied by the same manufacturer as the hose.

a..c. All tubing shown outside of the bed area shall be UV Radiation Resistant Polyethylene pipe.

7.5. Low Density Polyethylene Hose:

a.a. Use pipe specifically intended for use as a flexible swing joint.

Inside diameter: 0.490+0.010 inch.
Wall thickness: 0.100+0.010 inch.
Color: Black.

a.b. Use spiral barb fittings supplied by the same manufacturer as the hose.

8.8. Assemblies calling for threaded pipe connections shall utilize PVC Schedule 80 nipples and PVC Schedule 40 or 80 threaded fittings.

8.9. Joint sealant:

Use only Teflon-type tape pipe joint sealant on plastic threads. Use nonhardening, nontoxic pipe joint sealant formulated for use on water-carrying pipes on metal threaded connections.

F. Joint Restrain Harness:

1. Use a joint restrain harness wherever joints are not positively restrained by flanged fittings, threaded fittings, and/or thrust blocks.

2. Use a joint restrain harness with transition fittings between metal and PVC pipe, where weak trench banks do no allow the use of thrust blocks, or where extra support is required to retain a fitting or joint.

3. Use bolts, nuts, retaining clamps, all-thread, or other joint restrain harness materials that are zinc plated or galvanized.

4. Use on pipe greater than or equal to 3-inch diameter or any diameter rubber gasketed pipe.

5. Use restrained casing spacers for gasketed pipe routing through sleeves. Provided Ford Uni-Flange Restrained Casings Spacers or equal. Restrainer body and runner supports must be constructed of high strength ductile iron meeting ASTM A536 and grade 65-42-12. Connecting rods must meet ASTM A242, ANSI/AWWAC111/A21.11. Runners must be constructed of ultra high molecular weight polymer.

2.6 MAINLINE COMPONENTS

A. Main System Shutoff Valve: As per local practice and in compliance with local code.
B. Winterization Assembly: As per local practice and in compliance with local code.
C. Backflow Prevention Assembly: As per local practice and in compliance with local code, refer to details for typical installation assembly. Utilize local Water Department Details and specifications where applicable.
D. Master Valve Assembly: As presented in the installation details.
E. Isolation Gate Valve Assembly: As presented in the installation details. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.
F. Quick Coupling Valve Assembly: Double swing joint arrangement as presented in the installation details.

2.7 SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:
As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. Install Hunter ICD100 decoder on each valve for communication on 2-wire control system. Install one valve per decoder.
B. Sprinkler Assembly: As presented in the drawings and installation details.

2.8 DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals: As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. Install Hunter ICD100 decoder on each valve for communication on 2-wire control system. Install one valve per decoder.
B. Drip Emitter Assembly:

1.1. Utilize Netafim inline drip tubing in shrub beds and around trees in native, per details and manufacture's recommendations.

1.2. Barb-mounted, vortex and/or pressure compensating emitter device as presented in the installation details. The device shall be Rain Bird Xeri-bug XB-10pc series.

1.3. Install emitter types and quantities on the following schedule:

a..a. Ground cover plant or perennial/annual beds: 1 single outlet emitter each or 1 single outlet emitter per square foot of planting area, whichever is less.
a..b. Shrub: 2 single outlet emitters each.
a..c. Tree: 4 single outlet emitters each or 1 multi-outlet emitter each (with 4 outlets open).

1.4. Use 1/4-inch diameter flexible plastic tubing to direct water from emitter outlet to emission point. Length of emitter outlet tubing shall not exceed five feet. Secure emitter outlet tubing with tubing stakes.

C. Flush Cap Assembly: as presented in the installation details. Locate at the end of each drip irrigation lateral pipe. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.

2.9 CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1.1. As presented in the drawings and installation details.
1.2. Primary surge protection arrestors: per manufacturer's recommendations.
1.3. Valve output surge protection arrestors: per manufacturer's recommendations.
1.4. Lightning protection: 8-foot copper-clad grounding rod or 4" x 96" x 0.0625" copper-clad grounding plate.
1.5. Wire markers: Pre-numbered or labeled with indelible non-fading ink, made of permanent, non-fading material.
1.6. Valve output surge protection arrestors: As recommended by controller manufacturer. Ground every 12 decoders or 1,000 feet per Hunter specifications.
1.7. Ground the end of every wire run per Hunter specifications

B. Instrumentation:

1.1. As presented in the drawings and installation details.
1.2. Rain Sensor: Mini-Clik II as manufactured by Hunter, Inc.
1.3. Flow Sensor: manufactured by Creative Sensor Technology (CST).

C. Control Wire:

1.1. Use Hunter IDEWIRE1 (#14 AWG wires) for power to decoders. Install per Hunter specifications.
1.2. Color: Use white for common ground wire. Use easily distinguished colors for other control wires. Spare control wires shall be of a color different from that of the active control wire. Wire color shall be continuous over its entire length.
1.3. Splices: Use wire connector with waterproof sealant. Wire connector to be of plastic construction consisting of two (2) pieces, one piece which snap locks into the other. A copper crimp sleeve to be provided with connector. Utilize DBR6-300 splices.
1.4. Encase wiring not located near PVC irrigation pipe in PVC Schedule 40 electrical conduit. Or utilize warning tape: Inert plastic film highly resistant to alkalis, acids, or other destructive chemical components likely to be encountered in soils. Three inches wide, colored yellow, and imprinted with "CAUTION: BURIED ELECTRIC LINE BELOW."

2.10 OTHER COMPONENTS

A. Tools and Spare Parts: Provide operating keys, controller manual, servicing tools, sprinkler zone map and schedule, test equipment, other items, and spare parts indicated in the General Notes of the drawings.

PART 3: EXECUTION

3.1 INSPECTIONS AND REVIEWS

A. Site Inspections:

1.1. Verify site conditions and note irregularities affecting work of this section. Report irregularities to the Owners' Representative prior to beginning work.
1.2. Beginning work of this section implies acceptance of existing conditions.
1.3. Contractor will be held responsible for coordination between landscape and irrigation system installation.
1.4. Landscape material locations shown on the Landscape Plan shall take precedence over the irrigation system equipment locations. If irrigation equipment is installed in conflict with the landscape material locations shown on the Landscape Plan, the Contractor will be required to relocate the irrigation equipment, as necessary, at Contractor's expense.

B. Utility Locates ("Call Before You Dig"):

1.1. Arrange for and coordinate with local authorities the location of all underground utilities.
1.2. Repair any underground utilities damaged during construction. Make repairs at no additional cost to the contract price.

C. Irrigation System Layout Review: Irrigation system layout review will occur after the staking has been completed. Notify the Owners' Representative two days in advance of review. Modifications will be identified by the Owners' Representative at this review.

3.2 LAYOUT OF WORK

A. Stake out the irrigation system. Items staked include: sprinklers, pipe, control valves, pumping plant, controller, and isolation valves.
B. Install all mainline pipe and mainline components inside of project property lines.

3.3 EXCAVATION, TRENCHING, AND BACKFILLING

A. Excavate to permit the pipes to be laid at the intended elevations and to permit work space for installing connections and fittings.

B. Minimum cover (distance from top of pipe or control wire to finish grade):

1.1. 24-inch over mainline pipe and over electrical conduit.
1.2. 26-inch over control wire.
1.3. 18-inch over lateral pipe to sprinklers.
1.4. 8-inch over drip lateral pipe in turf or paved areas downstream of drip system zone control valves.
1.5. 3-inch minimum mulch cover over drip lateral pipe in planting beds downstream of drip system zone control valves. PVC UV radiation resistant lateral pipe shall be installed on top of landscape fabric under mulch cover, unless otherwise directed by owner.

C. Backfill only after lines have been reviewed and tested.
D. Excavated material is generally satisfactory for backfill. Backfill shall be free from rubbish, vegetable matter, frozen materials, and stones larger than 2-inches in maximum dimension. Remove material not suitable for backfill. Backfill placed next to pipe shall be free of sharp objects which may damage the pipe. Stones larger than 1-inch maximum dimension are not permitted in first (deepest) 6-inches of backfill.
E. Backfill unsleeved pipe and sleeves in either of the following manners:

1.1. Backfill and puddle the lower half of the trench. Allow to dry 24 hours. Backfill the remainder of the trench in 6-inch layers. Compact to density of surrounding soil.
1.2. Backfill the trench by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting to the density of surrounding soil.

F. Backfill unsleeved pipe by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting each layer to 90% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for every 300 feet of trench. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction, "puddling", will not be permitted.
G. Enclose pipe and wiring beneath roadways, walks, curbs, etc. in sleeves. Minimum compaction of backfill for sleeves shall be 95% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for each sleeved crossing less than 50 feet long. Conduct two compaction tests for each sleeved crossing greater than 50 feet long. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction around sleeves, "puddling", will not be permitted.
H. Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades.
I. Where utilities conflict with irrigation trenching and pipe work, contact the Owners' Representative for trench depth adjustments.

3.5 SLEEVING AND BORING

A. Install sleeving at a depth which permits the encased pipe or wiring to remain at the specified burial depth.
B. Extend sleeve ends six inches beyond the edge of the paved surface. Cover pipe ends and mark with stakes. Mark concrete with a chiseled "x" at sleeve end locations.
C. Bore for sleeves under obstructions which cannot be removed. Employ equipment and methods designed for horizontal boring.

3.6 ASSEMBLING PIPE AND FITTINGS

A. General:

1.1. Keep pipe free from dirt and pipe scale. Cut pipe ends square and debur. Clean pipe ends. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.

B. Mainline Pipe and Fittings:

1.1. Use only strap-type friction wrenches for threaded plastic pipe.
1.2. PVC Rubber-Gasketed Pipe:

a..a. Use pipe lubricant. Join pipe in the manner recommended by manufacturer and in accordance with accepted industry practices.
a..b. Epoxy-coated steel fittings shall not be struck with a metallic tool. Cushion blows with a wood block or similar shock absorber.

1.3. PVC Solvent Weld Pipe:

a..a. Use primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices.
a..b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.
a..c. Snake pipe from side to side within the trench.

1.4. Fittings: The use of cross type fittings is not permitted.

C. Lateral Pipe and Fittings:

1.1. Use only strap-type friction wrenches for threaded plastic pipe.
1.2. PVC Solvent Weld Pipe:

a..a. Use primer and solvent cement. Join pipe in the manner recommended by the manufacturer and in accordance with accepted industry practices.
a..b. Cure for 30 minutes before handling and 24 hours before allowing water in the pipe.
a..c. Snake pipe from side to side within the trench.

1.3. UV Radiation Resistant Polyethylene Pipe:

a..a. Join pipe in the manner recommended by manufacturer and in accordance with accepted industry practices.
a..b. Snake pipe from side to side, on the soil surface, and hold in place with tubing stakes spaced every five feet.

4.4. Fittings: The use of cross type fittings is not permitted.

D. Specialized Pipe and Fittings:

1.1. Copper Pipe:

a..a. Buff surfaces to be joined to a bright finish. Coat with solder flux.
a..b. Solder so that a continuous bead shows around the joint circumference.

1.2. Insert a dielectric union wherever a copper-based metal (copper, brass, bronze) and an iron-based metal (iron, galvanized steel, stainless steel) are joined.

1.3. Pre-fabricated double swing joints: Install per manufacturer's recommendations.

1.4. Low Density Polyethylene Hose: Install per manufacturer's recommendations.
PVC Threaded Connections:

a..a. Use only factory-formed threads. Field-cut threads are not permitted.
a..b. Use only Teflon-type tape.
a..c. When connection is plastic-to-metal, the plastic component shall have male threads and the metal component shall have female threads.

8.5. Make metal-to-metal, threaded connections with Teflon-type tape or pipe joint compound applied to the male threads only.

E. Thrust Blocks:

1. Use cast-in-place concrete bearing against undisturbed soil.

2. Size, orientation and placement shall be as shown on the installation details.

3. Install rebar with mastic coating as shown on the installation details.

F. Joint Restrain Harness:

1. Install harness in the manner recommended by the manufacturer and in accordance with accepted industry practices.

2. Install self-restraining casing spacers at all pipe bell joints and every 10-feet along the mainline pipe routing through sleeving. Provide correct number and type of restraint per manufacturer's requirements.

3.7 INSTALLATION OF MAINLINE COMPONENTS

A. Main System Shut Off Valve: As per local practice and in compliance with local code.
B. Winterization Assembly: As per local practice and in compliance with local code.
C. Backflow Prevention Assembly: Install where indicated on the drawings. Install assembly so that its elevation, orientation, access, and drainage conform to the manufacturer's recommendations and applicable health codes.

1.1. Pipe supports shall be utilized per industry standards and local codes where applicable.

D. Master Valve Assembly: Install where indicated on the drawings.
E. Isolation Gate Valve Assembly:

1.1. Install where indicated on the drawings.
1.2. Locate at least 12-inches from and align with adjacent walls or edges of paved areas.

F. Quick Coupling Valve Assembly: Install where indicated on the drawings.

3.8 INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:

1.1. Flush mainline before installation of RCV assembly.
1.2. Install where indicated on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Install connectors and sealant per the manufacturer's recommendations.
1.3. Install only one RCV to a valve box. Locate valve box at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical. Arrange grouped valve boxes in rectangular patterns. Allow at least 12-inches between valve boxes.
1.4. Adjust RCV to regulate the downstream operating pressure.
1.5. Attach ID tag with controller station number to control wiring.
1.6. Utilize one decoder per valve. Multiple valve decoders are not allowed.

B. Sprinkler Assembly:

1.1. Flush lateral pipe before installing sprinkler assembly.
1.2. Install per the installation details at locations shown on the drawings.
1.3. Locate rotary sprinklers 6-inches from adjacent walls, fences, or edges of paved areas.
1.4. Locate spray & rotary sprinklers 3-inches from adjacent walls, fences, or edges of paved areas.
1.5. Set sprinklers perpendicular to the finish grade.
1.6. Supply appropriate nozzle or adjust arc of coverage of each sprinkler for best performance.
1.7. Adjust the radius of throw of each sprinkler for best performance.

3.9 INSTALLATION OF DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals:

1.1. Flush mainline pipe before installing RCV assembly.
1.2. Locate as shown on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Connectors and sealant shall be installed as per the manufacturer's recommendations.
1.3. Install only one RCV to valve box. Locate at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical.
1.4. Arrange grouped valve boxes in rectangular patterns.
1.5. Utilize one decoder per valve. Multiple valve decoders are not allowed.

B. Drip Emitter Assembly:

1.1. Locate as shown on the drawings and installation details.
1.2. Flush lateral pipe before installing emitter assembly.
1.3. Cut emitter outlet distribution tubing square.
1.4. Install an access sleeve as part of each multiple-outlet emitter assembly for emitters located in native areas.
1.5. Use tools and techniques recommended by the manufacturer.

Make openings for barb-mounted emitters with the emitter manufacturer's hole-punching tool.

C. Flush Cap Assembly: Install at the end of each drip irrigation lateral pipe as shown on the installation details.

3.10 INSTALLATION OF CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1.1. The location of the controller unit as depicted on the drawings is approximate; the Owners' Representative will determine the exact site location.

1.2. Lightning protection: Ground rods are to have a minimum diameter of 5/8" and a minimum length of 10 feet. These are to be driven into the ground in a vertical position or an oblique angle not to exceed 45 degrees at a location 10 feet from the electronic equipment, the ground plate, or the wires and cables connected to said equipment, as shown in the irrigation details. The rod is to be stamped with the UL logo. A 6 AWG solid bare copper wire (about 12 feet long) shall be connected to the ground rod by the installer using a Cadweld GR1161G "One-Shot" welding kit [Paige Electric part number 1820037.] This wire shall be connected to the electronic equipment ground lug as shown in the detail above.
OR
1.3. Lightning Protection: A 25-foot continuous length (no splices allowed unless using exothermic welding process) of 6 AWG solid bare copper wire is to be attached to the plate by the manufacturer using an approved welding process. Install grounding plate to meet minimum requirements of Article 250-52 (d) of the 199 National Electric Code. Plate must be made of a copper alloy. Wire is to be connected to the electric equipment ground lug as shown in the detail of page 1. The ground plate is to be installed to a minimum depth of 30", or below the frost line if it is lower than 30", at a location 8 feet from the electronic equipment and underground wires and cables.

Two (2) 50-pound bags of PowerSet [Paige Electric part number 1820058] earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6" wide trench. Salts, fertilizers, bentonite clay, cement, coke, carbon, and other chemicals are not to be used to improve soil conductivity because these materials are corrosive and will cause the copper electrodes to erode and become less effective with time.

1.4. Install primary surge protection arrestors on incoming power lines.
Install one valve output surge protection arrestor on each control wire and one for the common wire.
1.5. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification number (see drawings) of the remote control valve to which the control wire is connected.
1.6. Install a 120-volt, 15 amp switched and grounded 3-prong receptacle with GFIC inside the controller unit housing.
1.7. Connect control wires to the corresponding controller terminal.

B. Instrumentation:

1.1. Install sensors per the installation details and manufacturer's recommendations. Install at locations shown on the drawings.
1.2. Install electrical connections between irrigation controller and sensors per manufacturer's recommendations.

C. Control Wire:

1.1. Bundle control wires where two or more are in the same trench. Bundle with pipe wrapping tape spaced at 10-foot intervals.
1.2. Provide a 24-inch excess length of wire in an 8-inch diameter loop at each 90 degree change of direction, at both ends of sleeves, and at 100-foot intervals along continuous runs of wiring. Make wiring loop by turning control wire 5 turns around 1-inch pipe. Coil 24-inch length of wire within each remote control valve box.
1.3. Install common ground wire and one control wire for each remote control valve. Multiple valves on a single control wire are not permitted.
1.4. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box which contains an irrigation valve assembly, or in a separate 6-inch round valve box.

Use same procedure for connection to valves as for in-line splices.

1.5. Unless noted on plans, install wire parallel with and under PVC mainline pipe. If wire is installed adjacent to section of metal pipe, separate wire from pipe minimum of 6-inches and install wire in PVC conduit.
1.6. Encase wire not installed with PVC mainline pipe in electrical conduit. Or protect wire not installed with PVC mainline pipe with a continuous run of warning tape placed in the backfill six inches above the wiring.

3.11 INSTALLATION OF OTHER COMPONENTS

A. Tools and Spare Parts:

1.1. Prior to the Pre-Maintenance Review, supply to the Owner operating keys, servicing tools, test equipment, and any other items indicated on the drawings.

1.2. Prior to Final Review, supply to the Owner the spare parts indicated in the General Notes on the drawings.

B. Other Materials: Install other materials or equipment shown on the drawings or installation details to be part of the irrigation system, even though such items may not have been referenced in these specifications.

3.12 PROJECT RECORD (AS-BUILT) DRAWINGS

A. Maintain on-site and separate from documents used for construction, one complete set of contract documents as Project Documents. Keep documents current. Do not permanently cover work until as-built information is recorded.

B. Record pipe and wiring network alterations. Record work which is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.

C. Prior to Final Review, purchase from the Owners' Representative a reproducible mylar copy of the drawings. Using technical drafting pen, duplicate information contained on the project drawings maintained on site. Label each sheet "Record Drawing". Completion of the Record Drawings will be a prerequisite for the Final Review.

3.13 MAINTENANCE

A. Upon completion of Final Review, maintain irrigation system for a duration of 30 calendar days. Make periodic examinations and adjustments to irrigation system components so as to achieve the most desirable application of water.

B. Following completion of the Contractor's maintenance period, the Owner will be responsible for maintaining the system in working order during the remainder of the guarantee/warranty period, for performing necessary minor maintenance, for trimming around sprinklers, for protecting against vandalism, and for preventing damage during the landscape maintenance operation.

3.14 CLEAN-UP

A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish.

End of Section

NORTH

Prepared For

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	MLP
Checked by:	TEAM
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
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Sheet Name

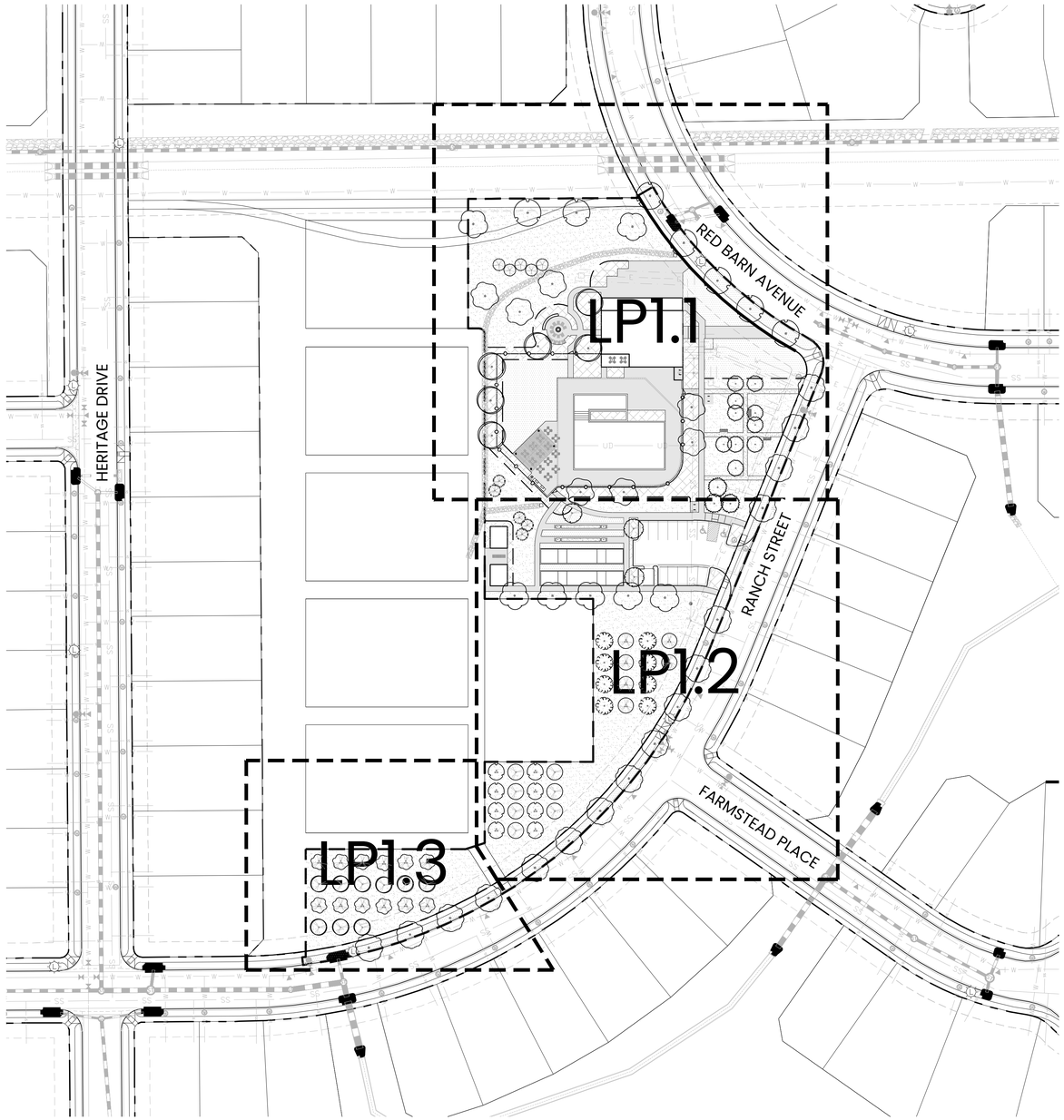
IRRIGATION PLAN

Sheet Number

IR2.3

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 MASTER LANDSCAPE PLAN
Scale: 1" = 60'

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. A PRE-CONSTRCUTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
11. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
12. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
15. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
16. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO IT'S PRIOR CONDITION.
17. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
18. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
19. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
20. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.

TURF, PLANT & GROUNDCOVER MATERIAL

22. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
23. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
24. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
25. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH REVEILLE HBYRID BLUEGRASS OR APPROVED EQUAL. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
26. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
27. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
28. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
29. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
30. THE CENTER OF EVERGREEN TRESS SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TRESS CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
31. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.
32. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
33. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
34. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
35. IF SPECIFIED PLANTS ARE NOT COMMERCIALLY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
36. TREES LOCATED WITHIN SIGHT LINES SHALL BE UNOBSTRUCTED BETWEEN A HEIGHT OF THREE FEET AND EIGHT FEET ABOVE THE ELEVATION OF THE STREET CENTERLINE.

PLANTING BEDS

37. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. ROCK MULCH BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS REQUIRED IN WOOD MULCH AREAS.
38. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. WASHED RIVER ROCK, TAN COLOR, 4" DEPTH OR APPROVED EQUAL.
29. WOOD MULCH SHALL BE 'GORILLA HAIR' OR APPROVED EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
30. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
31. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

HARDSCAPE

32. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

IRRIGATION

33. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
34. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM STANDARDS FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATIONS DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECH REPORT.
35. TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
36. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
37. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

38. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
39. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
40. ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD. UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
41. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
42. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SCALE: 1"=60'
0 30 60 120 180 NORTH

Prepared For

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
	05.09.2025
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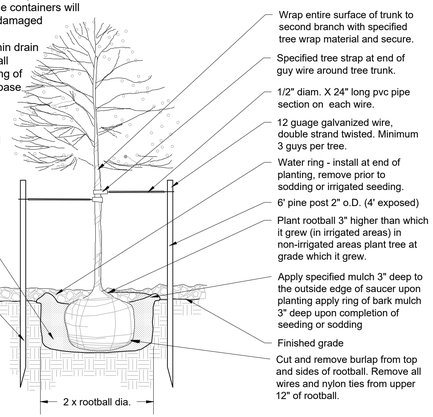
Sheet Name
MASTER LANDSCAPE PLAN & NOTES

Sheet Number
LP0.1

RED BARN COMMUNITY CENTER SITE PLAN

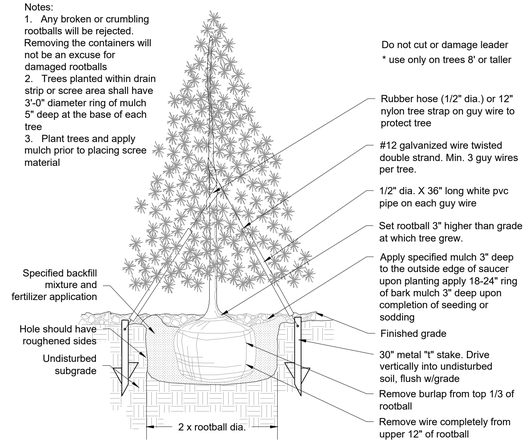
EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material



1 Deciduous Tree Planting Detail
Scale: NTS

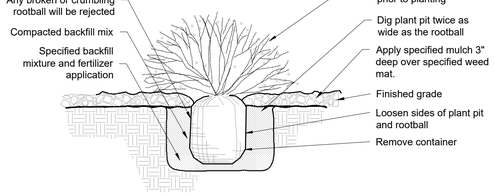
Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material



2 Evergreen Tree Planting Detail
Scale: NTS

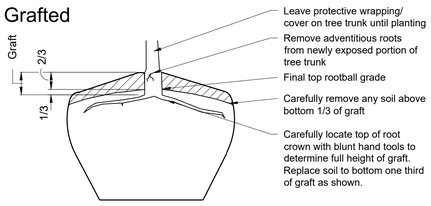
Notes:
1. All work to be done at time of planting
2. Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
3. Measure new height of rootball and dig planting pit so final top rootball grade is 3" above final grade surrounding ball.

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Hold grade 1" below edge of walk or curb.
3. All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
4. Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
5. Plant all shrubs and andd mulch ring prior to placing rock

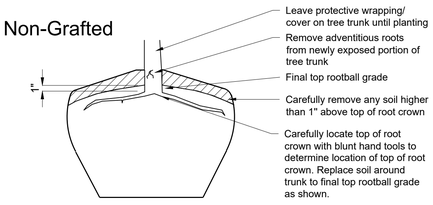


3 Shrub Planting Detail
Scale: NTS

Grafted



Non-Grafted



4 Grafted & Non-Grafted Root Ball
Scale: NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	
CANOPY TREE					
GS	6	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER LOCUST	B & B	2"CAL
GK	7	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2"CAL
QR	7	QUERCUS RUBRA	RED OAK	B & B	2"CAL
RAL	6	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2"CAL
UP	16	ULMUS X `PIONEER`	PIONEER ELM	B & B	2"CAL
TOTAL	**42**				
EVERGREEN TREE					
PB2	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B & B	6` HT.
PP	5	PINUS EDULIS	PINON PINE	B & B	6` HT.
PH	5	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT.
TOTAL	**13**				
ORNAMENTAL TREE					
AS	3	ACER GRANDIDENTATUM `SCHMIDT`	ROCKY MOUNTAIN GLOW MAPLE	B & B	1.5"CAL
AG2	10	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	B & B	1.5"CAL
PC	6	MALUS 'HONEYCRISP'	HONEYCRISP APPLE	B & B	1.5"CAL
MCH	8	PRUNIS CERASUS 'MONTMORENCY'	MONTMORENCY CHERRY	B & B	1.5"CAL
CHA	9	PRUNUS ARMENIACA 'CHINESE'	CHINESE APRICOT	B & B	1.5"CAL
SPL	7	PRUNUS DOMESTICA 'STANLEY'	STANLEY PLUM	B & B	1.5"CAL
REP	12	PRUNUS PERSICA 'RELIANCE'	RELIANCE PEACH	B & B	1.5"CAL
SP	8	PYRUS X 'SUMMERCRISP'	SUMMERCRISP PEAR	B & B	1.5"CAL
TOTAL	**63**				
DECIDUOUS SHRUBS					
BB2	36	BUDDLEJA DAVIDII `BLUE CHIP`	DWARF BUTTERFLY BUSH	CONT.	5 GAL
CC	55	CARYOPTERIS X CLANDONENSIS `BLUE MIST`	BLUE MIST SHRUB	CONT.	5 GAL
FB	5	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL
CA	14	CORNUS SERICEA `ARTIC FIRE`	ARTIC FIRE DOGWOOD	CONT.	5 GAL
EC	18	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	CONT.	5 GAL
HF	13	HYPERICUM FRONDOSUM `SUNBURST`	SUNBURST HYPERICUM	CONT.	5 GAL
PL	22	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	CONT.	5 GAL
SCH	30	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	CONT.	5 GAL
RA	14	RIBES ALPINUM	ALPINE CURRANT	CONT.	5 GAL
RG2	19	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL
RK	15	ROSA X 'RADSUNNY'	SUNNY KNOCK OUT YELLOW ROSE	CONT.	5 GAL
SM	15	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL
TOTAL	**256**				
EVERGREEN SHRUB					
AP2	31	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL
CS2	14	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	5 GAL
EE	46	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	CONT.	5 GAL
EG	51	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	CONT.	5 GAL
EC3	14	EUONYMUS FORTUNEI 'CANADALE GOLD'	CANADALE GOLD WINTERCREEPER	CONT.	5 GAL
JUB	8	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	CONT.	5 GAL
JUA	14	JUNIPERUS SABINA `ARCADIA`	ARCADIA JUNIPER	CONT.	5 GAL
JUC	6	JUNIPERUS SABINA `CALGARY CARPET` TM	CALGARY CARPET JUNIPER	CONT.	5 GAL
SCJ	5	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	CONT.	5 GAL
MC	36	MAHONIA AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	CONT.	5 GAL
PC5	21	PICEA GLAUCA 'NORTH STAR'	COMPACT WHITE SPRUCE	CONT.	5 GAL
PG	33	PICEA PUNGENS `GLOBE`	DWARF GLOBE GREEN SPRUCE	CONT.	5 GAL
PC3	14	PINUS MUGO `SLOWMOUND'	SLOWMOUND MUGO PINE	CONT.	5 GAL
TOTAL	**293**				
ORNAMENTAL GRASS					
BB	74	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	CONT.	1 GAL
PH2	18	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	1 GAL
TOTAL	**92**				
PERENNIALS					
AD	16	BERLANDIERA LYRATA	CHOCOLATE FLOWER	CONT.	1 GAL
EP	49	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	1 GAL
NL	39	NEPETA X `LITTLE TRUDY`	LITTEL TRUDY CATMINT	CONT.	1 GAL
TOTAL	**104**				

LANDSCAPE REQUIREMENTS CHARTS

Street Tree Requirements			
Street Name	**Total Length (LF)**	**Trees Required** (Street Length/ 40)	**Trees Provided**
Red Barn Avenue	194	5	**5**
Ranch Street	677	17	**17**
*1 Tree per 40 LF of Street frontage			

Parking Lot Tree Requirements		
Number of Parking Spaces	**Trees Required**	**Trees Provided**
28	6	**6**
*1 Tree per 5 Parking Stalls		

Parking Lot Shrub Requirements		
Total Landscaped Area (SF)	**Shrubs Required**	**Shrubs Provided**
1176	8	**49**

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

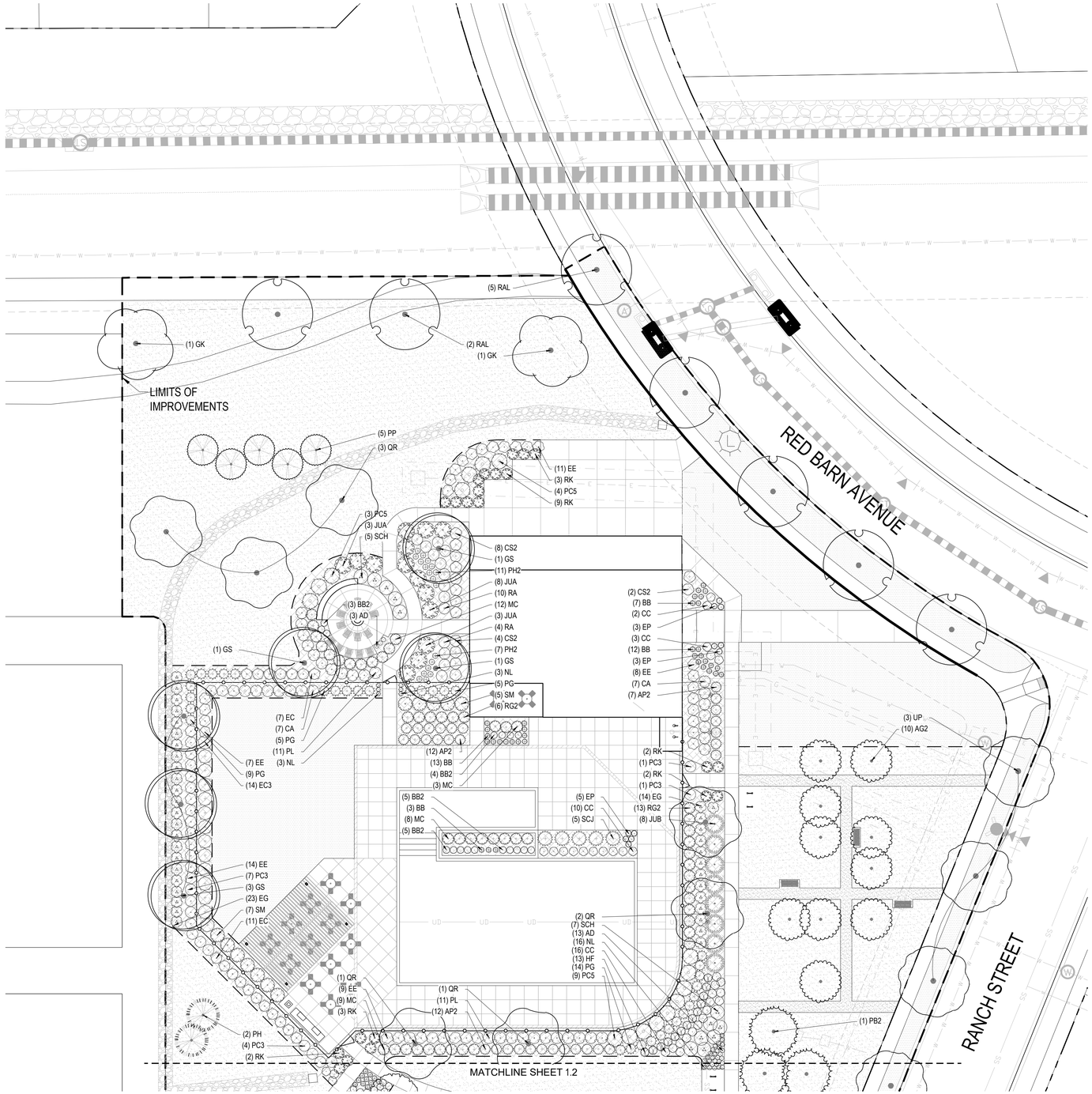
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Checked by: Checked by:PCS
Issue Date: 08.14.2024
Revisions: 11.11.2024
02.26.2025
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07.07.2025
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Sheet Name
LANDSCAPE DETAILS

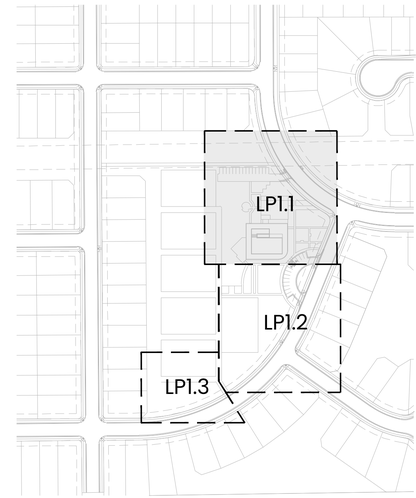
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LP0.2

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 LANDSCAPE PLAN
Scale: 1" = 20'



KEY MAP NTS NORTH

LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STEEL EDGER
- DROUGHT TOLERANT SOD
- SEED MIX 1
- WOOD MULCH
- CRUSHER FINES

SCALE: 1"=20'
0 10 20 40 80 NORTH

Prepared For

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
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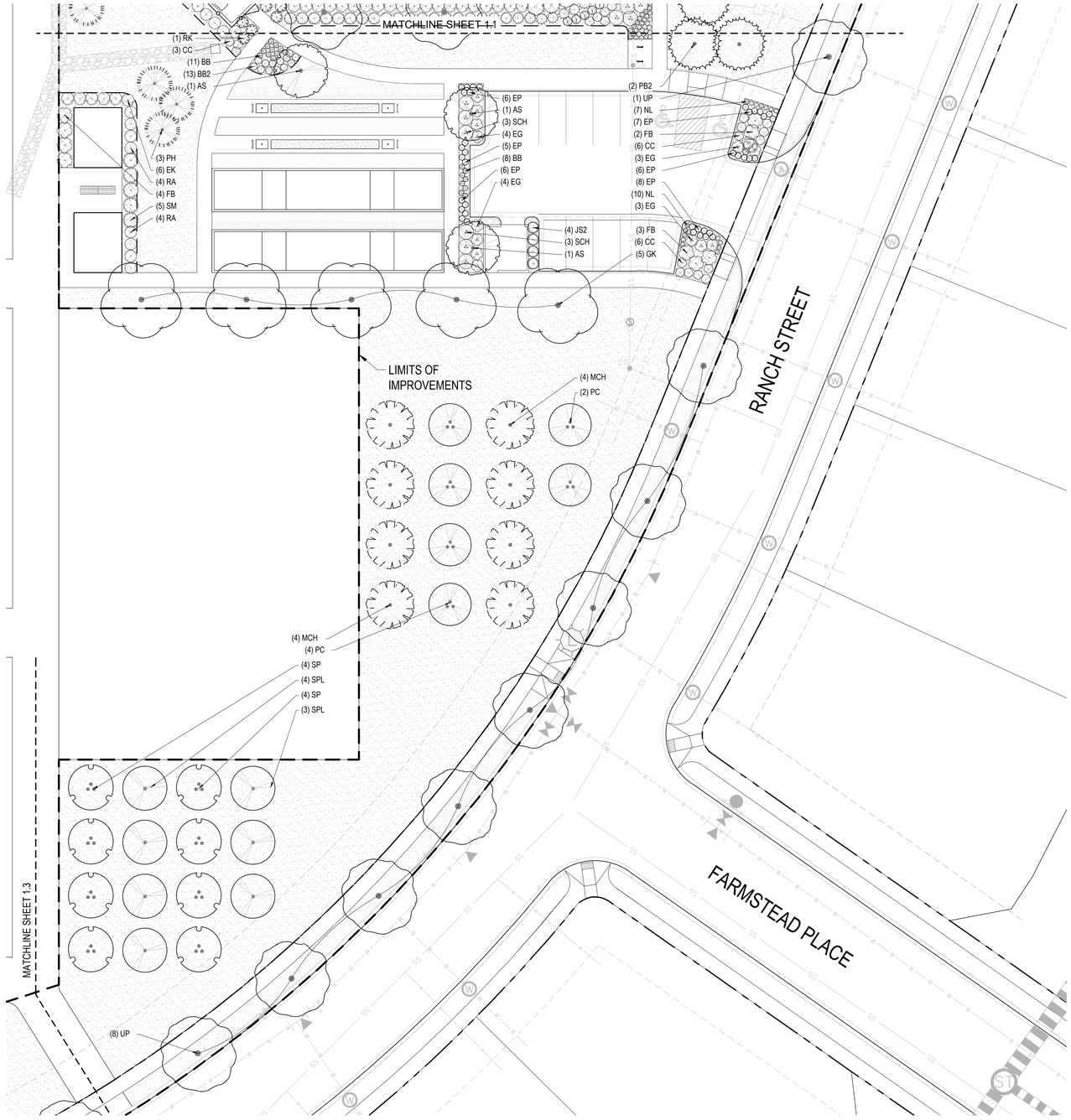
LANDSCAPE PLAN

Sheet Number

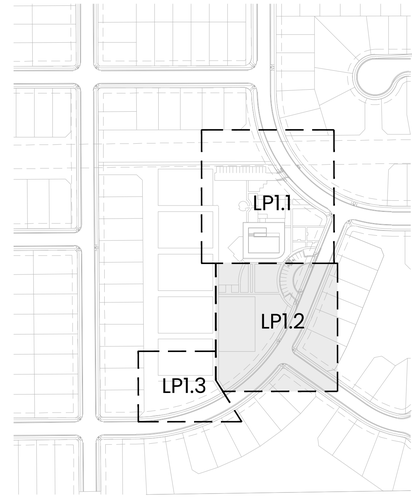
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RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 LANDSCAPE PLAN
Scale: 1" = 20'



KEY MAP NTS NORTH

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- WOOD MULCH
- CRUSHER FINES

SCALE: 1"=20'
0 10 20 40 80 NORTH

Prepared For

CENTURY LAND HOLDINGS, LLC

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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

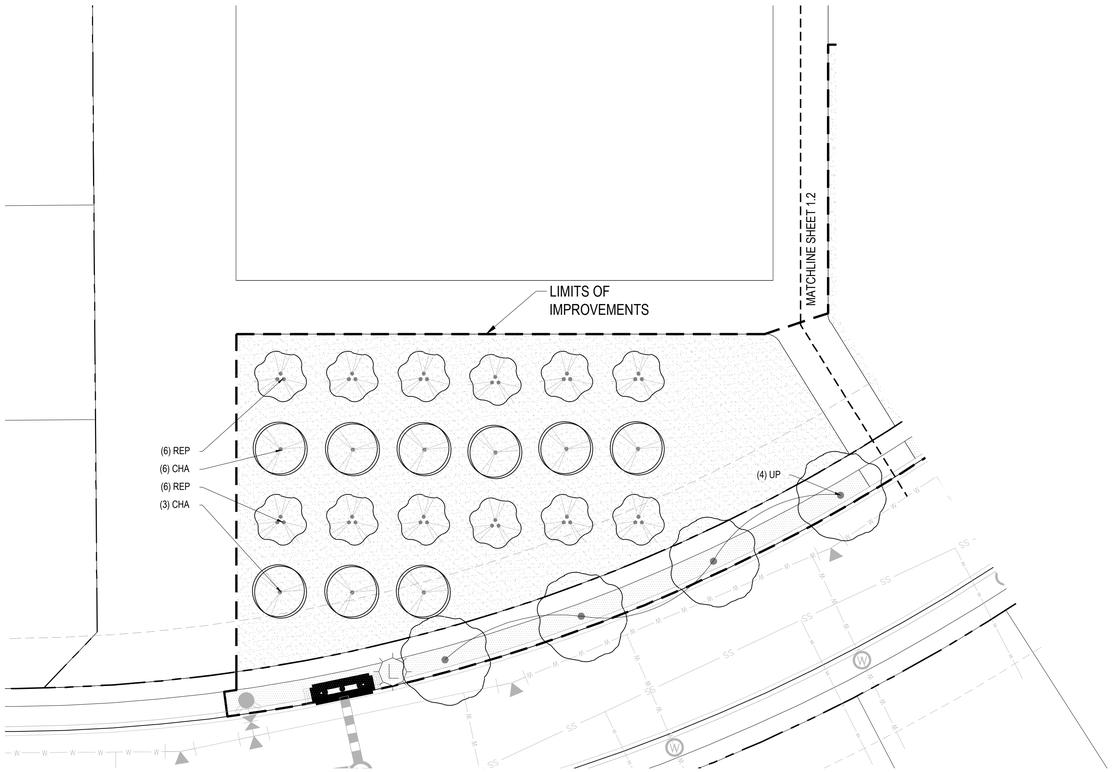
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Sheet Name
LANDSCAPE PLAN

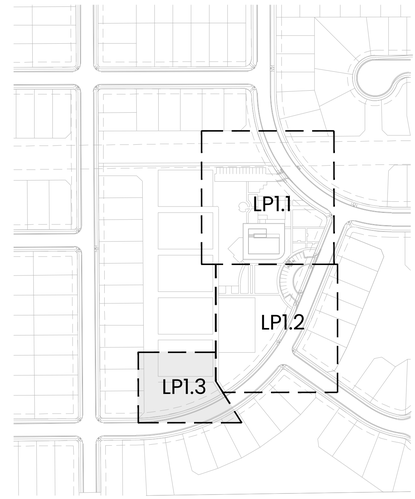
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RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 LANDSCAPE PLAN
Scale: 1" = 20'



KEY MAP NTS NORTH

LEGEND

- DECIDUOUS TREES
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- PERENNIALS
- STEEL EDGER
- DROUGHT TOLERANT SOD
- SEED MIX 1
- WOOD MULCH
- CRUSHER FINES

SCALE: 1"=20'
0 10 20 40 80 NORTH

Prepared For

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SITE PLAN FOR
RED BARN, TRACT B
MEAD, COLORADO

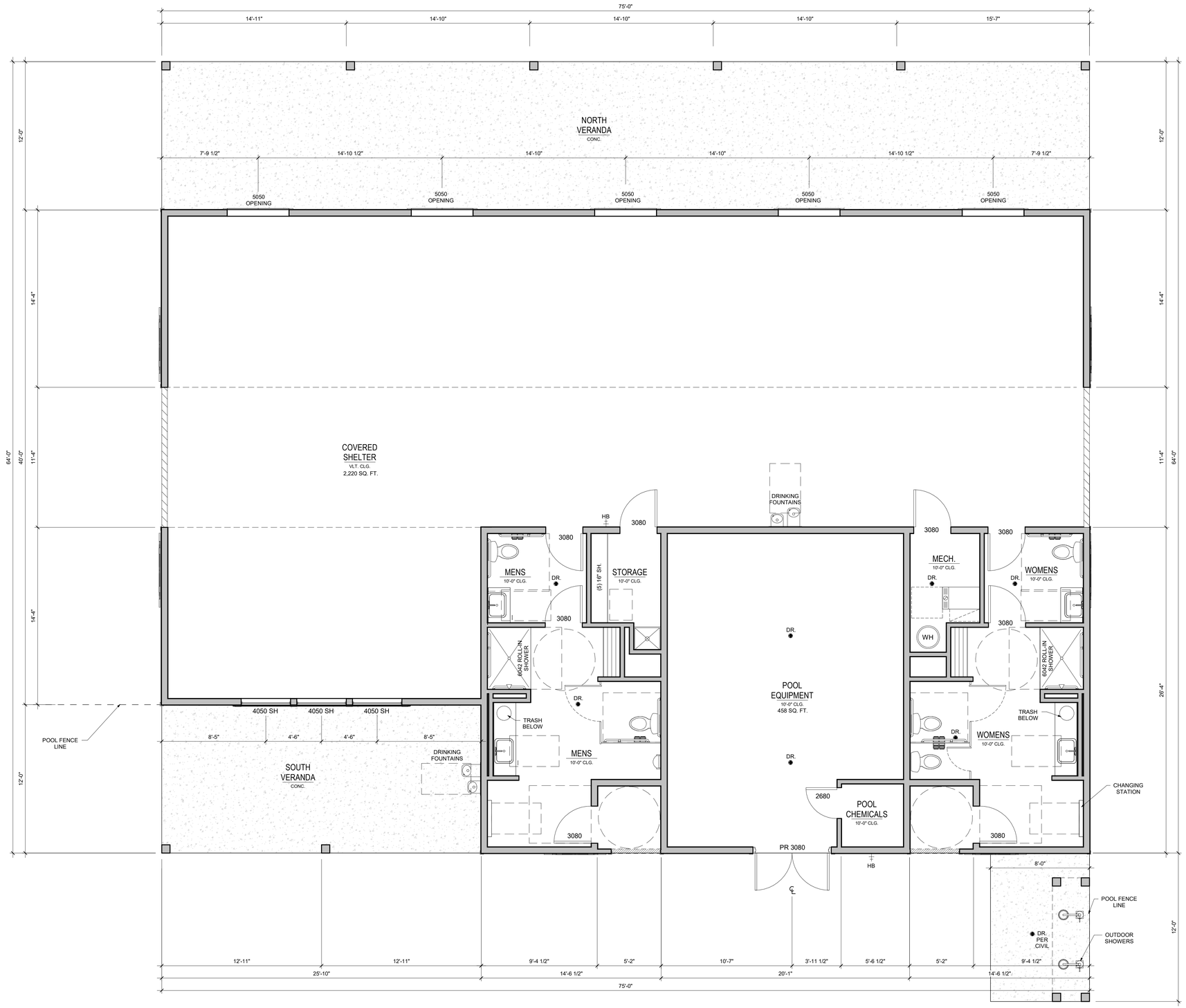
Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
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	02.26.2025
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Sheet Name
LANDSCAPE PLAN

Sheet Number
LP1.3

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
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(303) 770-8300

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5975 S. Quebec Street
Suite 250
Centennial, CO 80111

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
Revisions:	11.11.2024
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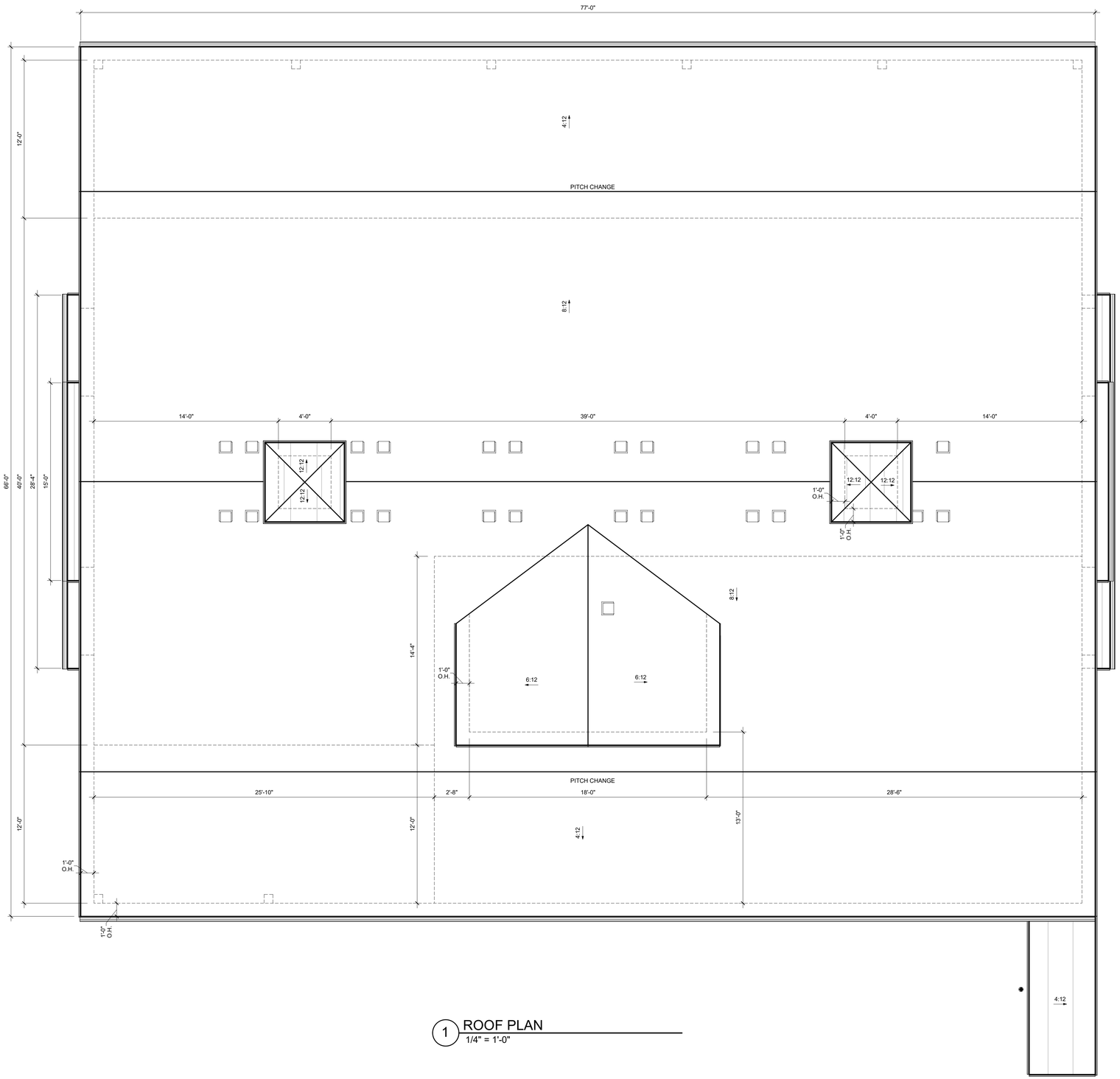
MAIN LEVEL FLOOR PLAN

Sheet Number

A1.0

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 ROOF PLAN
1/4" = 1'-0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
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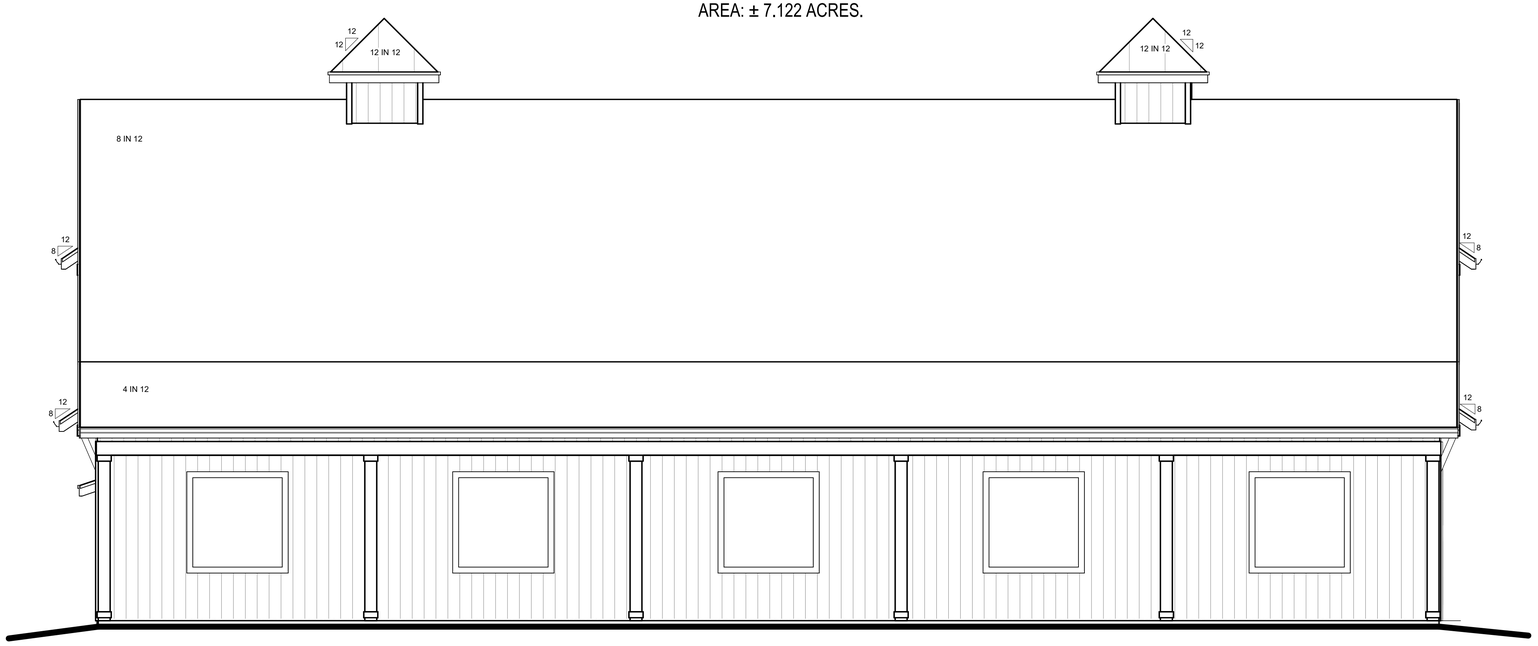
ROOF PLAN

Sheet Number

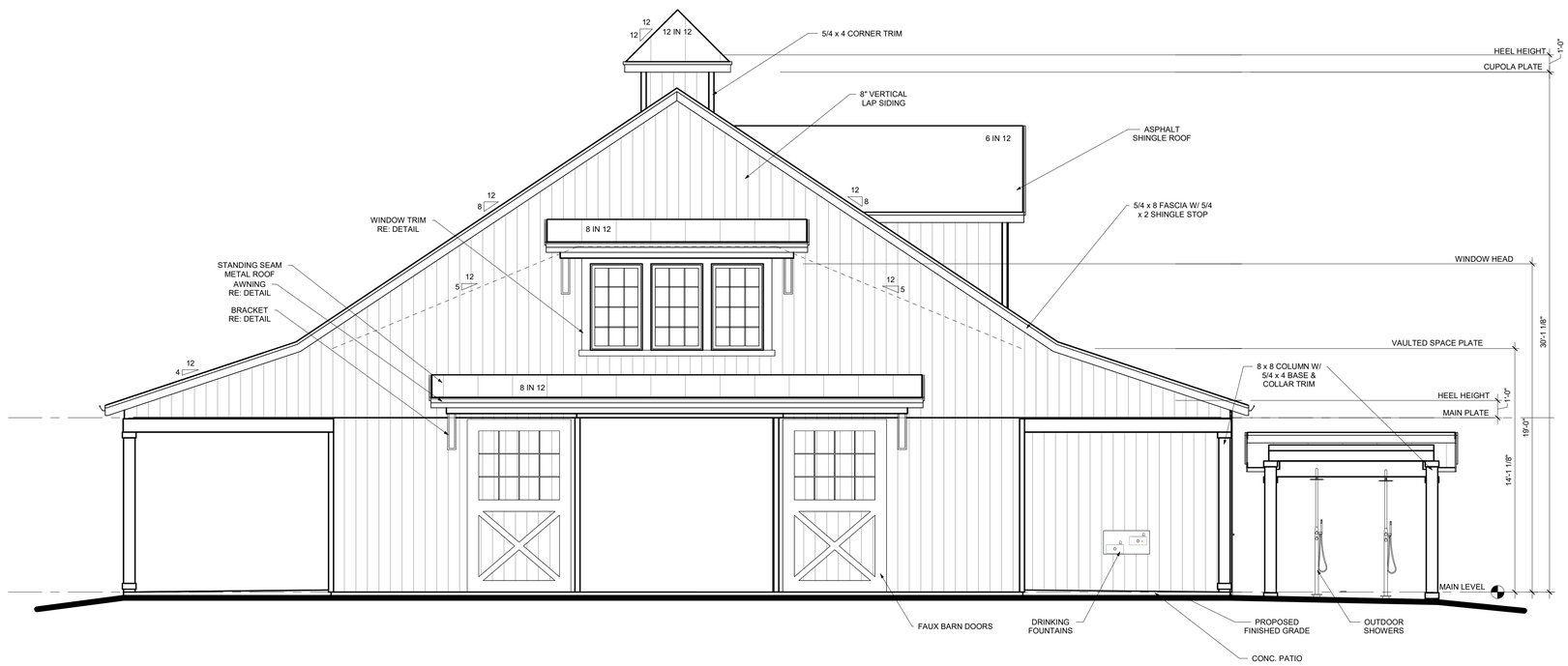
A2.0

RED BARN COMMUNITY CENTER SITE PLAN

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1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
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www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
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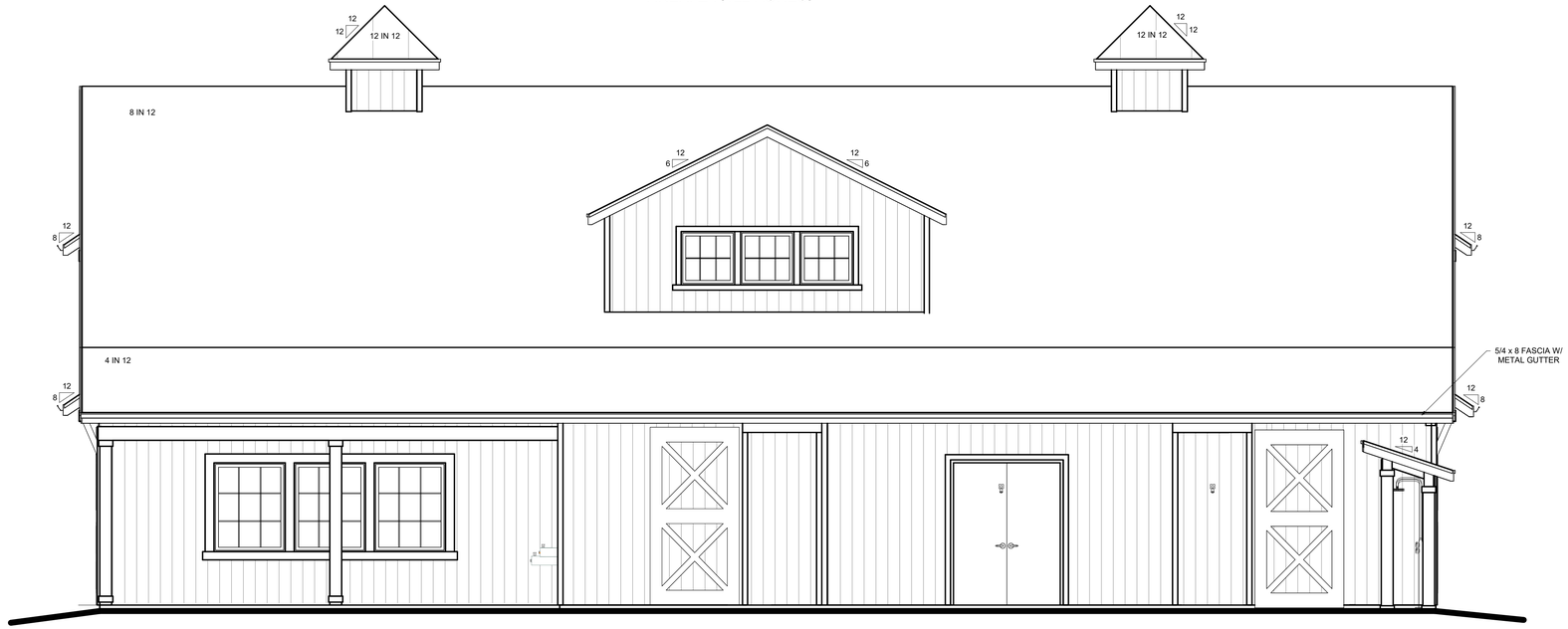
FRONT & RIGHT ELEVATIONS

Sheet Number

A3.01

RED BARN COMMUNITY CENTER SITE PLAN

EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
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5975 S. Quebec Street
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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by: PCS
Checked by:	Checked by: PCS
Issue Date:	08.14.2024
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Sheet Name

REAR & LEFT ELEVATIONS

Sheet Number

A3.02

RED BARN COMMUNITY CENTER SITE PLAN

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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
AREA: ± 7.122 ACRES.



POOL-SIDE PERSPECTIVE



ENTRANCE-SIDE PERSPECTIVE

Materials



- BODY:
  RAVE RED (SW6608)

- ACCENT:
  WHITETAIL (SW7103)



- PRIMARY ROOF :
  OAKRIDGE - PEPPERMILL GRAY



- SECONDARY ROOF :
  VERTICAL STANDING SEAM - EXTRA DARK BRONZE

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
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SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	Drawn by:PCS
Checked by:	Checked by:PCS
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Sheet Name

MATERIALS

Sheet Number

A4.0

RED BARN COMMUNITY CENTER SITE PLAN

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1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
6. HOURS OF LIGHTING OPERATION. ALL PARKING LOT LIGHTING FIXTURES AND EXTERIOR BUILDING LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY PURPOSES, SHALL BE EXTINGUISHED WITHIN ONE (1) HOUR AFTER THE END OF BUSINESS HOURS AND REMAIN EXTINGUISHED UNTIL ONE (1) HOUR PRIOR TO THE BEGINNING OF BUSINESS HOURS. IF A PORTION OF A PARKING LOT IS USED AFTER DARK, ONLY THAT PORTION SHALL BE LIGHTED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO TOWN OF MEAD EXTERIOR LIGHTING STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	5.0fc	0.0fc	NA	NA
PARKING:	1.1fc	2.4fc	0.2fc	12:1	5.5:1
POOL COURTYARD:	3.0fc	5.0fc	0.8fc	6.3:1	3.8:1
WALKWAYS:	0.5fc	4.1fc	0.0fc	NA	NA

Prepared For

CENTURY LAND HOLDINGS, LLC

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Landscape Architecture

people creating spaces

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t 303.531.4905 . f 303.531.4908

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	JLK
Checked by:	JMB
Issue Date:	08.14.2024
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	11.12.2025

Sheet Name

SITE LIGHTING PHOTOMETRIC

Sheet Number

LP1

Jul 03, 2025 - 10:45am - USER.jlee
O:\Projects\Active Projects\RED BARN COMMUNITY CENTER\Planning\Engineering\Final Plan\Plans

RED BARN COMMUNITY CENTER SITE PLAN

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SB

Ashbery Path Light

Product Data Sheet

landscapeforms



Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pathway light is 3' tall, and is ideal for illuminating footpaths for safety and extended use. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard III® HAPS, VOC, lead-free polyester powdercoat.

General Description

- Cast aluminum LED cartridge and structure
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

Surge protected 100V-277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery ships prewired.

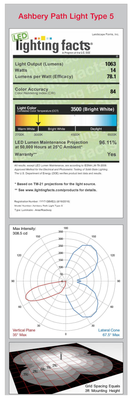
Path Light Type 4
Type 4 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 12W
BUG Rating: B0 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

Path Light Type 5
Type 5 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 20W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

Ashbery Path Light Type 4



Ashbery Path Light Type 5



CL

HAMPTON BAY



Illustrations may vary from actual product.

The Hampton Bay LED String Lights combine the beauty of vintage, Edison-style bulbs with the latest in cutting-edge LED technology to bring you beautiful lighting where you want it. State-of-the-art LEDs save up to $89 per year on your electric bill, versus using traditional incandescent bulbs. The soft, warm light will add a welcoming glow to any location. This light set includes 12 LED lights on a 24 ft. string and its energy-efficient design means you can link up to 600 ft. for a total of 25 strings using one electrical outlet. These commercial-grade lights are equipped with impact- and weather-resistant bulbs and have been designed for outdoor use, but will also add a festive atmosphere to your indoor locations. No need to worry about the hazard of broken glass with these lights as they won't break if dropped. These string lights have been tested to ensure your safety and are backed by a limited lifetime LED warranty.

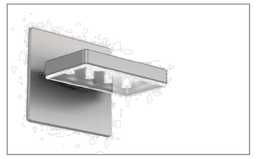
- 12 single filament LED bulbs on a 24 ft. string
- State-of-the-art LEDs never need replacing and provide a lifetime of light
- Warm white light - 2200K
- Impact-resistant bulbs won't break when dropped, making them safe around children and pets
- Weatherproof design for long-lasting use
- Bulbs are spaced 2 ft. apart
- Flexible mounting options (mounting hardware not included)
- Tested and approved for safety
- Linkable; energy-efficient product allows for up to 600 ft. of connected lights
- Click here for a string light hanging kit
- For design inspiration, Click here for exterior front of home trend ideas
- Click here to learn more about exclusive Hampton Bay patio products
- Click here for information about Hampton Bay Customer Service
- Click here for more information on Electronic Recycling Programs
- Return Policy

Additional Resources

From the Manufacturer
- Instructions / Assembly
- Warranty
- Full Product Manual
- Return Policy

LUMINAIRE SCHEDULE										
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding	Hours of Operation
	CL	CATENARY LIGHT COURTYARD	SUSPENDED 9'-0" AFG	N/A	HAMPTON BAY 1004-683-594	LED	1.00	1.5W/FT	N/A. EQUIVALENT OF LESS THAN 100 WATT INCANDESCENT	8AM - 8PM
	SB	BOLLARD WALKWAYS	3'-0" AFG	BLACK	LANDSCAPEFORMS AP-006L4-035F-30K-UV1-SM	LED	1.00	9W	FULL CUTOFF	8AM - 8PM
	SD	DOWNLIGHT OVERHANGS	10'-0" AFG	WHITE	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUTOFF	8AM - 8PM
	SP1	SITE POLE PARKING	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T4-SR-SN-BK-7030-VA6154	LED	1.00	75W	FULL CUTOFF	8AM - 8PM
	SP2	SITE POLE POOL COURTYARD	12'-0" AFG	BLACK	INVUE ECM-E02-LED-E1-T4-SR-SN-BK-7030-VA6154	LED	1.00	52W	FULL CUTOFF	8AM - 8PM
	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000-UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF	8AM - 8PM

Project		Catalog #		Type	SW
Prepared by		Notes		Date	



Lumière

EON 303-W1-LEDB1

Ceiling / Wall Mount
Direct / Indirect

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

cETLus, RoHS, IP66, BAA

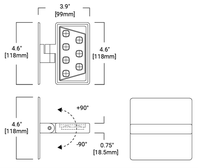
Product Features

wet location

Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

COOPER Lighting Solutions

Invue

Catalog #		Type	SP1/2
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.



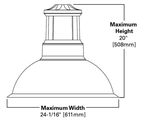
ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

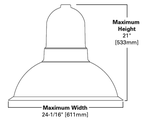
DECORATIVE AREA LUMINAIRE

DIMENSIONS

ECM Classical



EMM Modern



See configurations for more detailed information.

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. (20 kgs.)

Eaton Powering Business Worldwide

HALO

Catalog #		Type	SD
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

SPECIFICATION FEATURES

HOUSING
- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS
- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS
- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED
- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

DRIVER
SMD 120V
- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V
- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION
- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING
- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
  Note: SMD120-277V UNV is **only** compatible with junction boxes that provide minimum depth of 2-1/8"
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building coded

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation
  Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013.

Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS (SOLD SEPARATELY)
- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

WARRANTY
- Five year limited warranty, consult website for details. www.cooperlighting.com

COMPLIANCE
- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings



SMD6 Series
6 inch Round and Square

SMD6R
SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

90 CRI MINIMUM
2700K 3000K 3500K 4000K 5000K

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

COOPER Lighting Solutions

Note: For Direct mount product please refer to the SLD6-DM spec sheet.

Prepared For

CENTURY LAND HOLDINGS, LLC

8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Landscape Architecture

people creating spaces

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denver, co 80218
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STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

SITE PLAN
RED BARN, TRACT B
MEAD, COLORADO

Drawn by:	JLK
Checked by:	JMB
Issue Date:	08.14.2024
Revisions:	11.11.2024
	02.26.2025
	05.09.2025
	07.07.2025
	08.25.2025
	10.06.2025
	11.12.2025

Sheet Name

LIGHTING DETAILS

Sheet Number

LP2

Jul 09, 2025 - 10:45am - USER.jwei
O:\Projects\Active Projects\Mead\2024\24-0XX Red Barn Community Center\Drawings\Site Plan\Red Barn Site Plan.dwg