



BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, September 26, 2022

AGENDA

- I. 5:15 p.m. to 6:00 p.m.**
Work Session: Weld County Office of Emergency Management

- II. 6:00 p.m. to 10:00 p.m.**
REGULAR MEETING

In accordance with the Town's Disaster Declaration dated March 21, 2020 related to the COVID-19 virus and the Town's Emergency Electronic Participation Policy for Regular and Special Meetings, this meeting will be held virtually in Zoom. Virtual access information including the Zoom meeting link will be provided on the Town's website and at designated posting places at least 24 hours prior to the meeting.

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem David Adams
Trustee Brooke Babcock
Trustee Debra Brodhead
Trustee Chris Cartwright
Trustee Trisha Harris
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.](#) Managers Report

6. Informational Items

[a.](#) Mead Area Chamber of Commerce Presentation for Shield 616 (Police Body Armor)

7. Proclamations

[a.](#) National Community Planning Month October 2022

8. 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.

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

[a.](#) Approval of Minutes - Regular Meeting September 12, 2022

[b.](#) August 2022 Financials

[c.](#) Check Register September 26, 2022

[d.](#) **Ordinance No. 1010** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Mead Crossings, Amendment No. 1 Replat

[e.](#) **Resolution No. 72-R-2022** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phase 1A Improvements (St. Acacius Subdivision – Replat No. 1)

- [f.](#) 2023 Health Insurance Renewal - CEBT
- [g.](#) **Resolution No. 73-R-2022** – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Site Plan Agreement [Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El]
- [h.](#) **Resolution No. 74-R-2022** - A Resolution of the Town of Mead, Colorado, Approving a Special Project Task Order for Ditesco, LLC to Perform Project and Construction Management Services for the Town Hall Board Room Conversion Project
- [i.](#) **Resolution No. 75-R-2022** – A Resolution of the Town of Mead, Colorado, Approving the Purchase of Radios for 2023 for Use by the Mead Police Department
- [j.](#) **Ordinance No. 1014**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Quiktrip Store #4227 Site Plan

10. Public Hearing

- a. **Schulz Zoning**
 - [i.](#) **Ordinance No. 1011** – An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Schulz Property Zoning Amendment
- b. **Postle Filing 2 Preliminary Plat**
 - [i.](#) **Resolution No. 76-R-2022** – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Postle Subdivision Filing No. 2 Preliminary Plat
- c. **Agfinity Station Planned Unit Development and Site Plan**
 - [i.](#) **Ordinance No. 1012** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map Amendment
 - [ii.](#) **Ordinance No. 1013** - An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Agfinity Station Mead Site Plan Amendment No. 1

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

12. Elected Official Reports

- a. Town Trustees
- [b.](#) Mayor Whitlow

13. Adjournment

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the Town Clerk's Office at 970-805-4182 within 48 hours prior to the meeting in order to request such assistance.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: September 26, 2022

SUBJECT: Town Manager Report

- Great news! Our segment 5 of I-25 (from Berthoud exit CO 56 to CO 66) received \$350M in funding from the state with a pledge of full funding for this stretch of highway improvements. The Transportation Commission approved I-25 funding improvements in Segments 2 and 5 in the 10-year plan last week, please see the attached fact sheets and press release information: <https://www.codot.gov/news/2022/september/colorado-advances-transportation-funding-over-next-5-years>.
- The 2022 Fall Clean-Up Days are scheduled for October 14, 8:00 a.m. - 4:00 p.m. and October 15, 8:00 a.m. - 12:00 p.m., west of Mead Ponds. Residents are encouraged to clean up their yards and bring any yard waste, tree limbs, and other unwanted items.
- Oz Architecture has been meeting with key stakeholders to develop the municipal facilities site master plan. An overall site plan will be developed which considers town needs such as a police and fire facilities, a potential branch of High Plains Library District, and various recreational uses.
- CDOT reopened the north side of the bridge on WCR 34 over I-25 to westbound traffic on September 7th. CDOT will complete emergency repairs to the bridge over the next two months. They anticipate reopening the bridge to full two-way traffic by November 1.
- Mead Municipal Court had a trial scheduled for September 12th, which has been continued. There were 35 cases on the docket for the September 15th court date.
- Public Works staff continued road maintenance efforts including pavement markings such as edge striping and centerline delineation, crack sealing in Vale View in preparation for chip seal, and the filling of a sinkhole emerging adjacent to Mulligan St (Sekich Business Park).
- Staff continues to coordinate with Weld County Elections on the November 8, 2022, Municipal Election. The ballot proof was approved on September 16th. Ballots will be mailed to registered electors starting October 17, 2022. The Town of Mead has one candidate for Mayor and five candidates for the four available Trustee positions.
- The Board of Trustees has strongly supported the continuation of branding efforts to highlight economic development, local Mead businesses, and Town infrastructure projects. Since March, staff has been working closely with Slate Communications to produce video footage, local business interviews, and overall content messaging.
- The new Public Works building located at 1341 Welker is nearing completion. Current plans indicate the building will be ready to occupy by early October. Staff is working on a temporary solution for the overhead doors in the maintenance bays as their delivery has been delayed due to supply chain issues.
- Work on the traffic signals being installed at the Welker (CR34) / I-25 Interchange is expected to resume this fall. Work was suspended while CDOT evaluated options for the bridge repair.
- The Town Manager attended the annual ICMA (International City Managers Association) meeting which was held in Columbus, Ohio September 15 through the 21. Colorado was represented by over 100 city managers.
- Key projects update:
 - Public Works Facility: The project is on track for a September substantial completion. Utilities continue to be the critical path, and the gas service installation is finally underway. The contractor is working on punch list items for final completion.

- 3rd and Welker Intersection – Coordination continues with CDOT regarding the environmental and real estate clearances. Plans are expected to be submitted to CDOT for review in mid-September. Construction is anticipated in late 2023.
- Mead Community Center – Contracts for both demolition and architectural/engineering services were approved by the Board on September 12. A kick-off meeting with the architect team was held on September 12, during which the team outlined a draft schedule and program list of items to include in the new facility.
- YTD totals for new single family home permits:
 - 2022 YTD 79 SF Permits, 183 Certificates of Occupancy
- Boards and Commissions
 - The Planning Commission held Public Hearings on September 21 at 6:00 p.m. for Agfinity and the Schulz Property/Postle. The Commission has full membership with one alternate. The second alternate position is vacant.
 - The Finance Committee is receiving email updates through the summer and will meet again in person this fall to review the 2023 budget. One vacancy still exists on the committee.
- Human Resources
 - The Town is advertising open positions using NeoGov recruiting platform <https://www.governmentjobs.com/careers/townofmead>
 - Open positions include Planning Technician/Planner I. Interviews are under way for Code Enforcement Officer, Public Works Operations Supervisor and Pavement Manager.
 - Graves Consulting is scheduled to present their findings on the assessment of the Town's pay and benefit packages on October 10th.

Community Development

- Meadow Ridge Final Plat and SIA is tentatively scheduled to appear before the Board in November.
- The Access 25 Site Plan (Postle Filing, No. 2) is tentatively scheduled to appear before the Board in November.
- The Sugar Beet Solar project that is being proposed near Mead Ponds, will be coming before the Board sometime this year. Staff has requested that the applicant hold a neighborhood meeting and invite the Board members to attend, if interested.
- Staff has received input from a few developers that the parking ratios for multi-family and single-family attached residential uses in the Land Use Code is an impediment to this type of development in Mead. Staff is researching this aspect of the code and will draft a small code amendment to revise the parking ratios for multi-family and single-family attached residential uses. This amendment will be brought before the Board sometime this winter.

Public Works and Engineering

- Street maintenance – Crack sealing and chip seal at Vale View, CR 5, and CR 5.5 will be complete by September 23.
- Dust control – County Road 7 dust control is underway working in cooperation with the Town of Berthoud. Anticipated completion by September 23, including application of magnesium chloride.
- Interviews were conducted for two open positions – Pavement Manager and Operations Supervisor. An offer will be extended to an Operations' Supervisor candidate. The Pavement Manager applicants are still under review.

Community Engagement

- Despite the dreary weather, Community Day was well attended.
- Delivered 36 Welcome to Mead bags to new residents.

- The High Plains Library bookmobile has a new permanent location at TBK Bank. HPLD visits Mead on the 2nd & 4th Tuesday of each month from 9-11:30 a.m. This stop includes their preschool story time.
- The first Built for Mead video has been finalized. Next steps include additional business interviews, completion of the Built for Mead webpage, and Built for Mead LinkedIn page.
- Community Engagement is coordinating with Mead High School to host the 2022 homecoming parade on October 7 at 4:30 p.m.

Police Department

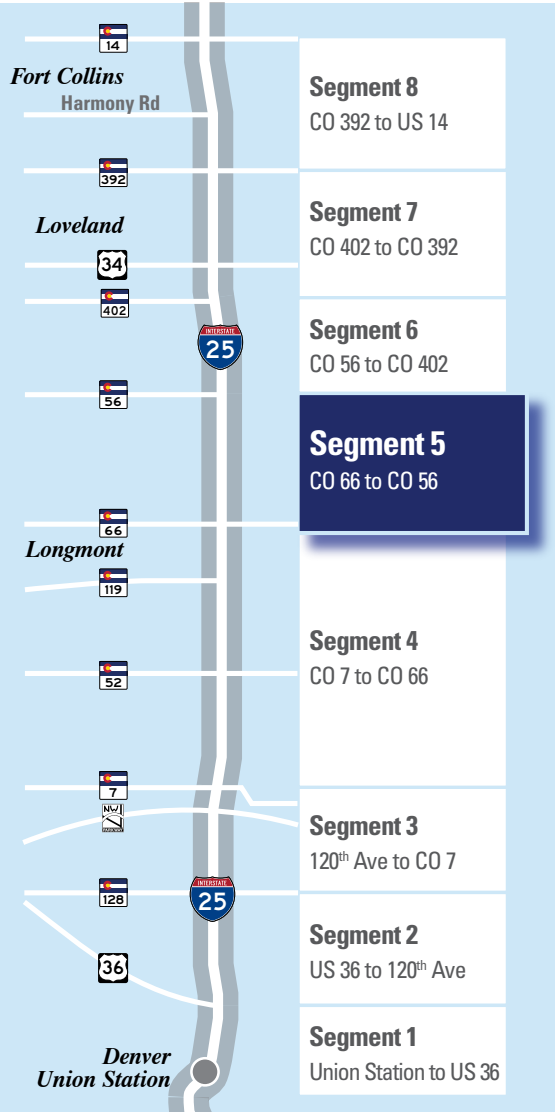
- Report Attached

Plan to Deliver I-25 Projects on the 10-Year Plan

Segment 5 - CO56 to CO66

NORTHEAST PROJECTS

Highway & Transit– Region 4									
Project Type	Total Est. Project Cost	Total Strategic Funding	Other Funding	Funded FY 19-22	Proposed FY 23-26	Planned FY 27+	Project Status	Planning Project ID	
I-25 North Express Lanes: Segment 5 (CO56 to CO66)	H	\$350M	\$196.4M		\$99.45M	\$96.95M	\$196.4M	2603	



The North I-25 Express Lanes Project (Segment 5) will deliver interstate upgrades that support the rapidly expanding communities along the corridor by bringing critically important safety and mobility improvements that will benefit the economy, environment, and quality of life of Coloradans. This reach of I-25 carries 80,000+ vehicles per day, including over 10% trucks. The added Express Lane will provide trip reliability and will increase operational efficiency for Bustang service. This Express Lane will utilize the center loading mobility hub actively being constructed at CO56 and Centerra.

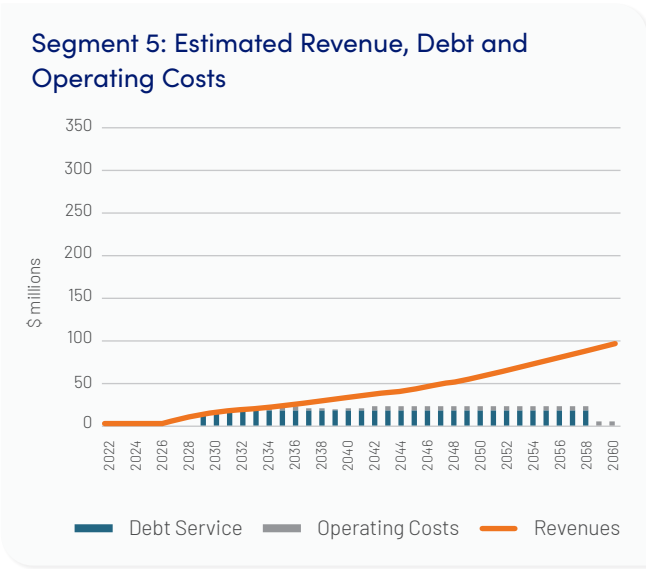
CDOT has updated its tolling and revenue forecasts for Segment 5. **The graph shown to the right demonstrates the I-25 North Segment 5 Express Lanes are projected to generate enough revenue, without leveraging revenue from other segments, to pay debt service on the financing for the project and support all ongoing operational costs.**

CDOT is actively leveraging a TIFIA loan (\$191 million) for construction of Segments 7&8 and refinancing of Segment 3.

Schedule



Segment 5 is anticipated to cost approximately \$370M. The 10-year plan has identified \$196.4 million in strategic funds. \$99.45 million have been advanced in the next four fiscal years (FY23-FY26) of the plan. CDOT intends to leverage a \$250-\$270 million TIFIA loan to complete the project and meet the following schedule.



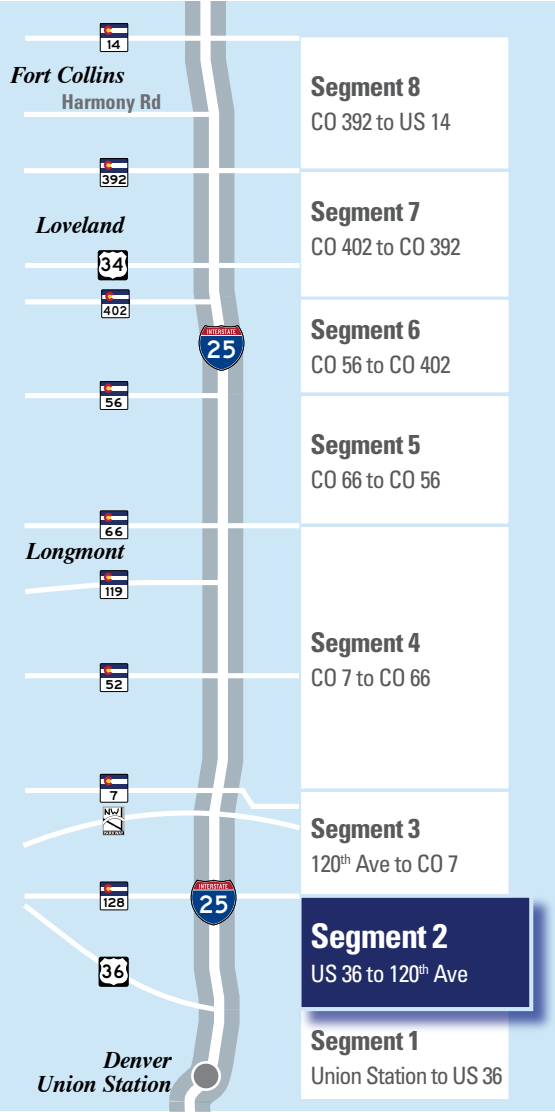
Securing additional TIFIA financing capacity for Segment 5 does not preclude any future public private partnerships (P3) that maybe solicited for the North I-25 Corridor. If CDOT choses to move forward with the P3, the TIFIA loan would become the responsibility of the private partner. This is similar to the process that the Colorado Transportation Investment Office (CTIO) and CDOT used on the US 36 P3 Project.

Plan to Deliver I-25 Projects on the 10-Year Plan

Segment 2 – 84th Ave to 104th Ave

CENTRAL PROJECTS

Highway & Transit– Region 1									
I-25 North between 84th Ave and 104th Ave	H,T	TBD	\$110M		\$4M	\$16M	\$90M		2584, 2642



Segment 2 has identified \$110 million of strategic funding in the 10-year plan and will be advancing \$20 million in the next four fiscal years (FY23- FY26) to fund analysis of a project, or suite of projects, that supports a connected multimodal transportation system with consideration of a center loading transit station and addresses the long-standing bottleneck and safety concerns north of US 36 that results in stop-and-go traffic.

The Project will address:

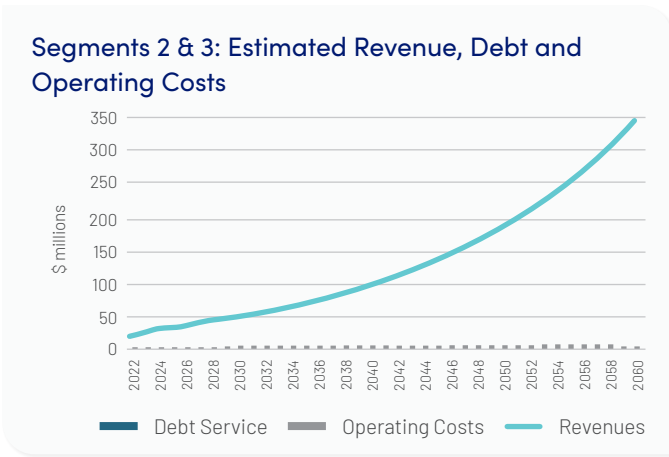
- Safety** – Fatalities and crashes within Segment 2 have increased since 2015 due to rear-end and weaving/side-swipe crashes associated with congestion. Solutions will seek to enhance safety and reduce crashes for the long-term given the high AADT in this stretch of 182,000.
- Air Pollution** – Idling or slow-moving vehicles can lead to higher “hot spot” concentrations of tailpipe pollutants due to longer residence time (i.e. sitting in stop-and-go traffic). Solutions will be multimodal addressing the turbulence between freight, transit and SOVs.

Schedule



- Traffic Operations** – Solutions will address the lack in operational reliability due to the imbalance of lane utilization between the managed and general purpose lanes and limited options for incident response. Additionally, solutions will address short interchange spacing and the northbound grade that result in unsafe merging and weaving, causing conflicts with freight and transit.

Once NEPA is complete, CTIO and CDOT are committed to financing options (including but not limited to TIFIA) to deliver the identified project(s). Segment 2 has been open for tolling since July 2016 and Segment 3 since June 2020. Based on actual revenue collections and updated tolling and revenue forecasts, these Segments have more than enough capacity to cover debt service and support all ongoing operating costs.





For Immediate Release: Sept. 15

Contact:
Monica McCafferty
Monica@monicamccafferty.com
303.903.3394

CDOT Commits to Full Funding of the Expansion of the Remaining Stretch of Two-Lane Section of North I-25

Business and Community Leaders Respond

Fort Collins, Colo. – On Wednesday, Colorado Department of Transportation (CDOT) and the Colorado Transportation Innovation Office (CTIO) announced their plan to the Colorado Transportation Commission to fully fund the 7-mile North I-25 Express Lane “Segment 5” from State Highway 56 (South of Berthoud) to State Highway 66 (North of Longmont).

“Segment 5” was the last remaining two-lane stretch of North I-25 that was not fully funded. The \$350 Million commitment comes from a combination of funding from CDOT’s 10 Year Plan and a federal TIFIA (Transportation Infrastructure Finance and Innovation Act) loan that will be repaid from toll revenues from the Express Lane. The Transportation Commission committed nearly \$1 billion to build Segments 6 through 8, from Berthoud to Fort Collins, in 2018.

Until Wednesday’s decision, full funding of the final segment was undefined.

The commitment assures the North I-25 Express Lane extends from Fort Collins to Longmont. The 10-year plan, however, is silent on building the I-25 Managed Express Lane south of Longmont to E-470 (Segment 4) to provide a continuous managed lane from Fort Collins to Denver, despite the call for such improvement throughout the corridor, including this segment, to address continued growth in the region in [2011 Environmental Impact Study and Record of Decision](#).

The following are statements from the [Fix North I-25 Business Alliance](#), a [taskforce](#) of the [Northern Colorado Legislative Alliance](#) and the North I-25 Coalition, the government leaders along the North I-25 corridor.

“Eight years ago, the Fix North I-25 Alliance and the North I-25 Coalition called for expansion of North I-25 from two lanes to three by 2025. This interstate is one of the most economically significant roadways in Colorado and nationally and Wednesday’s announcement finally answered our call and vision for Northern Colorado. We commend CDOT leadership including Executive Director Shoshana Lew, CTIO Director Nick Farber, CDOT Region 4 Director Heather Paddock and Transportation Commissioner Kathleen Bracke for their commitment to finish the job to invest in the backbone of Northern Colorado.”

--Sandra Hagen Solin, Fix North I-25 Business Alliance (NCLA)

“We thank Director Lew, the team at CDOT, and CTIO for finding a funding creative solution like leveraging TIFIA loans to address the very real safety concerns in Segment 5. We’re also encouraged that progress over the last few years to improve reliability, safety, and reduce congestion in other segments along North I-25 will not be a lost now that funding for Segment 5 is found as all segments of North I-25 must work for a fluid system.

“We celebrate this decision as a victory, but our work is not done – it is only the first step. The full EIS design for North I-25 calls for a 3+1 lane configuration. Nearly \$75 million is being invested in multi-modal hubs at Highways 119 & 56 and at Centerra. For the commuter to see their taxpayer dollars at work, these hubs need the predictability of a managed lane all the way to Union Station. Our work continues.”

--Weld County Commissioner, Scott James, Chair of the North I-25 Coalition

“The real winners in this decision are Northern Colorado businesses who rely on a working, functional roadway for commerce and freight as well as the ability for their workers to commute with more ease. And, with Colorado’s population increasing 31 percent over the last two decades, the entire state stands to benefit. We thank CDOT and the CTIO for their leadership in moving this vote forward.”

--Ann Hutchison, President/CEO, Fort Collins Area Chamber of Commerce

Northern Colorado is United

Northern Colorado is united in its efforts to assure full funding of North I-25. Together, the North I-25 Coalition and Fix North I-25 Business Alliance, represent the local governments and the business community of the Northern Colorado region.

The North I-25 Coalition, founded in September 2013 and chaired by Weld County Commissioner Scott James, encompasses local government Mayors, Commissioners and Councilors representing entities – counties, cities, and towns – along the I-25 corridor.

The region’s business community founded the Fix North I-25 Business Alliance in early 2014. The Alliance, chaired by Ann Hutchison (Pres/CEO, Fort Collins Chamber), is a project of the Northern Colorado Legislative Alliance, the joint advocacy arm of the Fort Collins, Loveland and Greeley Chambers of Commerce with Upstate Colorado and One NoCo Economic Development.



Mead Police Department Monthly Activity - September 2022

STAFFING:

Sergeants Ellis (Blue Side), Holmen (Red Side), and Officers Cramblet, Hansen, McElroy, Palmer, and Synn are working patrol.

Officer Salazar is assigned to Mead Schools as an SRO.

The Community Service Officer position is vacant.

Officers Patton, Barker, Rollins, and Lima are in field training.

NOTABLE CALLS FOR SERVICE:

Crash – Hwy 66 / I-25 – 22ML04110 – 09/01/2022
Minor damage, non-injury, two vehicle crash.

Recovery of Stolen Vehicle – Margil Road – 22ML04117 – 09/02/2022
Suspicious vehicle reported and confirmed to be a stolen vehicle out of Thornton.

Fraud – Mead – 22ML04120 – 09/02/2022
Victim reporting that an internet service is being interfered with by suspect.

Crash – WCR 32 / I-25 Frontage Road – 22ML04131 – 09/03/2022
Minor damage, non-injury, two vehicle crash.

Warrant Arrest – Hwy 66 / I-25 – 22ML04135 – 09/03/2022
Driver stopped for traffic violation and arrested on active warrants.

DUI Crash – Northbound I-25 mm245 – 22ML04146 – 09/04/2022
Driver arrested for DUI and careless driving after striking a sign.

Disturbance – Rocky Mountain Saloon – 22ML04149 – 09/04/2022
Unwanted person asked to leave. No charges.

Dog at Large – Lineback Drive – 22ML04156 – 09/05/2022

Dog taken to humane society and later reunited with family.

Crash – 15000 block WCR 7 – 22ML04166 – 09/06/2022

Single vehicle crash with mailbox. Driver cited for careless driving.

Recovery of Stolen Vehicle – 14000 block of Mead Street – 22ML04180 – 09/06/2022

Suspicious vehicle reported and confirmed to be a stolen vehicle out of Denver.

Crash – Southbound I-25 mm243 – 22ML04189 – 09/08/2022

Single vehicle injury crash with deer.

Harassment – Mead High School – 22ML04193 – 09/08/2022

Under investigation.

Assist Other Agency – WCR 1 / WCR 34 – 22ML04199 – 09/08/2022

Officer stopped a DUI driver at the request of Weld Deputy.

Missing Juvenile – Mead High School – 22ML04202 – 09/08/2022

Juvenile reported missing after school. Located on school grounds during search.

Theft – 14000 block of Hilltop Road – 22ML04210 – 09/09/2022

Theft of pallets.

Unlawful Sexual Contact – Mead High School – 22ML04213 – 09/09/2022

Under investigation.

Traffic / Eluding – Third Street / Welker Avenue – 22ML04220 – 09/09/2022

Officer observed motorcycle driving erratic and fled at high rate of speed. Driver later cited.

Hit and Run Crash – WCR 5 / WCR 36 – 22ML04221 – 09/09/2022

Related to eluding above, driver located and cited.

Crash – Mead Street / Hwy 66 – 22ML04231 – 09/10/2022

Minor damage, non-injury, two vehicle crash.

Assist to Other Agency – Northbound I-25 mm248 – 22ML04244 – 09/11/2022

Assisted State Patrol with single vehicle crash.

Fraud – Mead – 22ML04248 – 09/11/2022

Victim reported attempted theft from account.

Hit and Run Crash – WCR 28 / Limestone Ave – 22ML04255 – 09/12/2022

Town of Mead vehicle struck while unattended. Under investigation.

Dog at Large – Ginger Ave – 22ML04261 – 09/12/2022

Dog taken to humane society and later reunited with family.

Vandalism – Homestead Drive – 22ML04259 – 09/12/2022

Window broken out on parked vehicle.

Attempted Theft – Hwy 66 Park and Ride – 22ML04267 – 09/12/2022

Suspect attempted to cut off catalytic converter but failed to remove it.

Recovered Stolen Equipment – 4400 block of Elevation Drive – 22ML04262 – 09/12/2022

Equipment reported to be on construction site. Under investigation.

Found Property – Tractor Supply – 22ML04277 – 09/13/2022

Driver's license turned in.

Crash – WCR 7 / Hwy 66 – 22ML04280 – 09/13/2022

Minor damage, non-injury, two vehicle crash.

Child Abuse – Mead – 22ML04286 – 09/14/2022

Officer investigated claims of abuse. Unfounded.

Drugs – Mead High School – 22ML04292 – 09/14/2022

Student found in possession of illegal narcotics.

Crash – 13500 block of Horseshoe Circle – 22ML04297 – 09/15/2022

Minor damage, non-injury, two vehicle crash.

Crash – I-25 Southbound / Hwy 66 – 22ML04315 – 09/15/2022

Minor damage, non-injury, two vehicle crash.



COMMUNITY PLANNING MONTH October 2022

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2022 is hereby designated as **Community Planning Month** in Mead, Colorado, in conjunction with the celebration of National Community Planning Month.

Given under my hand and Seal of the Town of Mead, Colorado, this 26th day of September 2022.

Colleen G. Whitlow
Mayor



BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, September 12, 2022

MINUTES

I. 6:00 p.m. to 10:00 p.m. REGULAR MEETING

In accordance with the Town's Disaster Declaration dated March 21, 2020 related to the COVID-19 virus and the Town's Emergency Electronic Participation Policy for Regular and Special Meetings, this meeting will be held virtually in Zoom. Virtual access information including the Zoom meeting link will be provided on the Town's website and at designated posting places at least 24 hours prior to the meeting.

1. Call to Order – Roll Call

Mayor Colleen Whitlow called the Regular Meeting of the Board of Trustees to order at 6:00 p.m.

Due to the Town's Disaster Declaration of March 21, 2020 related to the COVID-19 virus, the meeting was held with virtual access provided through Zoom.

Present

Mayor Colleen Whitlow
Mayor Pro Tem David Adams (virtual)
Trustee Brooke Babcock
Trustee Debra Brodhead
Trustee Chris Cartwright
Trustee Trisha Harris

Absent

Trustee Herman Schranz

Also present: Town Manager Helen Migchelbrink; Town Clerk / Treasurer Mary Strutt; Police Chief Brent Newbanks; Town Engineer / Public Works Director Erika Rasmussen; Public Information Officer / Community Engagement Director Lorelei Nelson; Community Development Director Jason Bradford.
Attending in person and via virtual access: Deputy Town Attorney Christiana McCormick; members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for those who lost their lives and responded to the 9/11/2001 attacks and for Arvada Police Officer Vakoff

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Motion was made by Trustee Babcock, seconded by Trustee Cartwright, to approve the agenda. Motion carried 5-0, on a roll call vote. Mayor Pro Tem Adams had technical difficulties and did not vote on this item.

5. Staff Report: Town Manager Report

- a. Managers Report

Town Manager Helen Migchelbrink discussed the CDOT bridge repairs of WCR 34 over I-25; and stated ballot issues.

Police Chief Brent Newbanks presented awards to resident Cole Legge, Officer Rob Palmer and Sergeant Scott Holmen for their response in saving a life.

Mayor Whitlow took a 5-minute recess at 6:13 p.m.

6. Proclamations

- a. Constitution Week September 17 – 23, 2022

Motion was made by Trustee Cartwright, seconded by Trustee Babcock, to authorize the signing of the Proclamation for Constitution Week September 17-23, 2022. Motion carried 6-0, on a roll call vote.

7. 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.

Barb Kirkmeyer, candidate for Congressional District 8 discussed her candidacy.

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

- a. Approval of Minutes - Regular Meeting August 29, 2022
- b. August 2022 Aged Receivables
- c. Check Register September 12, 2022
- d. **Resolution No. 69-R-2022** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement Between the Town and Orion Environmental, Inc. for Bean Plant Deconstruction and Demolition
- e. **Resolution No. 70-R-2022** - A Resolution of the Town of Mead, Colorado, Approving an Agreement for Professional Services Between the Town and Essenza Architecture, LLC for Community Center Architectural and Engineering Design Services
- f. **Ordinance No. 1008** – An Ordinance of the Town of Mead, Colorado, Amending the Mead Municipal Code to Add Section 16-1-160 Regarding Reasonable Accommodation for Persons with Disabilities
- g. **Resolution No. 71-R-2022** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement Between the Town and Glacier Construction Co., Inc. for Headworks Mechanical Bar Screen Replacement and Ventilation Improvements for the Wastewater Treatment Facility
- h. **Ordinance No. 1009** – An Ordinance of the Town of Mead, Colorado Conditionally Approving the Specialty Products Company Site Plan
- i. CIRSA 2023 Property / Casualty Insurance Renewal

Motion was made by Trustee Harris, seconded by Trustee Cartwright, to approve the Consent Agenda. Motion carried 6-0, on a roll call vote.

9. Public Hearing

- a. **Grand Meadow Preliminary Plat & Planned Unit Development
Continued from August 8, 2022**

Mayor Whitlow confirmed with staff that the applicant has withdrawn their application

Motion was made by Trustee Harris, seconded by Trustee Babcock, to close the continued public hearing for Grand Meadow Preliminary Plat and Planned Unit Development. Motion carried 6-0, on a roll call vote.

Mayor Whitlow closed the public hearing at 6:26 p.m.

- i. Grand Meadow Preliminary Plat and Planned Unit Development

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.*

There was no public comment at this time.

11. Elected Official Reports

- a. Town Trustees

The Trustees discussed the great turnout at Community Day 9/10, despite the rainy weather.

- b. Mayor Whitlow

Mayor Whitlow thanked the staff and community members for their participation in the Meet, Greet & Eat events and Community Day.

12. Adjournment

Motion was made by Trustee Cartwright, seconded by Trustee Brodhead, to adjourn the meeting. Motion carried 6-0, on a roll call vote.

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 6:32 p.m. on Monday, September 12, 2022.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
AUGUST 31, 2022

Section 9, Item b.

COMBINED CASH ACCOUNTS

99-01-1001	INDEPENDENT BANK - CHECKING	2,114,151.45
99-01-1002	TBK BANK - OFFICE CHECK	44,881.12
99-01-1003	TBK BANK - MONEY MARKET	146,711.49
99-01-1005	TBK BANK - FLEX DEBIT CARDS	23,648.07
99-01-1011	XPRESS DEPOSIT ACCOUNT	31,099.72
99-01-1023	COLOTRUST PLUS	10,659,655.03
99-01-1024	COLOTRUST PRIME	10,040.20
99-01-1025	CSIP	5,075,285.83
99-01-1026	CSAFE	12,127,911.34
99-01-1075	UTILITY CASH CLEARING	(216.42)
99-01-1077	COURT CASH CLEARING	(835.00)
TOTAL COMBINED CASH		30,232,332.83
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(30,232,332.83)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	11,866,348.78
4	ALLOCATION TO STREET IMPROVEMENT FUND	1,326,775.92
5	ALLOCATION TO CONSERVATION TRUST FUND	55,633.86
6	ALLOCATION TO SEWER FUND	1,498,872.22
8	ALLOCATION TO POLICE FUND	236,161.25
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	3,278,535.44
11	ALLOCATION TO DOWNTOWN FUND	15,079.11
13	ALLOCATION TO STORM DRAINAGE FUND	64,169.14
14	ALLOCATION TO TRANSPORTATION FUND	5,620,391.07
18	ALLOCATION TO PARKS & OPEN SPACE	1,637,911.48
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	929,193.42
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	3,704,993.29
21	ALLOCATION TO ART IN PUBLIC PLACES FUND	(1,732.15)
TOTAL ALLOCATIONS TO OTHER FUNDS		30,232,332.83
ALLOCATION FROM COMBINED CASH FUND - 99-01-0100		(30,232,332.83)

ZERO PROOF IF ALLOCATIONS BALANCE .00

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	11,866,348.78	
01-01-1007	CASH DRAWER - TOWN HALL	500.00	
01-01-1008	CASH DRAWER - POLICE	100.00	
01-01-1250	PROPERTY TAXES RECEIVABLE	1,243,835.23	
01-01-1300	A/R - BILLED ACCOUNTS	25,994.92	
01-01-1301	A/R - GENERAL	712,928.53	
01-01-1302	PREPAID EXPENSE	2,144.00	
01-01-1307	24HOUR FLEX DEPOSIT	1,500.00	
	TOTAL ASSETS		13,853,351.46

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	57,238.87	
01-02-2300	457(B) DEFERRED COMP PAYABLE	(2,728.65)	
01-02-2301	SALARY WAGES PAYABLE	86,450.54	
01-02-2302	FLEXPLAN PAYABLE	6,597.85	
01-02-2306	RESTITUTION PAYABLE	(100.00)	
01-02-2307	SURCHARGE PAYABLE	1,365.00	
01-02-2308	DEPOSITS PAYABLE	2,135.00	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(12,140.09)	
01-02-2311	FPPA PAYABLE	11,124.33	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	(3,238.06)	
01-02-2314	401(A) CONTRIBUTIONS PAYABLE	8,957.35	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	12,082.61	
01-02-2401	SOCIAL SECURITY TAX PAYABLE	9,122.94	
01-02-2402	MEDICARE TAX PAYABLE	3,442.69	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	4,209.84	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	801.15	
01-02-2410	MISC PAYROLL PAYABLE	83,994.59	
01-02-2600	WARRANTY FUNDS	1,708,004.20	
01-02-2610	DEVELOPER DEPOSITS	186,000.00	
01-02-2615	DEVELOPER LIABILITIES	157,984.10	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX	1,243,835.23	
01-02-2705	DEFERRED REVENUE	580,626.60	
	TOTAL LIABILITIES		4,145,766.09

FUND EQUITY

01-02-3001	FUND BALANCE	6,481,615.96	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	3,225,969.41	
	BALANCE - CURRENT DATE	3,225,969.41	
	TOTAL FUND EQUITY		9,707,585.37

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

13,853,351.46

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
01-10-4000 PROPERTY TAX	17,127.99	1,228,255.74	1,243,835.00	15,579.26	98.8
01-10-4005 HIGHWAY USERS TAX	20,489.40	138,727.76	232,092.00	93,364.24	59.8
01-10-4010 SALES TAX	305,816.22	2,436,277.06	3,341,447.00	905,169.94	72.9
01-10-4012 LODGING TAX	92.00	402.00	250.00	(152.00)	160.8
01-10-4015 ROAD & BRIDGE TAX	20,341.95	61,025.85	80,000.00	18,974.15	76.3
01-10-4020 SPECIFIC OWNERSHIP TAX	6,710.48	55,297.18	70,000.00	14,702.82	79.0
01-10-4025 M.V. REGISTRATION	2,156.68	16,721.25	25,000.00	8,278.75	66.9
01-10-4030 BUILDING PERMIT USE TAX	23,147.90	902,608.68	986,108.00	83,499.32	91.5
01-10-4040 CIGARETTE TAX	298.56	5,856.16	12,000.00	6,143.84	48.8
01-10-4050 MURA REVENUE SHARING	.00	124,407.86	124,408.00	.14	100.0
01-10-4070 FEDERAL MINERAL LEASE	33,767.21	33,767.21	25,000.00	(8,767.21)	135.1
01-10-4071 STATE SEVERANCE TAXES	156,038.22	156,038.22	4,000.00	(152,038.22)	3901.0
TOTAL TAXES	585,986.61	5,159,384.97	6,144,140.00	984,755.03	84.0
<u>FEES AND PERMITS</u>					
01-11-4100 BUILDING PERMIT FEES	37,172.57	710,114.47	1,298,878.00	588,763.53	54.7
01-11-4102 OTHER PERMITS	4,305.00	15,022.50	34,000.00	18,977.50	44.2
01-11-4103 CONVENIENCE FEE	1,956.11	14,445.92	15,000.00	554.08	96.3
01-11-4110 BUILDING PERMIT - ADMIN. FEES	4,800.00	43,435.00	80,640.00	37,205.00	53.9
01-11-4111 PASSPORT FEES	835.00	4,895.00	8,000.00	3,105.00	61.2
01-11-4112 TOWN HALL/PARK FEES	280.00	1,752.50	4,800.00	3,047.50	36.5
01-11-4120 FRANCHISE FEES	18,202.06	177,465.39	200,573.00	23,107.61	88.5
01-11-4130 DEVELOPER APPLICATION FEES	1,029.74	58,281.31	100,000.00	41,718.69	58.3
01-11-4140 ROYALTIES	36,738.49	295,865.20	208,133.00	(87,732.20)	142.2
01-11-4145 STREET CUT PERMITS	.00	4,665.00	24,926.00	20,261.00	18.7
TOTAL FEES AND PERMITS	105,318.97	1,325,942.29	1,974,950.00	649,007.71	67.1
<u>LICENSES</u>					
01-12-4200 BUSINESS/SALES TAX LICENSE	200.00	9,392.50	30,000.00	20,607.50	31.3
01-12-4210 LIQUOR LICENSE	.00	533.75	2,634.00	2,100.25	20.3
01-12-4220 PET LICENSES	5.00	460.00	650.00	190.00	70.8
TOTAL LICENSES	205.00	10,386.25	33,284.00	22,897.75	31.2

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
01-13-4303 MISC. BILLBACKS	.00	.00	300.00	300.00	.0
01-13-4304 IGA--SCHOOL RESOURCE OFFICERS	.00	.00	150,000.00	150,000.00	.0
01-13-4305 SCHOOL GUARD REIMBURSEMENT	.00	9,264.50	14,000.00	4,735.50	66.2
01-13-4310 NEW DEVELOPMENT CHARGES	60,390.25	351,756.70	200,000.00	(151,756.70)	175.9
01-13-4624 SENIOR EVENT FEES	(50.00)	125.00	2,500.00	2,375.00	5.0
01-13-4625 RECREATION REGISTRATION FEES	4,629.50	36,759.20	32,000.00	(4,759.20)	114.9
TOTAL CHARGES FOR SERVICES	64,969.75	397,905.40	398,800.00	894.60	99.8
<u>FINES AND FORFEITS</u>					
01-14-4420 COURT FINES	4,840.00	22,625.00	36,000.00	13,375.00	62.9
01-14-4422 COURT COSTS	2,450.00	8,635.00	9,300.00	665.00	92.9
01-14-4423 POLICE REPORTS	456.75	1,275.00	1,500.00	225.00	85.0
01-14-4620 MISC. POLICE INCOME	129.00	631.50	300.00	(331.50)	210.5
TOTAL FINES AND FORFEITS	7,875.75	33,166.50	47,100.00	13,933.50	70.4
<u>GRANTS & ECONOMIC DEVELOPMENT</u>					
01-15-4512 GRANT-WELD SENIOR FOUNDATION	.00	.00	2,750.00	2,750.00	.0
01-15-4516 GRANT - UNITED WAY	.00	.00	1,500.00	1,500.00	.0
01-15-4518 FED'L GRANT--AMER RESCUE PLAN	.00	594,567.84	594,568.00	.16	100.0
01-15-4526 POLICE GRANTS	.00	.00	1,500.00	1,500.00	.0
TOTAL GRANTS & ECONOMIC DEVELOPME	.00	594,567.84	600,318.00	5,750.16	99.0
<u>MISCELLANEOUS</u>					
01-18-4619 INTEREST & DIVIDEND INCOME	21,057.39	60,105.83	5,400.00	(54,705.83)	1113.1
01-18-4620 MISC. INCOME	1.00	16,012.27	10,000.00	(6,012.27)	160.1
01-18-4622 DONATIONS/FUNDRAISING	4,040.00	5,040.00	10,000.00	4,960.00	50.4
01-18-4623 SALE OF ASSETS	.00	8,195.00	30,000.00	21,805.00	27.3
01-18-4625 METRO DISTRICT PAYMENTS	5,164.61	29,755.92	45,000.00	15,244.08	66.1
01-18-4648 DELINQUENT INTEREST EARNED	587.23	1,232.67	.00	(1,232.67)	.0
TOTAL MISCELLANEOUS	30,850.23	120,341.69	100,400.00	(19,941.69)	119.9
TOTAL FUND REVENUE	795,206.31	7,641,694.94	9,298,992.00	1,657,297.06	82.2

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
01-40-5001 SALARIES & WAGES	39,576.92	242,419.52	397,748.00	155,328.48	61.0
01-40-5050 CLEANING	639.19	4,664.64	15,000.00	10,335.36	31.1
01-40-5055 OVERTIME	207.00	223.07	1,000.00	776.93	22.3
01-40-5060 PAYROLL TAXES	3,079.95	18,523.69	31,721.00	13,197.31	58.4
01-40-5065 WORKERS COMP	305.12	1,871.85	5,000.00	3,128.15	37.4
01-40-5066 HEALTH INSURANCE	5,485.97	34,132.11	68,272.00	34,139.89	50.0
01-40-5067 DEFERRED COMP/RETIREMENT	2,600.10	17,058.47	23,000.00	5,941.53	74.2
01-40-5068 MEDICAL SAVINGS	301.25	2,111.23	3,480.00	1,368.77	60.7
01-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	858.62	1,464.46	500.00	(964.46)	292.9
01-40-5200 OFFICE SUPPLIES	71.25	3,118.79	12,000.00	8,881.21	26.0
01-40-5201 COMPUTER/TECHNOLOGY	5,766.16	33,831.67	40,000.00	6,168.33	84.6
01-40-5202 PRINTING EXPENSE	.00	105.42	10,000.00	9,894.58	1.1
01-40-5203 UNIFORMS	.00	110.00	1,200.00	1,090.00	9.2
01-40-5205 POSTAGE	689.50	3,103.55	8,000.00	4,896.45	38.8
01-40-5210 OPERATING SUPPLIES	496.75	4,497.91	7,500.00	3,002.09	60.0
01-40-5212 FURNISHINGS	.00	1,421.49	5,000.00	3,578.51	28.4
01-40-5215 REPAIRS & MAINT	16,345.10	24,730.09	60,000.00	35,269.91	41.2
01-40-5220 TOWN DECORATIONS	.00	249.82	.00	(249.82)	.0
01-40-5253 GAS & OIL	(11.88)	330.70	1,000.00	669.30	33.1
01-40-5300 TELEPHONE	333.34	4,053.78	7,002.00	2,948.22	57.9
01-40-5305 UTILITIES	833.23	6,184.56	12,978.00	6,793.44	47.7
01-40-5310 TRASH REMOVAL	78.49	636.68	3,134.00	2,497.32	20.3
01-40-5315 COPIER EXPENSES	573.09	4,265.35	9,000.00	4,734.65	47.4
01-40-5320 PROPERTY & LIABILITY INSURANCE	1,496.39	4,379.87	7,455.00	3,075.13	58.8
01-40-5325 INTERNET/WEBSITE EXPENSE	914.60	6,097.68	10,000.00	3,902.32	61.0
01-40-5330 TRAINING	924.94	8,868.19	22,000.00	13,131.81	40.3
01-40-5331 DUES AND SUBSCRIPTIONS	1,454.97	14,357.59	7,500.00	(6,857.59)	191.4
01-40-5332 TUITION REIMBURSEMENT	.00	3,000.00	6,000.00	3,000.00	50.0
01-40-5351 RED DEER LAKE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
01-40-5353 WATER ASSESSMENTS	.00	1,113.50	1,400.00	286.50	79.5
01-40-5400 LEGAL FEES	15,161.88	107,845.49	184,680.00	76,834.51	58.4
01-40-5401 CONSULTING FEES	17,235.00	84,644.41	130,952.00	46,307.59	64.6
01-40-5415 AUDIT FEES	.00	13,190.99	13,191.00	.01	100.0
01-40-5416 PASSPORT EXPENSES	57.16	57.16	1,000.00	942.84	5.7
01-40-5425 COUNTY TREASURER'S FEE	177.13	12,267.79	12,438.00	170.21	98.6
01-40-5426 PROPERTY/SALES TAX REBATE	.00	874.52	1,000.00	125.48	87.5
01-40-5700 MISC. EXPENSE	100.00	5,041.15	10,000.00	4,958.85	50.4
01-40-5701 BANK FEES	1,440.26	17,084.88	11,000.00	(6,084.88)	155.3
01-40-5705 MILEAGE	700.00	4,539.67	5,000.00	460.33	90.8
01-40-5720 CONTINGENCIES	.00	.00	25,000.00	25,000.00	.0
 TOTAL ADMINISTRATION	 117,891.48	 692,471.74	 1,173,151.00	 480,679.26	 59.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BOARD OF TRUSTEES</u>					
01-41-5001 SALARIES & WAGES	1,990.38	11,942.33	18,750.00	6,807.67	63.7
01-41-5030 MAYOR AND BOARD SALARIES	4,432.00	19,344.00	26,592.00	7,248.00	72.7
01-41-5060 PAYROLL TAXES	485.24	2,359.93	3,469.00	1,109.07	68.0
01-41-5065 WORKERS COMP	3.99	30.03	150.00	119.97	20.0
01-41-5066 HEALTH INSURANCE	272.01	1,557.85	2,527.00	969.15	61.7
01-41-5067 DEFERRED COMP	99.51	597.06	1,073.00	475.94	55.6
01-41-5068 MEDICAL SAVINGS	9.36	53.04	102.00	48.96	52.0
01-41-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-41-5201 COMPUTER / TECHNOLOGY	.00	5,914.00	10,000.00	4,086.00	59.1
01-41-5210 OPERATING SUPPLIES	.00	47.95	2,000.00	1,952.05	2.4
01-41-5212 FURNISHINGS	.00	8,405.52	11,500.00	3,094.48	73.1
01-41-5230 ELECTIONS	.00	.00	15,000.00	15,000.00	.0
01-41-5320 PROPERTY & LIABILITY INSURANCE	598.55	1,944.43	2,982.00	1,037.57	65.2
01-41-5330 TRAINING	(695.00)	5,978.83	15,000.00	9,021.17	39.9
01-41-5331 DUES & SUBSCRIPTIONS	225.00	652.99	1,000.00	347.01	65.3
01-41-5340 PUBLISHED NOTICES	341.78	786.15	2,500.00	1,713.85	31.5
01-41-5341 ORDINANCE CODIFICATION	.00	2,593.91	6,500.00	3,906.09	39.9
01-41-5347 COMMUNITY CONTRIBUTIONS	.00	15,600.00	24,000.00	8,400.00	65.0
01-41-5430 RECORDING FEES	.00	705.00	4,000.00	3,295.00	17.6
01-41-5700 MISC. EXPENSE	158.78	1,703.24	5,000.00	3,296.76	34.1
01-41-5841 BOARD OUTREACH ACTIVITIES	3,376.85	5,714.56	10,000.00	4,285.44	57.2
 TOTAL BOARD OF TRUSTEES	 11,298.45	 85,930.82	 162,645.00	 76,714.18	 52.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-42-5001 SALARIES & WAGES	144,128.56	784,859.25	1,343,687.00	558,827.75	58.4
01-42-5016 MERIT	.00	.00	54,747.00	54,747.00	.0
01-42-5022 POLICE	.00	184.00	.00	(184.00)	.0
01-42-5050 CLEANING	592.31	4,146.17	6,000.00	1,853.83	69.1
01-42-5055 OVERTIME	6,062.26	36,689.62	25,000.00	(11,689.62)	146.8
01-42-5060 PAYROLL TAXES	3,146.50	19,490.75	29,536.00	10,045.25	66.0
01-42-5065 WORKERS COMP	4,133.08	25,250.73	20,000.00	(5,250.73)	126.3
01-42-5066 HEALTH INSURANCE	22,761.53	112,936.07	198,509.00	85,572.93	56.9
01-42-5067 DEFERRED COMP	311.52	3,066.20	5,000.00	1,933.80	61.3
01-42-5068 MEDICAL SAVINGS	256.77	1,450.49	4,000.00	2,549.51	36.3
01-42-5069 FPPA	11,807.26	60,283.71	106,339.00	46,055.29	56.7
01-42-5071 D&D	4,198.14	21,434.37	36,496.00	15,061.63	58.7
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	2,464.03	4,761.78	7,500.00	2,738.22	63.5
01-42-5200 OFFICE SUPPLIES	.00	622.16	4,000.00	3,377.84	15.6
01-42-5201 COMPUTER / TECHNOLOGY	8,137.43	22,713.41	26,125.00	3,411.59	86.9
01-42-5203 UNIFORMS	.00	119.00	400.00	281.00	29.8
01-42-5210 OPERATING SUPPLIES	477.66	4,059.95	17,000.00	12,940.05	23.9
01-42-5215 REPAIR & MAINTENANCE	74.20	2,646.57	17,500.00	14,853.43	15.1
01-42-5216 FLEET R&M	1,642.77	7,136.05	20,000.00	12,863.95	35.7
01-42-5253 GAS & OIL	(552.20)	16,755.40	25,000.00	8,244.60	67.0
01-42-5254 UNIFORMS & TOOLS	4,606.41	17,068.36	17,800.00	731.64	95.9
01-42-5255 EQUIPMENT	26,193.37	56,670.96	66,710.00	10,039.04	85.0
01-42-5300 TELEPHONES	1,456.49	8,703.49	15,480.00	6,776.51	56.2
01-42-5305 UTILITIES	501.94	5,044.67	10,000.00	4,955.33	50.5
01-42-5310 TRASH REMOVAL	26.44	204.02	3,000.00	2,795.98	6.8
01-42-5315 COPIER EXPENSE	163.92	1,287.36	1,750.00	462.64	73.6
01-42-5320 GENERAL LIABILITY INSURANCE	8,879.76	27,722.27	45,992.00	18,269.73	60.3
01-42-5325 INTERNET/WEBSITE EXPENSE	.00	924.65	.00	(924.65)	.0
01-42-5330 TRAINING	3,193.96	14,036.70	18,300.00	4,263.30	76.7
01-42-5331 DUES & MEMBERSHIPS	338.86	8,786.84	10,460.00	1,673.16	84.0
01-42-5332 TUITION REIMBURSEMENT	1,714.00	1,714.00	6,000.00	4,286.00	28.6
01-42-5343 DISPATCH SERVICES	2,576.05	34,517.05	30,841.00	(3,676.05)	111.9
01-42-5346 ANIMAL IMPOUND FEE	1,710.00	3,710.00	4,000.00	290.00	92.8
01-42-5347 COMMUNITY CONTRACT SERVICES	30.30	4,530.30	12,000.00	7,469.70	37.8
01-42-5348 PEST CONTROL	.00	.00	10,000.00	10,000.00	.0
01-42-5349 WELLNESS PROGRAM	180.00	330.00	.00	(330.00)	.0
01-42-5350 LAB FEES	.00	.00	2,000.00	2,000.00	.0
01-42-5400 LEGAL FEES	.00	.00	15,000.00	15,000.00	.0
01-42-5700 MISC. EXPENSE	379.16	2,366.89	7,000.00	4,633.11	33.8
TOTAL POLICE	261,592.48	1,316,223.24	2,223,172.00	906,948.76	59.2

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
01-43-5001 SALARIES & WAGES	30,539.96	181,754.88	265,160.00	83,405.12	68.6
01-43-5055 OVERTIME	.00	.00	1,000.00	1,000.00	.0
01-43-5060 PAYROLL TAXES	2,315.49	13,799.02	20,361.00	6,561.98	67.8
01-43-5065 WORKERS COMP	31.62	208.73	700.00	491.27	29.8
01-43-5066 HEALTH INSURANCE	4,486.25	25,824.44	82,844.00	57,019.56	31.2
01-43-5067 DEFERRED COMP	1,527.00	9,087.74	21,559.00	12,471.26	42.2
01-43-5068 MEDICAL SAVINGS	121.86	690.54	464.00	(226.54)	148.8
01-43-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-43-5200 OFFICE SUPPLIES	.00	132.40	750.00	617.60	17.7
01-43-5201 COMPUTER / TECHNOLOGY	1,008.28	4,466.16	10,000.00	5,533.84	44.7
01-43-5203 UNIFORMS	.00	364.56	800.00	435.44	45.6
01-43-5212 FURNISHINGS	.00	.00	5,000.00	5,000.00	.0
01-43-5300 TELEPHONE	177.68	949.62	1,200.00	250.38	79.1
01-43-5320 PROPERTY & LIABILITY INSURANCE	2,394.22	7,777.80	11,928.00	4,150.20	65.2
01-43-5330 TRAINING	262.33	1,002.78	10,000.00	8,997.22	10.0
01-43-5331 DUES & MEMBERSHIPS	734.00	879.00	2,000.00	1,121.00	44.0
01-43-5410 CONSULTANTS	548.99	16,439.87	25,000.00	8,560.13	65.8
01-43-5411 ANNEXATIONS & REZONING EXPENSE	.00	.00	30,000.00	30,000.00	.0
01-43-5421 ECONOMIC DEVELOPMENT OUTREACH	.00	.00	20,000.00	20,000.00	.0
01-43-5460 BUILDING INSPECTIONS	49,790.09	370,404.08	641,862.00	271,457.92	57.7
01-43-5700 MISC.	116.62	919.19	1,500.00	580.81	61.3
TOTAL COMMUNITY DEVELOPMENT	94,054.39	634,700.81	1,152,628.00	517,927.19	55.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
01-44-5001 SALARIES & WAGES	27,725.86	157,315.75	233,605.00	76,289.25	67.3
01-44-5050 CLEANING	190.31	1,141.86	.00	(1,141.86)	.0
01-44-5055 OVERTIME	1,631.60	2,865.72	9,000.00	6,134.28	31.8
01-44-5060 PAYROLL TAXES	2,232.96	12,025.76	18,559.00	6,533.24	64.8
01-44-5065 WORKERS COMPENSATION	1,025.40	6,538.46	7,750.00	1,211.54	84.4
01-44-5066 HEALTH INSURANCE	3,925.34	27,185.97	33,339.00	6,153.03	81.5
01-44-5067 DEFERRED COMP	1,177.48	7,073.14	4,533.00	(2,540.14)	156.0
01-44-5068 MEDICAL SAVINGS	99.99	601.83	500.00	(101.83)	120.4
01-44-5075 EMPLOYMENT/RECRUITMENT EXPENSE	375.00	688.61	2,000.00	1,311.39	34.4
01-44-5201 COMPUTER / TECHNOLOGY	923.75	11,076.25	20,000.00	8,923.75	55.4
01-44-5203 UNIFORMS	763.50	1,442.50	2,250.00	807.50	64.1
01-44-5210 OPERATING SUPPLIES	7.65	2,615.41	4,000.00	1,384.59	65.4
01-44-5212 FURNISHINGS	.00	.00	5,000.00	5,000.00	.0
01-44-5215 REPAIRS & MAINTENANCE	.00	10.99	.00	(10.99)	.0
01-44-5216 FLEET R&M	470.56	23,677.88	40,000.00	16,322.12	59.2
01-44-5251 SHOP REPAIRS	.00	255.23	.00	(255.23)	.0
01-44-5252 STREET SIGNS	.00	151.00	.00	(151.00)	.0
01-44-5253 GAS & OIL	(239.83)	10,996.19	20,000.00	9,003.81	55.0
01-44-5254 TOOLS	.00	1,904.48	20,000.00	18,095.52	9.5
01-44-5255 SAFETY EQUIPMENT	123.96	2,029.58	3,500.00	1,470.42	58.0
01-44-5300 TELEPHONE	392.21	2,083.20	2,500.00	416.80	83.3
01-44-5305 UTILITIES	3,273.70	24,803.01	35,000.00	10,196.99	70.9
01-44-5310 TRASH REMOVAL	.00	120.76	.00	(120.76)	.0
01-44-5320 PROPERTY & LIABILITY INSURANCE	7,481.93	24,305.60	37,276.00	12,970.40	65.2
01-44-5330 TRAINING	.00	2,143.58	5,000.00	2,856.42	42.9
01-44-5331 DUES & MEMBERSHIPS	100.00	470.00	2,000.00	1,530.00	23.5
01-44-5360 STREET SWEEPING	.00	6,352.50	.00	(6,352.50)	.0
01-44-5363 WEED CONTROL	.00	734.36	3,000.00	2,265.64	24.5
01-44-5364 SNOW REMOVAL	2,859.33	38,047.41	100,000.00	61,952.59	38.1
01-44-5369 EQUIPMENT RENTAL	.00	7,117.96	48,650.00	41,532.04	14.6
01-44-5500 CAPITAL OUTLAY	.00	6,000.00	.00	(6,000.00)	.0
01-44-5502 CAPITAL OUTLAY--EQUIPMENT	.00	5,031.70	250,000.00	244,968.30	2.0
01-44-5700 MISC. EXPENSE	.00	134.88	4,000.00	3,865.12	3.4
01-44-5720 CONTINGENCY	.00	.00	10,000.00	10,000.00	.0
 TOTAL STREETS	 54,540.70	 386,941.57	 921,462.00	 534,520.43	 42.0

TOWN OF MEAD
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
01-45-5001 SALARIES & WAGES	28,832.85	148,800.39	222,258.00	73,457.61	67.0
01-45-5055 OVERTIME	3,042.88	4,803.16	2,678.00	(2,125.16)	179.4
01-45-5060 PAYROLL TAXES	2,459.57	11,698.73	17,208.00	5,509.27	68.0
01-45-5065 WORKERS COMP	859.85	5,967.23	5,000.00	(967.23)	119.3
01-45-5066 HEALTH INSURANCE	3,863.21	25,126.96	28,992.00	3,865.04	86.7
01-45-5067 DEFERRED COMP	974.93	5,815.79	7,709.00	1,893.21	75.4
01-45-5068 MEDICAL SAVINGS	83.52	559.22	468.00	(91.22)	119.5
01-45-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-45-5203 UNIFORMS	.00	1,072.40	.00	(1,072.40)	.0
01-45-5210 OPERATING SUPPLIES	1,764.93	7,036.32	6,000.00	(1,036.32)	117.3
01-45-5212 FURNISHINGS	.00	.00	5,000.00	5,000.00	.0
01-45-5215 REPAIRS & MAINTENANCE	4,051.07	12,693.55	63,000.00	50,306.45	20.2
01-45-5216 FLEET R&M	85.65	2,091.23	8,000.00	5,908.77	26.1
01-45-5253 GAS & OIL	(81.79)	3,890.52	5,000.00	1,109.48	77.8
01-45-5254 TOOLS	881.84	1,596.80	1,350.00	(246.80)	118.3
01-45-5300 TELEPHONE	260.00	1,105.00	588.00	(517.00)	187.9
01-45-5305 UTILITIES	7,100.54	28,385.40	36,750.00	8,364.60	77.2
01-45-5310 TRASH REMOVAL	63.39	1,347.00	1,000.00	(347.00)	134.7
01-45-5320 PROPERTY & LIABILITY INSURANCE	2,992.77	9,722.23	14,911.00	5,188.77	65.2
01-45-5330 TRAINING	.00	2,466.25	750.00	(1,716.25)	328.8
01-45-5348 PEST CONTROL	8,262.10	16,873.20	33,000.00	16,126.80	51.1
01-45-5349 WELLNESS PROGRAM	30.00	69.75	.00	(69.75)	.0
01-45-5363 WEED CONTROL	619.27	1,766.77	5,000.00	3,233.23	35.3
01-45-5369 EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
01-45-5370 LANDSCAPING	.00	5,516.60	32,000.00	26,483.40	17.2
01-45-5371 TREE MAINTENANCE	.00	14,570.00	20,000.00	5,430.00	72.9
01-45-5372 IRRIGATION SYSTEM	825.84	5,403.73	5,000.00	(403.73)	108.1
TOTAL PARKS	66,972.42	318,378.23	523,162.00	204,783.77	60.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENGINEERING</u>					
01-47-5001 SALARIES & WAGES	40,832.60	245,418.82	358,026.00	112,607.18	68.6
01-47-5050 CLEANING	.00	.00	6,000.00	6,000.00	.0
01-47-5055 OVERTIME	3,459.66	10,500.60	4,000.00	(6,500.60)	262.5
01-47-5060 PAYROLL TAXES	3,341.20	19,317.99	27,695.00	8,377.01	69.8
01-47-5065 WORKERS COMP	1,203.05	7,490.45	2,122.00	(5,368.45)	353.0
01-47-5066 HEALTH INSURANCE	4,796.84	27,657.17	23,227.00	(4,430.17)	119.1
01-47-5067 DEFERRED COMP	1,831.68	10,498.41	3,306.00	(7,192.41)	317.6
01-47-5068 MEDICAL SAVINGS	146.82	848.64	234.00	(614.64)	362.7
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	228.12	1,000.00	771.88	22.8
01-47-5201 COMPUTER/TECHNOLOGY	448.00	1,852.90	4,000.00	2,147.10	46.3
01-47-5203 UNIFORMS	.00	782.00	1,000.00	218.00	78.2
01-47-5210 OPERATING SUPPLIES	.00	1,139.23	3,000.00	1,860.77	38.0
01-47-5212 FURNISHINGS	.00	.00	3,000.00	3,000.00	.0
01-47-5215 REPAIRS & MAINTENANCE	54,796.67	55,239.31	20,000.00	(35,239.31)	276.2
01-47-5216 REPAIR & MAINTENANCE--FLEET	224.37	787.83	5,000.00	4,212.17	15.8
01-47-5253 GAS & OIL	(75.90)	2,605.21	3,000.00	394.79	86.8
01-47-5300 TELEPHONE	412.04	3,269.63	2,400.00	(869.63)	136.2
01-47-5305 UTILITIES	.00	.00	1,500.00	1,500.00	.0
01-47-5310 TRASH	63.40	2,447.93	1,500.00	(947.93)	163.2
01-47-5315 COPIER EXPENSES	.00	.00	900.00	900.00	.0
01-47-5320 PROPERTY & LIABILITY INSURANCE	1,496.39	4,861.14	7,455.00	2,593.86	65.2
01-47-5330 TRAINING	.00	2,028.55	5,000.00	2,971.45	40.6
01-47-5331 DUES & SUBSCRIPTIONS	.00	540.00	1,500.00	960.00	36.0
01-47-5405 ENGINEERING FEES	1,508.18	10,009.58	55,000.00	44,990.42	18.2
01-47-5700 MISC. EXPENSE	.00	251.84	5,000.00	4,748.16	5.0
 TOTAL ENGINEERING	 114,485.00	 407,775.35	 544,865.00	 137,089.65	 74.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL COURT</u>					
01-48-5001 SALARIES & WAGES	5,105.56	30,643.18	47,350.00	16,706.82	64.7
01-48-5040 JUDGE	1,000.00	7,000.00	18,400.00	11,400.00	38.0
01-48-5055 OVERTIME	.00	.00	600.00	600.00	.0
01-48-5060 PAYROLL TAXES	386.44	2,323.77	5,076.00	2,752.23	45.8
01-48-5065 WORKERS COMP	5.31	38.04	1,153.00	1,114.96	3.3
01-48-5066 HEALTH INSURANCE	875.18	5,025.21	10,020.00	4,994.79	50.2
01-48-5067 DEFERRED COMP	99.51	1,350.38	2,429.00	1,078.62	55.6
01-48-5068 MEDICAL SAVINGS	9.36	53.04	104.00	50.96	51.0
01-48-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-48-5201 COMPUTER/TECHNOLOGY	148.40	1,309.20	3,000.00	1,690.80	43.6
01-48-5203 UNIFORMS	.00	.00	200.00	200.00	.0
01-48-5300 TELEPHONE	50.85	354.63	720.00	365.37	49.3
01-48-5320 PROPERTY & LIABILITY INSURANCE	598.55	1,944.43	2,982.00	1,037.57	65.2
01-48-5330 TRAINING	.00	.00	500.00	500.00	.0
01-48-5331 DUES & MEMBERSHIPS	.00	22.00	500.00	478.00	4.4
01-48-5455 PROSECUTING ATTORNEY	3,367.00	10,878.00	25,000.00	14,122.00	43.5
01-48-5456 PUBLIC DEFENDER	.00	.00	10,000.00	10,000.00	.0
01-48-5700 MISC. EXPENSE	266.12	281.15	500.00	218.85	56.2
 TOTAL MUNICIPAL COURT	 11,912.28	 61,223.03	 129,034.00	 67,810.97	 47.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
01-49-5001 SALARIES & WAGES	18,287.75	104,282.68	144,220.00	39,937.32	72.3
01-49-5055 OVERTIME	262.50	410.87	5,000.00	4,589.13	8.2
01-49-5060 PAYROLL TAXES	1,374.61	7,757.16	11,415.00	3,657.84	68.0
01-49-5065 WORKERS COMP	178.45	1,213.68	3,379.00	2,165.32	35.9
01-49-5066 HEALTH INSURANCE	2,702.97	14,661.23	16,987.00	2,325.77	86.3
01-49-5067 DEFERRED COMP	768.24	3,363.43	1,325.00	(2,038.43)	253.8
01-49-5068 MEDICAL SAVINGS	73.74	317.86	208.00	(109.86)	152.8
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	408.76	1,500.00	1,091.24	27.3
01-49-5201 COMPUTER/TECHNOLOGY	1,406.28	2,831.27	2,500.00	(331.27)	113.3
01-49-5202 PRINTING EXPENSE	20.30	3,653.02	10,000.00	6,346.98	36.5
01-49-5203 UNIFORMS	.00	.00	1,000.00	1,000.00	.0
01-49-5205 POSTAGE	.00	.00	2,500.00	2,500.00	.0
01-49-5220 TOWN DECORATIONS	.00	1,189.38	10,000.00	8,810.62	11.9
01-49-5236 COMMUNITY ENGAGEMENT	680.88	5,964.02	8,500.00	2,535.98	70.2
01-49-5260 RECREATION PROGRAM	11,454.35	41,424.95	52,320.00	10,895.05	79.2
01-49-5261 COMMUNITY DAY	30,955.02	33,155.02	41,600.00	8,444.98	79.7
01-49-5262 TOWN EVENTS	9,581.28	34,527.51	59,500.00	24,972.49	58.0
01-49-5265 SENIOR EVENTS	217.75	5,864.50	13,550.00	7,685.50	43.3
01-49-5300 TELEPHONE	136.00	572.00	960.00	388.00	59.6
01-49-5320 GENERAL LIABILITY INSURANCE	2,394.22	7,777.80	12,151.00	4,373.20	64.0
01-49-5330 TRAINING	(288.00)	432.00	2,500.00	2,068.00	17.3
01-49-5331 DUES/MEMBERSHIPS	17.00	6,092.95	5,000.00	(1,092.95)	121.9
01-49-5349 WELLNESS PROGRAM	879.25	6,162.48	15,000.00	8,837.52	41.1
01-49-5382 SCHOLARSHIPS	.00	.00	1,500.00	1,500.00	.0
01-49-5401 CONSULTANTS	.00	6,750.00	25,000.00	18,250.00	27.0
01-49-5700 MISC. EXPENSE	3,363.82	20,282.64	21,500.00	1,217.36	94.3
TOTAL COMMUNITY ENGAGEMENT	84,466.41	309,095.21	469,115.00	160,019.79	65.9
<u>NON-DEPARTMENTAL</u>					
01-90-5016 SALARY ADJUSTMENTS	.00	.00	30,000.00	30,000.00	.0
01-90-5804 TRANSFER TO STREET IMPVT FD	.00	187,500.00	375,000.00	187,500.00	50.0
01-90-8151 SPECIAL PROJECTS	.00	.00	75,000.00	75,000.00	.0
01-90-8155 ARPA BROADBAND	1,242.50	15,485.53	1,164,136.00	1,148,650.47	1.3
01-90-8910 CONTINGENCY	.00	.00	355,616.00	355,616.00	.0
TOTAL NON-DEPARTMENTAL	1,242.50	202,985.53	1,999,752.00	1,796,766.47	10.2
TOTAL FUND EXPENDITURES	818,456.11	4,415,725.53	9,298,986.00	4,883,260.47	47.5
NET REVENUE OVER EXPENDITURES	(23,249.80)	3,225,969.41	6.00	(3,225,963.41)	53766

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

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STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	1,326,775.92	
	TOTAL ASSETS		1,326,775.92

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	180.74	
04-02-2005	RETAINAGE PAYABLE	7,745.70	
	TOTAL LIABILITIES		7,926.44

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	1,318,849.48		
BALANCE - CURRENT DATE		1,318,849.48	
TOTAL FUND EQUITY			1,318,849.48
TOTAL LIABILITIES AND EQUITY			1,326,775.92

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
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STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 10</u>					
04-10-4010 SALES TAX	152,908.12	910,163.98	1,670,723.00	760,559.02	54.5
04-10-4030 BUILDING USE TAX	11,574.01	451,393.22	557,715.00	106,321.78	80.9
TOTAL SOURCE 10	164,482.13	1,361,557.20	2,228,438.00	866,880.80	61.1
<u>SOURCE 16</u>					
04-16-4601 TRANSFER FROM GF	.00	187,500.00	375,000.00	187,500.00	50.0
TOTAL SOURCE 16	.00	187,500.00	375,000.00	187,500.00	50.0
TOTAL FUND REVENUE	164,482.13	1,549,057.20	2,603,438.00	1,054,380.80	59.5
<u>EXPENDITURES--STREET IMP FUND</u>					
04-44-5215 REPAIRS & MAINTENANCE--STREETS	74,738.00	160,225.96	100,000.00	(60,225.96)	160.2
04-44-5250 ASPHALT/STREET PATCHING	.00	5,236.00	50,000.00	44,764.00	10.5
04-44-5252 STREET SIGNS & MARKERS	304.39	9,757.31	40,000.00	30,242.69	24.4
04-44-5360 STREET SWEEPING	2,520.00	5,040.00	.00	(5,040.00)	.0
04-44-5361 DUST CONTROL	.00	25,153.58	40,000.00	14,846.42	62.9
04-44-5362 GRAVEL	.00	.00	35,000.00	35,000.00	.0
04-44-5365 REPAIR & MAINTENANCE--SEALCOAT	.00	.00	750,000.00	750,000.00	.0
04-44-5366 REPAIR & MAINTENANCE--DRAINAGE	.00	1,101.89	10,000.00	8,898.11	11.0
04-44-5367 STREET STRIPING	.00	4,616.43	75,000.00	70,383.57	6.2
04-44-5369 REPAIR & MAINTENANCE--BRIDGES	.00	.00	100,000.00	100,000.00	.0
04-44-5405 ENGINEERING FEES	.00	19,076.55	100,000.00	80,923.45	19.1
04-44-5720 CONTINGENCY	.00	.00	803,438.00	803,438.00	.0
04-44-8151 SPECIAL PROJECTS	.00	.00	500,000.00	500,000.00	.0
TOTAL EXPENDITURES--STREET IMP FUND	77,562.39	230,207.72	2,603,438.00	2,373,230.28	8.8
TOTAL FUND EXPENDITURES	77,562.39	230,207.72	2,603,438.00	2,373,230.28	8.8
NET REVENUE OVER EXPENDITURES	86,919.74	1,318,849.48	.00	(1,318,849.48)	.0

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CONSERVATION TRUST FUND

ASSETS

05-01-0100	CASH IN COMMON - CTF	55,633.86	
	TOTAL ASSETS		55,633.86

LIABILITIES AND EQUITY

FUND EQUITY

05-02-3001	FUND BALANCE	64,322.85	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(8,688.99)	
	BALANCE - CURRENT DATE	(8,688.99)	
	TOTAL FUND EQUITY		55,633.86
	TOTAL LIABILITIES AND EQUITY		55,633.86

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CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>LOTTERY REVENUE</u>					
05-17-4630	LOTTERY REVENUE	.00	30,761.62	60,000.00	29,238.38	51.3
	TOTAL LOTTERY REVENUE	.00	30,761.62	60,000.00	29,238.38	51.3
	<u>MISCELLANEOUS REVENUE</u>					
05-18-4619	INTEREST & DIVIDEND INCOME	98.72	374.39	20.00	(354.39)	1872.0
	TOTAL MISCELLANEOUS REVENUE	98.72	374.39	20.00	(354.39)	1872.0
	TOTAL FUND REVENUE	98.72	31,136.01	60,020.00	28,883.99	51.9
05-45-5506	CAPITAL OUTLAY--PARKS & EQUIP	39,825.00	39,825.00	106,000.00	66,175.00	37.6
	TOTAL DEPARTMENT 45	39,825.00	39,825.00	106,000.00	66,175.00	37.6
	TOTAL FUND EXPENDITURES	39,825.00	39,825.00	106,000.00	66,175.00	37.6
	NET REVENUE OVER EXPENDITURES	(39,726.28)	(8,688.99)	(45,980.00)	(37,291.01)	(18.9)

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SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,498,872.22	
06-01-1305	ACCUM DEPRECIATION - PLANT & E	(3,228,332.32)	
06-01-1306	A/R-UTILITY BILLING	96,032.42	
06-01-1501	LAND - SF OP	294,834.95	
06-01-1502	LAND IMPROV. - SF OP	322,159.37	
06-01-1503	SEWER LINES	1,025,308.44	
06-01-1504	BUILDING - SF OP	281,750.60	
06-01-1506	MACH. & EQUIP. - SF OP	179,757.28	
06-01-1507	TREATMENT PLANT - SF NON OP	6,496,730.44	
06-01-1510	CONSTRUCTION IN PROGRESS	5,794.00	
TOTAL ASSETS			6,972,907.40

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	1,364.44	
06-02-2005	RETAINAGE PAYABLE	8,692.99	
06-02-2200	LOAN PAYABLE CWRPDA--LT	1,471,196.31	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT	76,793.89	
06-02-2300	EMPLOYEE PENSION PAYABLE	563.40	
06-02-2301	SALARY WAGES PAYABLE	4,358.62	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	211.08	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	341.13	
06-02-2314	401(A) CONTRIBUTIONS PAYABLE	269.38	
06-02-2400	FED. WITHHOLDING TAX PAYABLE	717.06	
06-02-2401	SOCIAL SECURITY TAX PAYABLE	773.63	
06-02-2402	MEDICARE TAX PAYABLE	180.93	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	232.80	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	55.73	
06-02-2410	MISC PAYROLL PAYABLE	4,545.49	
06-02-2500	ACC'D COMPENSATED ABS--CURRENT	906.96	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT	8,162.64	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA	22,510.35	
06-02-2601	BOND PREMIUM--UNAMORTIZED	53,756.12	
TOTAL LIABILITIES			1,655,632.95

FUND EQUITY

06-02-3001	FUND BALANCE	4,566,212.44	
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	310,662.01	
BALANCE - CURRENT DATE		751,062.01	
TOTAL FUND EQUITY			5,317,274.45

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SEWER FUND

TOTAL LIABILITIES AND EQUITY

6,972,907.40

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SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
06-11-4150 SEWER USER FEES	77,064.15	595,429.15	888,667.00	293,237.85	67.0
06-11-4160 SEWER LATE/NSF FEES	1,374.97	10,401.34	18,092.00	7,690.66	57.5
06-11-4165 SEWER TAP FEES	25,352.00	660,580.00	480,745.00	(179,835.00)	137.4
TOTAL CHARGES FOR SERVICES	103,791.12	1,266,410.49	1,387,504.00	121,093.51	91.3
<u>MISCELLANEOUS REVENUE</u>					
06-18-4619 INTEREST & DIVIDEND INCOME	2,659.82	7,681.74	1,000.00	(6,681.74)	768.2
06-18-4620 MISC. INCOME	.00	.00	1,000.00	1,000.00	.0
TOTAL MISCELLANEOUS REVENUE	2,659.82	7,681.74	2,000.00	(5,681.74)	384.1
TOTAL FUND REVENUE	106,450.94	1,274,092.23	1,389,504.00	115,411.77	91.7
<u>ADMINISTRATION</u>					
06-40-5001 SALARIES & WAGES	16,864.29	98,284.30	159,981.00	61,696.70	61.4
06-40-5055 OVERTIME	1,121.84	3,040.62	2,000.00	(1,040.62)	152.0
06-40-5060 PAYROLL TAXES	1,365.47	7,593.05	12,392.00	4,798.95	61.3
06-40-5065 WORKERS COMP	416.01	2,546.62	2,186.00	(360.62)	116.5
06-40-5066 HEALTH INSURANCE	2,485.52	15,771.78	34,689.00	18,917.22	45.5
06-40-5067 DEFERRED COMP/RETIREMENT	769.31	4,325.40	7,153.00	2,827.60	60.5
06-40-5068 MEDICAL SAVINGS	64.43	370.37	274.00	(96.37)	135.2
06-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
06-40-5201 COMPUTER / TECHNOLOGY	371.00	3,273.00	4,500.00	1,227.00	72.7
06-40-5205 POSTAGE	362.58	2,501.38	5,000.00	2,498.62	50.0
06-40-5254 UNIFORMS	.00	.00	914.00	914.00	.0
06-40-5300 TELEPHONE	117.01	661.54	720.00	58.46	91.9
06-40-5320 GENERAL LIABILITY INSURANCE	1,496.39	4,861.14	7,455.00	2,593.86	65.2
06-40-5331 DUES AND MEMBERSHIP	.00	1,000.00	828.00	(172.00)	120.8
06-40-5400 LEGAL FEES	775.00	5,469.19	9,720.00	4,250.81	56.3
06-40-5401 CONSULTING FEES	931.00	6,416.48	.00	(6,416.48)	.0
06-40-5405 ENGINEERING FEES	.00	9,685.97	30,000.00	20,314.03	32.3
06-40-5410 PLANNING/CONSULTANTS	170.62	1,162.26	2,040.00	877.74	57.0
06-40-5415 AUDIT FEES	.00	6,595.50	6,596.00	.50	100.0
06-40-5460 ADMINISTRATIVE OVERHEAD	.00	.00	6,539.00	6,539.00	.0
06-40-5700 MISC. EXPENSE	.00	.00	500.00	500.00	.0
06-40-5701 BANK FEES	521.15	1,053.45	.00	(1,053.45)	.0
06-40-5705 MILEAGE	50.00	225.00	150.00	(75.00)	150.0
TOTAL ADMINISTRATION	27,881.62	174,837.05	294,137.00	119,299.95	59.4

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SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
06-47-5210 OPERATING SUPPLIES	.00	605.12	1,500.00	894.88	40.3
06-47-5215 REPAIRS & MAINT	966.50	21,188.42	95,360.00	74,171.58	22.2
06-47-5227 CHEMICALS	.00	360.00	1,800.00	1,440.00	20.0
06-47-5231 SLUDGE DISPOSAL	8,448.86	37,020.74	97,850.00	60,829.26	37.8
06-47-5248 SEWER LINE REPAIRS	.00	.00	15,000.00	15,000.00	.0
06-47-5253 GAS & OIL (	81.79)	3,890.74	5,000.00	1,109.26	77.8
06-47-5305 UTILITIES	3,483.79	30,892.75	60,270.00	29,377.25	51.3
06-47-5310 TRASH	93.72	723.00	1,071.00	348.00	67.5
06-47-5363 WEED CONTROL	.00	.00	1,000.00	1,000.00	.0
06-47-5369 EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
06-47-5390 SEWER MAINT. CONTRACT	.00	35,712.21	57,750.00	22,037.79	61.8
06-47-5391 SEWER TESTING	.00	4,754.40	6,000.00	1,245.60	79.2
06-47-5392 LINE LOCATOR	343.20	3,880.50	6,000.00	2,119.50	64.7
06-47-5393 STATE DISCHARGE PERMIT	2,825.00	3,665.11	3,500.00	(165.11)	104.7
06-47-5394 SEWER LINE FLUSHING	.00	58,496.80	50,000.00	(8,496.80)	117.0
06-47-5551 CAPITAL OUTLAY--GRIT PUMPS/DIG	.00	61,176.00	.00	(61,176.00)	.0
06-47-5552 CAPITAL OUTLAY--WAS PUMPS	.00	2,266.00	.00	(2,266.00)	.0
06-47-5553 CAPITAL OUTLAY--PLC UPGRADES	.00	127,929.01	.00	(127,929.01)	.0
06-47-5556 CAPITAL OUTLAY--CIPP	.00	187,164.64	225,000.00	37,835.36	83.2
06-47-5557 CAPITAL OUTLAY-HEADWORKS MECH	.00	28,713.21	400,000.00	371,286.79	7.2
06-47-5720 CONTINGENCIES	.00	.00	5,000.00	5,000.00	.0
TOTAL OPERATIONS	16,079.28	608,438.65	1,033,101.00	424,662.35	58.9
<u>DEPARTMENT 58</u>					
06-58-5809 TRF TO MUNICIPAL FACILITIES FD	.00	50,000.00	100,000.00	50,000.00	50.0
TOTAL DEPARTMENT 58	.00	50,000.00	100,000.00	50,000.00	50.0
<u>DEPARTMENT 98</u>					
06-98-9801 2007 CWRPDA LOAN--PRINCIPAL	.00	76,793.89	76,794.00	.11	100.0
06-98-9802 2007 CWRPDA LOAN--INTEREST	.00	53,360.63	53,361.00	.37	100.0
TOTAL DEPARTMENT 98	.00	130,154.52	130,155.00	.48	100.0
TOTAL FUND EXPENDITURES	43,960.90	963,430.22	1,557,393.00	593,962.78	61.9
NET REVENUE OVER EXPENDITURES	62,490.04	310,662.01	(167,889.00)	(478,551.01)	185.0

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POLICE FUND

ASSETS

08-01-0100	CASH IN COMMON - POLICE	236,161.25	
	TOTAL ASSETS		236,161.25

LIABILITIES AND EQUITY

FUND EQUITY

08-02-3001	FUND BALANCE	132,471.97	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	103,689.28	
	BALANCE - CURRENT DATE	103,689.28	
	TOTAL FUND EQUITY		236,161.25
	TOTAL LIABILITIES AND EQUITY		236,161.25

TOWN OF MEAD
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POLICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
08-11-4165 IMPACT FEES	2,605.00	117,141.06	196,101.00	78,959.94	59.7
TOTAL SOURCE 11	2,605.00	117,141.06	196,101.00	78,959.94	59.7
SOURCE 18					
08-18-4619 INTEREST & DIVIDEND INCOME	419.08	1,133.85	25.00	(1,108.85)	4535.4
TOTAL SOURCE 18	419.08	1,133.85	25.00	(1,108.85)	4535.4
TOTAL FUND REVENUE	3,024.08	118,274.91	196,126.00	77,851.09	60.3
DEPARTMENT 42					
08-42-5491 VEHICLE LEASE EXPENSES	.00	14,585.63	41,120.00	26,534.37	35.5
08-42-5500 CAPITAL OUTLAY	.00	.00	9,725.00	9,725.00	.0
08-42-5511 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	200,000.00	200,000.00	.0
TOTAL DEPARTMENT 42	.00	14,585.63	250,845.00	236,259.37	5.8
TOTAL FUND EXPENDITURES	.00	14,585.63	250,845.00	236,259.37	5.8
NET REVENUE OVER EXPENDITURES	3,024.08	103,689.28	(54,719.00)	(158,408.28)	189.5

TOWN OF MEAD
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MUNICIPAL FACILITIES FUND

ASSETS

09-01-0100	COMBINED CASH	3,278,535.44	
09-01-1309	LAND	5,000.00	
	TOTAL ASSETS		3,283,535.44

LIABILITIES AND EQUITY

LIABILITIES

09-02-2005	RETAINAGE PAYABLE	165,096.33	
	TOTAL LIABILITIES		165,096.33

FUND EQUITY

09-02-3003	FUND BALANCE-MUNICIPAL	4,866,547.06	
09-02-3004	FUND BALANCE-RECREATION	446,649.61	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(2,194,757.56)	
	BALANCE - CURRENT DATE	(2,194,757.56)	
	TOTAL FUND EQUITY		3,118,439.11
	TOTAL LIABILITIES AND EQUITY		3,283,535.44

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
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MUNICIPAL FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEES</u>					
09-11-4165	IMPACT FEES	22,840.00	779,154.23	1,560,103.00	780,948.77	49.9
	TOTAL FEES	22,840.00	779,154.23	1,560,103.00	780,948.77	49.9
	<u>GRANTS</u>					
09-15-4545	GRANTS	.00	261,497.81	350,000.00	88,502.19	74.7
	TOTAL GRANTS	.00	261,497.81	350,000.00	88,502.19	74.7
	<u>SOURCE 16</u>					
09-16-4806	TRANSFER FROM SEWER FUND	.00	50,000.00	100,000.00	50,000.00	50.0
	TOTAL SOURCE 16	.00	50,000.00	100,000.00	50,000.00	50.0
	<u>MISCELLANEOUS REVENUE</u>					
09-18-4619	INTEREST & DIVIDEND INCOME	5,817.92	18,350.55	2,269.00	(16,081.55)	808.8
	TOTAL MISCELLANEOUS REVENUE	5,817.92	18,350.55	2,269.00	(16,081.55)	808.8
	TOTAL FUND REVENUE	28,657.92	1,109,002.59	2,012,372.00	903,369.41	55.1
	<u>ADMINISTRATION</u>					
09-40-5410	PLANNING/CONSULTANTS	.00	.00	100,000.00	100,000.00	.0
	TOTAL ADMINISTRATION	.00	.00	100,000.00	100,000.00	.0
	<u>DEPARTMENT 44</u>					
09-44-5602	LEASE PURCH PRIN--2021 TRUCK 2	.00	.00	38,287.00	38,287.00	.0
09-44-5603	LEASE PURCH INT--2021 TRUCK 2	.00	.00	4,956.00	4,956.00	.0
09-44-5604	2021 LEASE PURCH PRIN--TRUCK 1	.00	39,470.18	39,470.00	(.18)	100.0
09-44-5605	2021 LEASE PURCH INT--TRUCK 1	.00	3,773.00	3,773.00	.00	100.0
	TOTAL DEPARTMENT 44	.00	43,243.18	86,486.00	43,242.82	50.0

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MUNICIPAL FACILITIES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 45</u>					
09-45-5491 VEHICLE LEASE EXPENSES	6,603.54	32,365.31	45,047.00	12,681.69	71.9
TOTAL DEPARTMENT 45	6,603.54	32,365.31	45,047.00	12,681.69	71.9
<u>EXPENDITURES</u>					
09-50-5212 FURNISHINGS	65,560.00	65,560.00	50,000.00	(15,560.00)	131.1
09-50-5500 CAPITAL OUTLAY	.00	.00	350,000.00	350,000.00	.0
09-50-5505 CAPITAL OUTLAY--OFFICE EQ	.00	.00	50,000.00	50,000.00	.0
09-50-5511 CAPITAL OUTLAY--PW FACILITY	236,704.10	2,891,279.97	4,420,000.00	1,528,720.03	65.4
09-50-5512 CAPITAL OUTLAY--TH IMPRVMTS	4,638.73	4,638.73	50,000.00	45,361.27	9.3
09-50-5720 CONTINGENCIES	.00	.00	663,000.00	663,000.00	.0
TOTAL EXPENDITURES	306,902.83	2,961,478.70	5,583,000.00	2,621,521.30	53.0
<u>DEPARTMENT 51</u>					
09-51-5500 CAPITAL OUTLAY	6,018.13	266,672.96	487,249.00	220,576.04	54.7
TOTAL DEPARTMENT 51	6,018.13	266,672.96	487,249.00	220,576.04	54.7
TOTAL FUND EXPENDITURES	319,524.50	3,303,760.15	6,301,782.00	2,998,021.85	52.4
NET REVENUE OVER EXPENDITURES	(290,866.58)	(2,194,757.56)	(4,289,410.00)	(2,094,652.44)	(51.2)

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DOWNTOWN FUND

ASSETS

11-01-0100	COMBINED CASH	15,079.11	
	TOTAL ASSETS		15,079.11

LIABILITIES AND EQUITY

FUND EQUITY

11-02-3001	FUND BALANCE	32,133.03	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(17,053.92)	
	BALANCE - CURRENT DATE	(17,053.92)	
	TOTAL FUND EQUITY		15,079.11
	TOTAL LIABILITIES AND EQUITY		15,079.11

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DOWNTOWN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
11-18-4619	INTEREST & DIVIDEND INCOME	26.76	90.53	.00	(90.53)	.0
	TOTAL MISCELLANEOUS REVENUE	26.76	90.53	.00	(90.53)	.0
	TOTAL FUND REVENUE	26.76	90.53	.00	(90.53)	.0
	<u>ADMINISTRATION</u>					
11-40-5210	BANNERS & SIGNAGE	.00	421.50	8,652.00	8,230.50	4.9
11-40-5500	CAPITAL OUTLAY	.00	16,722.95	15,000.00	(1,722.95)	111.5
	TOTAL ADMINISTRATION	.00	17,144.45	23,652.00	6,507.55	72.5
	TOTAL FUND EXPENDITURES	.00	17,144.45	23,652.00	6,507.55	72.5
	NET REVENUE OVER EXPENDITURES	26.76	(17,053.92)	(23,652.00)	(6,598.08)	(72.1)

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

STORM DRAINAGE FUND

ASSETS

13-01-0100	COMBINED CASH	64,169.14	
	TOTAL ASSETS		64,169.14

LIABILITIES AND EQUITY

FUND EQUITY

13-02-3001	FUND BALANCE	110,872.36	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(46,703.22)	
	BALANCE - CURRENT DATE	(46,703.22)	
	TOTAL FUND EQUITY		64,169.14
	TOTAL LIABILITIES AND EQUITY		64,169.14

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

STORM DRAINAGE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
13-18-4619	INTEREST & DIVIDEND INCOME	113.87	347.00	150.00	(197.00)	231.3
	TOTAL MISCELLANEOUS REVENUE	113.87	347.00	150.00	(197.00)	231.3
	TOTAL FUND REVENUE	113.87	347.00	150.00	(197.00)	231.3
	<u>ADMINISTRATION</u>					
13-40-5500	CAPITAL OUTLAY	.00	10,715.22	25,000.00	14,284.78	42.9
13-40-5525	CAPITAL OUTLAY--WIND WALL	.00	2,835.00	.00	(2,835.00)	.0
	TOTAL ADMINISTRATION	.00	13,550.22	25,000.00	11,449.78	54.2
	<u>TRANSFERS OUT</u>					
13-90-5914	TRANSFER TO TRANSPORTATION FD	.00	33,500.00	67,001.00	33,501.00	50.0
	TOTAL TRANSFERS OUT	.00	33,500.00	67,001.00	33,501.00	50.0
	TOTAL FUND EXPENDITURES	.00	47,050.22	92,001.00	44,950.78	51.1
	NET REVENUE OVER EXPENDITURES	113.87	(46,703.22)	(91,851.00)	(45,147.78)	(50.9)

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

TRANSPORTATION FUND

ASSETS

14-01-0100	COMBINED CASH	5,620,391.07	
	TOTAL ASSETS		5,620,391.07

LIABILITIES AND EQUITY

LIABILITIES

14-02-2005	RETAINAGE PAYABLE	78,926.83	
	TOTAL LIABILITIES		78,926.83

FUND EQUITY

14-02-3001	FUND BALANCE	3,405,248.02	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	2,136,216.22	
	BALANCE - CURRENT DATE	2,136,216.22	
	TOTAL FUND EQUITY		5,541,464.24
	TOTAL LIABILITIES AND EQUITY		5,620,391.07

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEES</u>					
14-11-4165	IMPACT FEES	31,605.00	1,653,415.62	2,682,344.00	1,028,928.38	61.6
	TOTAL FEES	31,605.00	1,653,415.62	2,682,344.00	1,028,928.38	61.6
	<u>GRANTS</u>					
14-15-4570	GRANTS	.00	31,955.01	620,000.00	588,044.99	5.2
	TOTAL GRANTS	.00	31,955.01	620,000.00	588,044.99	5.2
	<u>SOURCE 16</u>					
14-16-4813	TRANSFER FROM STORM DRAINAGE	.00	33,500.00	67,001.00	33,501.00	50.0
14-16-4820	TRANSFER FROM MURA	.00	625,000.00	1,250,000.00	625,000.00	50.0
	TOTAL SOURCE 16	.00	658,500.00	1,317,001.00	658,501.00	50.0
	<u>MISCELLANEOUS REVENUE</u>					
14-18-4619	INTEREST & DIVIDEND INCOME	9,973.65	26,770.84	2,000.00	(24,770.84)	1338.5
	TOTAL MISCELLANEOUS REVENUE	9,973.65	26,770.84	2,000.00	(24,770.84)	1338.5
	TOTAL FUND REVENUE	41,578.65	2,370,641.47	4,621,345.00	2,250,703.53	51.3
	<u>EXPENDITURES</u>					
14-40-5405	ENGINEERING FEES	.00	7,726.32	30,000.00	22,273.68	25.8
14-40-5500	CAPITAL OUTLAY--WELKER/3RD	54,146.13	95,759.20	4,525,000.00	4,429,240.80	2.1
14-40-5501	CAPITAL OUTLAY--SAFE RTESTOSCH	.00	.00	400,000.00	400,000.00	.0
14-40-5505	CAPITAL OUTLAY--3RD ST.& TRAIL	.00	130,939.73	.00	(130,939.73)	.0
14-40-5562	CAPITAL OUTLAY-Y BRIDGE DESIGN	.00	.00	125,000.00	125,000.00	.0
14-40-5563	CAPITAL OUTLAY-Z BRIDGE DESIGN	.00	.00	125,000.00	125,000.00	.0
14-40-5564	CAPITAL OUTLAY--WING WALL	.00	.00	100,000.00	100,000.00	.0
14-40-5565	CAPITAL OUTLAY-SH66/CR7 UNDER	.00	.00	375,000.00	375,000.00	.0
14-40-5591	CAPITAL OUTLAY-X BRIDGE DESIGN	.00	.00	175,000.00	175,000.00	.0
14-40-5720	CONTINGENCIES	.00	.00	47,500.00	47,500.00	.0
	TOTAL EXPENDITURES	54,146.13	234,425.25	5,902,500.00	5,668,074.75	4.0
	TOTAL FUND EXPENDITURES	54,146.13	234,425.25	5,902,500.00	5,668,074.75	4.0
	NET REVENUE OVER EXPENDITURES	(12,567.48)	2,136,216.22	(1,281,155.00)	(3,417,371.22)	166.7

TOWN OF MEAD
BALANCE SHEET
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Section 9, Item b.

PARKS & OPEN SPACE

ASSETS

18-01-0100	CASH IN COMMON - PARKS & OPEN	1,637,911.48	
	TOTAL ASSETS		1,637,911.48

LIABILITIES AND EQUITY

FUND EQUITY

18-02-3001	FUND BALANCE	1,167,514.38	
18-02-3005	FUND BALANCE - OPEN SPACE	637,109.78	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(166,712.68)	
	BALANCE - CURRENT DATE	(166,712.68)	
	TOTAL FUND EQUITY		1,637,911.48
	TOTAL LIABILITIES AND EQUITY		1,637,911.48

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

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PARKS & OPEN SPACE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEES</u>					
18-11-4165	IMPACT FEES	14,090.00	222,622.00	744,077.00	521,455.00	29.9
	TOTAL FEES	14,090.00	222,622.00	744,077.00	521,455.00	29.9
	<u>MISCELLANEOUS REVENUE</u>					
18-18-4527	GPCO GRANT--FISHING IS FUN	.00	89,625.00	.00	(89,625.00)	.0
18-18-4619	INTEREST & DIVIDEND INCOME	2,906.55	8,253.94	1,200.00	(7,053.94)	687.8
	TOTAL MISCELLANEOUS REVENUE	2,906.55	97,878.94	1,200.00	(96,678.94)	8156.6
	TOTAL FUND REVENUE	16,996.55	320,500.94	745,277.00	424,776.06	43.0
	<u>ADMINISTRATION</u>					
18-40-5500	CAPITAL OUTLAY	42,813.18	451,527.89	400,000.00	(51,527.89)	112.9
18-40-5720	CONTINGENCIES	.00	.00	200,000.00	200,000.00	.0
	TOTAL ADMINISTRATION	42,813.18	451,527.89	600,000.00	148,472.11	75.3
	<u>DEPARTMENT 45</u>					
18-45-5500	CAPITAL OUTLAY	.00	18,333.00	18,333.00	.00	100.0
	TOTAL DEPARTMENT 45	.00	18,333.00	18,333.00	.00	100.0
	<u>CAPITAL PROJECTS</u>					
18-52-5500	CAPITAL OUTLAY	1,220.99	17,352.73	168,000.00	150,647.27	10.3
	TOTAL CAPITAL PROJECTS	1,220.99	17,352.73	168,000.00	150,647.27	10.3
	TOTAL FUND EXPENDITURES	44,034.17	487,213.62	786,333.00	299,119.38	62.0
	NET REVENUE OVER EXPENDITURES	(27,037.62)	(166,712.68)	(41,056.00)	125,656.68	(406.1)

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

CAPITAL IMPROVEMENT FUND

ASSETS

19-01-0100	COMBINED CASH	929,193.42	
	TOTAL ASSETS		929,193.42

LIABILITIES AND EQUITY

FUND EQUITY

19-02-3001	FUND BALANCE	925,415.32	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	3,778.10	
	BALANCE - CURRENT DATE	3,778.10	
	TOTAL FUND EQUITY		929,193.42
	TOTAL LIABILITIES AND EQUITY		929,193.42

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
19-18-4619 INTEREST & DIVIDEND INCOME	1,648.90	3,778.10	3,500.00	(278.10)	108.0
TOTAL MISCELLANEOUS REVENUE	1,648.90	3,778.10	3,500.00	(278.10)	108.0
TOTAL FUND REVENUE	1,648.90	3,778.10	3,500.00	(278.10)	108.0
NET REVENUE OVER EXPENDITURES	1,648.90	3,778.10	3,500.00	(278.10)	108.0

TOWN OF MEAD
BALANCE SHEET
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Section 9, Item b.

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	3,704,993.29	
20-01-1250	PROPERTY TAX RECEIVABLE	2,419,438.00	
20-01-1301	A/R - MURA	610.60	
	TOTAL ASSETS		6,125,041.89

LIABILITIES AND EQUITY

LIABILITIES

20-02-2300	EMPLOYEE PENSION PAYABLE	789.88	
20-02-2301	SALARY WAGES PAYABLE	4,441.68	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	1,011.16	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	347.27	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	1,346.95	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	745.24	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	797.13	
20-02-2402	MEDICARE TAX PAYABLE	186.43	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	260.36	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	63.46	
20-02-2410	MISC PAYROLL PAYABLE	5,832.86	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	2,419,438.00	
	TOTAL LIABILITIES		2,435,260.42

FUND EQUITY

20-02-3001	FUND BALANCE	3,518,577.66	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	171,203.81	
	BALANCE - CURRENT DATE	171,203.81	
	TOTAL FUND EQUITY		3,689,781.47
	TOTAL LIABILITIES AND EQUITY		6,125,041.89

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

MEAD URBAN RENEWAL AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
20-10-4050	TAX INCREMENT REVENUE (TIF)	74,092.52	2,346,832.39	2,424,921.00	78,088.61	96.8
	TOTAL TAXES	74,092.52	2,346,832.39	2,424,921.00	78,088.61	96.8
	<u>FEES</u>					
20-11-4110	ADMINISTRATIVE FEE	.00	6,198.00	12,396.00	6,198.00	50.0
	TOTAL FEES	.00	6,198.00	12,396.00	6,198.00	50.0
	<u>MISCELLANEOUS REVENUE</u>					
20-18-4619	INTEREST & DIVIDEND INCOME	6,574.69	20,816.60	3,153.00	(17,663.60)	660.2
	TOTAL MISCELLANEOUS REVENUE	6,574.69	20,816.60	3,153.00	(17,663.60)	660.2
	TOTAL FUND REVENUE	80,667.21	2,373,846.99	2,440,470.00	66,623.01	97.3
	<u>ADMINISTRATION</u>					
20-40-5001	SALARIES & WAGES	19,873.76	120,421.24	177,730.00	57,308.76	67.8
20-40-5055	OVERTIME	.00	.89	.00	(.89)	.0
20-40-5060	PAYROLL TAXES	1,499.43	9,069.39	13,596.00	4,526.61	66.7
20-40-5065	WORKERS COMP	154.14	999.11	550.00	(449.11)	181.7
20-40-5066	HEALTH INSURANCE	2,554.75	15,251.12	22,050.00	6,798.88	69.2
20-40-5067	DEFERRED COMP/RETIREMENT	1,309.07	7,901.39	2,281.00	(5,620.39)	346.4
20-40-5068	MEDICAL SAVINGS	63.59	382.53	117.00	(265.53)	327.0
20-40-5100	TIF REVENUE SHARING	.00	1,344,658.32	1,396,953.00	52,294.68	96.3
20-40-5300	TELEPHONE	73.00	328.50	100.00	(228.50)	328.5
20-40-5320	GENERAL LIABILITY INSURANCE	598.55	1,944.43	2,982.00	1,037.57	65.2
20-40-5400	LEGAL FEES	164.00	4,315.53	40,000.00	35,684.47	10.8
20-40-5401	CONSULTING FEES	811.00	5,773.10	40,000.00	34,226.90	14.4
20-40-5415	AUDIT FEES	.00	2,198.50	2,199.00	.50	100.0
20-40-5425	COUNTY TREASURER'S FEE	1,111.41	35,202.36	36,374.00	1,171.64	96.8
20-40-5427	TIF ADVANCE	.00	.00	1,000,000.00	1,000,000.00	.0
20-40-5500	CAPITAL OUTLAY	.00	27,232.71	33,333.00	6,100.29	81.7
20-40-5700	MISC. EXPENSE	.00	839.06	.00	(839.06)	.0
20-40-5705	MILEAGE	250.00	1,125.00	.00	(1,125.00)	.0
20-40-5914	TRANSFER TO TRANSPORTATION FD	.00	625,000.00	1,250,000.00	625,000.00	50.0
	TOTAL ADMINISTRATION	28,462.70	2,202,643.18	4,018,265.00	1,815,621.82	54.8
	TOTAL FUND EXPENDITURES	28,462.70	2,202,643.18	4,018,265.00	1,815,621.82	54.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	52,204.51	171,203.81	(1,577,795.00)	(1,748,998.81)	10.9

TOWN OF MEAD
BALANCE SHEET
AUGUST 31, 2022

Section 9, Item b.

ART IN PUBLIC PLACES FUND

ASSETS

21-01-0100	COMBINED CASH	(1,732.15)	
	TOTAL ASSETS		(1,732.15)

LIABILITIES AND EQUITY

LIABILITIES

21-02-2000	ACCOUNTS PAYABLE	(295.90)	
	TOTAL LIABILITIES		(295.90)

FUND EQUITY

21-02-3001	FUND BALANCE	6,100.74	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(7,536.99)	
	BALANCE - CURRENT DATE	(7,536.99)	
	TOTAL FUND EQUITY		(1,436.25)
	TOTAL LIABILITIES AND EQUITY		(1,732.15)

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

Section 9, Item b.

ART IN PUBLIC PLACES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
21-18-4619	INTEREST & DIVIDEND INCOME	(3.07)	2.21	6.00	3.79	36.8
	TOTAL MISCELLANEOUS REVENUE	(3.07)	2.21	6.00	3.79	36.8
	TOTAL FUND REVENUE	(3.07)	2.21	6.00	3.79	36.8
	<u>ADMINISTRATION</u>					
21-40-5500	CAPITAL OUTLAY	638.75	7,539.20	6,107.00	(1,432.20)	123.5
	TOTAL ADMINISTRATION	638.75	7,539.20	6,107.00	(1,432.20)	123.5
	TOTAL FUND EXPENDITURES	638.75	7,539.20	6,107.00	(1,432.20)	123.5
	NET REVENUE OVER EXPENDITURES	(641.82)	(7,536.99)	(6,101.00)	1,435.99	(123.5)

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
09/22	09/21/2022	35451	Modern Farm Equipment	369559	01-44-5502	Tractor & Mower	92,200.00
Total 35451:							92,200.00
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	240549	01-44-5216	Grommet, Emmiss Hose PCV Valve PW	15.68
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	240895	01-44-5216	Shop Supplies	22.97
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	240947	01-44-5216	Fuel Pressure Reg and TBI PW 08	63.16
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	241135	01-44-5216	Fuel Pump Assem - PW 08	223.24
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	2412377	01-44-5216	Fuel Pump Assem PW 08	344.84
09/22	09/26/2022	35452	AAA AUTO PARTS INC.	241282CR	01-44-5216	Credit for Inv. #241135 - Pump Assembly	223.24
Total 35452:							446.65
09/22	09/26/2022	35453	ADAMSON POLICE PRODUCTS	INV383404	01-42-5254	Uniform	69.29
09/22	09/26/2022	35453	ADAMSON POLICE PRODUCTS	INV383536	01-42-5254	Uniform	62.95
09/22	09/26/2022	35453	ADAMSON POLICE PRODUCTS	INV383628	01-42-5254	Uniform	62.99
Total 35453:							195.23
09/22	09/26/2022	35454	ADVANCED AUTO PARTS	6849225162	01-44-5502	Receiver for new skid trailer	224.19
09/22	09/26/2022	35454	ADVANCED AUTO PARTS	6849225246	01-45-5216	R.O.W. Mower - filter/slime	53.34
Total 35454:							277.53
09/22	09/26/2022	35455	AM Construction Supply Inc	2008	01-44-5254	Saw Blades	599.98
Total 35455:							599.98
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	11TL-J7JP-L	01-40-5210	Calculator	141.78
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	11TL-J7JP-L	01-42-5210	Cleaning Supplies	16.84
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1GXQ-K9RC	01-49-5700	TWTH	309.99
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1L4T-DK1D-	01-48-5700	Bins for Court	33.18
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1LRY-TGC7-	01-49-5260	Rec Equipment	176.47
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1NC3-GMQX	01-49-5700	TWTH	1,184.58
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1PVF-6NP6-	01-49-5700	TWTH	47.55
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1R6Y-MVCN-	01-49-5260	Rec Equipment	376.76
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1X6N-PLR7-	01-42-5210	PD Operating Supplies - 201 Welker	15.99
09/22	09/26/2022	35456	AMAZON CAPITAL SERVICES	1YKP-K67H-	01-47-5700	Walt - Retirement	45.98
Total 35456:							2,349.12
09/22	09/26/2022	35457	BEDROCK LLC	84315	01-45-5215	Woodchips for Playground	6,644.63
09/22	09/26/2022	35457	BEDROCK LLC	85306	05-45-5506	Playground at Main Park #3	2,268.00
Total 35457:							8,912.63
09/22	09/26/2022	35458	BK Tire	23101	01-44-5502	Skid Trailer #4	231.48
Total 35458:							231.48
09/22	09/26/2022	35459	Bobcat of the Rockies	15238721	01-44-5255	Gloves	123.96

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35459:							123.96
09/22	09/26/2022	35460	CASELLE	119506	01-40-5201	Support	816.20
09/22	09/26/2022	35460	CASELLE	119506	01-42-5201	Support	148.40
09/22	09/26/2022	35460	CASELLE	119506	01-48-5201	Support	148.40
09/22	09/26/2022	35460	CASELLE	119506	06-40-5201	Support	371.00
Total 35460:							1,484.00
09/22	09/26/2022	35461	CIRSA	221432	01-40-5320	2022 Addn/Del for ins	48.65
09/22	09/26/2022	35461	CIRSA	221432	01-41-5320	2022 Addn/Del for ins	19.45
09/22	09/26/2022	35461	CIRSA	221432	01-42-5320	2022 Addn/Del for ins	272.34
09/22	09/26/2022	35461	CIRSA	221432	01-43-5320	2022 Addn/Del for ins	77.81
09/22	09/26/2022	35461	CIRSA	221432	01-44-5320	2022 Addn/Del for ins	243.16
09/22	09/26/2022	35461	CIRSA	221432	01-45-5320	2022 Addn/Del for ins	97.27
09/22	09/26/2022	35461	CIRSA	221432	01-47-5320	2022 Addn/Del for ins	48.63
09/22	09/26/2022	35461	CIRSA	221432	01-48-5320	2022 Addn/Del for ins	19.45
09/22	09/26/2022	35461	CIRSA	221432	01-49-5320	2022 Addn/Del for ins	77.81
09/22	09/26/2022	35461	CIRSA	221432	06-40-5320	2022 Addn/Del for ins	48.63
09/22	09/26/2022	35461	CIRSA	221432	20-40-5320	2022 Addn/Del for ins	19.45
Total 35461:							972.65
09/22	09/26/2022	35462	Cribari Law Firm	08.30.2022	01-48-5455	Prosecuting Attorney	1,526.00
Total 35462:							1,526.00
09/22	09/26/2022	35463	Denali Water Solutions LLC	INV343566	06-47-5231	Sludge Disposal	902.44
Total 35463:							902.44
09/22	09/26/2022	35464	Ditesco LLC	2022-347	09-51-5500	Professional Services - TOM Rec Center	6,274.38
09/22	09/26/2022	35464	Ditesco LLC	2022-348	09-50-5511	Prof Services - Aug 2022 PW Facility	10,698.00
Total 35464:							16,972.38
09/22	09/26/2022	35465	Division of Oil & Public Safety	I-0024655	01-40-5215	Facility Maintenance - Elevator	30.00
Total 35465:							30.00
09/22	09/26/2022	35466	First Armored Services	1697	01-42-5216	Vehicle Maintenance - taillight	54.72
Total 35466:							54.72
09/22	09/26/2022	35467	Fit For You Mead	09062022	01-49-5265	Senior Exercise	290.00
Total 35467:							290.00
09/22	09/26/2022	35468	Fusion Cloud Company	9546850	01-40-5300	Phone Bill - 9/2022	258.99
Total 35468:							258.99
09/22	09/26/2022	35469	Garretson's Sports Center	6264	01-42-5254	Uniforms - Patches	85.00
09/22	09/26/2022	35469	Garretson's Sports Center	6285	01-42-5254	Uniform	10.95

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Total 35469:							95.95
09/22	09/26/2022	35470	GRC Consulting Inc	11974	04-44-5215	Street Sweeping - Sept 22	2,520.00
Total 35470:							2,520.00
09/22	09/26/2022	35471	GREELEY LOCK AND KEY	0000017632	01-42-5215	Service Call	129.00
Total 35471:							129.00
09/22	09/26/2022	35472	JARVIS	5593	01-49-5260	Recreation Software	223.95
Total 35472:							223.95
09/22	09/26/2022	35473	Jayhawk Trailers Inc	08052022	01-44-5502	Skid Trailer	8,800.00
Total 35473:							8,800.00
09/22	09/26/2022	35474	Jesse Cornett	09122022	01-49-5261	Community Day Performance	2,500.00
Total 35474:							2,500.00
09/22	09/26/2022	35475	JOHN DEERE FINANCIAL	J17919	01-47-5203	Clothing - RC	239.99
Total 35475:							239.99
09/22	09/26/2022	35476	KISSINGER & FELLMAN PC	2921	01-90-8155	Broadband Attorney	1,356.50
Total 35476:							1,356.50
09/22	09/26/2022	35477	KONICA MINOLTA BUSINESS S	282330905.1	01-42-5315	Copies	80.47
09/22	09/26/2022	35477	KONICA MINOLTA BUSINESS S	282355965	01-40-5315	Copies	132.78
Total 35477:							213.25
09/22	09/26/2022	35478	KONICA MINOLTA PREMIER FIN	481713865	01-40-5315	Copier Lease	219.61
09/22	09/26/2022	35478	KONICA MINOLTA PREMIER FIN	481713865	01-42-5315	Copier Lease	96.12
Total 35478:							315.73
09/22	09/26/2022	35479	Krische Construction, Inc	21086 13	09-50-5511	PW Facility	158,823.86
09/22	09/26/2022	35479	Krische Construction, Inc	21086 13	09-02-2005	PW Facility retainage	7,941.20
Total 35479:							150,882.66
09/22	09/26/2022	35480	LONGMONT HUMANE SOCIETY	ME083122	01-42-5346	Animal Impounds	190.00
Total 35480:							190.00
09/22	09/26/2022	35481	LOVELAND BARRICADE LLC	18667	04-44-5367	Long Line Only	27,993.29
Total 35481:							27,993.29
09/22	09/26/2022	35482	MAC EQUIPMENT INC	409654	01-45-5216	Parks Mower	131.28
09/22	09/26/2022	35482	MAC EQUIPMENT INC	410177	01-45-5216	R & M - blades	143.52

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09/22	09/26/2022	35482	MAC EQUIPMENT INC	410265	01-45-5216	Belt	86.00
09/22	09/26/2022	35482	MAC EQUIPMENT INC	410323	01-45-5216	Mower Tire	194.98
09/22	09/26/2022	35482	MAC EQUIPMENT INC	410551	01-45-5216	Starter - PW 26	309.99
Total 35482:							865.77
09/22	09/26/2022	35483	MAIN STREET MAT COMPANY	135347	01-40-5210	Mat svcs	60.36
Total 35483:							60.36
09/22	09/26/2022	35484	MCDONALD FARMS ENTERPRI	0064116-IN	01-45-5310	Rolloff Demo and Fuel	429.00
Total 35484:							429.00
09/22	09/26/2022	35485	Meyers Edward & Carter Megan	31002 09142	99-01-1075	Refund overpayment. Account	72.77
Total 35485:							72.77
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	AUG 2022 -	01-40-5400	Legal Services - Aug 2022	14,725.00
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	AUG 2022 -	06-40-5400	Legal Services - Aug 2022	775.00
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Turion (277)	4,390.75
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Mead Place (45)	1,462.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Elevation 25 (296)	2,021.25
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Waterfront (307)	1,800.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Specialty Products (322)	1,823.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Postle (292)	2,941.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Raterink (259)	1,141.25
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Red Barn Metro (325)	346.25
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	QuickTrip (294)	481.25
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Lawson Const (319)	459.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Grand Meadow PUD (308)	247.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Access 25 (292)	27.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	Agfinity (282)	137.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-40-5400	Postage & Mileage - Aug 2022	154.19
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	06-40-5400	Postage & Mileage - Aug 2022	8.12
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.AUG2	01-02-2615	W&W Invoice 158 - Postle (292)	437.50
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.JUL20	01-02-2615	Wilson Wms Invoice #144 - Postle (292)	375.00
09/22	09/26/2022	35486	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Wilson Wms Invoice 122 - Postle (292)	375.00
Total 35486:							34,130.56
09/22	09/26/2022	35487	Minuteman Press	4868	01-40-5210	Business Cards - TB	53.30
09/22	09/26/2022	35487	Minuteman Press	4871	01-42-5210	Warning Notice - PD	127.92
09/22	09/26/2022	35487	Minuteman Press	5023	01-42-5210	Operating Supplies	1,546.83
Total 35487:							1,728.05
09/22	09/26/2022	35488	MJT Communications	13625	01-40-5201	Computer Consulting - Oct 22	1,042.00
Total 35488:							1,042.00
09/22	09/26/2022	35489	MOUNTAIN TRUCK & EQUIP	14760-32891	01-45-5216	PW 08	9.49
09/22	09/26/2022	35489	MOUNTAIN TRUCK & EQUIP	14760-32893	01-44-5216	Maintenance	258.89
09/22	09/26/2022	35489	MOUNTAIN TRUCK & EQUIP	14760-32940	01-44-5216	PW 01/PW 08	60.97

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35489:							329.35
09/22	09/26/2022	35490	N-ear, Inc	2547	01-42-5255	Earpiece	1,116.92
Total 35490:							1,116.92
09/22	09/26/2022	35491	Nectar HR	10131	01-49-5349	Wellness - August	30.00
Total 35491:							30.00
09/22	09/26/2022	35492	NEXT STEP COMMUNICATION L	8583.1	09-50-5511	PW data & phone wire install and IT roo	8,375.00
Total 35492:							8,375.00
09/22	09/26/2022	35493	NEXTRUST INC.	334601	06-40-5205	Utility Bills & Mailings	377.00
09/22	09/26/2022	35493	NEXTRUST INC.	334601	06-40-5410	Utility Bills & Mailings	162.91
Total 35493:							539.91
09/22	09/26/2022	35494	One Way Inc	272674	01-47-5310	D13927A - 537 Main St	38.59
09/22	09/26/2022	35494	One Way Inc	272674	01-45-5310	D13927A - 537 Main St	38.59
09/22	09/26/2022	35494	One Way Inc	272675	01-47-5310	D13927B - 537 Main St	24.81
09/22	09/26/2022	35494	One Way Inc	272675	01-45-5310	D13927B - 537 Main St	24.80
09/22	09/26/2022	35494	One Way Inc	272681	01-40-5310	D13927C - 441 Third	77.18
09/22	09/26/2022	35494	One Way Inc	272682	01-40-5310	D13927D - 441 Third	49.61
09/22	09/26/2022	35494	One Way Inc	272689	06-47-5310	D13927E - 4504 Welker	93.72
09/22	09/26/2022	35494	One Way Inc	272726	01-42-5310	D13927F - 201 Welker	26.44
Total 35494:							373.74
09/22	09/26/2022	35495	Opendoor Property Trust 1	918.07 0914	99-01-1075	Refund overpayment. Account	140.56
Total 35495:							140.56
09/22	09/26/2022	35496	PINNACOL ASSURANCE	21026003	01-02-2312	Worker's Comp	6,288.48
09/22	09/26/2022	35496	PINNACOL ASSURANCE	21026003	06-02-2312	Worker's Comp	231.46
09/22	09/26/2022	35496	PINNACOL ASSURANCE	21026003	20-02-2312	Worker's Comp	79.06
Total 35496:							6,599.00
09/22	09/26/2022	35497	Pitney Bowes Inc	3316230615	01-40-5205	Q3 2022 lease	164.97
Total 35497:							164.97
09/22	09/26/2022	35498	POWER EQUIPMENT COMPANY	RSA008172-	01-44-5369	Equipment Rental - Loader #1	1,000.00
Total 35498:							1,000.00
09/22	09/26/2022	35499	Prairie Mountian Media	0000321671	01-41-5340	Published Notices - Aug 22	128.02
Total 35499:							128.02
09/22	09/26/2022	35500	Precision Employment Consulting	08312022	01-40-5401	Consulting	7,014.28
09/22	09/26/2022	35500	Precision Employment Consulting	08312022	06-40-5401	Consulting	376.38
09/22	09/26/2022	35500	Precision Employment Consulting	08312022	20-40-5401	Consulting	259.34

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Total 35500:							7,650.00
09/22	09/26/2022	35501	Professional Management System	84688	01-40-5401	Financial Consulting Aug 2022	4,368.00
09/22	09/26/2022	35501	Professional Management System	84688	06-40-5401	Financial Consulting Aug 2022	546.00
09/22	09/26/2022	35501	Professional Management System	84688	20-40-5401	Financial Consulting Aug 2022	546.00
Total 35501:							5,460.00
09/22	09/22/2022	35502	RAMEY ENVIRONMENTAL COM	24446	06-47-5215	Wastewater svcs - Equip	2,702.62- V
09/22	09/26/2022	35502	RAMEY ENVIRONMENTAL COM	24446	06-47-5215	Wastewater svcs - Equip	2,702.62
09/22	09/22/2022	35502	RAMEY ENVIRONMENTAL COM	24446	06-47-5391	Wastewater svcs - Lab	219.84- V
09/22	09/26/2022	35502	RAMEY ENVIRONMENTAL COM	24446	06-47-5391	Wastewater svcs - Lab	219.84
Total 35502:							.00
09/22	09/22/2022	35503	Richfield Homes, LLC	1751.01 091	99-01-1075	Refund overpayment. Account	3.09- V
09/22	09/26/2022	35503	Richfield Homes, LLC	1751.01 091	99-01-1075	Refund overpayment. Account	3.09
Total 35503:							.00
09/22	09/22/2022	35504	Safebuilt	0088807-IN	01-43-5460	Plan Review/ Permit Inspection	20,636.81- V
09/22	09/26/2022	35504	Safebuilt	0088807-IN	01-43-5460	Plan Review/ Permit Inspection	20,636.81
Total 35504:							.00
09/22	09/22/2022	35505	Safety and Construction Supply	4746	01-44-5255	Safety	273.35- V
09/22	09/26/2022	35505	Safety and Construction Supply	4746	01-44-5255	Safety	273.35
09/22	09/22/2022	35505	Safety and Construction Supply	7635	01-44-5254	Permanent Compressor for new shop	4,615.00- V
09/22	09/26/2022	35505	Safety and Construction Supply	7635	01-44-5254	Permanent Compressor for new shop	4,615.00
Total 35505:							.00
09/22	09/22/2022	35506	Scott Holmen	09142022	01-42-5330	Mileage and Meals Reimbursement	125.92- V
09/22	09/26/2022	35506	Scott Holmen	09142022	01-42-5330	Mileage and Meals Reimbursement	125.92
Total 35506:							.00
09/22	09/22/2022	35507	STAPLES ADVANTAGE	8067393410	01-40-5200	TH Office Supplies	691.80- V
09/22	09/26/2022	35507	STAPLES ADVANTAGE	8067393410	01-40-5200	TH Office Supplies	691.80
09/22	09/22/2022	35507	STAPLES ADVANTAGE	8067393410	01-40-5210	TH Operating Supplies	363.15- V
09/22	09/26/2022	35507	STAPLES ADVANTAGE	8067393410	01-40-5210	TH Operating Supplies	363.15
09/22	09/22/2022	35507	STAPLES ADVANTAGE	8067393410	01-42-5200	PD Office Supplies	47.49- V
09/22	09/26/2022	35507	STAPLES ADVANTAGE	8067393410	01-42-5200	PD Office Supplies	47.49
09/22	09/22/2022	35507	STAPLES ADVANTAGE	8067393410	01-42-5210	PD Operating Supplies	17.26- V
09/22	09/26/2022	35507	STAPLES ADVANTAGE	8067393410	01-42-5210	PD Operating Supplies	17.26
09/22	09/22/2022	35507	STAPLES ADVANTAGE	8067393410	01-45-5210	PW Operating Supplies (Parks)	119.96- V
09/22	09/26/2022	35507	STAPLES ADVANTAGE	8067393410	01-45-5210	PW Operating Supplies (Parks)	119.96
Total 35507:							.00
09/22	09/22/2022	35508	STERLING TALENT SOLUTIONS	9091762	01-40-5075	Background Check - DR	61.46- V
09/22	09/26/2022	35508	STERLING TALENT SOLUTIONS	9091762	01-40-5075	Background Check - DR	61.46
Total 35508:							.00

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09/22	09/22/2022	35509	SUNBELT RENTALS	129392155-0	01-49-5700	TWTH - lighting and cables	6,009.90- V
09/22	09/26/2022	35509	SUNBELT RENTALS	129392155-0	01-49-5700	TWTH - lighting and cables	6,009.90
Total 35509:							.00
09/22	09/22/2022	35510	TDS	4762 082522	01-42-5325	PD Internet	132.45- V
09/22	09/26/2022	35510	TDS	4762 082522	01-42-5325	PD Internet	132.45
Total 35510:							.00
09/22	09/22/2022	35511	TOWN OF MEAD	31.11 082022	01-42-5305	201 Welker Sewer 8/2022	43.52- V
09/22	09/26/2022	35511	TOWN OF MEAD	31.11 082022	01-42-5305	201 Welker Sewer 8/2022	43.52
09/22	09/22/2022	35511	TOWN OF MEAD	338.01 0820	01-40-5305	Town Hall Sewer 8/2022	57.54- V
09/22	09/26/2022	35511	TOWN OF MEAD	338.01 0820	01-40-5305	Town Hall Sewer 8/2022	57.54
09/22	09/22/2022	35511	TOWN OF MEAD	453.01 0820	01-45-5305	Bean Plant Sewer 8/2022	75.33- V
09/22	09/26/2022	35511	TOWN OF MEAD	453.01 0820	01-45-5305	Bean Plant Sewer 8/2022	75.33
09/22	09/22/2022	35511	TOWN OF MEAD	478.02 0820	01-40-5305	242 Main St 8/2022	47.88- V
09/22	09/26/2022	35511	TOWN OF MEAD	478.02 0820	01-40-5305	242 Main St 8/2022	47.88
09/22	09/22/2022	35511	TOWN OF MEAD	566.02 0820	01-44-5305	PD/ PW Sewer 8/2022	23.94- V
09/22	09/26/2022	35511	TOWN OF MEAD	566.02 0820	01-44-5305	PD/ PW Sewer 8/2022	23.94
09/22	09/22/2022	35511	TOWN OF MEAD	566.02 0820	01-42-5305	PD/ PW Sewer 8/2022	23.94- V
09/22	09/26/2022	35511	TOWN OF MEAD	566.02 0820	01-42-5305	PD/ PW Sewer 8/2022	23.94
09/22	09/22/2022	35511	TOWN OF MEAD	630.04 0820	01-40-5305	505 3rd St Sewer 8/2022	43.52- V
09/22	09/26/2022	35511	TOWN OF MEAD	630.04 0820	01-40-5305	505 3rd St Sewer 8/2022	43.52
Total 35511:							.00
09/22	09/22/2022	35512	Tracker Products LLC	TPINV-00371	01-42-5330	SAFE Training/Cert	250.00- V
09/22	09/26/2022	35512	Tracker Products LLC	TPINV-00371	01-42-5330	SAFE Training/Cert	250.00
Total 35512:							.00
09/22	09/22/2022	35513	Tradesman Elevator	10612	01-40-5215	Elev. Maint. - Sept 2022	175.00- V
09/22	09/26/2022	35513	Tradesman Elevator	10612	01-40-5215	Elev. Maint. - Sept 2022	175.00
Total 35513:							.00
09/22	09/22/2022	35514	TRAFFIC SIGNAL CONTROLS, I	5479	04-44-5252	3rd & Martin - Ped crossing	195.00- V
09/22	09/26/2022	35514	TRAFFIC SIGNAL CONTROLS, I	5479	04-44-5252	3rd & Martin - Ped crossing	195.00
Total 35514:							.00
09/22	09/22/2022	35515	TRIDENT SECURITY SYSTEMS	23349	01-42-5331	537 Main	2,839.50- V
09/22	09/26/2022	35515	TRIDENT SECURITY SYSTEMS	23349	01-42-5331	537 Main	2,839.50
09/22	09/22/2022	35515	TRIDENT SECURITY SYSTEMS	23580	09-50-5511	PW - Alarm install	1,105.00- V
09/22	09/26/2022	35515	TRIDENT SECURITY SYSTEMS	23580	09-50-5511	PW - Alarm install	1,105.00
Total 35515:							.00
09/22	09/22/2022	35516	UNITED POWER	12650701-92	01-45-5305	Booster Pump Founders 9/2022	20.00- V
09/22	09/26/2022	35516	UNITED POWER	12650701-92	01-45-5305	Booster Pump Founders 9/2022	20.00
09/22	09/22/2022	35516	UNITED POWER	12952800-92	01-45-5305	Mead Ponds 9/2022	20.00- V
09/22	09/26/2022	35516	UNITED POWER	12952800-92	01-45-5305	Mead Ponds 9/2022	20.00
09/22	09/22/2022	35516	UNITED POWER	14305100-92	06-47-5305	WWTP 9/2022	3,712.07- V
09/22	09/26/2022	35516	UNITED POWER	14305100-92	06-47-5305	WWTP 9/2022	3,712.07
09/22	09/22/2022	35516	UNITED POWER	16836300-92	01-45-5305	Park Sprinkler Liberty 9/2022	23.69- V

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
09/22	09/26/2022	35516	UNITED POWER	16836300-92	01-45-5305	Park Sprinkler Liberty 9/2022	23.69
09/22	09/22/2022	35516	UNITED POWER	16909300-92	01-45-5305	Feather Ridge 9/2022	20.12- V
09/22	09/26/2022	35516	UNITED POWER	16909300-92	01-45-5305	Feather Ridge 9/2022	20.12
09/22	09/22/2022	35516	UNITED POWER	17159100-92	01-45-5305	Sprinkler Clock Dtn 9/2022	22.02- V
09/22	09/26/2022	35516	UNITED POWER	17159100-92	01-45-5305	Sprinkler Clock Dtn 9/2022	22.02
09/22	09/22/2022	35516	UNITED POWER	17618300-92	01-40-5305	Town Hall 9/2022	596.14- V
09/22	09/26/2022	35516	UNITED POWER	17618300-92	01-40-5305	Town Hall 9/2022	596.14
09/22	09/22/2022	35516	UNITED POWER	17770000-92	01-45-5305	Gazebo 9/2022	28.50- V
09/22	09/26/2022	35516	UNITED POWER	17770000-92	01-45-5305	Gazebo 9/2022	28.50
09/22	09/22/2022	35516	UNITED POWER	18949400-92	01-42-5305	Modular PD 9/2022	221.98- V
09/22	09/26/2022	35516	UNITED POWER	18949400-92	01-42-5305	Modular PD 9/2022	221.98
09/22	09/22/2022	35516	UNITED POWER	18949400-92	01-44-5305	Modular PW 9/2022	221.99- V
09/22	09/26/2022	35516	UNITED POWER	18949400-92	01-44-5305	Modular PW 9/2022	221.99
09/22	09/22/2022	35516	UNITED POWER	21881700-92	01-47-5305	1341 CR 349/2022	108.82- V
09/22	09/26/2022	35516	UNITED POWER	21881700-92	01-47-5305	1341 CR 349/2022	108.82
09/22	09/22/2022	35516	UNITED POWER	6753101-920	01-45-5305	Irrig Sprinkler N Creek 9/2022	20.02- V
09/22	09/26/2022	35516	UNITED POWER	6753101-920	01-45-5305	Irrig Sprinkler N Creek 9/2022	20.02
09/22	09/22/2022	35516	UNITED POWER	7490500-920	06-47-5305	Pump lake Thomas 9/2022	20.00- V
09/22	09/26/2022	35516	UNITED POWER	7490500-920	06-47-5305	Pump lake Thomas 9/2022	20.00
09/22	09/22/2022	35516	UNITED POWER	83701-92022	01-44-5305	Shop 9/2022	134.76- V
09/22	09/26/2022	35516	UNITED POWER	83701-92022	01-44-5305	Shop 9/2022	134.76
09/22	09/22/2022	35516	UNITED POWER	96302-92022	06-47-5305	WWTP Lagoon 9/2022	37.93- V
09/22	09/26/2022	35516	UNITED POWER	96302-92022	06-47-5305	WWTP Lagoon 9/2022	37.93
Total 35516:							.00
09/22	09/22/2022	35517	UNITED RENTALS INC.	209503199-0	01-49-5700	Equipment Rental - Water Truck	1,213.80- V
09/22	09/26/2022	35517	UNITED RENTALS INC.	209503199-0	01-49-5700	Equipment Rental - Water Truck	1,213.80
09/22	09/22/2022	35517	UNITED RENTALS INC.	209503199-0	04-44-5215	Equipment Rental - Water Truck	2,832.20- V
09/22	09/26/2022	35517	UNITED RENTALS INC.	209503199-0	04-44-5215	Equipment Rental - Water Truck	2,832.20
Total 35517:							.00
09/22	09/22/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-42-5253	Fuel	3,511.86- V
09/22	09/26/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-42-5253	Fuel	3,511.86
09/22	09/22/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-45-5253	Fuel	1,295.59- V
09/22	09/26/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-45-5253	Fuel	1,295.59
09/22	09/22/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-44-5253	Fuel	3,628.63- V
09/22	09/26/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-44-5253	Fuel	3,628.63
09/22	09/22/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-47-5253	Fuel	431.34- V
09/22	09/26/2022	35518	US Bank Voyager Fleet Systems	869402834 0	01-47-5253	Fuel	431.34
09/22	09/22/2022	35518	US Bank Voyager Fleet Systems	869402834 0	06-47-5253	Fuel	1,295.59- V
09/22	09/26/2022	35518	US Bank Voyager Fleet Systems	869402834 0	06-47-5253	Fuel	1,295.59
Total 35518:							.00
09/22	09/22/2022	35519	VECCHI & ASSOCIATES LLC	3157	01-43-5410	Sr. Level	637.50- V
09/22	09/26/2022	35519	VECCHI & ASSOCIATES LLC	3157	01-43-5410	Sr. Level	637.50
09/22	09/22/2022	35519	VECCHI & ASSOCIATES LLC	3157-A	01-02-2615	Meadow Ridge Final Plat (297)	4,651.25- V
09/22	09/26/2022	35519	VECCHI & ASSOCIATES LLC	3157-A	01-02-2615	Meadow Ridge Final Plat (297)	4,651.25
09/22	09/22/2022	35519	VECCHI & ASSOCIATES LLC	3157-B	01-02-2615	Grand Meadow PUD (308)	86.25- V
09/22	09/26/2022	35519	VECCHI & ASSOCIATES LLC	3157-B	01-02-2615	Grand Meadow PUD (308)	86.25
09/22	09/22/2022	35519	VECCHI & ASSOCIATES LLC	3157-E	01-02-2615	Sugar Beet Solar (323)	436.25- V
09/22	09/26/2022	35519	VECCHI & ASSOCIATES LLC	3157-E	01-02-2615	Sugar Beet Solar (323)	436.25
09/22	09/22/2022	35519	VECCHI & ASSOCIATES LLC	3157-F	01-02-2615	Turion PUD (277)	1,442.50- V
09/22	09/26/2022	35519	VECCHI & ASSOCIATES LLC	3157-F	01-02-2615	Turion PUD (277)	1,442.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35519:							.00
09/22	09/22/2022	35520	VECTOR DISEASE CONTROL	PI-A0001163	01-45-5348	Pest Contol	3,196.00- V
09/22	09/26/2022	35520	VECTOR DISEASE CONTROL	PI-A0001163	01-45-5348	Pest Contol	3,196.00
Total 35520:							.00
09/22	09/22/2022	35521	Voiance Language Services LLC	2022042789	01-42-5210	OPI Interpretation Services	4.14- V
09/22	09/26/2022	35521	Voiance Language Services LLC	2022042789	01-42-5210	OPI Interpretation Services	4.14
Total 35521:							.00
09/22	09/22/2022	35522	WELD COUNTY SHERIFF'S OFF	2444 082022	01-42-5347	Detention Center - BReady/DGuerrero	60.60- V
09/22	09/26/2022	35522	WELD COUNTY SHERIFF'S OFF	2444 082022	01-42-5347	Detention Center - BReady/DGuerrero	60.60
Total 35522:							.00
09/22	09/22/2022	35523	WHITE BEAR ANKELE TANAKA	23803	20-40-5400	MURA Legal	205.00- V
09/22	09/26/2022	35523	WHITE BEAR ANKELE TANAKA	23803	20-40-5400	MURA Legal	205.00
Total 35523:							.00
09/22	09/22/2022	35524	Wickham Tractor Company	IE16353	01-44-5502	Skid Trailer #4	186.30- V
09/22	09/26/2022	35524	Wickham Tractor Company	IE16353	01-44-5502	Skid Trailer #4	186.30
Total 35524:							.00
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-40-5210	Water	31.08
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-40-5210	office supplies	241.84
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-49-5262	NNO	250.86
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-49-5262	NNO	93.40
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-47-5700	W Retirement	20.98
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-41-5210	BOT	15.54
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-41-5841	TWTH - Mayor TY	20.98
09/22	09/22/2022	35525	SAMSCLUB	4230 090122	01-42-5700	TWTH - Mayor TY	4.92
Total 35525:							679.60
09/22	09/26/2022	35526	RAMEY ENVIRONMENTAL COM	24446	06-47-5215	Wastewater svcs - Equip	2,702.62
09/22	09/26/2022	35526	RAMEY ENVIRONMENTAL COM	24446	06-47-5391	Wastewater svcs - Lab	219.84
Total 35526:							2,922.46
09/22	09/26/2022	35527	Richfield Homes, LLC	1751.01 091	99-01-1075	Refund overpayment. Account	3.09
Total 35527:							3.09
09/22	09/26/2022	35528	Safebuilt	0088807-IN	01-43-5460	Plan Review/ Permit Inspection	20,636.81
Total 35528:							20,636.81
09/22	09/26/2022	35529	Safety and Construction Supply	4746	01-44-5255	Safety	273.35
09/22	09/26/2022	35529	Safety and Construction Supply	7635	01-44-5254	Permanent Compressor for new shop	4,615.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35529:							4,888.35
09/22	09/26/2022	35530	Scott Holmen	09142022	01-42-5330	Mileage and Meals Reimbursement	125.92
Total 35530:							125.92
09/22	09/26/2022	35531	STAPLES ADVANTAGE	8067393410	01-40-5200	TH Office Supplies	691.80
09/22	09/26/2022	35531	STAPLES ADVANTAGE	8067393410	01-40-5210	TH Operating Supplies	363.15
09/22	09/26/2022	35531	STAPLES ADVANTAGE	8067393410	01-42-5200	PD Office Supplies	47.49
09/22	09/26/2022	35531	STAPLES ADVANTAGE	8067393410	01-42-5210	PD Operating Supplies	17.26
09/22	09/26/2022	35531	STAPLES ADVANTAGE	8067393410	01-45-5210	PW Operating Supplies (Parks)	119.96
Total 35531:							1,239.66
09/22	09/26/2022	35532	STERLING TALENT SOLUTIONS	9091762	01-40-5075	Background Check - DR	61.46
Total 35532:							61.46
09/22	09/26/2022	35533	SUNBELT RENTALS	129392155-0	01-49-5700	TWTH - lighting and cables	6,009.90
Total 35533:							6,009.90
09/22	09/26/2022	35534	TDS	4762 082522	01-42-5325	PD Internet	132.45
Total 35534:							132.45
09/22	09/26/2022	35535	TOWN OF MEAD	31.11 082022	01-42-5305	201 Welker Sewer 8/2022	43.52
09/22	09/26/2022	35535	TOWN OF MEAD	338.01 0820	01-40-5305	Town Hall Sewer 8/2022	57.54
09/22	09/26/2022	35535	TOWN OF MEAD	453.01 0820	01-45-5305	Bean Plant Sewer 8/2022	75.33
09/22	09/26/2022	35535	TOWN OF MEAD	478.02 0820	01-40-5305	242 Main St 8/2022	47.88
09/22	09/26/2022	35535	TOWN OF MEAD	566.02 0820	01-44-5305	PD/ PW Sewer 8/2022	23.94
09/22	09/26/2022	35535	TOWN OF MEAD	566.02 0820	01-42-5305	PD/ PW Sewer 8/2022	23.94
09/22	09/26/2022	35535	TOWN OF MEAD	630.04 0820	01-40-5305	505 3rd St Sewer 8/2022	43.52
Total 35535:							315.67
09/22	09/26/2022	35536	Tracker Products LLC	TPINV-00371	01-42-5330	SAFE Training/Cert	250.00
Total 35536:							250.00
09/22	09/26/2022	35537	Tradesman Elevator	10612	01-40-5215	Elev. Maint. - Sept 2022	175.00
Total 35537:							175.00
09/22	09/26/2022	35538	TRAFFIC SIGNAL CONTROLS, I	5479	04-44-5252	3rd & Martin - Ped crossing	195.00
Total 35538:							195.00
09/22	09/26/2022	35539	TRIDENT SECURITY SYSTEMS	23349	01-42-5331	537 Main	2,839.50
09/22	09/26/2022	35539	TRIDENT SECURITY SYSTEMS	23580	09-50-5511	PW - Alarm install	1,105.00
Total 35539:							3,944.50
09/22	09/26/2022	35540	UNITED POWER	12650701-92	01-45-5305	Booster Pump Founders 9/2022	20.00
09/22	09/26/2022	35540	UNITED POWER	12952800-92	01-45-5305	Mead Ponds 9/2022	20.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
09/22	09/26/2022	35540	UNITED POWER	14305100-92	06-47-5305	WWTP 9/2022	3,712.07
09/22	09/26/2022	35540	UNITED POWER	16836300-92	01-45-5305	Park Sprinkler Liberty 9/2022	23.69
09/22	09/26/2022	35540	UNITED POWER	16909300-92	01-45-5305	Feather Ridge 9/2022	20.12
09/22	09/26/2022	35540	UNITED POWER	17159100-92	01-45-5305	Sprinkler Clock Dtn 9/2022	22.02
09/22	09/26/2022	35540	UNITED POWER	17618300-92	01-40-5305	Town Hall 9/2022	596.14
09/22	09/26/2022	35540	UNITED POWER	17770000-92	01-45-5305	Gazebo 9/2022	28.50
09/22	09/26/2022	35540	UNITED POWER	18949400-92	01-42-5305	Modular PD 9/2022	221.98
09/22	09/26/2022	35540	UNITED POWER	18949400-92	01-44-5305	Modular PW 9/2022	221.99
09/22	09/26/2022	35540	UNITED POWER	21881700-92	01-47-5305	1341 CR 349/2022	108.82
09/22	09/26/2022	35540	UNITED POWER	6753101-920	01-45-5305	Irrig Sprinkler N Creek 9/2022	20.02
09/22	09/26/2022	35540	UNITED POWER	7490500-920	06-47-5305	Pump lake Thomas 9/2022	20.00
09/22	09/26/2022	35540	UNITED POWER	83701-92022	01-44-5305	Shop 9/2022	134.76
09/22	09/26/2022	35540	UNITED POWER	96302-92022	06-47-5305	WWTP Lagoon 9/2022	37.93
Total 35540:							5,208.04
09/22	09/26/2022	35541	UNITED RENTALS INC.	209503199-0	01-49-5700	Equipment Rental - Water Truck	1,213.80
09/22	09/26/2022	35541	UNITED RENTALS INC.	209503199-0	04-44-5215	Equipment Rental - Water Truck	2,832.20
Total 35541:							4,046.00
09/22	09/26/2022	35542	US Bank Voyager Fleet Systems	869402834 0	01-42-5253	Fuel	3,511.86
09/22	09/26/2022	35542	US Bank Voyager Fleet Systems	869402834 0	01-45-5253	Fuel	1,295.59
09/22	09/26/2022	35542	US Bank Voyager Fleet Systems	869402834 0	01-44-5253	Fuel	3,628.63
09/22	09/26/2022	35542	US Bank Voyager Fleet Systems	869402834 0	01-47-5253	Fuel	431.34
09/22	09/26/2022	35542	US Bank Voyager Fleet Systems	869402834 0	06-47-5253	Fuel	1,295.59
Total 35542:							10,163.01
09/22	09/26/2022	35543	VECCHI & ASSOCIATES LLC	3157	01-43-5410	Sr. Level	637.50
09/22	09/26/2022	35543	VECCHI & ASSOCIATES LLC	3157-A	01-02-2615	Meadow Ridge Final Plat (297)	4,651.25
09/22	09/26/2022	35543	VECCHI & ASSOCIATES LLC	3157-B	01-02-2615	Grand Meadow PUD (308)	86.25
09/22	09/26/2022	35543	VECCHI & ASSOCIATES LLC	3157-E	01-02-2615	Sugar Beet Solar (323)	436.25
09/22	09/26/2022	35543	VECCHI & ASSOCIATES LLC	3157-F	01-02-2615	Turion PUD (277)	1,442.50
Total 35543:							7,253.75
09/22	09/26/2022	35544	VECTOR DISEASE CONTROL	PI-A0001163	01-45-5348	Pest Control	3,196.00
Total 35544:							3,196.00
09/22	09/26/2022	35545	Voiance Language Services LLC	2022042789	01-42-5210	OPI Interpretation Services	4.14
Total 35545:							4.14
09/22	09/26/2022	35546	WELD COUNTY SHERIFF'S OFF	2444 082022	01-42-5347	Detention Center - BReady/DGuerrero	60.60
Total 35546:							60.60
09/22	09/26/2022	35547	WHITE BEAR ANKELE TANAKA	23803	20-40-5400	MURA Legal	205.00
Total 35547:							205.00
09/22	09/26/2022	35548	Wickham Tractor Company	IE16353	01-44-5502	Skid Trailer #4	186.30

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35548:							186.30
09/22	09/26/2022	92622100	CENTURY LINK	4015 090122	01-40-5300	Elevator Line	91.93
Total 92622100:							91.93
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	08-42-5491	21 Ford Police	1,012.95
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	09-45-5491	21 Ford Ranger	627.31
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	09-45-5491	22 Ford F-250	855.83
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	09-45-5491	22 Ford F-350	1,129.06
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	09-45-5491	22 Ford F-250	845.59
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	08-42-5491	22 Ford F-150	1,094.43
09/22	09/26/2022	92622101	Enterprise FM Trust	FBN4559945	09-45-5491	22 Ford Escape	648.09
Total 92622101:							6,213.26
09/22	09/26/2022	92622102	Void Check				V
Total 92622102:							.00
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-40-5210	Water	31.08- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-40-5210	Water	31.08
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-40-5210	office supplies	241.84- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-40-5210	office supplies	241.84
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-49-5262	NNO	250.86- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-49-5262	NNO	250.86
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-49-5262	NNO	93.40- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-49-5262	NNO	93.40
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-47-5700	W Retirement	20.98- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-47-5700	W Retirement	20.98
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-41-5210	BOT	15.54- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-41-5210	BOT	15.54
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-41-5841	TWTH - Mayor TY	20.98- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-41-5841	TWTH - Mayor TY	20.98
09/22	09/22/2022	92622103	SAMSClub	4230 090122	01-42-5700	TWTH - Mayor TY	4.92- V
09/22	09/26/2022	92622103	SAMSClub	4230 090122	01-42-5700	TWTH - Mayor TY	4.92
Total 92622103:							.00
Grand Totals:							471,731.96

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	59,797.61	298,966.80-	239,169.19-
01-02-2312	6,288.48	.00	6,288.48
01-02-2615	31,700.75	6,616.25-	25,084.50
01-40-5075	122.92	61.46-	61.46
01-40-5200	1,383.60	691.80-	691.80
01-40-5201	1,858.20	.00	1,858.20
01-40-5205	164.97	.00	164.97
01-40-5210	1,527.58	636.07-	891.51

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-40-5215	380.00	175.00-	205.00
01-40-5300	350.92	.00	350.92
01-40-5305	1,490.16	745.08-	745.08
01-40-5310	126.79	.00	126.79
01-40-5315	352.39	.00	352.39
01-40-5320	48.65	.00	48.65
01-40-5400	14,879.19	.00	14,879.19
01-40-5401	11,382.28	.00	11,382.28
01-41-5210	31.08	15.54-	15.54
01-41-5320	19.45	.00	19.45
01-41-5340	128.02	.00	128.02
01-41-5841	41.96	20.98-	20.98
01-42-5200	94.98	47.49-	47.49
01-42-5201	148.40	.00	148.40
01-42-5210	1,750.38	21.40-	1,728.98
01-42-5215	129.00	.00	129.00
01-42-5216	54.72	.00	54.72
01-42-5253	7,023.72	3,511.86-	3,511.86
01-42-5254	291.18	.00	291.18
01-42-5255	1,116.92	.00	1,116.92
01-42-5305	578.88	289.44-	289.44
01-42-5310	26.44	.00	26.44
01-42-5315	176.59	.00	176.59
01-42-5320	272.34	.00	272.34
01-42-5325	264.90	132.45-	132.45
01-42-5330	751.84	375.92-	375.92
01-42-5331	5,679.00	2,839.50-	2,839.50
01-42-5346	190.00	.00	190.00
01-42-5347	121.20	60.60-	60.60
01-42-5700	9.84	4.92-	4.92
01-43-5320	77.81	.00	77.81
01-43-5410	1,275.00	637.50-	637.50
01-43-5460	41,273.62	20,636.81-	20,636.81
01-44-5216	989.75	223.24-	766.51
01-44-5253	7,257.26	3,628.63-	3,628.63
01-44-5254	9,829.98	4,615.00-	5,214.98
01-44-5255	670.66	273.35-	397.31
01-44-5305	761.38	380.69-	380.69
01-44-5320	243.16	.00	243.16
01-44-5369	1,000.00	.00	1,000.00
01-44-5502	101,828.27	186.30-	101,641.97
01-45-5210	239.92	119.96-	119.96
01-45-5215	6,644.63	.00	6,644.63
01-45-5216	928.60	.00	928.60
01-45-5253	2,591.18	1,295.59-	1,295.59
01-45-5305	459.36	229.68-	229.68
01-45-5310	492.39	.00	492.39
01-45-5320	97.27	.00	97.27
01-45-5348	6,392.00	3,196.00-	3,196.00
01-47-5203	239.99	.00	239.99
01-47-5253	862.68	431.34-	431.34
01-47-5305	217.64	108.82-	108.82
01-47-5310	63.40	.00	63.40
01-47-5320	48.63	.00	48.63
01-47-5700	87.94	20.98-	66.96
01-48-5201	148.40	.00	148.40
01-48-5320	19.45	.00	19.45

GL Account	Debit	Credit	Proof
01-48-5455	1,526.00	.00	1,526.00
01-48-5700	33.18	.00	33.18
01-49-5260	777.18	.00	777.18
01-49-5261	2,500.00	.00	2,500.00
01-49-5262	688.52	344.26-	344.26
01-49-5265	290.00	.00	290.00
01-49-5320	77.81	.00	77.81
01-49-5349	30.00	.00	30.00
01-49-5700	15,989.52	7,223.70-	8,765.82
01-90-8155	1,356.50	.00	1,356.50
04-02-2000	3,027.20	36,567.69-	33,540.49-
04-44-5215	8,184.40	2,832.20-	5,352.20
04-44-5252	390.00	195.00-	195.00
04-44-5367	27,993.29	.00	27,993.29
05-02-2000	.00	2,268.00-	2,268.00-
05-45-5506	2,268.00	.00	2,268.00
06-02-2000	7,988.05	19,868.76-	11,880.71-
06-02-2312	231.46	.00	231.46
06-40-5201	371.00	.00	371.00
06-40-5205	377.00	.00	377.00
06-40-5320	48.63	.00	48.63
06-40-5400	783.12	.00	783.12
06-40-5401	922.38	.00	922.38
06-40-5410	162.91	.00	162.91
06-47-5215	5,405.24	2,702.62-	2,702.62
06-47-5231	902.44	.00	902.44
06-47-5253	2,591.18	1,295.59-	1,295.59
06-47-5305	7,540.00	3,770.00-	3,770.00
06-47-5310	93.72	.00	93.72
06-47-5391	439.68	219.84-	219.84
08-02-2000	.00	2,107.38-	2,107.38-
08-42-5491	2,107.38	.00	2,107.38
09-02-2000	9,046.20	190,487.12-	181,440.92-
09-02-2005	.00	7,941.20-	7,941.20-
09-45-5491	4,105.88	.00	4,105.88
09-50-5511	180,106.86	1,105.00-	179,001.86
09-51-5500	6,274.38	.00	6,274.38
20-02-2000	205.00	1,313.85-	1,108.85-
20-02-2312	79.06	.00	79.06
20-40-5320	19.45	.00	19.45
20-40-5400	410.00	205.00-	205.00
20-40-5401	805.34	.00	805.34
99-01-1001	.00	.00	.00
99-01-1075	219.51	3.09-	216.42
99-02-2000	3.09	219.51-	216.42-
Grand Totals:	631,866.26	631,866.26-	.00

Report Criteria:

Report type: GL detail

M = Manual Check, V = Void Check



Agenda Item Summary

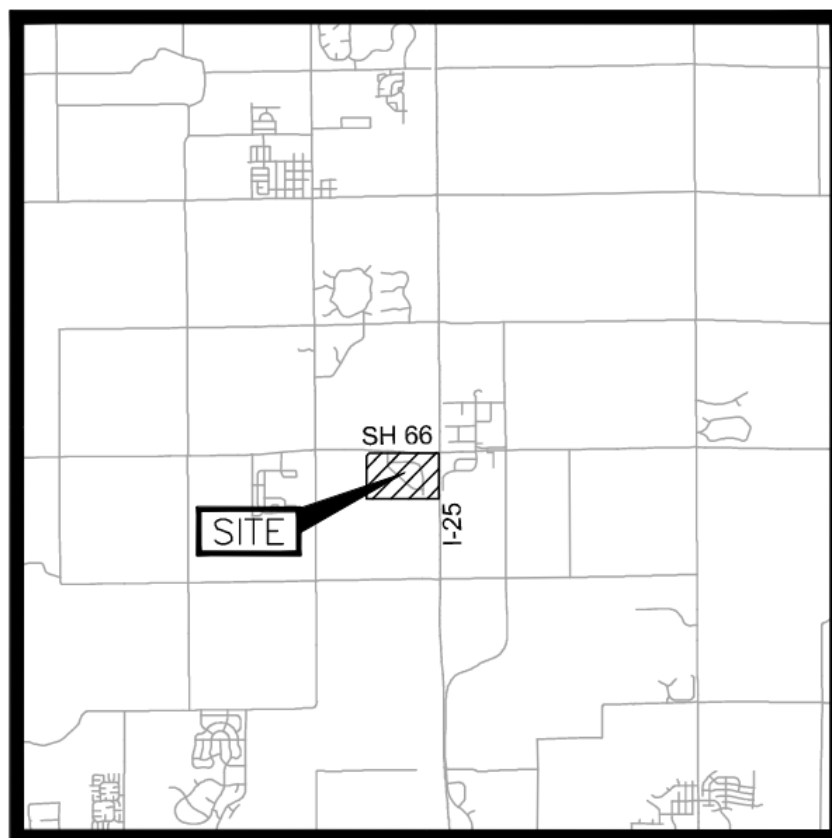
MEETING DATE: September 26, 2022

SUBJECT: **Ordinance No. 1010** – An Ordinance of the Town of Mead, Colorado,
Approving with Conditions the Mead Crossings, Amendment No. 1 Replat

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to ratify staff’s conditional administrative approval of the Mead Crossings, Amendment No. 1 Replat application for an administrative replat (the “Replat”). The purpose of the Replat is to combine five (5) existing lots in the Mead Crossing subdivision into one (1) lot, approximately 6.43 acres in size. The Replat includes the vacation of an existing access and utility easement, and an existing emergency access easement that will no longer be necessary after the lots are combined into one (1) lot. The replat also includes the dedication of the necessary right-of-way along the eastern portion of Foster Ridge Drive and the northern portion of Highland Drive. The necessary right-of-way along the western portion of Foster Ridge Drive will be conveyed to the Town via separate instrument.



SITE DETAILS

Applicant:	Mike Talcott, Quiktrip Corporation
Property Owner:	Quiktrip Corporation
Property Location:	Generally located west of I-25 and south of Hwy 66
Zoning Classification:	Highway Commercial (HC)
Comp. Plan Designation:	Regional Commercial (RC)
Surrounding Land Uses:	
North	Highway Commercial (HC) – Town of Mead
South	Highway Commercial (HC) – Town of Mead
East	Highway Commercial (HC) – Town of Mead
West	Highway Commercial (HC) – Town of Mead

OVERVIEW

This is a request for the Board of Trustees to ratify staff’s conditional administrative approval of the Mead Crossings, Amendment No. 1 Replat application. The Replat would create an approximately 6.43 acre lot, to be known as Lot 1, Block 1 of the Mead Crossings, Amendment No. 1 Replat (“Lot 1”). The Replat dedicates the necessary right-of-way along the eastern portion of Foster Ridge Drive and the northern portion of Highland Drive. The Replat also includes the vacation of an existing access and utility easement and an existing emergency access easement, which will no longer be necessary after the lots are combined into Lot 1.

Pursuant to Section 16-4-110 of the Mead Municipal Code (“MMC”), this application is 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 Replat 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.**

This application proposes the removal of the lot lines separating Lots 10A, 10B, 10C, 10D and 9A of the existing Mead Crossings subdivision to create Lot 1 (consisting of 6.43 acres,

more or less). Lot 1 meets all applicable requirements and standards of the MMC and Comprehensive Plan. This application proposes the elimination of unnecessary access and utility easements. As a result, the Replat represents a functional system of land use.

2. The development will substantially comply with this Code.

This Replat will not result in the creation of any additional lots. Lot 1 meets all applicable density and dimensional standards. The Replat contains the information required in Section 16-4-110 of the MMC. Other requirements governing the development of the Lot 1 have been or will be met through the Town’s site plan approval process.

3. All applicable technical standards have been met.

The Replat 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. 1010 ratifying staff’s conditional approval of the Mead Crossings, Amendment No. 1 Replat application, add conditions to Ordinance No. 1010, or choose not to adopt Ordinance No. 1010. Any decision by the Board not to adopt Ordinance No. 1010 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes has not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Approval of the September 26, 2022 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 the Ordinance:

“I MOVE TO APPROVE ORDINANCE NO. 1010, AN ORDINANCE APPROVING WITH CONDITIONS THE MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT, BASED ON STAFF APPROVAL AND SATISFACTION OF REPLAT REVIEW CRITERIA SET FORTH IN SECTION 16-4-110 OF THE MEAD MUNICIPAL CODE, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE SEPTEMBER 26, 2022 BOARD OF TRUSTEES MEETING.”

ATTACHMENTS

- 1. Ordinance No. 1010
- 2. Replat

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1010**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE MEAD CROSSINGS,
AMENDMENT NO. 1 REPLAT**

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, Quiktrip Corporation, an Oklahoma limited liability company (the “Owner”) has submitted to the Town an application for an administrative replat designated as the MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT (“Replat”) for certain property generally located south of CO-66 and west of I-25, within the Mead Crossings 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, Section 16-4-110 of the MMC authorizes administrative staff review and approval of the Replat, subject to ratification by the Board of Trustees through the adoption of an ordinance approving the Replat; and

WHEREAS, the Owner is proposing the Replat in order to combine five (5) existing lots into one (1) lot, vacate certain access and utility easements, and dedicate additional rights-of-way to the Town; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code, 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 Replat, any and all submittals by the Owner and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Replat was considered; and

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

WHEREAS, the Board of Trustees has determined that the Replat 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; and

WHEREAS, the Board of Trustees has further determined that approval of the Replat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

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

Section 1. Recitals. 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 replat designated as the MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT, is approved subject to the following conditions of approval:

- a. The Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Replat; and
- b. The Owner shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Replat application, including recording fees; and
- c. The Owner shall execute the ROW conveyance deed conveying additional right-of-way to the Town along the western portion of Foster Ridge Drive in a form approved by the Town Attorney and Town Engineer (the "ROW Conveyance Deed") and deliver the executed original to the Town Clerk for recording. The ROW Conveyance Deed shall be recorded in the Weld County real property records prior to recordation of the Replat; and

Section 3. Following the satisfaction of the conditions set forth in Section 2. of this Ordinance, the Mayor is authorized to sign the Replat on behalf of the Town, and the Town Clerk may attest the signature of the Mayor on the Replat. The Mayor, Mayor Pro Tem or Town Manager shall be authorized to execute the acceptance signature block on the ROW Conveyance Deed on behalf of the Town.

Section 4. Subject to review and approval of the Replat mylar by the Town Staff, and satisfaction of the conditions set forth in a. through c. in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Replat mylar and cause the same to be recorded in the real property records of Weld County, Colorado.

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

Section 6. 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 7. 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 8. 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 SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

**PROPERTY LEGAL DESCRIPTION
(MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT)**

LOTS 10A, 10B, 10C, 10D AND 9A, MEAD CROSSINGS, per the Plat Recorded September 25, 2002 at Reception No. 2990354, EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded August 6, 2009 at Reception No.3640951, County of Weld, State of Colorado.

MEAD CROSSINGS, AMENDMENT NO. 1

A REPLAT OF LOTS 10A, 10B, 10C, 10D, AND 9A, MEAD CROSSINGS, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION RE-PLAT IS TO COMBINE LOTS 10A, 10B, 10C, 10D AND 9A, MEAD CROSSINGS, PER THE PLAT RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 INTO ONE LOT TO BE KNOWN AS LOT 1, BLOCK 1, MEAD CROSSINGS, AMENDMENT NO. 1

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

LOTS 10A, 10B, 10C, 10D AND 9A, MEAD CROSSINGS, PER THE PLAT RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354, EXCEPT THOSE PORTIONS THEREOF TAKEN AS FEE TITLE BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER RECORDED DECEMBER 1, 2008 AT RECEPTION NO. 3592394 AND AS MODIFIED BY MODIFIED RULE AND ORDER RECORDED AUGUST 6, 2009 AT RECEPTION NO. 3640951, COUNTY OF WELD, STATE OF COLORADO.

THUS-DESCRIBED ADMINISTRATIVE PLAT CONTAINS 6.593 ACRES OR 287,211 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: _____

NAME: TROY DEVOS

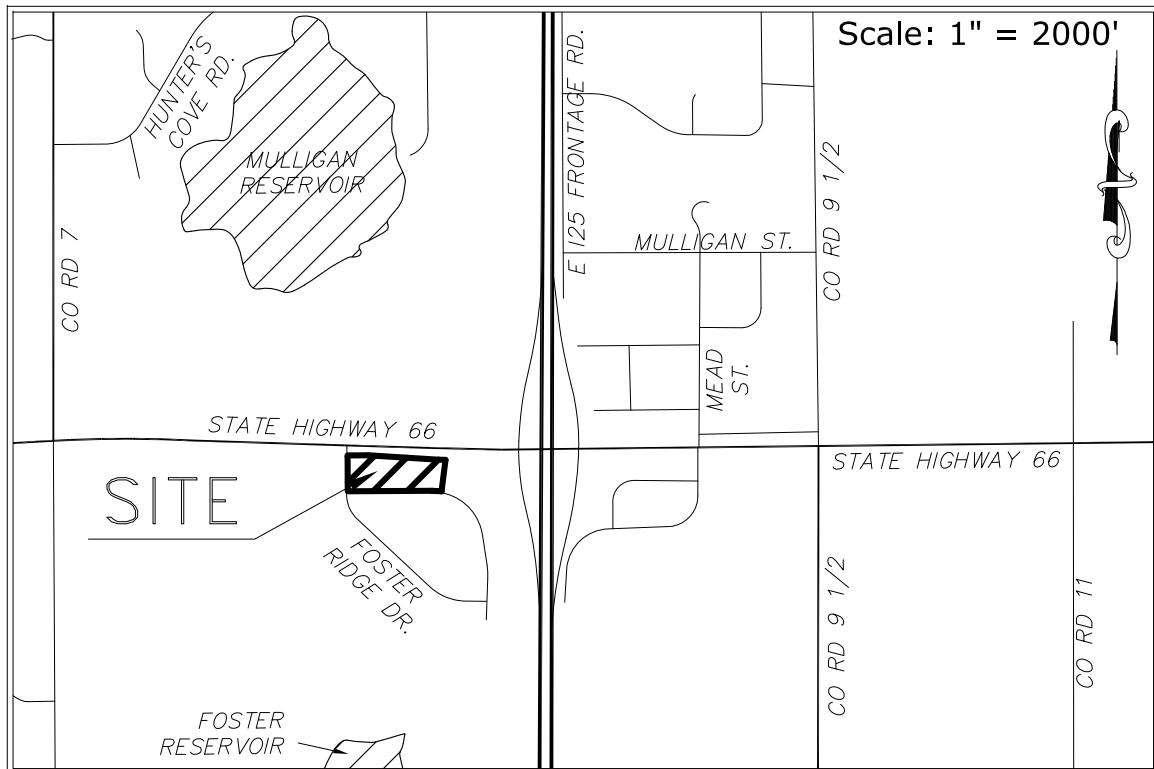
TITLE: DIRECTOR OF REAL ESTATE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY TROY DEVOS, AS DIRECTOR OF REAL ESTATE OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP

GENERAL NOTES:

1. THE TOTAL ACREAGE OF THIS ADMINISTRATIVE PLAT IS 287,211 SQUARE FEET OR 6.593 ACRES, MORE OR LESS.
2. THE DATE OF FIELD WORK FOR THIS PLAT WAS PERFORMED ON JANUARY 26, 2021.
3. THIS PLAT WAS PREPARED ON THE 17TH DAY OF MAY, 2021.
4. NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
5. THE BASIS OF BEARINGS FOR THIS PLAT IS BASED UPON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER THE PLAT OF MEAD CROSSINGS RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO, WHICH BEARS NORTH 88°26'53" WEST, BETWEEN THE FOUND MONUMENTS AS SHOWN HEREIN.
6. THIS SURVEY OR PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE TITLE, RIGHTS-OF-WAY AND EASEMENTS OF RECORD. TITLE COMMITMENT NO. N0030694-030-TH-NB, AMENDMENT NO. 5 WITH AN EFFECTIVE DATE OF JULY 12, 2022, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES WERE RELIED UPON FOR FOR ALL INFORMATION REGARDING RECORD TITLE, RIGHTS-OF-WAY AND EASEMENTS.
7. 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.

SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ADMINISTRATIVE PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ADMINISTRATIVE PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 17TH DAY OF MAY, 2021.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE RE-PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 2022.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE RE-PLAT 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 _____, 2022, AND RECORDED ON _____, 2022, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

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

THIS ACCEPTANCE OF 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

COVER SHEET	
PREPARED	MAY 17, 2021
1ST REVIEW REVISION	JULY 23, 2021
2ND REVIEW REVISION	SEPTEMBER 21, 2021
3RD REVIEW REVISION	DECEMBER 6, 2021
SHEET 1 OF 2	



6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303
Email: jesse@alturaland.com
Contact: Jesus Lugo

Prepared: 05/17/21

Job No. 21004

MEAD CROSSINGS, AMENDMENT NO. 1

A REPLAT OF LOTS 10A, 10B, 10C, 10D, AND 9A, MEAD CROSSINGS, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	370.00'	02°12'51"	14.30'	S01°11'49"W	14.30'
C2	430.00'	03°51'00"	28.89'	S00°22'44"W	28.89'
C3	9.00'	90°00'00"	14.14'	N46°32'46"W	12.73'
C4	15.00'	72°47'36"	19.06'	N55°53'24"E	17.80'
C5*	4.66'	77°50'50"	6.33'	S52°06'28"E	5.86'
C6*	25.50'	64°11'00"	28.57'	S55°37'18"E	27.10'
C7*	19.50'	86°10'01"	29.33'	S44°37'46"E	26.64'
C8*	16.30'	19°33'12"	5.56'	S04°54'14"W	5.54'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°18'14"W	15.78'
L2	S02°18'14"W	11.75'
L3	S67°33'11"W	11.21'
L4	S67°33'11"W	14.02'
L5	S18°37'13"W	2.66'

STATE HIGHWAY 66
(PUBLIC R.O.W., WIDTH VARIES)

MISCELLANEOUS NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF MEAD CROSSINGS RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES
- * INDICATES NON-TANGENT CURVE
- INDICATES PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES
- INDICATES PORTION OF 30' ACCESS & UTILITY EASEMENT, REC. NO. 2990354 BEING VACATED BY THIS PLAT.

Northeast corner of Section 27
Monument location established by utilizing
the found accessories/reference points per
the Colorado Land Survey Monument Record
accepted 10/28/2009, **Held & Accepted**

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- - - = ADJOINING PARCEL BOUNDARY LINES
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES DEDICATED BY THIS PLAT

GRAPHIC SCALE

30 0 15 30

FEET

Scale: 1" = 30'

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

ABBREVIATION LEGEND

- REC. NO. RECEPTION NUMBER
- P.M. PRINCIPAL MERIDIAN
- PLS PROFESSIONAL LAND SURVEYOR
- RLS REGISTERED LAND SURVEYOR
- R.O.W. RIGHT OF WAY
- R RADIUS
- Δ DELTA/CENTRAL ANGLE
- L LENGTH



Prepared: 05/17/21

6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303
Email: jesse@alturaland.com
Contact: Jesus Lugo

Job No. 21004

FINAL PLAT DETAIL

PREPARED	MAY 17, 2021
1ST REVIEW REVISION	JULY 23, 2021
2ND REVIEW REVISION	SEPTEMBER 21, 2021
3RD REVIEW REVISION	DECEMBER 6, 2021

SHEET 2 OF 2



Agenda Item Summary

MEETING DATE: September 26, 2022

SUBJECT: **Resolution No. 72-R-2022** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phase 1A Improvements (St. Acacius Subdivision – Replat No. 1)

PRESENTED BY: Robyn Brown, Deputy Town Engineer

SUMMARY

Mr. Lars Monson, Development Director of Forestar (USA) Real Estate Group, having a principal office address of 188 Inverness Drive West, Suite 420, Englewood, Colorado 80112 on behalf of St. Acacius (Lakeside Canyon) has requested Conditional Acceptance of the on-site and off-site public improvements in Phase 1A, including Weld County Road 28, constructed as part of the St. Acacius development, specifically the installation of concrete sidewalk, curb and gutter, asphalt paving, landscaping, storm sewer drainage, and drainage facilities (collectively, the “Phase 1A Public Improvements”).

Town staff completed a punch list walkthrough on September 10, 2022 and created a final punch list of items for the Developer’s contractor to complete. The Conditional Acceptance letter and punch list is attached and incorporated into the proposed Resolution. Punchlist items have been corrected and accepted.

Staff recommends granting Conditional Acceptance of the Phase 1A Public Improvements. Resolution No. 73-R-2022 memorializes the Board’s Conditional Acceptance of the Phase 1A Public Improvements, effective September 26, 2022. The warranty period will start on September 26, 2022.

For a two-year period from the date of the beginning of the warranty period, the Developer is required, at its own expense, to take all actions necessary to maintain the Phase 1A Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, become necessary. If within thirty (30) days after the Developer’s receipt of written notice from the Town requesting replacement of or repairs to the Phase 1A Improvements, the Developer has not completed such repairs, the Town may exercise enforcement actions to secure performance, including enforcement of contractual rights and other actions set forth in Article VI of Chapter 16 of the MMC.

Town staff will complete a final inspection prior to final acceptance of the Phase 1A Public Improvements at the conclusion of the two-year warranty period.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees grant Conditional Acceptance of the Phase 1A Improvements by adoption of the proposed Resolution, with the two (2) year warranty period beginning September 26, 2022, as set forth therein.

Suggested Motion:

I move to adopt Resolution No. 72-R-2022, a Resolution of the Town of Mead, Colorado, granting Conditional Acceptance of the Phase 1A Improvements for St. Acacius Suvdivision – Replat No. 1.

ATTACHMENTS

Resolution No. 72-R-2022

Conditional Acceptance Letter - St. Acacius - Phase 1A Improvements From Town to Developer

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 72-R-2021**

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

WHEREAS, Forestar (USA) Real Estate Group Inc., a Delaware corporation having a principal office address of 10700 Pecan Park Boulevard, Austin, Texas 78750 (“Developer”) has caused the completion of certain public improvements benefitting the St. Acacius Subdivision, Replat No. 1 Final Plat (“Development”), specifically the public improvements associated with **Phase 1A** of the Development (collectively, the “Improvements”); and

WHEREAS, the Improvements are identified in that certain Subdivision Improvement Agreement between Second Royalty LLC and the Town dated September 14, 2020 and recorded on September 14, 2020 at Rec. No. 4629455 in the Weld County property records (“County Records”), as assigned to Developer by that certain Assignment and Assumption of Subdivision Improvements Agreement dated November 9, 2020 and recorded in the County Records on November 16, 2020, at Rec. No. 4651444, and as amended by that certain First Amendment to Subdivision Improvement Agreement dated April 13, 2020 and recorded on March 19, 2021, at Rec. No. 4694812 in the County Records (together, the “SIA”); and

WHEREAS, the Improvements are subject to a warranty period of two (2) years following the conditional acceptance of the improvements; and

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

WHEREAS, the Town Engineer has reviewed the construction of Improvements, has determined that the Improvements have been constructed and installed in substantial conformance with the Town’s construction standards, and is recommending that the Board grant conditional acceptance of the Improvements effective as of September 26, 2022, subject to the conditions set forth in the Final Punchlist, a copy of which is attached to this Resolution as **Exhibit A**, and subject to the additional conditions attached to this Resolution as **Exhibit B**; and

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

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

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

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

Section 1. Conditional Acceptance of Public Improvements. The Board of Trustees on behalf of the Town of Mead, hereby grants “conditional acceptance” of the Improvements identified in this Resolution and orders the commencement of the two (2) year warranty period September 26, 2022.

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

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

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

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 SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD

By _____
Mary E. Strutt, Deputy Town Clerk

By _____
Colleen G. Whitlow, Mayor

Exhibit A

Final Punchlist (for Conditional Acceptance – Phase 1A)

(attached – 30 pages)

Exhibit B

Additional conditions (Conditional Acceptance – Phase 1A)

1. Developer shall provide public improvement cost estimates for Phases 1A and 1B to be reviewed and approved by the Town. Developer shall replace LOC NUSCGS034528, dated November 13, 2020, in the amount of \$7,549,755.00 (and having an expiration date of November 30, 2022) (the “Phase 1 LOC”) with two new LOCs for Phases 1A and 1B in the form required by the SIA. The LOC for Phase 1A shall be **in the amount of not less than 15% of the approved public improvement cost estimate for Phase 1A** and have an expiration date not earlier than November 21, 2024 (“Phase 1A Replacement LOC”). The LOC for Phase 1B shall be **in the amount of not less than 115% of the approved public improvement cost estimate for Phase 1B** and have an expiration date not earlier than November 21, 2024 (“Phase 1B Replacement LOC”). The Developer shall file the Replacement LOCs with the Town Engineer on or before October 24, 2022. Upon filing of the Replacement LOCs, the Town Engineer or designee shall cause the Phase 1 LOC to be released. The Replacement LOCs shall be released in accordance with the terms of the SIA and the *Mead Municipal Code*.

September 10, 2022

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

RE: Conditional Acceptance of St. Acacius (Lakeside Canyon), Phase 1A and Weld County Road (WCR 28), Public Improvements

Dear Mr. Monson,

In April 2022, Town of Mead Staff completed in inspection of the on-site public infrastructure improvements in Phase 1A of the St. Acacius (Lakeside Canyon) Subdivision. The purpose of this inspection was to confirm completion of construction of the on-site public infrastructure improvements, assess the condition of the improvements installed, and generate a punchlist detailing deficiencies requiring completion or correction prior to issuance of Conditional Acceptance. On-site landscaping and off-site infrastructure improvements were not complete, and thus not included in the inspection. A letter describing the Conditional Acceptance process and requirements, with the punchlist attached, was subsequently sent to you on or about April 13, 2022.

In August 2022, Town Staff completed an inspection of the on-site landscaping and off-site WCR 28 public improvements, as well as deficiencies previously identified on the Pre-Conditional Acceptance Punchlist. The purpose of this inspection was to confirm completion of construction of the on-site landscaping and off-site WCR 28 public improvements, assess the condition of the improvements installed, and add to the previously generated punchlist any deficiencies requiring completion or correction prior to issuance of Conditional Acceptance.

The attached Punchlist, Photos, and Maps summarize the work required to be completed or corrected in order for Phase 1A Conditional Acceptance to be granted. The Developer shall complete all punchlist items within 30 days of the date of this letter, unless otherwise directed by Town Staff. Once these punchlist items have been completed and approved by Town Staff, Conditional Acceptance of the public improvements for Phase 1A, St. Acacius (Lakeside Canyon) Subdivision, will be issued.



Once Conditional Acceptance is granted, those included public improvements will enter a 2-year warranty period, during which the developer shall, at his or her own expense, take all actions necessary to maintain the public improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary.

No sooner than sixty (60) days, and at least thirty (30) days, before the end of the 2-year warranty period, and during the growing season (May 1 through October 31), the Developer shall request an inspection of the public improvements. Once the public improvements are judged by the Town to be in satisfactory condition, the Town shall grant Final Acceptance by resolution of the Board of Trustees.

Sincerely,

A handwritten signature in black ink that reads "Robyn Brown".

Signed: 09/09/2022 @ 8:23:45 AM

Robyn Brown, P.E.

Deputy Town Engineer

ATTACHMENTS:

- St. Acacius (Lakeside Canyon), Phase 1A, Public Improvements – Punchlist
- St. Acacius (Lakeside Canyon), Phase 1A, Public Improvements – Pre-Conditional Acceptance Deficiencies Map
- St. Acacius (Lakeside Canyon), Phase 1A, On-Site Improvements – Pre-Conditional Acceptance Letter
- St. Acacius (Lakeside Canyon), Phase 1A, On-Site Improvements – Pre-Conditional Acceptance Photos
- St. Acacius (Lakeside Canyon), Phase 1A, Off-Site Improvements (WCR 28) – Photos
- St. Acacius (Lakeside Canyon), Phase 1A, Off-Site Improvements (WCR 28) – Conditional Acceptance Deficiencies Map



Project Name: Lakeside Canyon (Saint Acacius)

Contractor: Forestar

Inspector: Deano Korecky Jr.

Punchwalk Dates: April 8th, April 11th, & April 12th

Pre-Walk for Conditional Acceptance: Phase 1A (81 Lots)

Punch List Items						
No.	Item	Description	Location	Observation Date	Completion Date	Town Sign-Off
1	Concrete	Mid-Block ADA Ramps and proper signage	Siltstone Street (Phase 1A)	4/8/2022	5/11/2022	DK
2	Concrete	ADA Ramp not ADA compliant	Gypsum Avenue/Marble Drive (Phase 1A)	3/29/2022	4/4/2022	DK
3	Concrete	Sidewalk incomplete	Tract D & Tract E (Phase 1A)	4/8/2022	5/11/2022	DK
4	Concrete	Seal all ADA ramp holes with silicone	Phase 1A	4/8/2022	In Process	
5	Expansion	Seal all expansion per Town of Mead standards	Phase 1A	4/8/2022	In Process	
6	Backfill Concrete	Concrete needs to be backfilled	Phase 1A	4/12/2022	In Process	
7	Detention Basin	Pond certificate	Tract E (Phase 1A)	4/12/2022	In Process	
8	Manhole/Valves	Make sure they are operable (few need to be lowered marked in pink)	Phase 1A	4/11/2022	8/17/2022	DK
9	Street Lights	Some street lights are not complete	Phase 1A	4/11/2022	In Process	
10	As-Builts	Provide As-builts in CAD Files (make sure to include box culvert)	Phase 1A	4/12/2022	In Process	
11	Storm	Clean up sediment in all inlet storm drains	Phase 1A	4/8/2022	In Process	
12	Storm	Wrong lids on storm manholes, replace per Town of Mead Standards	Phase 1A	4/8/2022	6/3/2022	Temp
13	Erosion Control	Native seed around box culvert and blankets	Phase 1A	4/12/2022	In Process	
14	Housekeeping	Cleanup job site (Could not inspect areas due to clean up)	Phase 1A	4/12/2022	In Process	
15	Stockpiles/Grading	Clean up all stockpiles and final grading needs to be completed in areas	Phase 1A	4/12/2022	In Process	
16	CR 28	Nothing has been completed	CR 28	4/11/2022	8/30/2022	DK
17	CR 28	Additional Paving agreed upon Town of Mead & Forestar	CR 28	4/11/2022	6/11/2022	DK
18	Underdrain	Not doing what's it's intended (visible ground water)	Phase 1A	4/8/2022	In Process	
19	Asphalt	Areas have segregated asphalt	Phase 1A	4/11/2022	8/17/2022	DK
20	Thermoplastic Symbols	Peeling off need to be redone	Gypsum Avenue	4/11/2022	In Process	
21	Inlet	Inlet is higher than the detached sidewalk	NE corner of Gypsum Avenue/Garnet Way	4/11/2022	8/5/2022	DK
22	Mailboxes	Remove mailboxes out of the ROW	Marble Drive (Phase 1A)	4/5/2022	In Process	
23	Water (LTWD)	Provide Acceptance document from LTWD	Intior of Phase 1A	3/11/2022	3/11/2022	DK
24	Water (LTWD)	Provide Acceptance document from LTWD	WCR 28	3/11/2022	In Process	
25	St. Vrain (Sewer)	Provide Acceptance document from St. Vrain Sanitation District	Phase 1A	3/30/2022	3/30/2022	DK
26	Town of Firestone	Provide Acceptance document from Town of Firestone	CR 9.5 (Phase 1A)	4/12/2022	In Process	
27	Retaining Wall	Separating retaining wall	Phase 1A	4/11/2022	In Process	
28	Landscaping	Nothing has been completed	Phase 1A	4/8/2022	In Process	
WCR 28 Punchlist (July 30th, 2022)						
1	Concrete	Farmer/Oil Field Entrance (Per new design)	Siltstone Street (Phase 1A)	8/30/2022	In Process	
2	Concrete	Curb on the west end needs to be redone (Per new design)	Westend on the southside of WCR 28	8/30/2020	In Process	
3	Concrete	ADA ramps and sidewalk incomplete (Per new design)	Southwest corner of CR 28/CR 9.5	8/30/2022	In Process	
4	Concrete	Clean and seal all ADA ramp holes with silicone	WCR 28	8/30/2022	In Process	
5	Concrete (Expansion)	Seal all expansion per Town of Mead standards	WCR 28	8/30/2022	In Process	
6	Concrete (Backfill)	Concrete needs to be backfilled	WCR 28	8/30/2020	In Process	
7	Asphalt	Did not pave all the way on the northside of box culvert	Northside of box culvert on WCR 28	8/30/2022	In Process	
8	Stripping	Confirm epoxy paint was put down	WCR 28	8/30/2022	In Process	
9	Stripping and Symbols	Stripping not completed	WCR 28	8/30/2020	8/6/2022	DK

Punch List Items						
No.	Item	Description	Location	Observation Date	Completion Date	Town Sign-Off
10	Symbols	Street symbols need to be complete and redone	WCR 28/Limestone Avenue	8/30/2022	In Process	
11	Symbols	Additional arrows and "ONLY"	WCR 28	8/30/2022	8/6/2022	DK
12	Signs	All the signs need to be installed (some are damaged)	WCR 28	8/30/2022	In Process	
13	Stockpiles/Grading	Clean up all stockpiles and final grading needs to be completed in areas	WCR 28	8/30/2022	In Process	
14	Guardrail	Needs to be bolted and set to final grade	WCR 28	8/30/2020	In Process	
15	Handrail	Needs to be installed (Communicate with ditch company)	WCR 28	8/30/2022	In Process	
16	Box Culvert	Need As-Builts	WCR 28	8/30/2022	In Process	
17	As-Builts	Need As-Builts	WCR 28	8/30/2022	In Process	
18	Street Lights	Street lights need to be installed per plan	WCR 28/Limestone Avenue	8/30/2022	In Process	
19	Water (LTWD)	Provide Acceptance document from LTWD	WCR 28	8/30/2020	In Process	
20	Fire Hydrant	Installed low	WCR 28	8/30/2022	In Process	
21	Manhole	Manhole for air vac in median is high	WCR 28	8/30/2022	In Process	
22	Utilities Box	Utilities box needs to be set to grade in the median	WCR 28	8/30/2022	In Process	
23	Conduit	All conduits need to be covered with peds	WCR 28	8/30/2022	In Process	
24	Landscaping	No landscaping has been completed	WCR 28	8/30/2020	In Process	
25	Town of Firestone	Provide Acceptance document from Town of Firestone	WCR 28/CR 9.5	8/30/2022	In Process	
26	St. Vrain (Sewer)	Provide Acceptance document from St. Vrain Sanitation District	WCR 28	8/30/2022	In Process	

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CONSENT OF ATWELL LLC

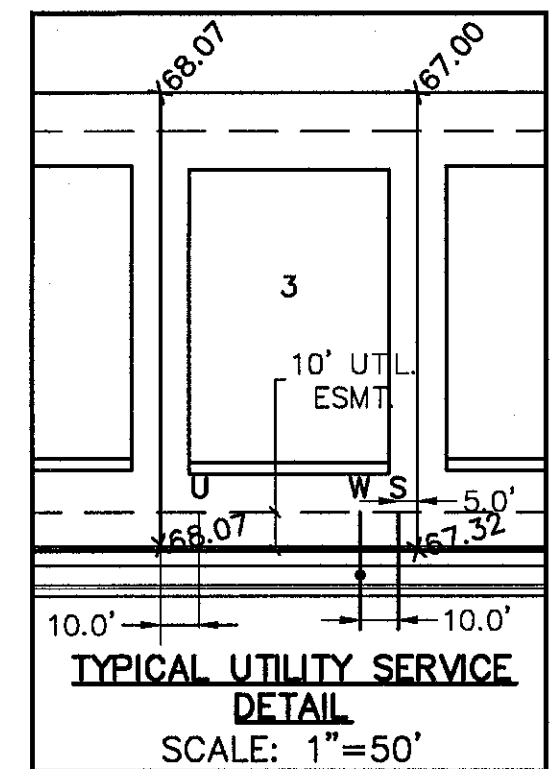
PARK LAND COMPANY	ST. ACACIUS SUBDIVISION MEAD, CO	OVERALL UTILITY PLAN
-------------------	-------------------------------------	----------------------

A circular professional engineer seal for the state of Colorado. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small dots. Inside the ring, the name "MICHAEL A. KUCHUMOV" is written in a curved path. In the center, the number "30960" is displayed above the expiration date "9/14/20". A signature is visible over the seal.

92



	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	PROPOSED UNDERDRAIN SERVICE



APPROVED BY: *C. Rasmussen* DATE: 9/18
TOWN ENGINEER

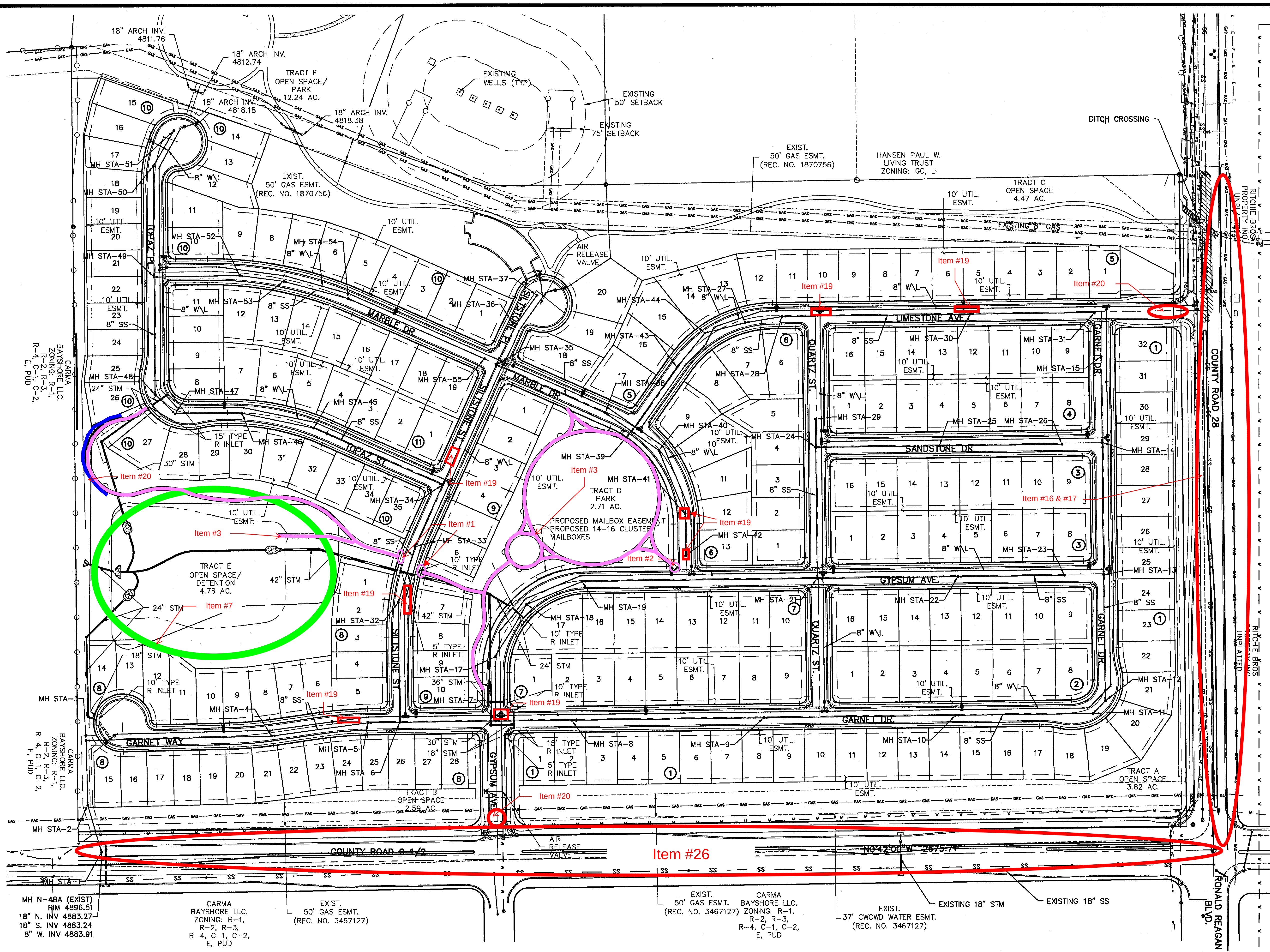
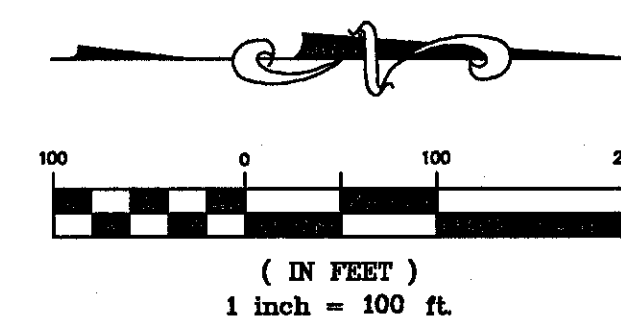
BENCHMARK:
5/8" REBAR WITH RED PLASTIC CAP MARK
"CONTROL POINT" LYING NORTH OF WELKE
AVENUE AND 35 FEET WEST OF THE TOWN
MEAD'S WATER TANK.

N=1428551.18
E=3236586.73
ELEV=5088.02 NAVD88

1. ALL WATERLINES ARE REQUIRED TO USE C900 PVC DR14 UNLESS OTHERWISE NOTED.

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.



April 13, 2022

Mr. Lars Monson, Development Director
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd., Suite 150
Austin, TX 78750

RE: Lakeside Canyon, Phase 1A – Punchlist Items Required Prior to Conditional Acceptance of Public Infrastructure Improvements

Dear Mr. Monson,

On April 11 and 12, 2022, Town Staff performed an inspection of the on-site public infrastructure improvements in Phase 1A at the Lakeside Canyon subdivision. The purpose of this inspection was to review the condition of the improvements installed, confirm completion of construction of the public infrastructure improvements, and develop a punchlist of deficiencies that need to be repaired and/or replaced prior to issuance of Conditional Acceptance. Although the Town considers the on-site infrastructure improvements in Phase 1A substantially complete, the items summarized on the attached exhibit, as well as on-site landscaping and off-site infrastructure improvements, will require completion prior to Conditional Acceptance of Phase 1A.

The attached spreadsheet and photos summarize the work to be completed or corrected. Inspection of on-site landscaping and off-site public infrastructure improvements were not part of this inspection. The developer shall complete all punchlist items within 30 days from the date of this letter, unless otherwise directed by Town of Mead staff. Once these punchlist items, as well as Phase 1A on-site landscape and off-site public infrastructure improvements, have been completed and approved by Town staff, Conditional Acceptance of Phase 1A will be issued. In accordance with the Town of Mead *Design Standards and Construction Specifications*, Section 202.8.A.1.a., for projects where Conditional Acceptance is granted between November 1st and April 30th, the two-year warranty period shall not begin until May 1st. A final inspection will be conducted at the end of the warranty period prior to Final Acceptance of Phase 1A Public Infrastructure Improvements.

Sincerely,

Robyn Brown, P.E.
Deputy Town Engineer



























Lakeside Canyon (Saint Acacius)
Contractor: Forestar
April 13, 2022
On-Site Infrastructure Punch-list Phase 1A



Section 9, Item e.



Symbols



Symbols



Framers/Oil Field Access



Handrail for Ditch Company



Street Sign



Concrete
Backfill not done for over a month



Concrete (Damaged)
Backfill not done for over a month



Concrete (Damaged)
Backfill not done for over a month



Guardrail needs to be secured and set



Clean up/Backfill



Utility Box low



Hydrant low



Concrete
Clean up/seal all ADA ramps



Concrete Clean up



Concrete Clean Up



Utilities Exposed/Clean Up



Concrete
Clean up/seal all ADA ramps



Utilities covered with peds
Clean up



Concrete
Backfill not done for over a month



“ONLY” Symbols



Concrete (Damaged)
 Backfill not done for over a month

Damaged Street Sign



Concrete (Damaged)
 Backfill not done for over a month



Concrete (Damaged)
 Backfill not done for over a month



Concrete (Damaged)



Concrete (Damaged)





Redo Symbol



Concrete Item (No flaggers with traffic control)



Concrete (Clean up and curb not tapered to zero)
Backfill/Cleanup



Concrete (Joint alignment)
Backfill/Cleanup



Concrete Item (Hole was full of water)



Concrete Item (No flaggers with traffic control)



Concrete (Joint alignment)



Concrete (Joint alignment)

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR DURING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEER NOR THE ENGINEER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY IN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL UTILITIES.

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.762.1103

GLEN SMITH
9800 MT. PYRAMID COURT, STE. 340
ENGLEWOOD, CO 80112
PHONE: (303) 771-3344
CONTACT: GLEN SMITH

PARK LAND COMPANY
ST. ACACIUS SUBDIVISION
MEAD, CO
STREET PLAN & PROFILE
SIGNAGE & STRIPING

DATE 03/20/15

F	SUBMITTAL TO TOWN OF MEAD	08/21/15 - MM
G	SUBMITTAL TO TOWN OF MEAD	09/23/15 - MM
H	SUBMITTAL TO TOWN OF MEAD	10/20/15 - MM
I	SUBMITTAL TO TOWN OF MEAD	11/17/15 - MM

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

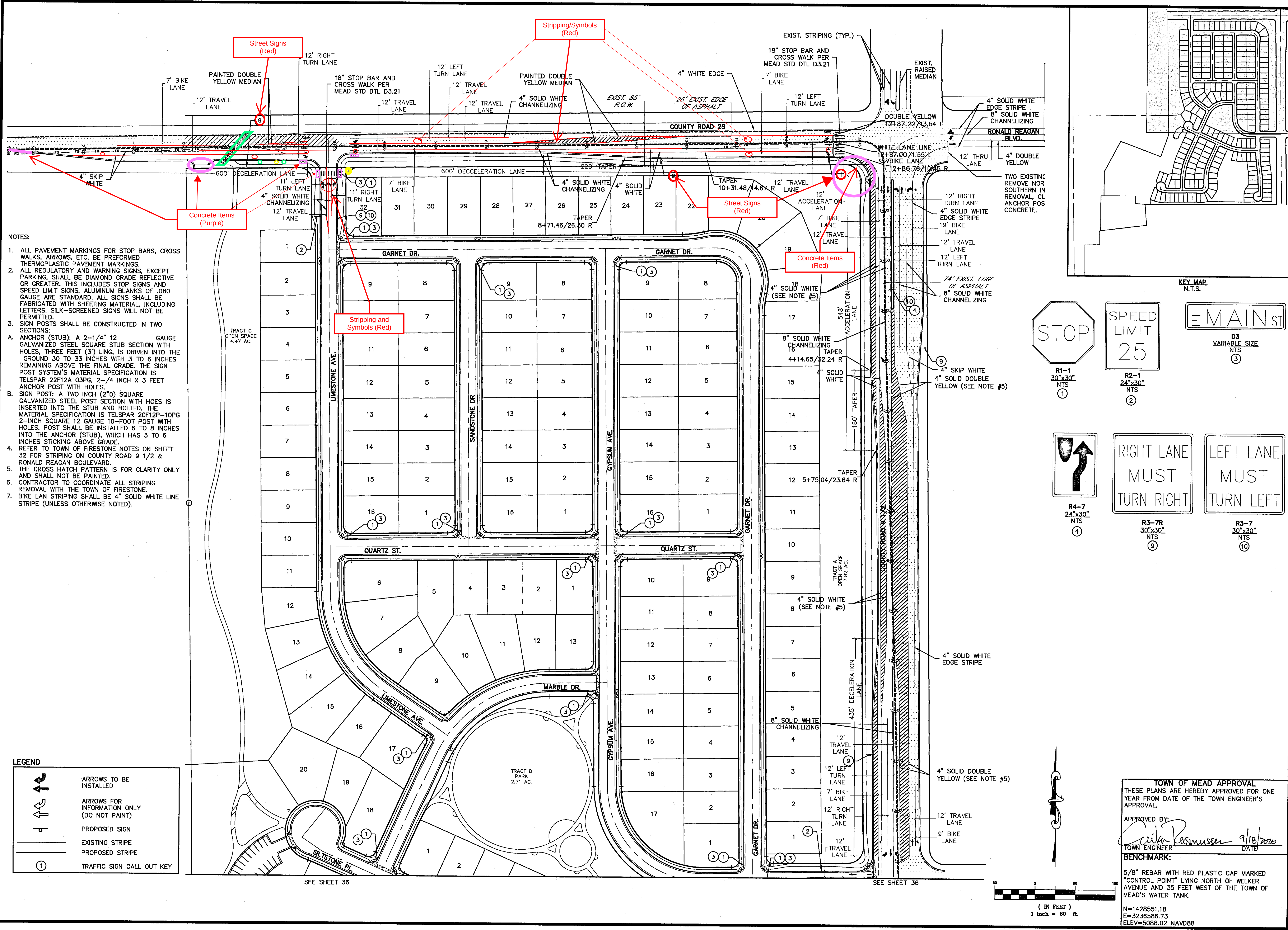
APPROVED BY: *Carla Rasmussen* 9/18/2020
TOWN ENGINEER DATE

BENCHMARK:
5/8" REBAR WITH RED PLASTIC CAP MARKED "CONTROL POINT" LYING NORTH OF WELKER AVENUE AND 35 FEET WEST OF THE TOWN OF MEAD'S WATER TANK.

N=1428551.18
E=3236586.73
ELEV=5088.02 NAVD88

REVISIONS

DR.	NTA	CH.	JF
P.M.	MM		
BOOK			
JOB	13.110		
SHEET NO.			
	35		





Agenda Item Summary

MEETING DATE: September 26, 2022
SUBJECT: 2023 Health Insurance Renewal - CEBT
PRESENTED BY: Mary Strutt, Town Clerk / Treasurer

SUMMARY

The Town received the 2023 renewal rates for employee health insurance from its current carrier, Colorado Employer Benefit Trust (CEBT). The renewal has been reviewed by the Town's HR Consultant, Elaine Alberding, and appears to be in order. The overall renewal rate increase for our current PPO IV and Kaiser KP-HMO 45 plans is 4.5%. The HRP, dental, and life did not increase for the fourth year in a row; vision coverage also did not increase. Based on current economic and inflationary factors, the rate increase was expected. The renewal deadline is October 14, 2022.

CEBT has been the Town's health insurance carrier since 2010. The Town has offered dual plans since mid-2014, offering Kaiser and a traditional PPO plan. Employees may select a plan that best fits their needs. Currently, the Town pays 100% of employee coverage and 50% of dependent coverage for the Kaiser plan. Employees who select the PPO IV plan pay the premium difference between the two plans.

FINANCIAL CONSIDERATIONS

A 4.5% increase in costs, would result in an annual increase of about \$22,000 (based on the 2022 budgeted amount). However, the cost varies based on the number of employees and their benefit selections. Some of the cost is absorbed by employee contribution to the insurance plans.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board renew the Town's employee health insurance with CEBT for 2023 and authorize Town Manager Helen Migchelbrink to execute the renewal.

A motion to adopt the consent agenda will approve this item. If the item is removed from the Consent Agenda, the following motion is recommended:

"I move to authorize the Town Manager to execute CEBT's Renewal for January 1, 2023 on behalf of the Town of Mead."

ATTACHMENTS

CEBT Renewal January 1, 2023



Agenda Item Summary

MEETING DATE: September 26, 2022

SUBJECT: **Resolution No. 73-R-2022** – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Site Plan Agreement [Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El]

PRESENTED BY: Robyn Brown, Deputy Town Engineer

SUMMARY

Pursuant to the Town of Mead Design Standards and Construction Specifications for Public and Private Improvements, adopted in Mead Municipal Code Section 16-14-30, for all developments within the Town of Mead, a developer must post a financial guaranty in the amount of 115% of the total estimated cost of required improvements. Once construction of the improvements is complete and the Town has issued conditional acceptance, the Town typically allows for a reduction in the amount of collateral held through the 2-year warranty period to 15% of the total estimated cost of the public improvements, pursuant to standard subdivision improvement agreement and site plan agreement language.

The Site Plan Agreement for the Iglesia de Cristo Mi-El Longmont Phase 1 – Site Plan, dated November 30, 2020 (SPA), did not include a provision for reduction of collateral held through the warranty period. The developer has completed the required public improvements, and the Board of Trustees granted Conditional Acceptance of those improvements on August 8, 2022 by Resolution No. 55-R-2022.

Staff recommends approving the amendment to the SPA allowing for a reduction in collateral to 15% of the total estimated cost of public improvements. Resolution No. 73-R-2022 approves the amendment, effective September 26, 2022.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve the First Amendment to the Site Plan Agreement [Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El] by adoption of the proposed Resolution.

Suggested Motion:

I move to adopt resolution No. 73-R-2022, a Resolution of the Town of Mead, Colorado, approving the First Amendment to Site Plan Agreement [Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El].

ATTACHMENTS

Resolution No. 73-R-2022

[EXHIBIT TO RESOLUTION] First Amendment to Site Plan Agreement [Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El]

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 73-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING
THE FIRST AMENDMENT TO SITE PLAN AGREEMENT [IGLESIA DE
CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL]**

WHEREAS, pursuant to *Mead Municipal Code* (“MMC”) Section 16-4-100(b)(10)(h), the Town of Mead (“Town”) may require an applicant for a site plan to enter into a site plan agreement to assure construction of required on-site and off-site improvements; and

WHEREAS, the Town and IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL, a Colorado non-profit corporation (“Developer”) entered into that certain Site Plan Agreement dated November 9, 2020 and recorded in the official records of Weld County, Colorado, on November 30, 2020 at Reception No. 4655400 (“Agreement”); and

WHEREAS, the Agreement constitutes a site plan agreement regarding the improvements for development pursuant to the Iglesia de Cristo Mi-El Longmont Phase 1 – Site Plan, recorded in the official records of Weld County, Colorado on November 30, 2020 at Reception No. 4655401; and

WHEREAS, Developer requests and Town staff recommends amending the Agreement to permit reduction of the guaranty amount upon conditional acceptance of the Public Improvements, as further described in the Agreement, as well as to update the applicable form of letter of credit, as further set out in the First Amendment to Site Plan Agreement, attached to this Resolution as **Exhibit 1** and incorporated herein by reference (“First Amendment”); and

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

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

Section 1. The foregoing recitals and findings 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**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the First Amendment that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute the First Amendment on behalf of the Town.

Section 3. Following the execution of the First Amendment by the Town Manager, the Town Clerk shall cause the First Amendment to be recorded in the real property records of Weld County, Colorado.

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

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

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

[Signature page follows]

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD

By _____
Mary E. Strutt, MMC, Town Clerk

By _____
Colleen G. Whitlow, Mayor

Attachment(s):

Exhibit 1 - First Amendment to Site Plan Agreement (Iglesia de Cristo Mi-el Longmont, Ministerios Mi-El)

**FIRST AMENDMENT TO SITE PLAN AGREEMENT
[IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL]**

This FIRST AMENDMENT TO SITE PLAN AGREEMENT (“Amendment”) is made and entered into by and between the TOWN OF MEAD, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (“Town”), and IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL, a Colorado non-profit corporation, with offices at 1285 S. Fordham Street, Longmont, Colorado 80503 (“Developer”). The Developer and the Town are each referred to individually as a “Party” and together as the “Parties.” This Amendment shall be effective as of the date of mutual execution hereof by the Parties (“Effective Date”).

WHEREAS, the Town and Developer entered into that certain Site Plan Agreement dated November 9, 2020 and recorded in the real property records of Weld County, Colorado (the “County Records”), on November 30, 2020 at Reception No. 4655400 (“Agreement”); and

WHEREAS, pursuant to Section 16—4-100(b)(10)(h) of the Mead Municipal Code, the Agreement constitutes a site plan agreement regarding the improvements for development pursuant to the Iglesia de Cristo Mi-El Longmont Phase 1 – Site Plan, recorded in the County Records on November 30, 2020 at Reception No. 4655401 (“Site Plan”); and

WHEREAS, the Agreement sets forth the obligations of the Parties, including the Developer obligation to provide a guaranty for construction of the Public Improvements, as defined in the Agreement; and

WHEREAS, the Parties desire to update the Agreement to permit reduction of the guaranty amount upon conditional acceptance of the Public Improvements, as further described herein, as well as update the applicable form of letter of credit.

NOW THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. Guaranty Reduction. Section 1.6(b) is hereby amended to read in full as follows:

The amount of the guaranty shall be on hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements. Upon conditional acceptance, the Town may release the guaranty up to one hundred percent (100%). The Town shall retain at least fifteen percent (15%) of the guaranty through the two (2) year guaranty period.

2. Form of Irrevocable Letter of Credit. Exhibit C is hereby amended and replaced with Exhibit 1 to this Amendment.
3. Full Force and Effect. The Agreement remains in full force and effect without any further amendments, alterations, or modifications thereto except as expressly set forth in this Amendment.

4. Recordation. This Amendment shall be recorded in the County Records, and the provisions of this Amendment shall be binding upon and shall inure to the benefit of the beneficiaries, successors, and assigns of the Parties. Recordation shall not occur prior to the Effective Date.
5. Counterparts. This Amendment may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date(s) set forth below, to be effective as of the Effective Date.

[Signature pages follow.]

[Developer signature page to First Amendment to Site Plan Agreement]

IGLESIA DE CRISTO MI-EL LONGMONT,
MINISTERIOS MI-EL, a Colorado non-profit
corporation

By: _____

Printed Name: _____

Title: _____

Date of execution: _____, 202__

STATE OF _____)
) ss.

COUNTY OF _____)

The foregoing First Amendment to Site Plan Agreement was subscribed, sworn to and
acknowledged before me this ____ day of _____, 202__, by
_____ as _____ of
_____, a _____.

My commission expires: _____

Notary Public

[SEAL]

[Town signature page to First Amendment to Site Plan Agreement]

TOWN OF MEAD, COLORADO

By: _____

Helen Migchelbrink, Town Manager,
Authorized pursuant to Resolution
No. _____

ATTEST:

Town Clerk

EXHIBIT 1**FORM OF LETTER OF CREDIT**

Town of Mead
 441 Third Street
 Mead, CO 80542
Attn: Town Treasurer

Number: _____
 Date: _____
 Expiration: _____, 202__

DEAR SIR OR MADAM:

[NAME OF BANK] ("BANK") HEREBY ESTABLISHES IN FAVOR OF THE TOWN OF MEAD, COLORADO ("BENEFICIARY"), FOR THE ACCOUNT OF _____, A _____ (INSERT TYPE OF ENTITY) ("CUSTOMER"), AN IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF _____ DOLLARS (\$XXX,XXX) AVAILABLE BY IMMEDIATE PAYMENT UPON PRESENTATION AT BANK'S OFFICE AT [BANK'S ADDRESS] OF BENEFICIARY'S SIGHT DRAFT(S) IN AN AMOUNT NOT EXCEEDING \$XXX,XXX, AND EACH SIGHT DRAFT MUST BEAR THE REFERENCE: "DRAWN ON [BANK] IRREVOCABLE LETTER OF CREDIT NO. _____, DATED _____ [ISSUE DATE]."

IN ADDITION, THE BENEFICIARY'S SIGHT DRAFT(S) MUST BE ACCOMPANIED BY A COPY OF THIS IRREVOCABLE LETTER OF CREDIT, CERTIFIED BY THE TOWN MANAGER OR HIS OR HER DESIGNEE TO BE A TRUE AND COMPLETE COPY OF THIS IRREVOCABLE LETTER OF CREDIT. UPON PRESENTATION OF SUCH SIGHT DRAFT AND CERTIFIED COPY OF THIS IRREVOCABLE LETTER OF CREDIT IN COMPLIANCE WITH THE TERMS CONTAINED HEREIN, BANK SHALL HONOR THE ACCOMPANYING SIGHT DRAFT(S) AND SHALL NOT BE REQUIRED TO DETERMINE QUESTIONS OF FACT OR LAW BETWEEN BENEFICIARY AND CUSTOMER.

THIS IRREVOCABLE LETTER OF CREDIT SETS FORTH THE FULL UNDERSTANDING OF THE PARTIES HERETO AND BANK HEREBY PROMISES TO BENEFICIARY THAT ANY DRAFTS DRAWN UNDER OR IN SUBSTANTIAL COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE LETTER OF CREDIT WILL BE DULY HONORED IF PRESENTED TO [BANK] ON OR BEFORE _____ [EXPIRATION DATE] (THE "EXPIRATION DATE"), OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE.

PARTIAL AND MULTIPLE DRAWINGS ARE PERMITTED UNDER THIS LETTER OF CREDIT.

THIS IRREVOCABLE LETTER OF CREDIT IS NONTRANSFERABLE.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE (1) YEAR FROM THE PRESENT OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE THEREOF, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE, BANK SHALL SEND BENEFICIARY NOTICE BY REGISTERED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT BANK HAS ELECTED NOT

TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

UPON RECEIPT BY BENEFICIARY OF SUCH NOTICE OF NON-EXTENSION, BENEFICIARY MAY DRAW ON THIS LETTER OF CREDIT FOR AN AMOUNT NOT TO EXCEED THE THEN AVAILABLE AMOUNT UNDER THE LETTER OF CREDIT WITHIN THE THEN-APPLICABLE EXPIRATION DATE, BY PRESENTATION OF BENEFICIARY’S SIGHT DRAFT ACCOMPANIED BY A COPY OF THIS IRREVOCABLE LETTER OF CREDIT, CERTIFIED BY THE TOWN CLERK OR HIS OR HER DESIGNEE TO BE A TRUE AND COMPLETE COPY OF THIS LETTER OF CREDIT. UPON PRESENTATION OF SUCH SIGHT DRAFT AND CERTIFIED COPY OF THIS IRREVOCABLE LETTER OF CREDIT IN COMPLIANCE WITH THE TERMS CONTAINED HEREIN, BANK SHALL HONOR THE ACCOMPANYING SIGHT DRAFT(S) AND SHALL NOT BE REQUIRED TO DETERMINE QUESTIONS OF FACT OR LAW BETWEEN BENEFICIARY AND CUSTOMER.

DEMANDS FOR PAYMENT OR DRAWINGS BY THE BENEFICIARY HEREUNDER MAY BE PRESENTED BY FACSIMILE/TELECOPY (“FAX”) TO FAX NUMBER _____ UNDER TELEPHONE ADVICE TO _____ OR _____. SUCH FAX PRESENTATION(S) MUST BE RECEIVED ON OR BEFORE THE EXPIRATION DATE (OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE) IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT.

DEMANDS FOR PAYMENT OR DRAWINGS BY THE BENEFICIARY UNDER THIS LETTER OF CREDIT SHALL ALSO BE DEEMED TIMELY MADE IF PRESENTED BY EXPRESS, CERTIFIED OR REGISTERED MAIL OR COURIER, TO THE BANK AT THE BANK’S ADDRESS SET FORTH ABOVE, OR BY HAND DELIVERY TO BANK AT OUR ADDRESS ABOVE, OR BY FAX AS SET FORTH ABOVE ON OR BEFORE THE EXPIRATION DATE.

THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE MOST RECENT EDITION OF THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS PUBLISHED BY THE INTERNATIONAL CHAMBER OF COMMERCE.

THE FORUM FOR ALL DISPUTES REGARDING THIS LETTER OF CREDIT SHALL BE THE DISTRICT COURT FOR THE COUNTY OF WELD, STATE OF COLORADO.

VERY TRULY YOURS,

[NAME OF BANK]

Title



Agenda Item Summary

MEETING DATE: September 26, 2022

SUBJECT: **Resolution No. 74-R-2022** – A Resolution of the Town of Mead, Colorado, Approving a Special Project Task Order for Ditesco, LLC to Perform Project and Construction Management Services for the Town Hall Board Room Conversion Project

PRESENTED BY: Robyn Brown, Deputy Town Engineer

SUMMARY

Earlier this year, Infusion Architects completed design of the Board Room Conversion project which includes construction of a dais suitable for Board meetings as well as Municipal Court and MURA meetings, an enhanced security screening area, and additional conference and kitchen space. The Town desires to utilize Ditesco, LLC to manage the bidding and construction of the remodel.

The scope of this work includes project and construction management services including procurement, review of pay applications, daily inspections, testing oversight, submittal review, utility coordination, and maintenance of project record

Ditesco is under contract with the Town to provide owner's representative services pursuant to task orders for each specific project. Ditesco is currently managing the construction of the Town's Public Works Facility and Community Center projects as an extension of Town staff and is able to provide the requested services for the Board Room Conversion project.

FINANCIAL CONSIDERATIONS

The request is for the amount not to exceed \$41,127.00. Per the existing contract with Ditesco LLC, this work can be initiated by a special projects Task Order Form, attached. The balance of authorized expenditures under Ditesco's contract with the Town is \$229,532.00, and if the Board approves the attached Task Order for the Board Room Conversion project, the balance under Ditesco's contract would be \$188,385.00.

The approved 2022 budget includes \$350,000.00 in the Municipal Facilities Fund (09-50-5500) for the Board Room Conversion project.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends authorizing Ditesco, LLC to provide project and construction management for the Town Hall Board Room Conversion project. A motion to approve the consent agenda for September 26, 2022, will approve this item. If the resolution is removed from the Consent Agenda, the suggested motion is:

Suggested Motion:

"I move to adopt Resolution No. 74-R-2022, A Resolution of the Town of Mead, Colorado, Approving a Special Project Task Order for Ditesco, LLC, to Perform Project and Construction Management Services for the Town Hall Board Room Conversion Project, in an amount not to exceed \$41,127.00."

ATTACHMENTS

Resolution No. 74-R-2022

Task Order No. 2022-006

Scope of Work

TOWN OF MEAD, COLORADO
RESOLUTION NO. 74-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A SPECIAL PROJECT
TASK ORDER FOR DITESCO, LLC TO PERFORM PROJECT AND CONSTRUCTION
MANAGEMENT SERVICES FOR THE TOWN HALL BOARD ROOM CONVERSION PROJECT

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 entered into an agreement for professional services (“Agreement”) with Ditesco, LLC (“Ditesco”) for Ditesco to provide owner’s representative services to the Town on a per project basis; and

WHEREAS, the Town has need of project and construction management services for its Board Room Conversio Project (“Project”) and desires to engage Ditesco for such services as the Town’s representative; and

WHEREAS, in accordance with the Agreement, the Board of Trustees desires to approve a task order authorizing Ditesco’s services for the Project in an amount not to exceed Forty-One Thousand One Hundred Twenty-Seven Dollars and No Cents (\$41,127.00) in substantially the form attached to this Resolution as **Exhibit 1** (the “Task Order”); and

WHEREAS, the Board of Trustees further desires to delegate authority to the Town Manager to execute the Task Order.

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

Section 1. The Board of Trustees hereby: (a) approves the Task Order 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 Task Order as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute the Task Order when in final form.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Attachments to Resolution:

Exhibit 1 – Task Order



TASK ORDER - SPECIAL PROJECTS

TASK ORDER NO.: 2022-006

Task Name: Project & Construction Management for Board Room Conversion Project

Requested By: Erika Rasmussen

Proposed Start Date: September 2022

Funding Source: 09-51-5500

Proposed Completion Date: April 2023

Tasks / Deliverables: See attached memorandum

Total Task Order Budget: \$41,127.00

Approval:

_____ **Date:** _____
Town Manager

Additional Comments: This Task Order is not valid without attached Task Order memorandum, approved by the Town Engineer.

Attachments: Task Order Memorandum; Ditesco Proposal dated 9/3/2022

FINANCE DIRECTOR REVIEW:

Finance has reviewed this Task Order and the funds:

- ☒ *are appropriated*
☐ *are not appropriated (note: _____)*

By: _____

Account reference/information: 09-51-5500 Capital Outlay - Community Center



TASK ORDER MEMORANDUM

To: Helen Migchelbrink, Town Manager

From: Erika Rasmussen, Town Engineer

Date: 09/9/2022

Subject: Project & Construction Management for Board Room Conversion Project

Task Order No.: 2022-006

This Task Order Memorandum has been prepared in accordance with the Town's Professional Services Agreement (PSA) with **Ditesco, LLC** (the "Contractor") for engineering services, including special projects. No special projects shall be performed by the Contractor until the Town's Authorized Representative has executed a Task Order authorizing the Contractor to proceed with the Task(s) identified below.

Task(s) to be performed:

- **Construction Phase Management:** Provide project and construction management services including procurement, review of pay applications, daily inspections, testing oversight, submittal review, utility coordination, and maintenance of project records.

Time schedule:

- Construction Phase – Begin in September 2022, with an anticipated completion of April 2023.

Deliverables: See attached scope of work

Charges: Unless otherwise set forth in this Task Order Memorandum, the Charges authorized herein shall be considered a not to exceed (NTE) figure. Charges shall be calculated pursuant to the hourly rates in the PSA, unless otherwise set forth herein. A copy of the Letter Agreement related to the Task(s) outlined above is attached to this Task Order Memorandum. I have reviewed and approved the Letter Agreement, and I therefore request that you proceed to approve the attached Task Order, which will authorize the Engineer to proceed with the special project described above for the not to exceed fee of \$41,127.00. Amount remaining under PSA after approval of this Task Order: \$188,385.00.

Review and approval of Task Order Memorandum:

Erika Rasmussen, Town Engineer/PW Director

(Note: This Task Order Memorandum is not valid unless and until a Task Order has been executed by the Town Manager and approved by the Finance Director.)



Agenda Item Summary

MEETING DATE: September 26, 2022

SUBJECT: **Resolution No. 75-R-2022** – A Resolution of the Town of Mead, Colorado, Approving the Purchase of Radios for 2023 for Use by the Mead Police Department

PRESENTED BY: Brent Newbanks, Chief of Police

SUMMARY

Staff is recommending the purchase of three packset and three mobile radios for use by the Mead Police Department. These radios are needed for three of the new vehicles and to replace old radios that do not meet the TDMA (time division multiple access) technology capability that is required in 2023.

FINANCIAL CONSIDERATIONS

The six radios cost \$32,519.22. This purchase amount would normally require a formal bid process, but these radios are part of the NASPO (National Association of State Procurement Officials) cooperative bid agreement in Colorado. Therefore, a formal bid process is not required. A letter explaining the cooperative agreement is attached.

The funds are being requested in the 2023 budget. However, the delivery time after ordering is expected to take upwards of 12 months. Due to the length of time required to receive the radios, the Police Department is requesting approval to order the radios now to ensure a better chance of receiving them in the budget year 2023.

STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the consent agenda will approve Resolution No. 75-R-2022 and authorize the Police Department to order the radios listed above. If the Board of Trustees decides to remove this item from the consent agenda for questions, the following motion is recommended:

Suggested Motion:

“I move to approve Resolution No. 75-R-2022, A Resolution Approving the Purchase of Radios for 2023 for Use by the Mead Police Department in an amount not to exceed \$32,519.22.”

ATTACHMENTS

Resolution No. 75-R-2022
Radio Purchase Order
Cooperative Agreement Letter

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 75-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE
PURCHASE OF RADIOS FOR 2023 FOR USE BY THE MEAD POLICE
DEPARTMENT**

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

WHEREAS, the Town desires to purchase additional radios for use by Police Department staff in conducting Town law enforcement activities, specifically three packset radios and three mobile radios and related equipment (the “Police Radios”); and

WHEREAS, the funds for the Police Radios are being requested in the 2023 budget, but, because the delivery time for the Police Radios is approximately 12 months, staff is requesting authorization to make the purchase at this time to ensure receipt of the Police Radios in 2023; and

WHEREAS, Town staff has obtained pricing from Motorola Solutions, Inc., a Delaware corporation (“Motorola”), for the Police Radios commensurate with pricing obtained for other local governments and under the NASPO cooperative pricing arrangement in Colorado (a cooperative purchasing arrangement) in the amount of \$32,519.22 (the “Purchase Price”); and

WHEREAS, Town Staff recommends that the Board of Trustees authorize the acquisition of the Police Radios; and

WHEREAS, the Board of Trustees desires to delegate all necessary authority to the Town Manager to complete the acquisition of the Police Radios for and on behalf of the Town of Mead Police Department.

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

Section 1. The Board of Trustees hereby: (a) authorizes the purchase of the Police Radios for the not-to-exceed amount of **Thirty-Two Thousand Five Hundred Nineteen Dollars and Twenty-Two Cents (\$32,519.22)**; (b) authorizes and directs the Town Manager or her designee to take all steps necessary to purchase the Police Radios, including but not limited to signing the proposals presented by Motorola and issuing duly authorized purchase orders for the same; and (c) authorizes the Town Manager or her designee to complete any other purchase order(s) or service agreement(s) necessary to finalize the acquisition of the Police Radios, including but not limited to Motorola’s Master Customer Agreement, the Equipment Purchase and Software License Addendum, and related documents.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. 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 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD:

By _____
Mary E. Strutt, MMC, Town Clerk

By _____
Colleen G. Whitlow, Mayor



Friday, January 14, 2022

Brent Newbanks
Town of Mead Police Department
537 Main St
Mead, CO 80542

RE: BearCom/Motorola Sole Source

Brent,

This letter is to confirm that BearCom/Motorola is the certified communications vendor for the Town of Mead Police Department and the other municipalities in the State of Colorado. BearCom is authorized by Motorola to offer pricing on communications equipment using the pre-negotiated NASPO Contract price.

I would be pleased to address any concerns the Town of Mead Police Department may have regarding this letter. Any questions can be directed to me at 970-590-3461 or wes.chisnall@bearcom.com.

Sincerely,

Wes Chisnall
Government Market Account Manager

Billing Address:
 MEAD, CITY OF
 PO BOX 626
 MEAD, CO 80542
 US

Shipping Address:
 MEAD, CITY OF
 441 THIRD ST
 MEAD, CO 80542
 US

Quote Date:06/30/2022
 Expiration Date:09/28/2022
 Quote Created By:
 Wes Chisnall
 Account Executive
 wes.chisnall@bearcom.com
 970-590-3461

End Customer:
 MEAD, CITY OF
 Cord Bustos
 cbustos@weldgov.com
 970.400.2893

Contract: 36273 - SOURCEWELL
 Payment Terms:30 NET

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000 LI				
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	3	\$3,595.00	\$2,624.35	\$7,873.05
1a	H869BZ	ENH: MULTIKEY	3	\$363.00	\$264.99	\$794.97
1b	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	3	\$110.00	\$80.30	\$240.90
1c	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	3	\$28.00	\$20.44	\$61.32
1d	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	3	\$0.00	\$0.00	\$0.00
1e	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	3	\$110.00	\$110.00	\$330.00
1f	Q58AL	ADD: 3Y ESSENTIAL SERVICE	3	\$121.00	\$121.00	\$363.00
1g	QA00580AC	ADD: TDMA OPERATION	3	\$495.00	\$361.35	\$1,084.05
1h	QA02756AA	ENH: LI 9600 OR 3600 SINGLE SYSTEM DIGITAL TRUNKING	3	\$1,727.00	\$1,260.71	\$3,782.13
1i	QA09008AA	ADD: GROUP SERVICES	3	\$165.00	\$120.45	\$361.35



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
2	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T	3	\$179.30	\$130.89	\$392.67
3	PMMN4099CL	AUDIO ACCESSORY- REMOTE SPEAKER MICROPHONE,IP68 REMOTE SPEAKER MICROPHONE,3.5MM,UL	3	\$142.56	\$104.07	\$312.21
4	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	3	\$169.56	\$123.78	\$371.34
	APX™ 6500 / Enh Series	ENHANCEDAPX6500/LI				
5	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	3	\$3,253.00	\$2,374.69	\$7,124.07
5a	GA09008AA	ADD: GROUP SERVICES	3	\$165.00	\$120.45	\$361.35
5b	G831AD	ADD: SPKR 15W WATER RESISTANT	3	\$66.00	\$48.18	\$144.54
5c	G996AS	ENH: OVER THE AIR PROVISIONING	3	\$110.00	\$80.30	\$240.90
5d	GA00580AA	ADD: TDMA OPERATION	3	\$495.00	\$361.35	\$1,084.05
5e	QA02756AC	ENH: 9600 OR 3600 SINGLE SYSTEM DIGITAL TRUNKING	3	\$1,727.00	\$1,260.71	\$3,782.13
5f	G67DT	ADD: REMOTE MOUNT E5 APXM	3	\$327.00	\$238.71	\$716.13
5g	G78AT	ENH: 3 YEAR ESSENTIAL SVC	3	\$176.00	\$176.00	\$528.00
5h	GA01606AA	ADD: NO GPS/WI-FI ANTENNA NEEDED	3	\$0.00	\$0.00	\$0.00
5i	G444AH	ADD: APX CONTROL HEAD SOFTWARE	3	\$0.00	\$0.00	\$0.00
5j	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ	3	\$15.00	\$10.95	\$32.85
5k	GA01670AA	ADD: APX E5 CONTROL HEAD	3	\$717.00	\$523.41	\$1,570.23
5l	W22BA	ADD: STD PALM MICROPHONE APX	3	\$79.00	\$57.67	\$173.01
5m	W969BG	ADD: MULTIKEY OPERATION	3	\$363.00	\$264.99	\$794.97



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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



QUOTE-1803764
Cord APX Quote

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
5n	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	3	\$0.00	\$0.00	\$0.00

Grand Total **\$32,519.22(USD)**

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



Agenda Item Summary

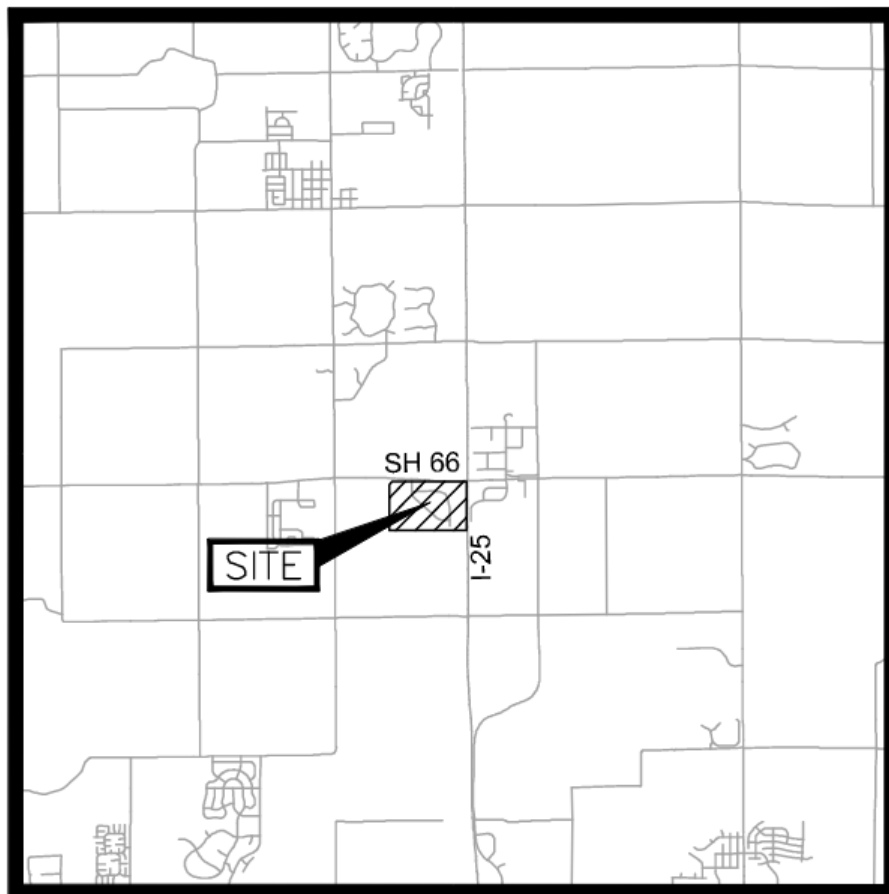
MEETING DATE: September 26, 2022

SUBJECT: **Ordinance No. 1014**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Quiktrip Store #4227 Site Plan

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Staff has conditionally approved an application for the Quiktrip Store #4227 Site Plan (“Site Plan”), which proposes the construction of a convenience store and two fueling islands. The site is generally located west of I-25 and south of Hwy 66, within the existing Mead Crossings subdivision, as shown on the Vicinity Map below and more fully described in the Site Plan (“Property”). The Site Plan substantially complies with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code and standards set forth by relevant utilities.



SITE DETAILS

Applicant:	Mike Talcott, Quiktrip Corporation
Property Owner:	Quiktrip Corporation
Property Location:	Generally located west of I-25 and south of Hwy 66
Zoning Classification:	Highway Commercial (HC)
Comp. Plan Designation:	Regional Commercial (RC)
Surrounding Land Uses:	
North	Highway Commercial (HC) – Town of Mead
South	Highway Commercial (HC) – Town of Mead
East	Highway Commercial (HC) – Town of Mead
West	Highway Commercial (HC) – Town of Mead

OVERVIEW

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

Property owner, Quiktrip Corporation (the “Applicant” or “Owner”), has submitted the Site Plan application for the Property- Lot 1, Block 1, Mead Crossings Amendment No. 1. The Site Plan proposes the construction of a 7,318 square foot convenience store with two fueling islands. One fueling island will consist of 10 fuel pumps for vehicles, and the other fueling island will consist of 7 fuel pumps for trucks. Public improvements include the reconstruction of Foster Ridge Drive and Highland Drive along the frontage of the Property, the installation of a traffic signal at Foster Ridge Drive and Hwy 66, construction of an additional east-bound deceleration lane on Hwy 66, and installation of lane striping on west-bound Hwy 66. In addition, several on-site landscaping, grading, and drainage improvements

The zoning of the Property is Highway Commercial (HC), which allows gasoline fueling stations and convenience stores as a use-by-right. The HC zoning of the property is in compliance with the Regional Commercial (RC) designation of the property in the 2018 Mead Comprehensive Plan.

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 legal descriptions, land use and acreage tables, survey information, titling, north arrows, utility locations, and the

like, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections (a condition of approval in the proposed Ordinance).

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

The size and dimensions of the lot shown on this Site Plan are consistent with what is shown on the Mead Crossings, Amendment No. 1 Replat (the “Replat”), also before the Board of Trustees for consideration at the September 26, 2022 regular meeting. The lot upon which the Site Plan is proposed will be created upon Board of Trustees approval and Town’s recordation of the Replat.

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

None of the proposed construction infringes on any 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 exceeds the required fifty (50’) foot setback from Highway 66 (outlined in Sec. 16-2-220 (c) (1) c.)
- The development exceeds the required twenty (20’) foot setback from Foster Ridge Drive and Highland Drive.
- The proposed building and fuel island canopies comply with the forty (40’) foot maximum height in the Highway Commercial (HC) 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 Mead Municipal Code and related standards. Applicable regulations, beyond the “density and dimensional standards” discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, Article 2 that address parking, landscape design and commercial architecture. Analysis indicating how the proposal complies with each is provided below.

Design Standards and Construction Specifications – The proposal has been reviewed by the Town Engineer’s office against the appropriate design standards and code sections. Staff has found the proposal to be in substantial compliance with Town technical standards. Traffic, drainage and utility systems were designed, reviewed and approved. The uses proposed with this application can be served appropriately. The Applicant will undertake the following to provide appropriate services to the proposed development:

- Improvements to Hwy 66, including but not limited to west-bound lane striping, construction of an east-bound deceleration lane, and installation of a traffic signal at the intersection of Hwy 66 and Foster Ridge Drive;
- Improvements to Foster Ridge Drive and Highland Drive, including but not limited to removal of the existing asphalt¹ within the right-of-way along the frontage of the Property and construction new right-of-way along the frontage of the Property to fit a business collector street standard for Foster Ridge Drive and a minor collector street standard for Highland Drive;
- All grading, earthwork, and drainage improvements, including detention improvements, associated with the improvements listed here;
- Landscaping Improvements.

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

Parking (Sec. 16-2-90) – The proposed development complies with the retail parking standards of providing one (1) space per three hundred and fifty (350) square feet of gross floor area. The development is required to provide a total of twenty-one (21) parking spaces. The Site Plan exceeds the required parking by providing eighty-four (84) parking spaces. The Site Plan also provides three (3) handicap spaces.

Landscape design (Sec. 16-2-150) – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal includes (1) tree per one thousand (1,000) square feet of landscaped area and one (1) shrub per one hundred and fifty (150) square feet of landscaped area, for a total of 94 site trees and three hundred and ninety-three (393) site shrubs. The Site Plan exceeds the 20% required landscaped area for commercial developments, with 24.1%, or 1.55 acres, of the site designated as landscaped area.

Buffering and Screening Techniques (Sec. 16-2-160) – The Site Plan includes the required buffering along Highway 66, with an approximate eighty (80’) foot wide landscaped buffer along the Highway 66 frontage. The landscaped buffer includes the required one (1) tree and five (5) shrubs per fifteen (15’) linear feet of frontage along Highway 66.

¹ Foster Ridge and Highland Drive were originally constructed by the developer of the Foster Ridge Business Park but never inspected or accepted by the Town. The Applicant must remove the existing asphalt and construct Foster Ridge and Highland Drive in accordance with current Town of Mead Design Standards and Construction Specifications.

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

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

FINANCIAL CONSIDERATIONS

Upon issuance of the building permit, the Town will collect over \$75,000 in impact fees and use taxes from the development of the Property. Additional sales tax will be collected on eligible goods sold in the convenience store.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1014 ratifying staff's approval of the Quiktrip Store #4227 Site Plan application, add conditions to Ordinance No. 1014, or choose not to adopt Ordinance No. 1014. Any decision by the Board not to adopt Ordinance No. 1014 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes have not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to conditions of approval set forth in Ordinance No. 1014 and therefore recommends that the Board of Trustees proceed to adopt Ordinance No. 1014 in the form presented.

Suggest motion:

“I MOVE TO APPROVE ORDINANCE NO. 1014, AN ORDINANCE APPROVING WITH CONDITIONS THE QUIKTRIP STORE #4227 SITE PLAN, BASED ON STAFF APPROVAL AND SATISFACTION OF SITE PLAN REVIEW CRITERIA SET FORTH IN SECTION 16-4-100 OF THE MEAD MUNICIPAL CODE, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE SEPTEMBER 26, 2022 BOARD OF TRUSTEES MEETING.”

ATTACHMENTS

Ordinance No. 1014

QUIKTRIP STORE #4227
(LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1)

SITE PLAN AGREEMENT

This Site Plan Agreement (“Agreement”) is made and entered into by and between the **Town of Mead**, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (the “Town”), and **QuikTrip Corporation**, an Oklahoma corporation, whose address is 4705 S. 129th East Ave, Tulsa, OK 74134 (the “Developer”). The Developer and the Town are each referred to individually as a “Party” or together as the “Parties.” This Agreement shall be effective as of the date of mutual execution hereof by the Parties (“Effective Date”).

RECITALS

WHEREAS, Section 16-4-100(b)(10)(h) of the Mead Municipal Code (“MMC”) provides that Town staff may require developer to enter into a site plan agreement with the Town concerning public improvements related to development; and

WHEREAS, Developer has submitted a site plan (“Site Plan”) for development of the property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Development”), which the Board of Trustees has reviewed and approved or conditionally approved; and

WHEREAS, the approved Site Plan is on file with the Town; and

WHEREAS, the Town and the Developer agree that the public improvements detailed and attached hereto and incorporated herein as **Exhibit B** (the “Public Improvements”) are directly related to and generated by the Development and that no taking thereby will occur requiring any compensation; and

WHEREAS, the Town is willing to approve and execute the Site Plan upon the agreement of Developer to the matters hereinafter described and subject to all the requirements, terms and conditions of this Agreement, the ordinances, rules, regulations and standards of Mead including but not limited to: the Mead Land Use Code (including zoning and subdivision regulations); the MMC, the Town’s Design Standards and Construction Specifications for the Design and Construction of Public and Private Improvements, as may be amended, and all other governing regulations in effect at the time the Construction Plans (as hereinafter defined) are approved by the Town (collectively, the “Standards”); and

WHEREAS, this Agreement is required, as a condition of approval of the Site Plan, by Section 16-4-100(b)(10)(h) of the MMC; and

WHEREAS, special provisions related to the Development are set forth in **Exhibit D**, attached hereto and incorporated by reference.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. GENERAL CONDITIONS.

- 1.1 Developer Obligations. Developer is responsible for performance of the covenants set forth herein. Developer agrees to construct, build, install and develop the Public Improvements, as provided in **Exhibit B**, and any other improvements constructed in relation to the Development in accordance with the approved Site Plan in complete conformance with the plans and specifications accepted in writing by the Town or by the utility providing the service, and in full conformity with the Town's Standards. The Developer shall submit to the Town for approval final construction and engineering plans and civil engineering drawings ("Construction Plans" or "Plans") and engineer's cost estimate of Public Improvements ("ECE") suitable to identify the quantity and type of all Public Improvements and for the construction of all Public Improvements in a form approved by the Town as more specifically described in the Standards. Developer shall submit and obtain the Town's approval of the Construction Plans and ECE no later than the third anniversary of the Town's approval of the Site Plan, unless otherwise specifically set forth in the Town's written approval of the Site Plan. Said Construction Plans, to be incorporated herein by reference, shall bear the stamp of a Colorado licensed engineer with experience in the design and engineering of such Improvements. Such ECE shall include a cost contingency of fifteen percent (15%) of the total estimated construction costs of the Public Improvements, including Landscape Improvements. The ECE shall be attached hereto as **Exhibit B** and shall supplement the schedule of Improvements identified in **Exhibit B** as of the date of this Agreement. Construction of the Public Improvements or any development within the Development shall not commence until Mead has issued the applicable development permit(s). Developer shall secure and comply with all necessary permits issued by the Town and other governmental or quasi-governmental authorities having jurisdiction over the Development. Developer shall not modify the Construction Plans or any of the Public Improvements without the prior written approval of the Town. The Town will communicate its approval or disapproval of any such modification within fifteen (15) business days after its receipt of Developer's request.
- 1.2 Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the Public Improvements shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.
- 1.3 Conditional Acceptance of Constructed Improvements. The Developer shall request in writing, the inspection and conditional acceptance of Public Improvements by the Town, when all Public Improvements within the Development, or within a phase of the Development, are completed. If the Public Improvements are satisfactory to the Town, the Town shall grant conditional acceptance by resolution of the Town Board of Trustees, which resolution shall specifically identify the date of conditional acceptance of the Public Improvements. Conditional acceptance marks the beginning of the two (2) year warranty guaranty period, except that for all projects where

conditional acceptance is granted between the dates of November 1st and April 30th, the two (2) year warranty guaranty period shall not begin until the first May 1st following the effective date of the Board's resolution granting conditional acceptance. The Town shall issue no certificate of occupancy prior to conditional acceptance of Public Improvements within the Development, or within a phase of the Development, as applicable. By such resolution, the Town Board of Trustees shall authorize or conditionally authorize the release of a portion of the improvement guaranty, in accordance with Section 1.6(b) below.

- (a) The Developer shall provide a certified statement of construction costs no later than forty-five (45) days after Public Improvements are completed to the Town Engineer and shall furnish evidence satisfactory to the Town Engineer that all contractors, subcontractors, and material suppliers performing work or providing materials related to construction or installation of the Public Improvements have been paid in full.
- (b) Developer shall provide the Town Engineer certified as-built drawings and other required drawings upon completion of the Public Improvements. Any drawings or other documents required by the Town shall be provided not later than ninety (90) days after Public Improvements are completed.

1.4 Final Acceptance. At least thirty (30) days and no sooner than sixty (60) days before two (2) years have elapsed from the issuance of conditional acceptance, or as soon thereafter as weather permits, Developer shall request a final acceptance inspection, which inspection shall be performed by the Town Engineer or his or her designee. If the Public Improvements completed by Developer are satisfactory, the Town shall grant final acceptance of the Public Improvements by resolution of the Board of Trustees. By such resolution, the Town Board of Trustees shall authorize or conditionally authorize the release of any remaining improvement guaranty.

- (a) If the Public Improvements are unsatisfactory, the Town shall provide written notice to the Developer of the repairs, replacements, construction, or other work required to receive final acceptance. Developer shall complete the work as specified in the notice within thirty (30) days of receipt of said notice, weather permitting. Upon completion of the work specified in the notice, Developer shall request that the Town Engineer or his or her designee reinspect the Public Improvements.
- (b) No later than thirty (30) days following final acceptance of the Public Improvements, the Developer shall provide the Town updated certified as-built drawings of any changes made to the Public Improvements between conditional acceptance and final acceptance.

1.5 Guaranty Period, Maintenance, Repair and Replacement of Public

Improvements. For a two (2) year period from the date of conditional acceptance of any Public Improvements, Developer shall at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary. The Developer shall correct any such deficiencies within thirty (30) days of notice from the Town, weather permitting, in accordance with the Town Design Standards and Construction Specifications. Failure to correct deficiencies may result in the suspension of development activities, including but not limited to the issuance of building permits and certificates of occupancy.

1.6 Improvement Guaranty.

- (a) Developer shall submit to the Town an improvement guaranty in the amount of one hundred fifteen percent (115 %) of the total estimated cost, including labor and materials, of all Public Improvements. The guaranty shall be in the form of cash, or a draw-down irrevocable letter of credit in form and substance as shown on **Exhibit C** attached hereto and incorporated herein by reference. If in the form of a draw-down irrevocable letter of credit, the guaranty shall be drawn on a bank or financial institution with a local, Colorado office at which the letter of credit may be presented for payment. Alternatively, the letter of credit may provide for presentation by facsimile if the financial institution does not have a local, Colorado office. The guaranty shall not expire during the winter-spring season (November 1 - May 1).
- (b) The amount of the guaranty shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements. Upon conditional acceptance, the Town may release the guaranty up to one hundred percent (100%). The Town shall retain at least fifteen percent (15%) of the guaranty through the two (2) year guaranty period.
- (c) If Developer has not submitted or fails to maintain the improvement guaranty, then Developer is in default of this Agreement and is subject to the provisions of Section 9.1 of this Agreement, and the suspension of development activities by the Town including, but not limited to, the issuance of building permits and certificates of occupancy.
- (d) The Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or complete the Public Improvements, or correct deficiencies in the Public Improvements, as the Town deems appropriate, in any of the following instances:
 - (1) If an improvement guaranty is to expire within (thirty) 30 calendar days and the Developer has not yet provided a satisfactory replacement; or

(2) If the Developer fails or refuses to construct the Public Improvements, or fails or refuses to finish the construction of the Public Improvements, or correct deficiencies in the Public Improvements.

(e) If the improvement guaranty expires or the entity issuing the improvement guaranty becomes non-qualifying, then the Town shall furnish written notice to the Developer of the condition, and within thirty (30) days of receipt of such notice the Developer shall give the Town a substituted qualifying improvement guaranty, or augment the deficient security as necessary to bring the security into compliance with the requirements of this Section 1.6. If the Developer refuses or fails to give the Town a substituted qualifying improvement guaranty, or augment the deficient security, the Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or finish the Public Improvements, or correct deficiencies in the Public Improvements, or it may withhold building permits and certificates of occupancy within the Development, as the Town deems appropriate.

1.7 Insurance. Developer shall, through contract requirements and other normal means, furnish to the Town proof that all employees, contractors, sub-contractors, and engineers engaged in the design and construction of the Public Improvements are covered by adequate Workers Compensation Insurance and general liability insurance (and professional liability insurance for engineers and designers). Failure to provide proof of insurance may result in the suspension of development activities by the Town, including but not limited to, the issuance of building permits and certificates of occupancy.

1.8 OSHA Compliance. Developer shall, through contract requirements and other normal means, furnish to the Town proof that all employees and contractors engaged in the construction of the Public Improvements are required to comply with all provisions of the Federal Occupational Safety and Health Act (OSHA).

1.9 Term. This Agreement shall be effective as of the Effective Date, and shall continue until conditions in Section 9.17 below are satisfied.

2. CONSTRUCTION OF IMPROVEMENTS.

2.1 Improvements to be Constructed. Developer shall furnish, install, and construct, at its own expense, the Public Improvements, in conformance with the Site Plan and the Construction Plans approved by the Town.

2.2 Off-site and On-site Rights-of-way, Easements, Licenses and Permits.

(a) For full development of the Property to occur, the Developer may need to acquire certain off-site and on-site rights-of-way, easements, licenses and permits for the construction of off-site and on-site improvements, as identified in **Exhibit B** and the Site Plan. Developer will convey same to the Town or other appropriate public entity or utility. All acquisition costs

of off-site and on-site rights-of-way, easements, licenses and permits necessary to serve the Development shall be the Developer's sole responsibility.

- (b) All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Warranty Deed in form and substance acceptable to the Town Attorney. The Town at the Developer's expense shall record all title documents. The Developer shall also furnish, at its own expense, an ALTA title policy for all interest(s) so conveyed, subject to approval by the Town Attorney.

2.3 Nuisance.

- (a) Developer agrees to prevent the existence of any nuisances in connection with the Development, including but not limited to trash, debris, and wind or water erosion. If Developer does not abate nuisances occurring in connection with the Development, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.
- (b) Developer agrees to take any all steps necessary to prevent the transfer of mud or debris as a result of construction in the Development onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way. If Developer does not abate such mud or debris, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

2.4 State Storm Water Discharge Permit Required. Developer shall obtain a CDPS General Permit for Storm Water Discharges Associated with Construction Activity and any other permits and/or licenses required during construction.

2.5 Construction Activity. No construction activity, including but not limited to that involving grading, surface improvements, foundations, underground utilities, or vertical development, shall be allowed between the hours of 7:00 p.m. and 7:00 a.m., nor on Saturday, Sunday, or legal holidays, unless approved in writing by the Town Engineer.

3. **WATER IMPROVEMENTS.** The Town does not warrant the availability of water service to the Developer for any phase of development. Developer shall install at its sole cost and expense, all of the water mains and infrastructure necessary to provide water service to the Development pursuant to approved plans and specification from the appropriate water provider.
4. **SANITARY SEWER SERVICES.** The Town does not provide sanitary sewer service. The Developer is responsible for either inclusion of the Development into the St. Vrain Sanitation District ("SVSD") or Town approval of individual sewage disposal systems to serve the Development. A determination of sanitary sewer service availability by SVSD shall be made by a system analysis at the time the Developer requests sanitary sewer taps.

- 4.1 Developer shall install, and relocate as necessary, at Developer's sole cost and expense, all the sewer mains, trunk lines, pumping facilities and appurtenances necessary to provide service from the SVSD system to the Development, including both on-site and off-site improvements, pursuant to SVSD approved plans and specifications, and as described in **Exhibit B**. These extensions may include the oversizing of lines and pumping facilities for future development of adjacent property.
- 4.2 Developer shall install at Developer's sole cost and expense all sewer lines and appurtenances within the Development. Sewer lines lying within the dedicated right-of-way shall be dedicated to SVSD after construction pursuant to Section 2.2 of this Agreement.
- 4.3 Sanitary sewer connection and plant investment fees shall be remitted to SVSD as required. The Town shall require proof of purchase of sanitary sewer taps for the Development before any Certificate of Occupancy is issued.
- 4.4 Developer shall have the existing SVSD mainline located within the Highland Drive right-of-way (the "Highland Drive Sewer Main") cleaned and inspected by SVSD or a third-party inspection firm acceptable to SVSD prior to issuance of building permit by the Town. Based on the results of the inspection or inspection report, the Developer shall complete any and all repairs to the Highland Drive Sewer Main as necessary to permit SVSD to issue final acceptance of the Highland Drive Sewer Main in accordance with applicable SVSD rules and regulations. Developer or SVSD shall submit written confirmation to the Town that the Highland Drive Sewer Main has been accepted by SVSD prior to Town issuance of a temporary certificate of occupancy (TCO) or certificate of occupancy (CO).
5. DRAINAGE IMPROVEMENTS. Developer shall construct drainage improvements for the Development in accordance with **Exhibit B** and with the drainage plan and the plans and construction specifications accepted by the Town.
6. FIRE PROTECTION FACILITIES. The Developer is solely responsible for installing all fire hydrants and other fire protection facilities for the Development as may be required by the Mountain View Fire Protection District.
7. OVERLOT GRADING OF PROPERTY. Developer shall initiate no over-lot grading until the Town issues written acceptance of utility and drainage plans. The Developer shall provide temporary erosion control during over-lot grading until drainage improvements are completed.
8. SPECIAL PROVISIONS. Any special provisions applicable to the Development are attached hereto and incorporated herein as **Exhibit D**.
9. MISCELLANEOUS TERMS.
 - 9.1 Breach of Agreement; Default. In the event that the Developer should fail to timely comply with any of the terms, conditions, covenants and undertakings of this Agreement, the Town in its sole discretion may declare the Developer

in default and after giving thirty (30) days written notice, may call the security provided in Section 1 of this Agreement and exercise all other remedies available to the Town. The Town may withhold any additional building permits, certificates of occupancy (including temporary certificates of occupancy), or provision of new utilities, fixtures or services until the completion of the Public Improvements. Any cost incurred by the Town including, but not limited to, administrative costs and reasonable attorneys' fees, in pursuit of any remedies due to the breach by the Developer, and any costs of construction or maintenance work performed by the Town, shall be paid by the Developer. The Town may deduct these costs from the improvement guaranty provided pursuant to this Agreement. As an alternative, the Town may certify these costs, including interest from the date of default, for collection as a prior, perpetual lien upon each lot or parcel of land within the Development from the due date thereof, until paid. Failure to timely complete construction of the Public Improvements which failure is solely due to inclement weather, acts of God, material shortages, labor strikes, and other matters not within the Developer's control shall not be considered a breach of the Agreement.

- 9.2 Reimbursement to Town. The Town may construct, or complete the construction, repairs, replacements, or other work for Developer with funds other than the improvement guaranty provided pursuant to this Agreement, in which event the Developer shall reimburse the Town within thirty (30) days after receipt of written demand and supporting documentation from the Town. If Developer fails to reimburse the Town, then Developer shall be in default of the Agreement and the Town may exercise its rights under this Agreement and any remedies available hereunder and at law.
- 9.3 Payment of Review and Other Expenses by the Developer. In the event that the Town incurs expenses for the review of the Developer's site plan greater than the monies collected from the Developer in the form of land use fees, the Developer shall reimburse the Town for the additional expenses pursuant to and in accordance with the terms and conditions set forth in the Agreement for Payment of Review and Development Expenses Incurred by the Town by and between the Town and the Developer (the "Reimbursement Agreement"). Failure by the Developer to reimburse the Town within the specified time frame(s) set forth in the Reimbursement Agreement shall be cause for the Town to cease processing the application, or deny the Developer the right to appear before Planning Commission or the Board of Trustees, or deny approval of the application, or withhold the issuance of building permits or certificates of occupancy.
- 9.4 Collection of Fees and Costs. If the Developer fails to pay any fees or other amounts required by this Agreement when due, the Town may take those steps necessary and authorized by law to collect the sums due, including but not limited to, filing a lien against the Developer's property. The Town shall also be entitled to all court costs and attorneys' fees, other costs incurred in collection and interest on the amount due at the rate of eighteen percent (18%) per annum.

9.5 Indemnification and Release of Liability.

- (a) General Liability. Developer agrees to indemnify and hold harmless the Town, its officers, employees, agents, and servants, and to pay any judgments rendered against said persons because of any suit, action or claim caused by, arising from, or due to acts or omissions by the Developer, its officers, employees, agents, consultants, contractors, and subcontractors, and to pay to the Town and said persons their reasonable expenses, including but not limited to, reasonable attorneys' fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the Town or conformance with requirements imposed by the Town. Said obligation of Developer shall be limited to suits, actions or claims based upon conduct before final acceptance by the Town of the construction work. Developer acknowledges that the Town's review and acceptance of plans for development of the property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and that no specific relationship with, or duty of care to, the Developer or third party is assumed by such review or acceptance.
- (b) Drainage Liability. The Developer shall indemnify and hold harmless the Town for any liability the latter may have due to any change in the nature, direction, quantity, or quality of historical drainage flow resulting from the Development or from the construction of any improvements therein.

9.6 Governmental Immunities Act. The Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any rights, immunities and protection provided by the Colorado Governmental Immunities Act (C.R.S. §24-10-101, et seq.) as may be amended from time to time, or otherwise available to the Town, its officers, agents, employees, attorneys, engineers, planners, indemnifiers and insurers.

9.7 Recording of Agreement. This Agreement shall be recorded with the Weld County Clerk and Recorder and shall be a covenant running with the land herein described in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof. The Developer shall file an amendment to the final plat, to note on said plat as a plat note the existence of the Agreement and its attached exhibits by reference to this Agreement's reception number as recorded by the Weld County Clerk and Recorder. All recording fees shall be paid by the Developer.

9.8 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall insure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

9.9 Assignment, Delegation and Notice. Developer and any of Developer's

successors shall, until written Town acceptance of any assignment and assumption of this Agreement, be jointly and severally liable for the obligations of the Developer under this Agreement. Town acceptance of the proposed assignment and assumption shall be withheld until all reimbursement to the Town have been made for obligations incurred by the Town in connection with the Development.

- 9.10 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless both Parties mutually agree in writing to such modification, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections contained herein.

- 9.11 Addresses for Notice. Any notice or communication required or permitted hereunder shall be given in writing and personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

If to the Town:
Town of Mead
c/o Town Manager
P.O. Box 626
Mead, Colorado 80542

With copy to:
Michow Cox & McAskin LLP
Attn: Town of Mead Town Attorney
6530 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80111

If to Developer:

QuikTrip Corporation
4705 S. 129th East Ave
Tulsa, OK 74134

- 9.12 Force Majeure. Whenever an agreed upon deadline requires Developer to complete construction, maintenance, repair or replacement of improvements, said deadline shall be extended for a reasonable time if the performance cannot as a practical matter be completed in a timely manner due to acts of God or other circumstances constituting force majeure or beyond the reasonable control of Developer.
- 9.13 Acceptance. Whenever acceptance of a matter is required or requested of the Town pursuant to any provision(s) of this Agreement, the Town shall act reasonably in responding to such matter. All acceptances shall be in writing and signed by the appropriate Town official.
- 9.14 Previous Agreements. All previous written and recorded agreements between the Parties, their successors and assigns, including but not limited to any annexation

agreement, shall remain in full force and effect and shall control the Development. If any prior agreement conflict with this Agreement, then this Agreement controls.

- 9.15 Title and Authority. Developer warrants to the Town that it is the record owner for the property within the Development or is acting in accordance with the currently valid and unrevoked power of attorney of the record owner (any applicable power of attorney attached hereto). The undersigned further warrant to have full power and authority to enter into this Agreement.
- 9.16 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado, with venue in the District Court for Weld County. In the event that upon request of Developer or any agent thereof, any provision of the Agreement is held to be a violation of municipal, state, or federal laws and rendered unenforceable, the Town, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.
- 9.17 Agreement Status After Final Acceptance. Upon final acceptance pursuant to Section 1 of this Agreement by Town of all Public Improvements, which shall be memorialized by a resolution of the Town Board of Trustees, and compliance by Developer with all terms and conditions of this Agreement, and if no litigation or claim is pending relating to this Agreement, this Agreement shall no longer be in effect. Upon Developer's written request, the Town agrees to record a notice in the Weld County property records confirming the termination of this Agreement.
- 9.18 Original Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

[Remainder of page left intentionally blank.]

THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By: _____

Date of execution: _____, 202__

ATTEST:

Town Clerk

APPROVED AS TO FORM (*excluding exhibits*):

Town Attorney

[Town signature page.]

QuikTrip Corporation, an Oklahoma corporation

By: _____

Printed Name: _____

Title: _____

Date of execution: _____, 202__

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing Site Plan Agreement was subscribed, sworn to and acknowledged before me this
___ day of _____, 202__, by _____ as
_____ of QuikTrip Corporation, an Oklahoma corporation.

My commission expires: _____

Notary Public

[SEAL]

[Developer signature page.]

EXHIBIT A
QUIKTRIP STORE #4227

Legal Description:

LOT 1, BLOCK 1, MEAD CROSSINGS, AMENDMENT NO. 1
COUNTY OF WELD,
STATE OF COLORADO

EXHIBIT B

QUIKTRIP STORE #4227

(LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1)

PUBLIC IMPROVEMENTS TO BE CONSTRUCTED

EXHIBIT C
FORM OF LETTER OF CREDIT

Town of Mead
441 Third Street
Mead, CO 80542
Attn: Town Treasurer

Number: _____
Date: _____
Expiration: _____, 202__

DEAR SIR OR MADAM:

[NAME OF BANK] ("BANK") HEREBY ESTABLISHES IN FAVOR OF THE TOWN OF MEAD, COLORADO ("BENEFICIARY"), FOR THE ACCOUNT OF _____, A _____ (INSERT TYPE OF ENTITY) ("CUSTOMER"), AN IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF _____ DOLLARS (\$XXX,XXX) AVAILABLE BY IMMEDIATE PAYMENT UPON PRESENTATION AT BANK'S OFFICE AT [BANK'S ADDRESS] OF BENEFICIARY'S SIGHT DRAFT(S) IN AN AMOUNT NOT EXCEEDING \$XXX,XXX, AND EACH SIGHT DRAFT MUST BEAR THE REFERENCE: "DRAWN ON [BANK] IRREVOCABLE LETTER OF CREDIT NO. _____, DATED _____ [ISSUE DATE]."

IN ADDITION, THE BENEFICIARY'S SIGHT DRAFT(S) MUST BE ACCOMPANIED BY A COPY OF THIS IRREVOCABLE LETTER OF CREDIT, CERTIFIED BY THE TOWN MANAGER OR HIS OR HER DESIGNEE TO BE A TRUE AND COMPLETE COPY OF THIS IRREVOCABLE LETTER OF CREDIT. UPON PRESENTATION OF SUCH SIGHT DRAFT AND CERTIFIED COPY OF THIS IRREVOCABLE LETTER OF CREDIT IN COMPLIANCE WITH THE TERMS CONTAINED HEREIN, BANK SHALL HONOR THE ACCOMPANYING SIGHT DRAFT(S) AND SHALL NOT BE REQUIRED TO DETERMINE QUESTIONS OF FACT OR LAW BETWEEN BENEFICIARY AND CUSTOMER.

THIS IRREVOCABLE LETTER OF CREDIT SETS FORTH THE FULL UNDERSTANDING OF THE PARTIES HERETO AND BANK HEREBY PROMISES TO BENEFICIARY THAT ANY DRAFTS DRAWN UNDER OR IN SUBSTANTIAL COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE LETTER OF CREDIT WILL BE DULY HONORED IF PRESENTED TO [BANK] ON OR BEFORE _____ [EXPIRATION DATE] (THE "EXPIRATION DATE"), OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE.

PARTIAL AND MULTIPLE DRAWINGS ARE PERMITTED UNDER THIS LETTER OF CREDIT.

THIS IRREVOCABLE LETTER OF CREDIT IS NONTRANSFERABLE.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE (1) YEAR FROM THE PRESENT OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE THEREOF, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE, BANK SHALL SEND BENEFICIARY NOTICE BY REGISTERED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT BANK HAS ELECTED NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

UPON RECEIPT BY BENEFICIARY OF SUCH NOTICE OF NON-EXTENSION, BENEFICIARY MAY DRAW ON THIS LETTER OF CREDIT FOR AN AMOUNT NOT TO EXCEED THE THEN AVAILABLE AMOUNT UNDER THE LETTER OF CREDIT WITHIN THE THEN-APPLICABLE EXPIRATION DATE, BY PRESENTATION OF BENEFICIARY'S SIGHT DRAFT ACCOMPANIED BY A COPY OF THIS IRREVOCABLE LETTER OF CREDIT, CERTIFIED BY THE TOWN CLERK OR HIS OR HER DESIGNEE TO BE A TRUE AND COMPLETE COPY OF THIS LETTER OF CREDIT. UPON PRESENTATION OF SUCH SIGHT DRAFT AND CERTIFIED COPY OF THIS IRREVOCABLE LETTER OF CREDIT IN COMPLIANCE WITH THE TERMS CONTAINED HEREIN, BANK SHALL HONOR THE ACCOMPANYING SIGHT DRAFT(S) AND SHALL NOT BE REQUIRED TO DETERMINE QUESTIONS OF FACT OR LAW BETWEEN BENEFICIARY AND CUSTOMER.

DEMANDS FOR PAYMENT OR DRAWINGS BY THE BENEFICIARY HEREUNDER MAY BE PRESENTED BY FACSIMILE/TELECOPY ("FAX") TO FAX NUMBER _____ UNDER TELEPHONE ADVICE TO _____ OR _____. SUCH FAX PRESENTATION(S) MUST BE RECEIVED ON OR BEFORE THE EXPIRATION DATE (OR ANY AUTOMATICALLY EXTENDED EXPIRATION DATE) IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT.

DEMANDS FOR PAYMENT OR DRAWINGS BY THE BENEFICIARY UNDER THIS LETTER OF CREDIT SHALL ALSO BE DEEMED TIMELY MADE IF PRESENTED BY EXPRESS, CERTIFIED OR REGISTERED MAIL OR COURIER, TO THE BANK AT THE BANK'S ADDRESS SET FORTH ABOVE, OR BY HAND DELIVERY TO BANK AT OUR ADDRESS ABOVE, OR BY FAX AS SET FORTH ABOVE ON OR BEFORE THE EXPIRATION DATE.

THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE MOST RECENT EDITION OF THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS PUBLISHED BY THE INTERNATIONAL CHAMBER OF COMMERCE.

THE FORUM FOR ALL DISPUTES REGARDING THIS LETTER OF CREDIT SHALL BE THE DISTRICT COURT FOR THE COUNTY OF WELD, STATE OF COLORADO.

VERY TRULY YOURS,

[NAME OF BANK]

Title

EXHIBIT D**QUIKTRIP STORE #4227****(LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1)****SPECIAL PROVISIONS****1) State Highway 66 (SH-66) and Foster Ridge Drive Intersection**

- a) **Roadway Improvements** - The Developer shall construct the auxiliary/turn lane on the south section of SH-66 in accordance with approved Construction Plans, including removal of existing roadway improvements (“South Turn Lane Improvements”). The Town shall not issue a Certificate of Occupancy (CO) for the Development prior to Colorado Department of Transportation (CDOT) conditional acceptance of the South Turn Lane Improvements.
- b) **Traffic Signals (SH-66)** - The Developer shall construct traffic signals at the intersection of SH-66 and Foster Ridge Drive in accordance with approved Construction Plans (“Traffic Signals”). The Town shall not issue a CO for the Development prior to Colorado Department of Transportation (CDOT) conditional acceptance of the Traffic Signals.

2) Foster Ridge Drive Roadway Improvements - The Developer shall construct the full section of Foster Ridge Drive in accordance with the approved Construction Plans, including removal of existing roadway improvements (“Foster Ridge Improvements”). The Town shall not issue a CO for the Development prior to Town’s conditional acceptance of the Foster Ridge Drive Improvements.

3) Highland Drive Roadway Improvements - The Developer shall construct the full section of Highland Drive in accordance with approved Construction Plans, including removal of existing roadway improvements (“Highland Drive Improvements”) The Town shall not issue a CO for the Development prior to Town’s conditional acceptance of the Highland Drive Improvements.

4) General Improvement District (GID)

- a) **Formation** - The Developer shall cooperate with the Town in the formation of a general improvement district, pursuant to C.R.S. § 31-25-601, *et seq.* (“GID”) over the Development and the remaining lots owned by Developer in the Mead Crossings subdivision, being generally described as:

Lots 1A, 1B, 1C, 1D, 2, 3, 4A, 4B, 5A, 5B, 5C, 5D, 8A, 8B, 8C, 8D, 9B, 9C, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C and Outlot A, Mead Crossings,

EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded

August 6, 2009 at Reception No. 3640951,
County of Weld, State of Colorado.

Developer shall submit a petition to organize the GID to the Town Clerk in a form acceptable to the Town Attorney. Following formation, the GID will impose an operation and maintenance mill levy of five (5.000) mills, and tax revenues generated by the GID mill levy will be utilized by the GID to finance on-going operations and maintenance of public rights-of-way including but not limited to snowplowing, mill and overlay activities, maintenance of drainage infrastructure, the installation of public safety and wayfinding signage, and undertake other activities consistent with the Petition and Town Ordinance organizing the GID. Developer shall be authorized to request reimbursement of certain costs of wayfinding signage or site signage installed within Mead Crossings as part of an approved sign design program from the GID.

The Town shall not issue a CO for the Development prior to Developer's submittal of a petition to organize a District. The Developer will also cooperate to submit a Designation of Elector form to the Town Clerk in substantially the form attached to this Agreement as **Exhibit E**.

EXHIBIT E
Designation of Elector Form

DESIGNATION OF ELECTOR
TOWN OF MEAD-MEAD CROSSINGS GENERAL IMPROVEMENT DISTRICT
WELD COUNTY, STATE OF COLORADO

Filed pursuant to C.R.S. § 31-25-602(2)(b)

TO THE TOWN CLERK OF THE TOWN OF MEAD:

_____, the Designated Elector, who is a natural person, a citizen of the United States and a resident of the State of Colorado, and who is eighteen (18) years of age or older, is hereby designated by the entity identified below, as the owner of taxable real property in the boundaries of the proposed TOWN OF MEAD-MEAD CROSSINGS GENERAL IMPROVEMENT DISTRICT (or such other name of the district as may be identified with particularity in the Petition for Organization) (the “GID”), which entity is not a natural person, to vote for such owner as an “elector” of the GID. This designation supersedes and replaces any prior designation (if any) by the entity identified below.

QuikTrip Corporation, an Oklahoma corporation

By: _____

Name: _____

Title: _____

Property address: [TBD]

Legal description: See **Exhibit 1**

The address to be used for mailing a ballot
to the Designated Elector:

The address where the Designated Elector
is registered to vote:

Designated Elector phone number (optional): _____

Designated Elector email address (optional): _____

Exhibit 1

LOT 1, BLOCK 1, MEAD CROSSINGS, AMENDMENT NO. 1
COUNTY OF WELD,
STATE OF COLORADO

TOGETHER WITH:

Lots 1A, 1B, 1C, 1D, 2, 3, 4A, 4B, 5A, 5B, 5C, 5D, 8A, 8B, 8C, 8D, 9B, 9C, 12A, 12B,
12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C and Outlot A, Mead Crossings,

EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado
by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified
Rule and Order recorded August 6, 2009 at Reception No. 3640951,
County of Weld, State of Colorado.

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1014**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE QUIKTRIP STORE #4227 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, property owner, QUIKTRIP CORPORATION, an Oklahoma corporation (the "Owner"), has submitted to the Town a land use application for a site plan designated as the QUIKTRIP STORE #4227 SITE PLAN, attached hereto and incorporated as EXHIBIT 1 of this Ordinance (the "Site Plan"); and

WHEREAS, Owner is the fee owner of certain property that is the subject of the Site Plan, generally located south of State Highway 66 and west of Interstate 25 in the Town of Mead, Colorado, as more fully described in the Site Plan ("Property"); and

WHEREAS, the Owner desires to construct a convenience store and gasoline fueling station together with certain public improvements including reconstruction of Foster Ridge Drive and Highland Drive along the frontage of the Property, the installation of a traffic signal at Foster Ridge Drive and Hwy 66, construction of an additional east-bound deceleration lane on Hwy 66, and installation of lane striping on west-bound Hwy 66, drainage improvements, landscaping and fencing improvements, and other improvements as shown on the Site Plan; and

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

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

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

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

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

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

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

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

- a. The Owner will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and
- b. The Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan; and
- c. The Owner shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application; and
- d. The Owner shall execute a site plan agreement in a form approved by the Town Attorney, in accordance with Section 4 below, prior to recordation of the Site Plan; and
- e. Approval of the Site Plan is contingent on and shall not be effective until approval of the Mead Crossings, Amendment No. 1 administrative replat of Lots 10A, 10B, 10C, 10D, and 9A, Mead Crossings.

Section 3. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan.

Section 4. The QuikTrip Store #4227 Site Plan Agreement (SPA) is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney are authorized to make non-material changes to the SPA that do not materially increase the Town's obligations. The Town Manager shall be authorized to execute the SPA on behalf of the Town once the SPA has been finalized.

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 SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
QUIKTRIP STORE #4227 SITE PLAN

[Exhibit attached.]

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CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:
LOT 1, BLOCK 1, MEAD CROSSINGS, AMENDMENT NO. 1, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, RECORDED WITH THE WELD COUNTY CLERK & RECORDER ON _____, 2021, AT RECEPTION NO. _____
AND DOES HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF THE QUIKTRIP STORE #4227 SITE PLAN; 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 6.593 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.
QUIKTRIP CORPORATION
BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF WELD) SS
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ OF _____ A, 20____ BY _____ AS _____ OF _____ A, 20____.
WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS SITE PLAN, DOES HEREBY CERTIFY THAT IT ACKNOWLEDGES THE ESTABLISHMENT OF THIS SITE PLAN, AND ACCEPTS THE CONDITIONS AND RESTRICTIONS (IF ANY) SET FORTH IN THIS SITE PLAN:
QUIKTRIP CORPORATION
BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF WELD) SS
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ OF _____ A, 20____ BY _____ AS _____ OF _____ A, 20____.
WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYING CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____
BY: _____ (SEAL)

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

MAYOR

TOWN CLERK

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN
LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH ,RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

SHEET INDEX

Sheet Number	Sheet Title
C001	COVER SHEET
C002	NOTES
C100	SITE PLAN - OVERALL
C101	SITE PLAN - WEST
C102	SITE PLAN - EAST
C103	STATE HIGHWAY 66 SITE PLAN
C110	GRADING PLAN - WEST
C111	GRADING PLAN - EAST
C120	STORM SEWER PLAN - WEST
C121	STORM SEWER PLAN - EAST
C123	PRE-DEVELOPED DRAINAGE MAP
C124	POST-DEVELOPED DRAINAGE MAP
C140	EROSION CONTROL PLAN - PHASE 1
C141	EROSION CONTROL PLAN SH 66 - PHASE 1
C142	EROSION CONTROL PLAN - PHASE 2
C143	EROSION CONTROL PLAN SH 66 - PHASE 2
C150	UTILITY PLAN - WEST
C151	UTILITY PLAN - EAST
P160	PHOTOMETRIC PLAN
P161	PHOTOMETRIC DETAILS
P162	PHOTOMETRIC DETAILS
C300	STORM SEWER PROFILES
C301	STORM SEWER PROFILES
L100	OPEN SPACE PLAN
L101	LANDSCAPE PLAN WEST
L102	LANDSCAPE PLAN EAST
L500	LANDSCAPE DETAILS & NOTES
C570	TOWN DETAILS SHEET 1
C571	TOWN DETAILS SHEET 2
C572	TOWN DETAILS SHEET 3
C573	QUIKTRIP SITE DETAILS
C600	STATE HWY 66 & FOSTER RIDGE DR. INTERSECTION PLAN
EL100	BUILDING ELEVATIONS
EL101	AUTO CANOPY ELEVATIONS
EL102	TRUCK CANOPY ELEVATIONS

Vicinity Map

Not to Scale

EXISTING ZONING:
HC (HIGHWAY COMMERCIAL)

TOTAL NUMBER OF LOTS: 1

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF MEAD CROSSINGS, AMENDMENT NO.1, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, RECORDED WITH THE WELD COUNTY CLERK & RECORDER ON _____, 2021, AT RECEPTION NO. _____.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO NORTH ZONE 0502, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, BEARING N88°26'53" E, BETWEEN MONUMENTS SHOWN HEREON.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WELD, COLORADO, COMMUNITY PANEL NUMBER 08123C1880E EFFECTIVE DATE JANUARY 20, 2016.

BENCHMARKS:

VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING NGS BENCH MARK "L 329"
LOCATED AT 4.5 MILES EAST ALONG STATE HIGHWAY 66, AT LIBERTY GRANGE HALL, 200 FEET NORTH OF THE CENTER LINE OF THE HIGHWAY, 95 FEET EAST OF THE CENTER LINE OF A NORTH AND SOUTH ROAD, 29 FEET NORTHWEST OF NORTHWEST CORNER OF THE HALL.
ELEVATION = 4982.16 FEET (NAVD 1988)

PROJECT NO.: QKT004227

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4227

SH 66 & FOSTER RIDGE DR
MEAD, CO

QT

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PROTOTYPE: P-108 (11/01/21)

DIVISION: 83

VERSION: 001

DESIGNED BY: ACJ

DRAWN BY: NCH

REVIEWED BY: JRR

REV DATE DESCRIPTION

1 12/13/21 445 SITE PLAN SUBMITTAL

2 11/02/21 210 3455 SUBMITTAL

3 7/27/21 131 3455 SUBMITTAL

4 4/12/21 345 3455 SUBMITTAL

5 6/21/21 445 3455 SUBMITTAL

6 7/11/21 445 3455 SUBMITTAL

7 7/16/21 445 3455 SUBMITTAL

8 7/16/21 445 3455 SUBMITTAL

9 7/16/21 445 3455 SUBMITTAL

10 7/26/22 114 COMMENTS AND ELEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:

COVER SHEET

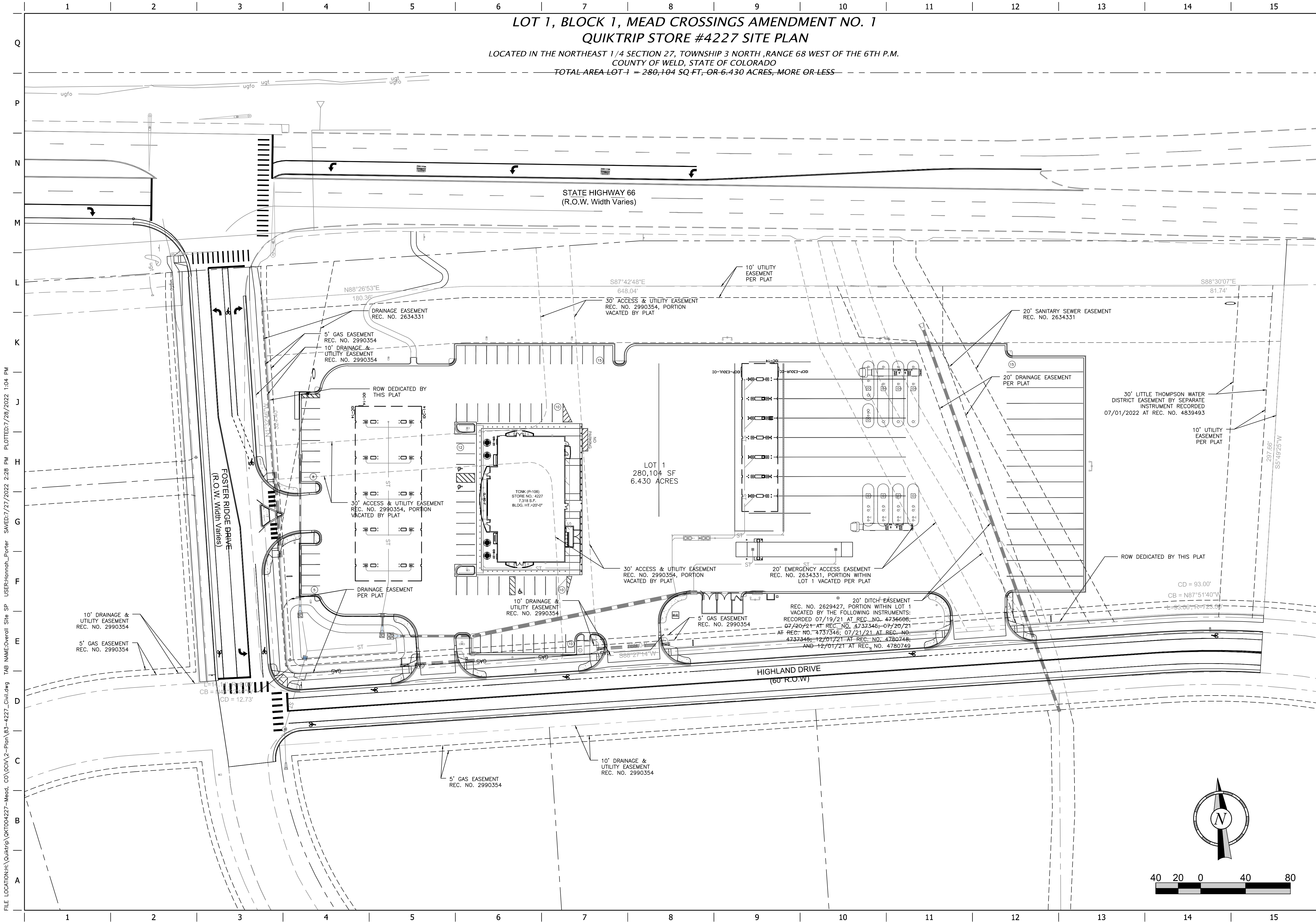
SHEET NUMBER:

C001

FILE LOCATION\\H:\Quiktrip\QKT004227-Mead_CO\QCV 2-Plan\03-4227_Civil.dwg TAB NAME:Cover SP USER:Hamath_Porfer SAVED:7/27/2022 2:28 PM PLOTTED:7/26/2022 1:03 PM

171

FILE LOCATION: H:\Quiktrip\QKT004227-Meod, CO\OCIV\2-Plan\83-4227_Civil.dwg TAB NAME: Notes SP USER: Hannah_Porter SAVED: 7/27/2022 2:28 PM PLOTTED: 7/28/2022 1:04 PM



FILE LOCATION: H:\QuikTrip\QKT004227-Mead, CO\CD\2-Plan\33-4227_Civil.dwg TAB NAME: Overall_Site SP USER: Hannah_Fortner SAVED: 7/21/2022 2:28 PM PLOTTED: 7/26/2022 1:04 PM

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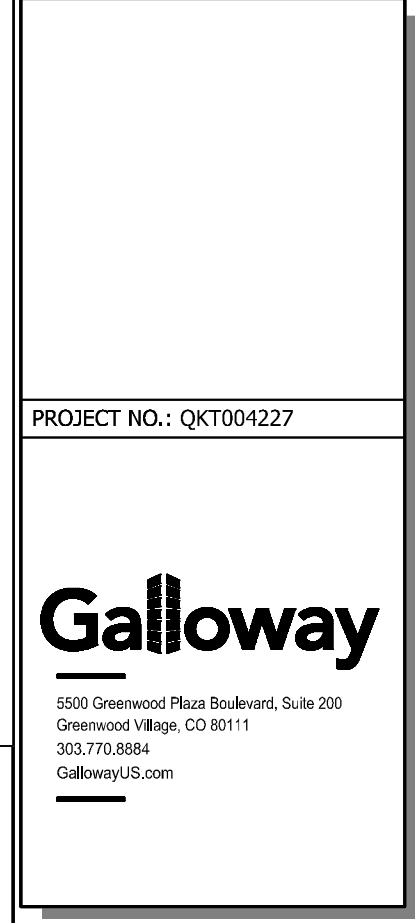

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REV	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	1/20/22	2nd 3055 SUBMITTAL
3	2/2/22	2nd 3055 SUBMITTAL
4	2/2/22	1st 3055 SUBMITTAL
5	4/19/22	2nd 3055 SUBMITTAL
6	6/21/22	3rd 3055 SUBMITTAL
7	7/1/22	3rd SITE PLAN SUBMITTAL
8	7/1/22	3rd SITE PLAN SUBMITTAL
9	7/1/22	3rd SITE PLAN SUBMITTAL
10	7/26/22	TPC COMMENTS AND ELEC CABINET UPDATE

SHEET TITLE:
SITE PLAN - OVERALL

SHEET NUMBER:
C100



SHEET TITLE:
SITE PLAN - WEST
SHEET NUMBER:
C101



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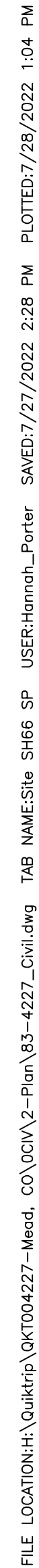
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DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

REV	DATE	DESCRIPTION
3	12/13/21	4th SITE PLAN SUBMITTAL
4	1/20/22	2nd SVSD SUBMITTAL
5	2/2/22	1ST CN REVIEW SUBMITTAL
6	4/12/22	3rd SVSD SUBMITTAL
7	6/21/22	4th SVSD SUBMITTAL
8	7/11/22	5th SITE PLAN SUBMITTAL
9	7/26/22	BID SET
10	7/26/22	FPC COMMENTS AND ELEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/21/21

SITE PLAN - EAST

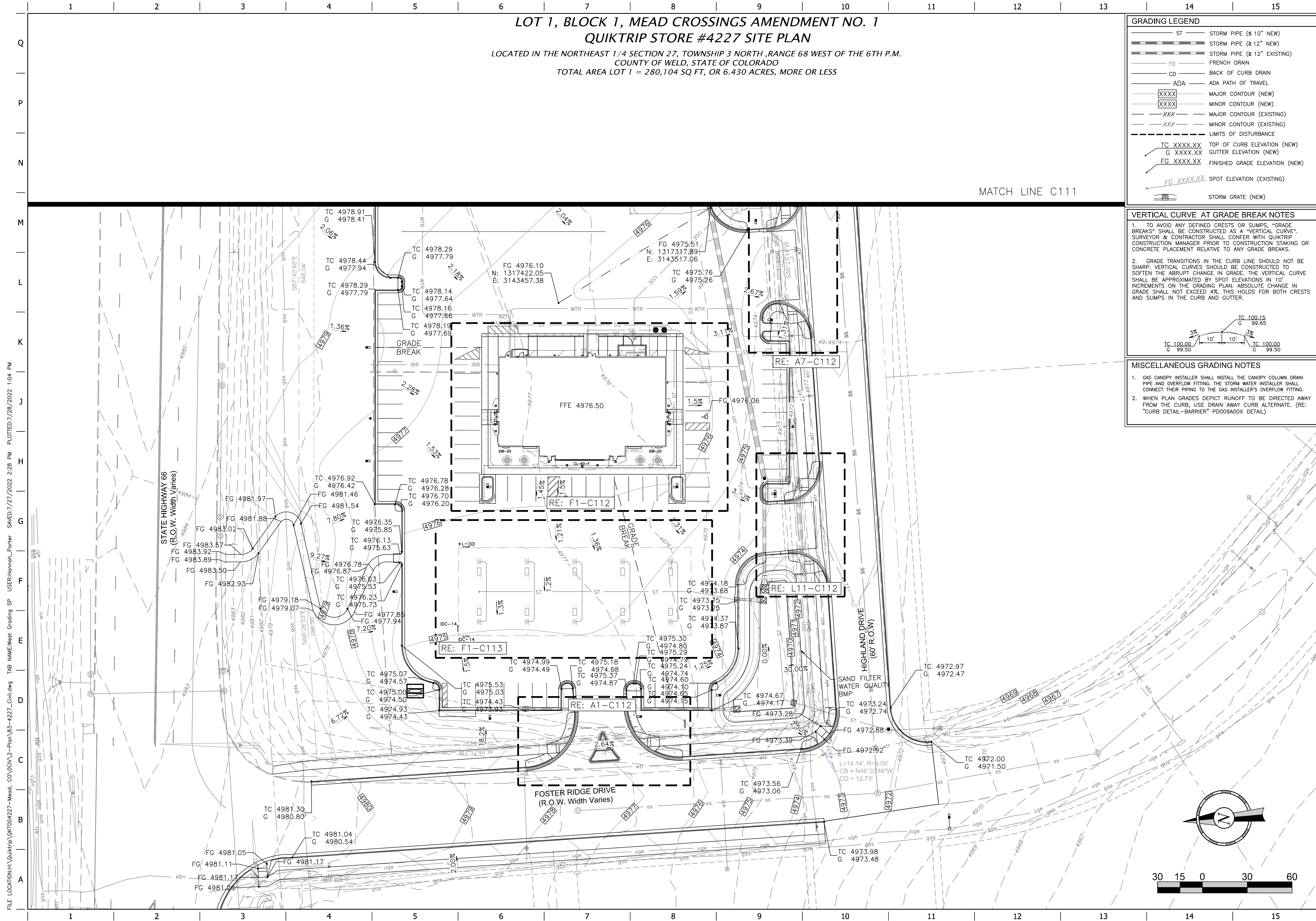
C102



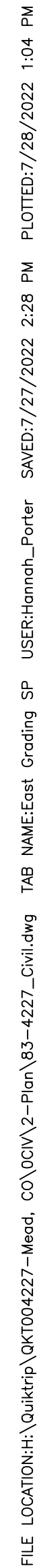
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SHEET TITLE:
STATE HIGHWAY 66 SITE PLAN
SHEET NUMBER:
C103



FILE LOCATION: H:\QuikTrip\4227-Mead_C110\2-Plan\33-4227_Civil.dwg TAB NAME: West Grading SP USER: Hennessey, Porter
SAVED: 7/27/2022 2:28 PM PLOTTED: 7/28/2022 1:04 PM



VERTICAL CURVE AT GRADE BREAK NOTES

1. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUITRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OF CORRECTION PLACEMENT RELATIVE TO ANY GRADE BREAKS.
2. GRADE TRANSITIONS IN THE CURB LINE SHOULD NOT BE SHARP. VERTICAL CURVES SHOULD BE CONSTRUCTED TO SOFTEN THE ABRUPT CHANGE IN GRADE. THE VERTICAL CURVE SHALL BE APPROXIMATED BY SPOT ELEVATIONS IN 10' INCREMENTS ON THE GRADING PLANE. ABSOLUTE CHANGE IN GRADE SHALL NOT EXCEED 4%. THIS HOLDS FOR BOTH CRESTS AND SUMPS IN THE CURB AND GUTTER.

Diagram illustrating a vertical curve with spot elevations and grades:

- Grades: 3% (downward), 3% (upward)
- Horizontal segments: 10', 10'
- Spot Elevations: TC 100.00, G 99.50, TC 100.15, G 99.65, TC 100.00, G 99.50

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLLISION DRAIN PIPE AND OVERFLOW FITTING, THE STORM WATER INSTALLER SHALL CONNECT THIS PIPE TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE CURB UPRIGHT ARROW FOR ALTERNATE. (RE: "CURB DETAIL--BARRIER" PD008A00X DETAIL.)

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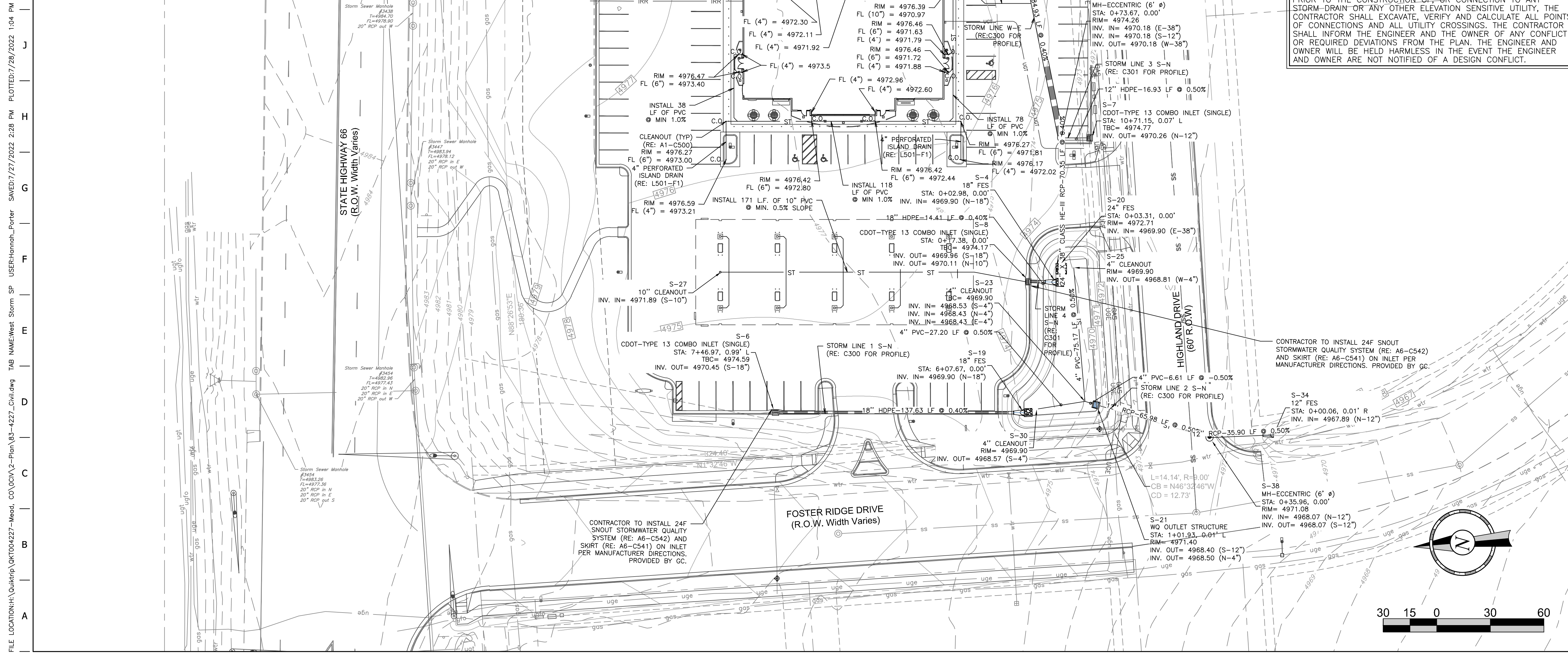


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GRADING PLAN - EAST

C111



STORM SEWER LEGEND

	ST	STORM PIPE (< 10" NEW)
	CD	BACK OF CURB DRAIN
		STORM PIPE (> 12" NEW)
		STORM PIPE (> 12" EXISTING)
		MAJOR CONTOUR (NEW)
		MINOR CONTOUR (NEW)
	XXXX	MAJOR CONTOUR (EXISTING)
	XXXX	MINOR CONTOUR (EXISTING)
		STORM GRATE (NEW)

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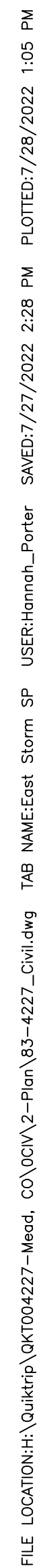
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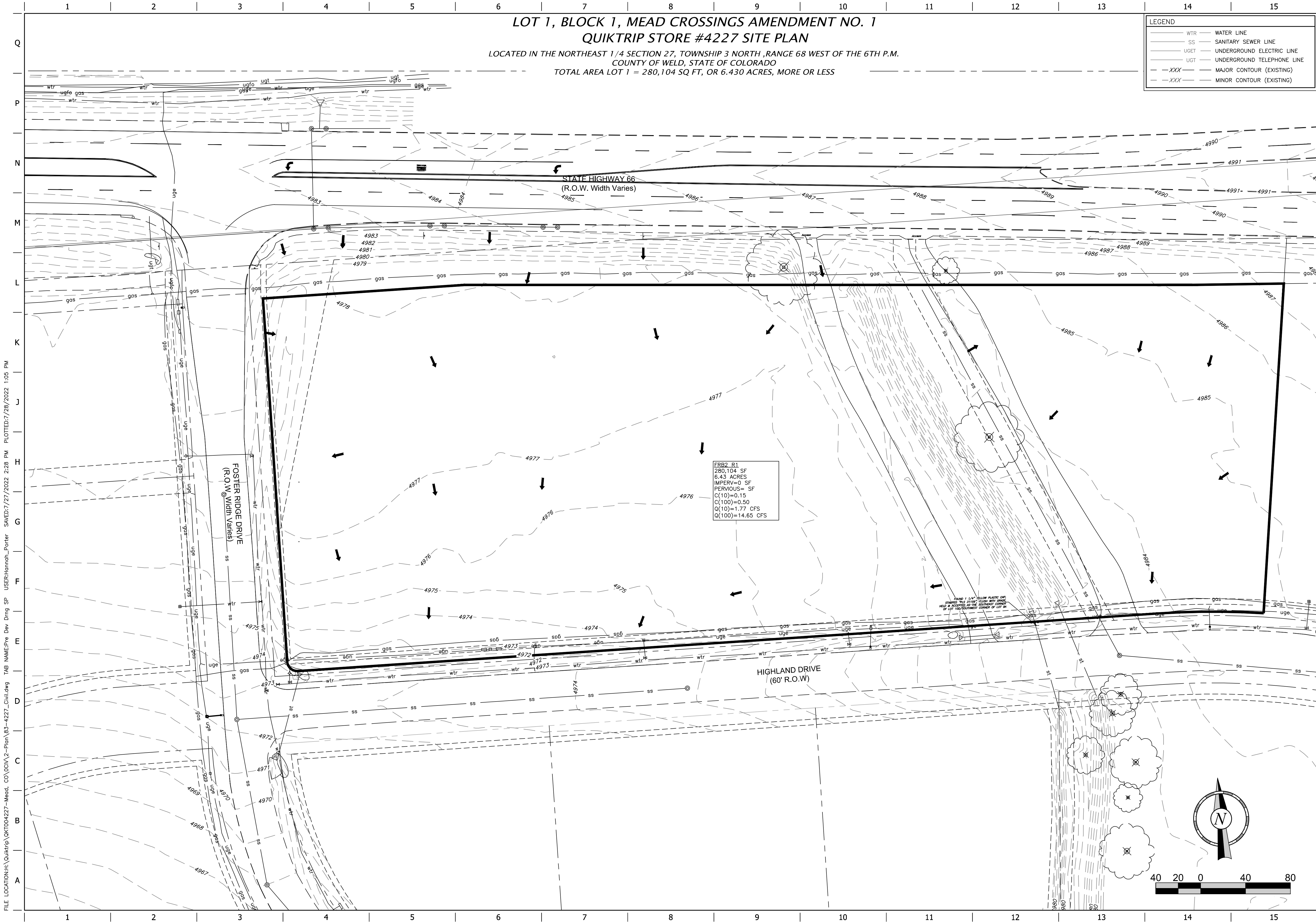
REV	DATE	DESCRIPTION
3	2/13/21	4th SITE PLAN SUBMITTAL
4	1/20/22	2nd SWDS SUBMITTAL
5	2/2/22	1ST CM REVIEW SUBMITTAL
6	4/12/22	3rd SWDS SUBMITTAL
7	6/21/22	4th SWDS SUBMITTAL
8	7/11/22	5th SITE PLAN SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	FPD COMMENTS AND ELEC CABINET UPDATE
		ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:
STORM SEWER PLAN

SHEET NUMBER:

C120





FILE LOCATION: H:\Quiktrip\QKT004227-Mead, CO\QCV2-Plan\33-4227_Civil.dwg TAB NAME: Pre-Dev Drng SP USER: Kannah, Porter SAVED: 7/27/2022 2:28 PM PLOTTED: 7/28/2022 1:05 PM

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REV	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	1/20/22	2nd SPS SUBMITTAL
3	2/2/22	3rd SPS SUBMITTAL
4	2/2/22	1ST CUS SUBMITTAL
5	4/12/22	2nd SPS SUBMITTAL
6	6/21/22	3rd SPS SUBMITTAL
7	6/21/22	4th SITE PLAN SUBMITTAL
8	7/1/22	5th SITE PLAN SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	FPC COMMENTS AND ELEC CABINET UPDATE

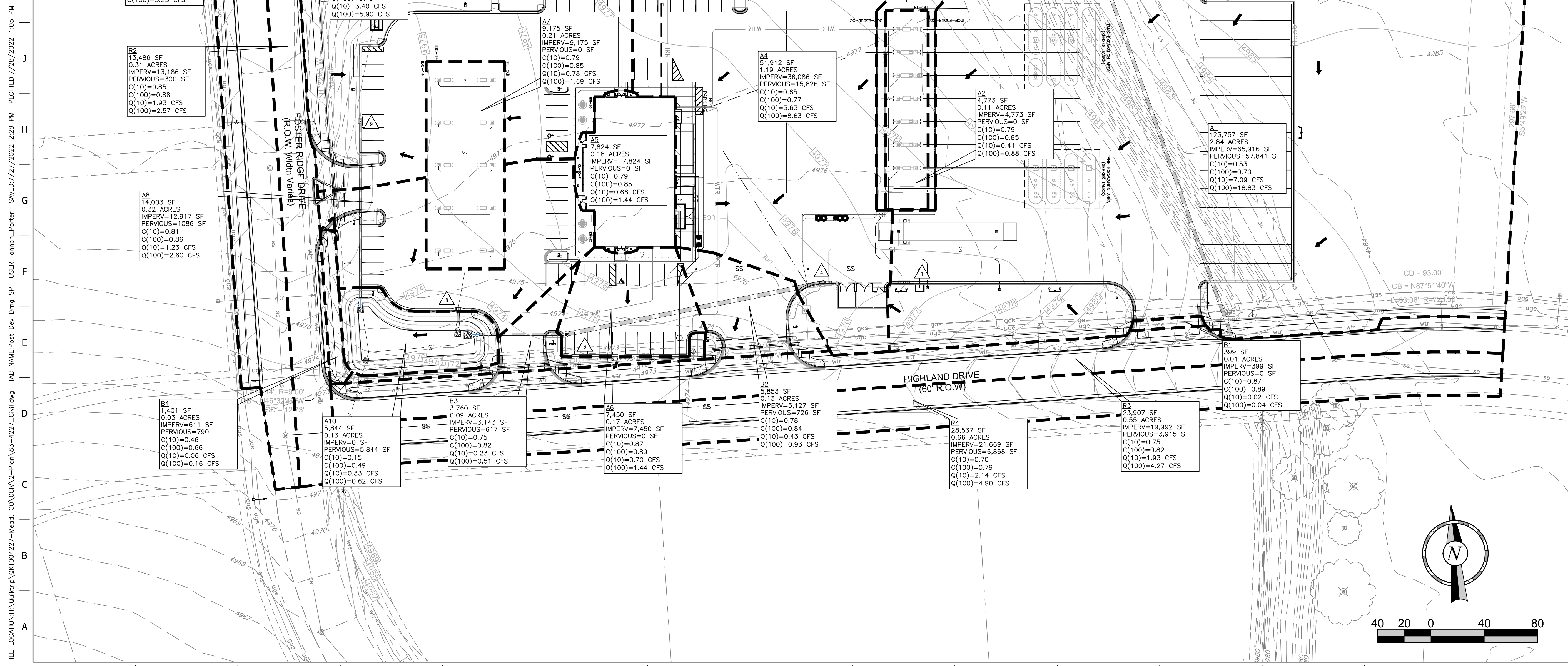
ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:

PRE-DEVELOPED DRAINAGE
MAP

SHEET NUMBER:

C123



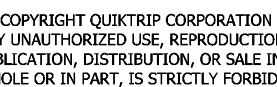
Site plan showing proposed development layout, including building footprints, parking areas, and surrounding infrastructure. The plan includes property lines, easements, and a north arrow. Key features include Foster Ridge Drive (R.O.W. with Varies) and Highland Drive (60' R.O.W.). The plan is divided into sections A through J and 1 through 10. Each section contains detailed information about its area, including square footage, acres, and flow rates.

Section Data:

Section	Area (SF)	Area (Acres)	IMPERV (SF)	PERVIOUS (SF)	C(10)	Q(10) (CFS)
A1	123,757	2.84	65,916	57,841	0.53	7.09
A2	4,773	0.11	4,773	0	0.79	0.41
A3	51,912	1.19	36,086	15,826	0.65	3.63
A4	7,824	0.18	7,824	0	0.79	0.85
A5	9,175	0.21	9,175	0	0.79	0.85
A6	7,450	0.17	7,450	0	0.87	0.89
A7	5,853	0.13	5,127	726	0.78	0.84
A8	14,003	0.32	12,917	1,086	0.81	1.23
A9	13,486	0.31	13,186	300	0.85	1.93
A10	5,844	0.13	5,844	0	0.75	0.82
A11	3,760	0.09	3,143	617	0.75	0.82
A12	1,401	0.03	611	790	0.46	0.66
A13	23,907	0.55	19,992	3,915	0.75	1.93
A14	26,537	0.66	21,669	4,868	0.70	2.14
A15	3,999	0.01	3,999	0	0.89	0.02
A16	7,824	0.18	7,824	0	0.79	0.85
A17	9,175	0.21	9,175	0	0.79	0.85
A18	51,912	1.19	36,086	15,826	0.65	3.63
A19	7,824	0.18	7,824	0	0.79	0.85
A20	9,175	0.21	9,175	0	0.79	0.85
A21	51,912	1.19	36,086	15,826	0.65	3.63
A22	7,824	0.18	7,824	0	0.79	0.85
A23	9,175	0.21	9,175	0	0.79	0.85
A24	51,912	1.19	36,086	15,826	0.65	3.63
A25	7,824	0.18	7,824	0	0.79	0.85
A26	9,175	0.21	9,175	0	0.79	0.85
A27	51,912	1.19	36,086	15,826	0.65	3.63
A28	7,824	0.18	7,824	0	0.79	0.85
A29	9,175	0.21	9,175	0	0.79	0.85
A30	51,912	1.19	36,086	15,826	0.65	3.63
A31	7,824	0.18	7,824	0	0.79	0.85
A32	9,175	0.21	9,175	0	0.79	0.85
A33	51,912	1.19	36,086	15,826	0.65	3.63
A34	7,824	0.18	7,824	0	0.79	0.85
A35	9,175	0.21	9,175	0	0.79	0.85
A36	51,912	1.19	36,086	15,826	0.65	3.63
A37	7,824	0.18	7,824	0	0.79	0.85
A38	9,175	0.21	9,175	0	0.79	0.85
A39	51,912	1.19	36,086	15,826	0.65	3.63
A40	7,824	0.18	7,824	0	0.79	0.85
A41	9,175	0.21	9,175	0	0.79	0.85
A42	51,912	1.19	36,086	15,826	0.65	3.63
A43	7,824	0.18	7,824	0	0.79	0.85
A44	9,175	0.21	9,175	0	0.79	0.85
A45	51,912	1.19	36,086	15,826	0.65	3.63
A46	7,824	0.18	7,824	0	0.79	0.85
A47	9,175	0.21	9,175	0	0.79	0.85
A48	51,912	1.19	36,086	15,826	0.65	3.63
A49	7,824	0.18	7,824	0	0.79	0.85
A50	9,175	0.21	9,175	0	0.79</	

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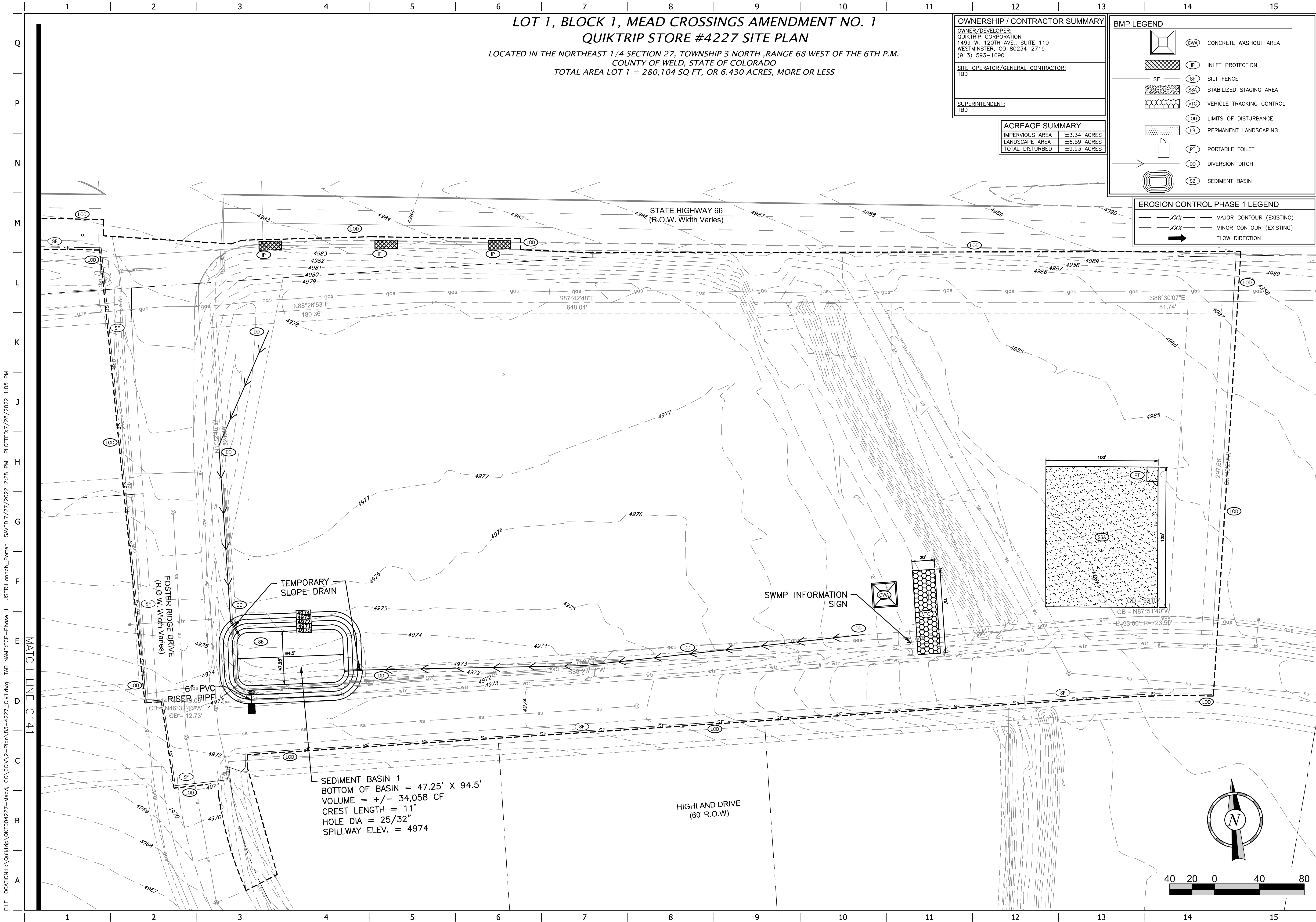
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DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JDD

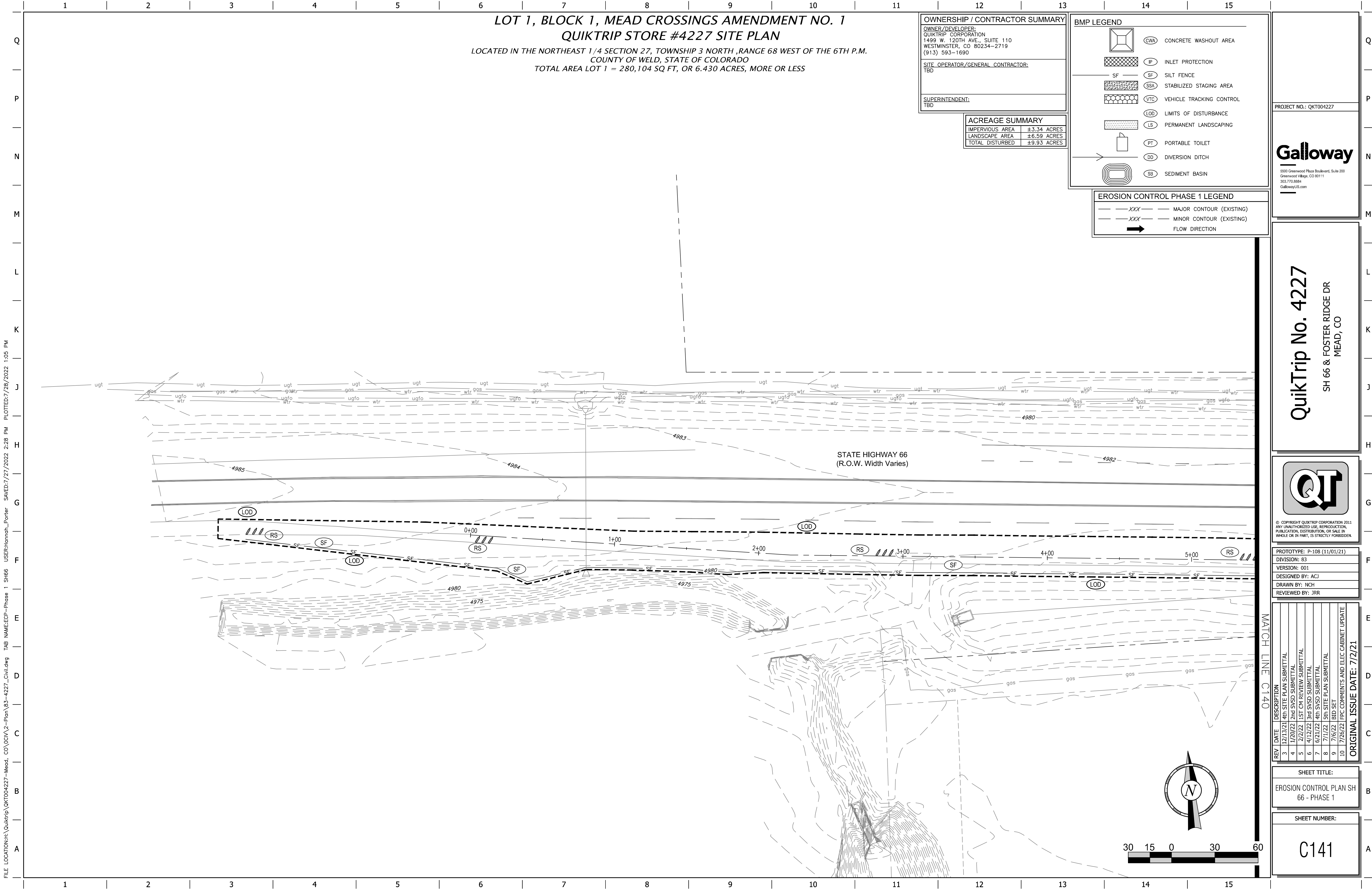
NO	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	1/20/22	2nd SVSD SUBMITTAL
3	2/2/22	1ST CM REVIEW SUBMITTAL
4	4/12/22	3rd SVSD SUBMITTAL
5	6/21/22	4th SVSD SUBMITTAL
6	7/1/22	5th SITE PLAN SUBMITTAL
7	7/6/22	BID SET
8	7/26/22	PER COMMENTS AND FLEC CABINET UPDATE

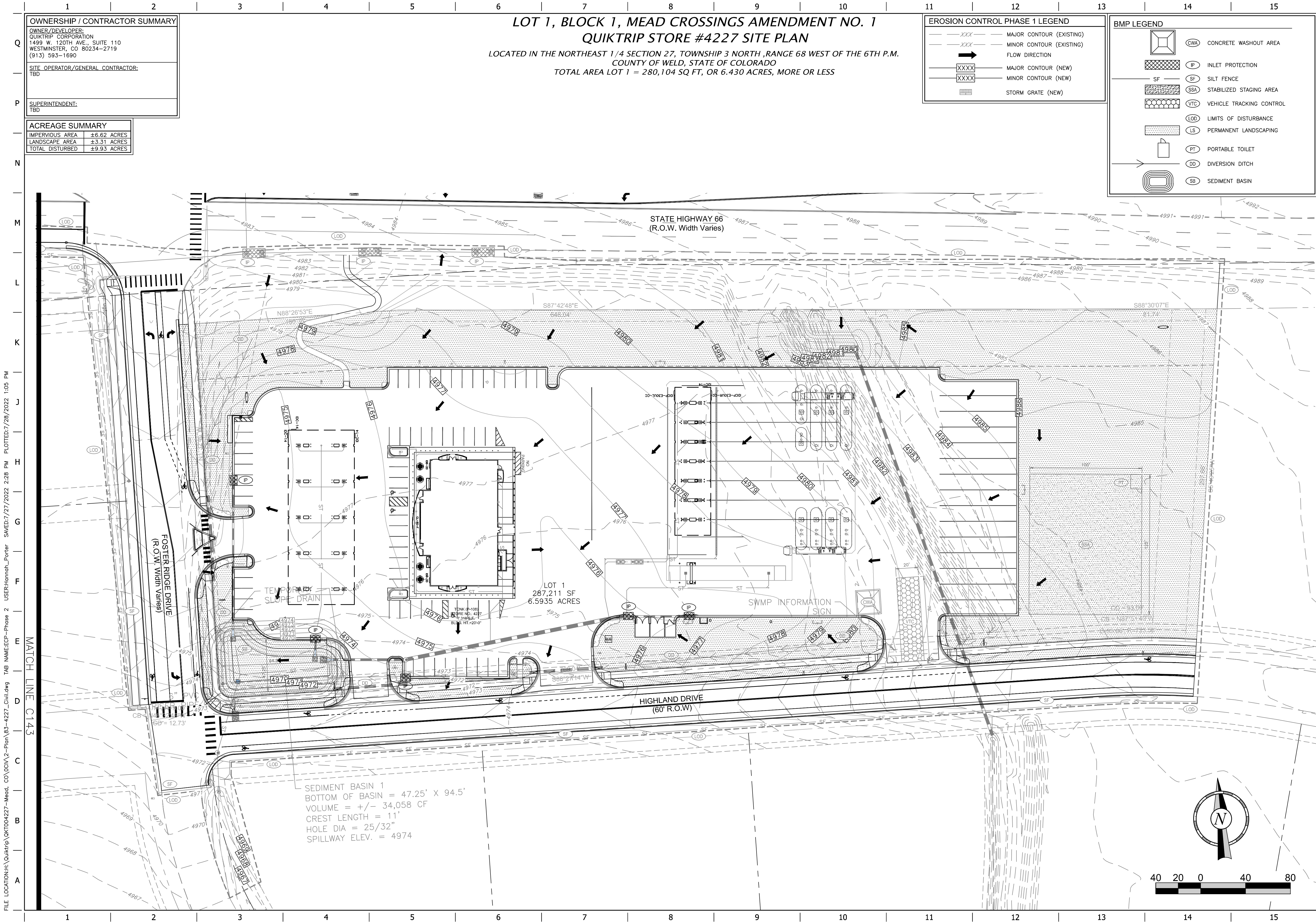
ORIGINAL ISSUE DATE: 7/2/21

POST-DEVELOPMENT DRAINAGE MAINTENANCE

C124







FILE LOCATION: H:\QuikTrip\QKT004227-Mead, CO\CD\2-Plan\33-4227_Civil.dwg TAB NAME: EOP-Phase 2 USER: H. Porter SAVED: 7/27/2022 2:28 PM PLOTTED: 7/28/2022 1:05 PM

OWNERSHIP / CONTRACTOR SUMMARY	
OWNER/DEVELOPER:	QUIKTRIP CORPORATION
	1499 W. 120TH AVE., SUITE 110
	WESTMINSTER, CO 80234-2719
	(913) 593-1690
SITE OPERATOR/GENERAL CONTRACTOR:	TBD
SUPERINTENDENT:	TBD

ACREAGE SUMMARY	
IMPERVIOUS AREA	±6.62 ACRES
LANDSCAPE AREA	±3.31 ACRES
TOTAL DISTURBED	±9.93 ACRES

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN
LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

EROSION CONTROL PHASE 1 LEGEND	
---	MAJOR CONTOUR (EXISTING)
- - -	MINOR CONTOUR (EXISTING)
→	FLOW DIRECTION
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
	STORM GRATE (NEW)

BMP LEGEND	
	CWA CONCRETE WASHOUT AREA
	IP INLET PROTECTION
	SF SILT FENCE
	SSA STABILIZED STAGING AREA
	VTC VEHICLE TRACKING CONTROL
	LOD LIMITS OF DISTURBANCE
	LS PERMANENT LANDSCAPING
	PT PORTABLE TOILET
	DD DIVERSION DITCH
	SB SEDIMENT BASIN

PROJECT NO.: QKT004227

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4227

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MEAD, CO

QT

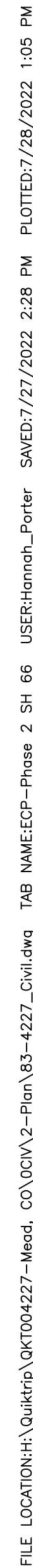
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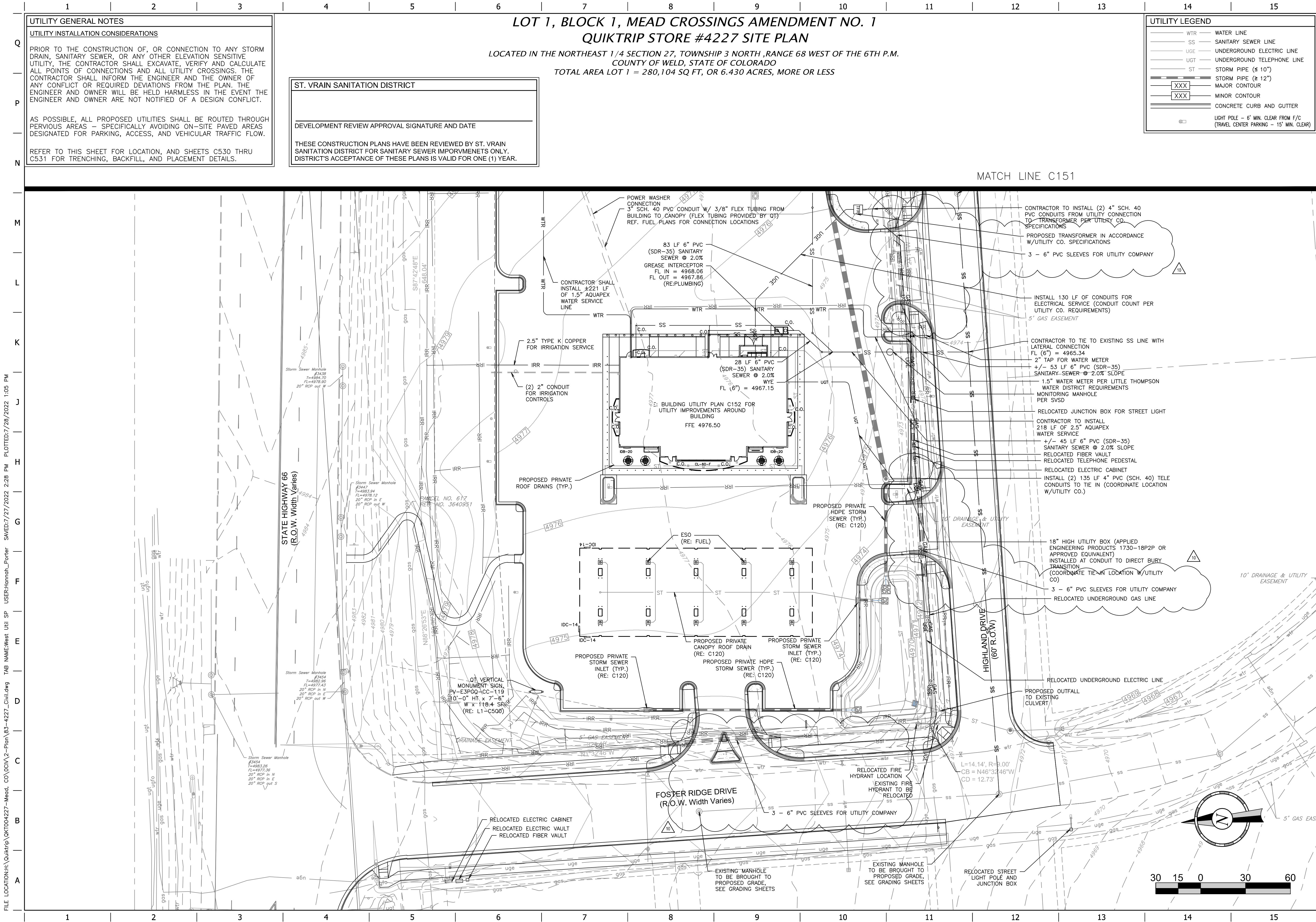
PROTOTYPE: P-108 (11/01/21)
DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

REV	DATE	DESCRIPTION
3	12/13/21	4th SITE PLAN SUBMITTAL
4	1/20/22	2nd 30x50 SUBMITTAL
5	7/2/22	1st 30x50 SUBMITTAL
6	4/12/22	2nd 30x50 SUBMITTAL
7	6/21/22	3rd 30x50 SUBMITTAL
8	7/1/22	4th SITE PLAN SUBMITTAL
9	7/16/22	5th SITE PLAN SUBMITTAL
10	7/26/22	6th SITE PLAN SUBMITTAL

SHEET TITLE:
EROSION CONTROL PLAN -
PHASE 2

SHEET NUMBER:
C142





UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS C530 THRU C531 FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

ST. VRAIN SANITATION DISTRICT

DEVELOPMENT REVIEW APPROVAL SIGNATURE AND DATE

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

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1

QUIKTRIP STORE #4227 SITE PLAN

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

UTILITY LEGEND

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
ST	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6" MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

PROJECT NO.: QKT004227

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303.770.8884
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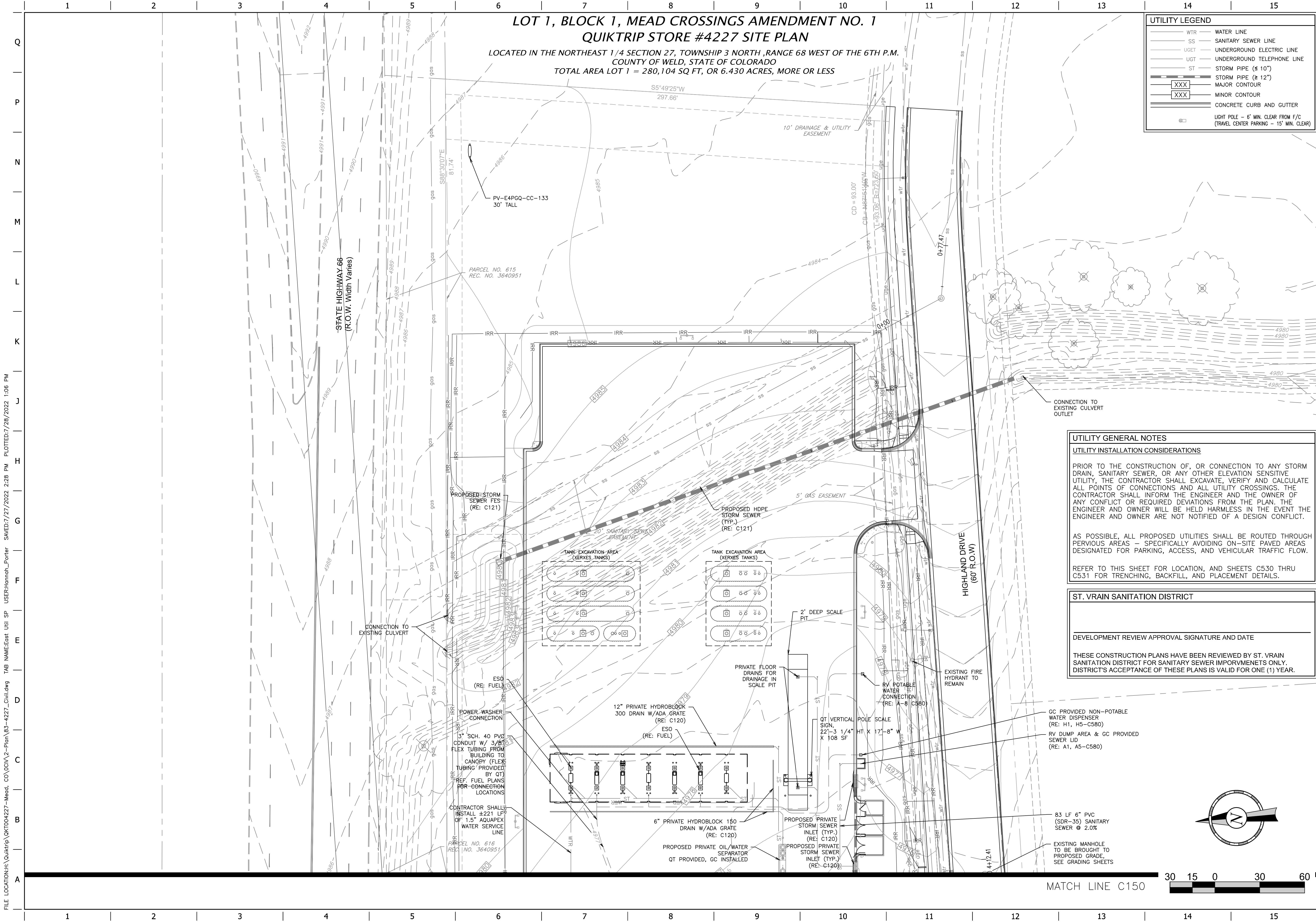
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DIVISION:	83
VERSION:	001
DESIGNED BY:	ACJ
DRAWN BY:	NCH
REVIEWED BY:	JRR

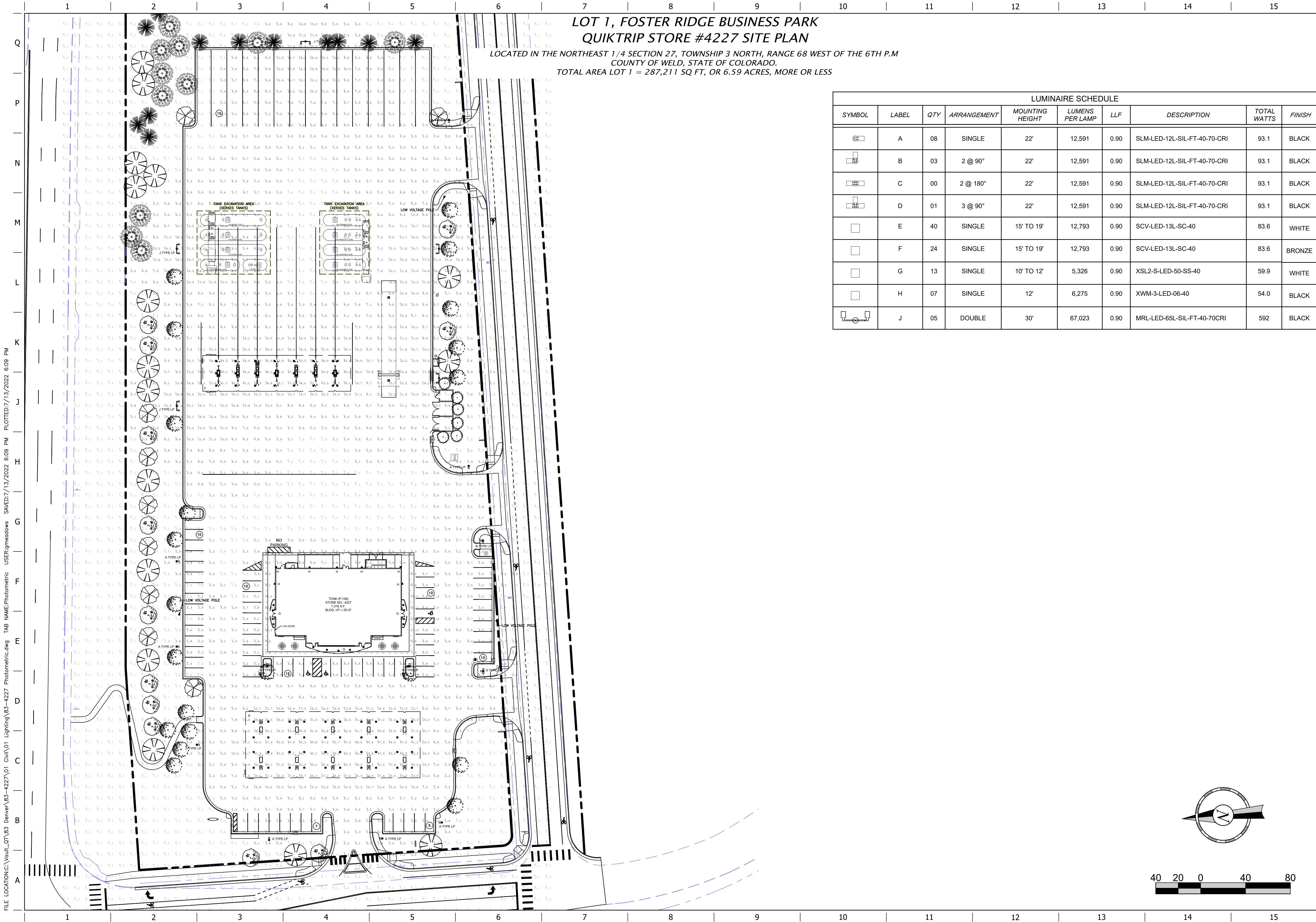
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4	4/12/22	2nd 3050 SUBMITTAL
5	6/21/22	3rd 3050 SUBMITTAL
6	7/1/22	4th 3050 SUBMITTAL
7	7/1/22	5th 3050 SUBMITTAL
8	7/1/22	6th 3050 SUBMITTAL
9	7/1/22	7th 3050 SUBMITTAL
10	7/1/22	8th 3050 SUBMITTAL

ORIGINAL ISSUE DATE: 7/12/21

SHEET TITLE:
UTILITY PLAN - WEST

SHEET NUMBER:
C150

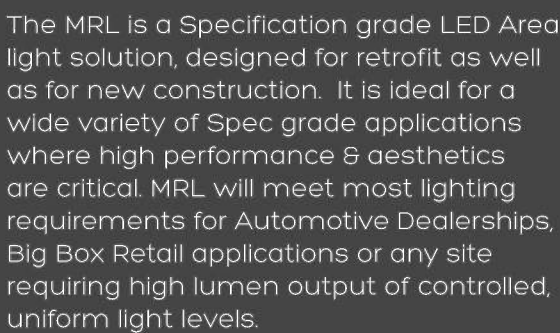




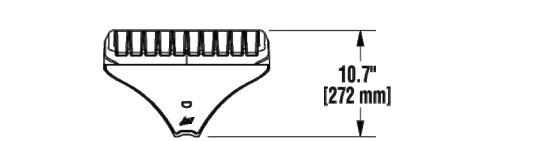
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Mirada Large - MRL
Outdoor LED Area Light

Mirada Large - MRL
Outdoor LED Area Light



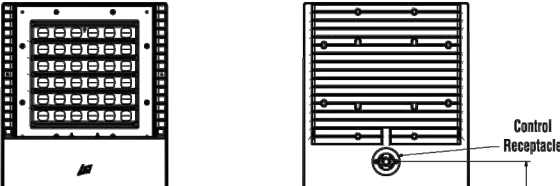
Product Dimensions



Specifications and dimensions subject to change without notice.
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Slice Medium - SLM
Outdoor LED Area Light





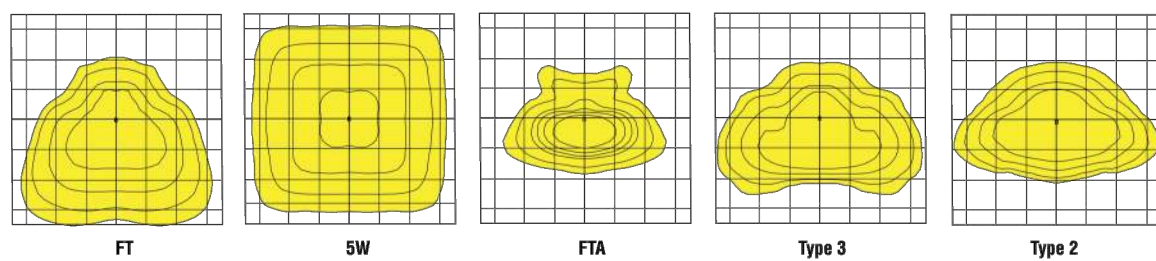
Bottom View Top View

- 1 - Not available on "Type V" distribution.
- 2 - Consult Factory for availability.
- 3 - Not available in HV.
- 4 - Consult Factory for Site Layout
- 5 - INSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store
- 6 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

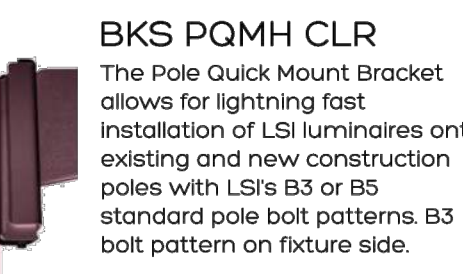
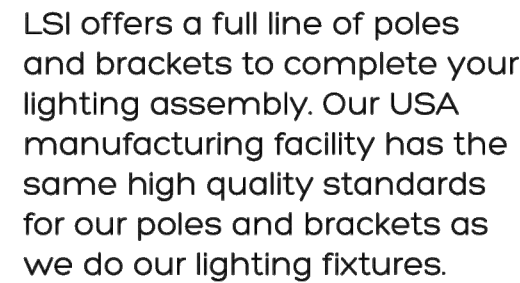
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All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slick (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



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LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.

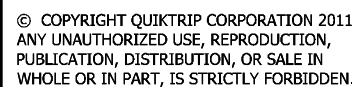


The 3G rated Universal Mounting Bracket (UMB) allows for seamless integration of LSI Luminares onto existing/retrofit or new construction poles. The UMB bracket was designed specifically for square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5"-5". Bolt pattern B3 on fixture side.

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon. Works with B3 pole drill pattern.

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern. B3 and B5 pole drill pattern. B3 bolt pattern on fixture side.

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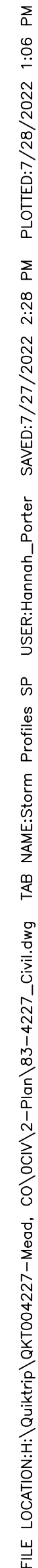
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6	4/12/22	3rd SVSD SUBMITTAL
7	6/21/22	4th SVSD SUBMITTAL
8	7/11/22	5th SITE PLAN SUBMITTAL
9	7/6/22	BID SET
10	7/26/22	FPC COMMENTS AND ELEC CABINET UPDATE

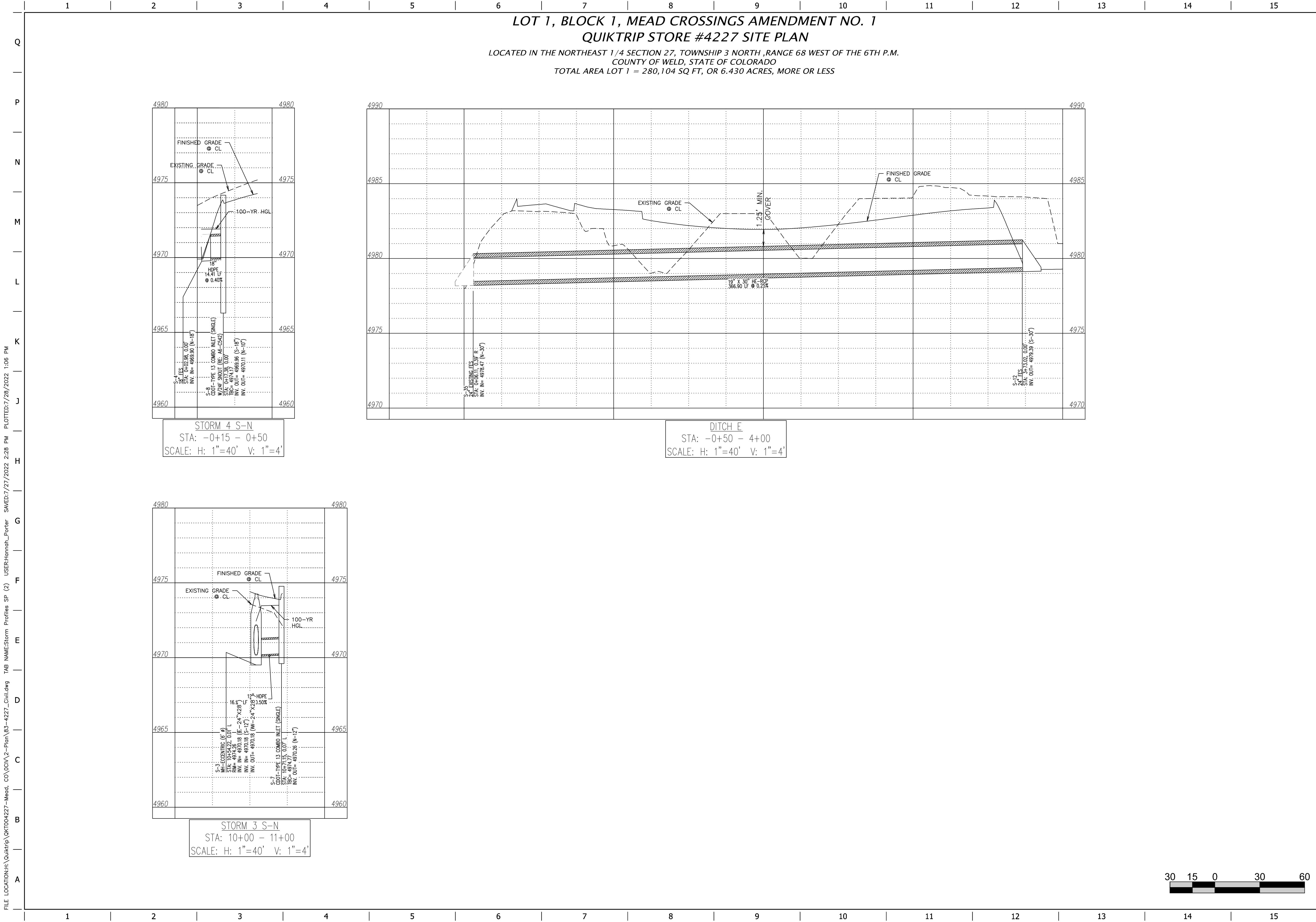
SHEET TITLE:

PHOTOMETRIC DETAILS

SHEET NUMBER:

P162





PROJECT NO.: QKT004227

Galloway

5500 Greenwood Plaza Boulevard, Suite 200
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303.770.8884
GallowayUS.com

QuikTrip No. 4227

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MEAD, CO

QT

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PROTOTYPE: P-108 (11/01/21)
DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: INCH
REVIEWED BY: JRR

REV	DATE	DESCRIPTION
3	12/13/21	2ND SITE PLAN SUBMITTAL
4	1/10/22	2ND S&SD SUBMITTAL
5	2/2/22	3RD PRELIMINARY SUBMITTAL
6	4/19/22	3RD CIVIL SUBMITTAL
7	6/21/22	3RD S&SD SUBMITTAL
8	7/1/22	3RD SITE PLAN SUBMITTAL
9	7/16/22	3RD SET
10	7/26/22	3RD COMMENTS AND ELEC CABINET UPDATE

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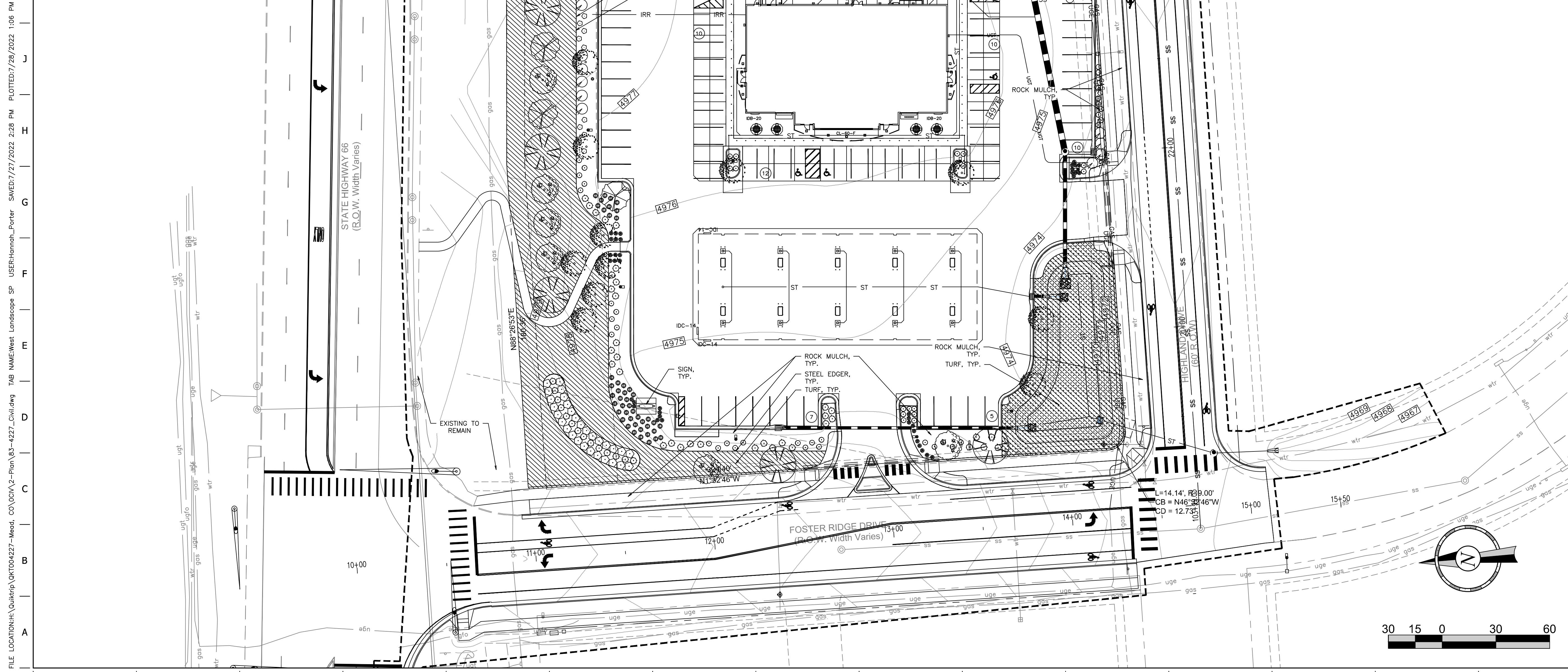
STORM SEWER PROFILES

SHEET NUMBER:

C301

ORIGINAL ISSUE DATE: 7/2/21





AREAS OF LANDSCAPING	FORMULA	TOTAL AREA	TOTAL REQUIRED	TOTAL PROVIDED
HIGHWAY 66 R.O.W. (1 TREE AND 5 SHRUBS PER 10' OF FRONTAGE)	1 TREE AND 5 SHRUBS PER 15 L.F.	921.99 L.F.	61 TREES 307 SHRUBS	61 TREES 307 SHRUBS CLUSTERED
SITE TREES (1 TREE PER 1,000 S.F. OF LANDSCAPED AREA)	1 TREE / 1,000 S.F.	62,729 S.F.	62 TREES	62 TREES
SITE SHRUBS (1 SHRUB PER 150 S.F. OF LANDSCAPED AREA)	1 SHRUB / 150 S.F.	62,279 S.F.	418 SHRUBS	506 SHRUBS
PARKING LOT ISLANDS 5 ISLANDS	1 TREE PER PARKING ISLAND	5 PARKING ISLANDS	5 TREES	5 TREES

CAUTION
UTILITIES EXIST WITHIN
CONSTRUCTION LIMITS. CONTRACTOR
IS RESPONSIBLE FOR IDENTIFYING
THEIR LOCATION PRIOR TO
CONSTRUCTION.

MATCH LINE WEST

MATCH LINE WEST

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5500 Greenwood Plaza Boulevard, Suite 201
Greenwood Village, CO 80111
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REV	DATE	DESCRIPTION
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7	6/21/22	4th SVSD SUBMITTAL
8	7/1/22	5th SITE PLAN SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	FRC COMMENTS AND FLEC CABINETS UPDATE

ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:

LANDSCAPE PLAN WEST

SHEET NUMBER:

L101

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF ALL THE UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENTS MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

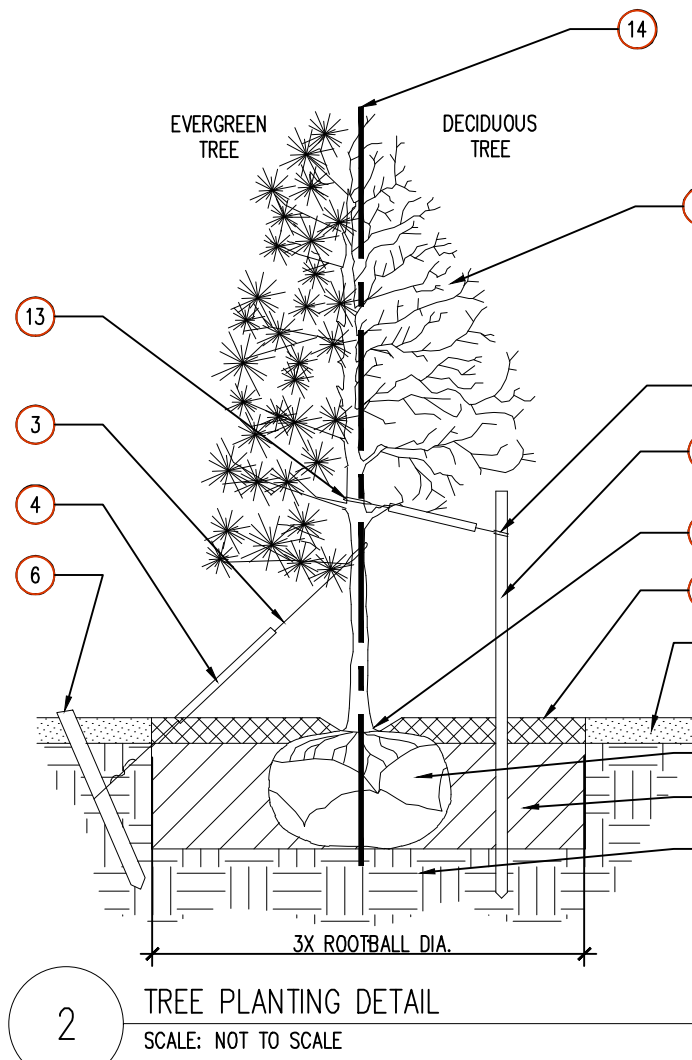
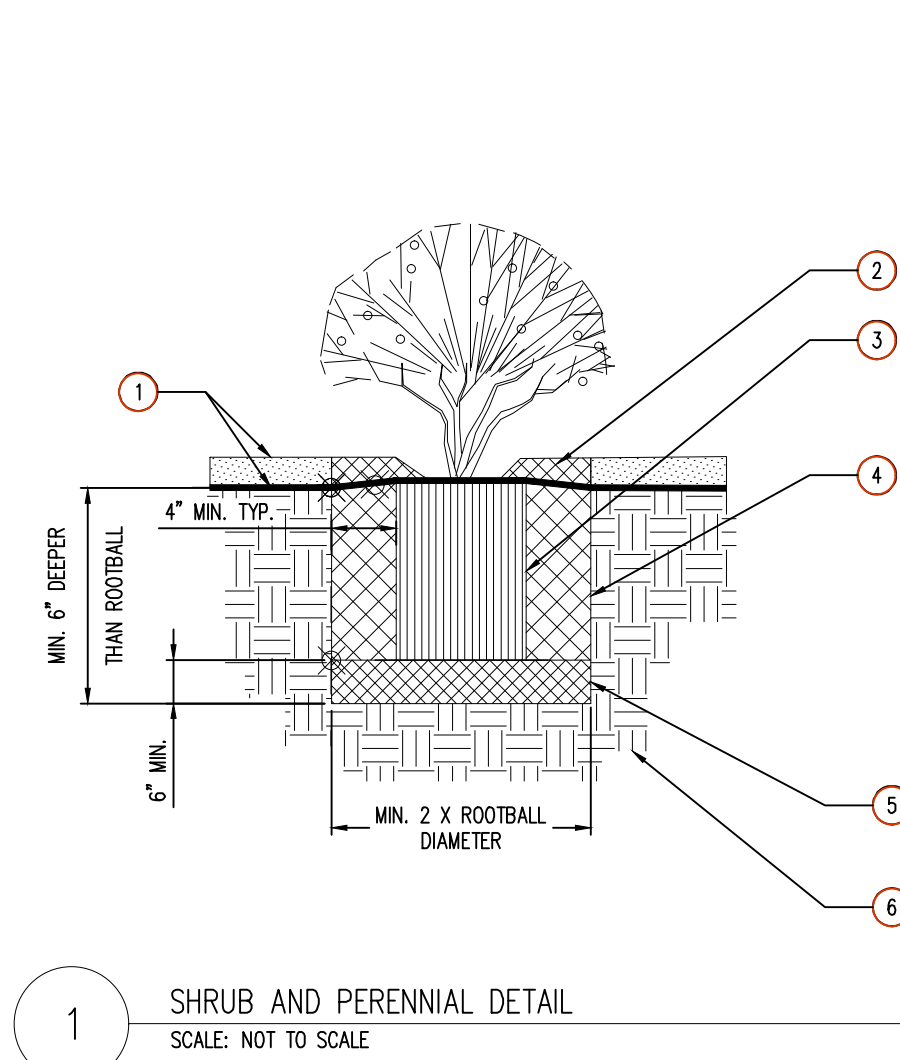
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE CUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE DROPS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

Landscape Schedule

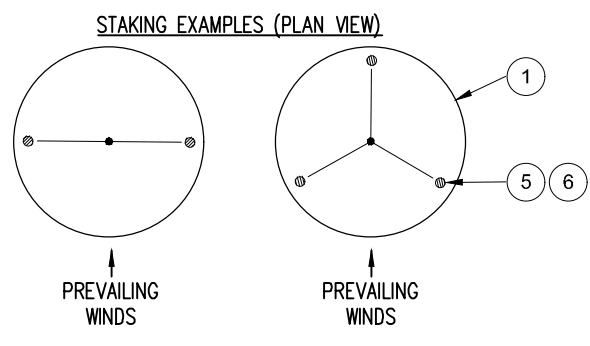
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	SIZE/ HEIGHT/SPREAD	WATER USE	QUANTITIES	COMMENTS
SHRUBS	(ELK)	MANHATTAN EUONYMUS <i>Euonymus alatus 'Manhattan'</i>	36" X 48" HT MIN 5 GAL.	M	74	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	(RHAR)	GRO-LOW FRAGRANT SUMAC <i>Rhus Aromatica 'Glow-Low'</i>	36" X 48" HT MIN 5 GAL.	M/L	81	
	(PRBE)	PAWNEE BUTTES SAND CHERRY <i>Prunus besseyi 'Pawnee Buttes'</i>	72" X 18" HT MIN 5 GAL.	VL	44	
	(PEAT)	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	48" X 48" HT MIN 5 GAL.	VL	60	
GRASSES	(PHOP)	SUMMER WINE NINEBARK <i>Physocarpus opulifolius 'Danza May'</i>	48" X 48" HT MIN 5 GAL.	M/L	65	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	(CAAC)	FEATHER REED GRASS <i>Calamagrostis acutiflora 'Nari Foresta'</i>	24" X 60" HT MIN 1 GAL.	L	39	
	(HSE)	BLUE AVENA <i>Helictotrichon sempervirens</i>	30" X 30" HT MIN 1 GAL.	VL	30	
	(GLRO)	STREET KEEPER HONEYLOCUST <i>Gleditsia triacanthos 'Droves'</i>	2" CALIPER (B&B) 20'x45'	L	20	
FRONTAGE TREES	(QUAK)	CHINKAPIN OAK <i>Quercus muehlenbergii</i>	2" CALIPER (B&B) 40'x40'	M	9	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	(ACOL)	ACCOLADE ELM <i>Ulmus 'Morton'</i>	2" CALIPER (B&B) 60'x40'	M	12	
FILL TREES	(PYCA)	CHANTICLEER PEAR <i>Pyrus calleryana</i>	2" CALIPER (B&B) 35'x15'	M	21	
	(PGLA)	BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i>	6" MINIMUM HT.(B&B) 10'x20'	M	6	
SCREENING TREES	(PINU)	PINYON PINE <i>Pinus edulis</i>	6" MINIMUM HT.(B&B) 15'x25'	L	14	
	(PINU)	AUSTRIAN PINE <i>Pinus Nigra</i>	6" MINIMUM HT.(B&B) 50'x20'	L	12	
MISC		TEXAS HYBRID BLUEGRASS (2ND GENERATION OR NEWER)		M	40,827 S.F.	
		3/4" BUTTER ROCK MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS		N/A	26,782 S.F.	
	N/A	STEEL EDGER (BLACK STEEL EDGING SEE LANDSCAPE NOTES)		N/A	1,592 L.F.	



- TREE CANOPY.
- NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS.
- 12 GAUGE GALVANIZED WIRE - SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24\" X 3/4\" P.V.C. MARKERS OVER WIRES.
- PRESSURE-TREATED WOOD STAKE, 2\" DIA. EXTEND STAKES 12\" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18\" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- WOOD MULCH TREE RING 3\" DIA. MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3\" OF TRUNK.
- FINISH GRADE - SEE PLANTING PLAN FOR GROUND COVER TREATMENT.
- ROOT BALL - SEE NOTE 3, THIS DETAIL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- SOFT VELCRO, OR OTHER FABRIC WRAP
- CENTRAL LEADER, SEE PLANTING NOTES

NOTES:

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3\"-5\" ABOVE FINISH GRADE.
- CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES OVER 3\" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



PROJECT NO.: QKT004227

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PROTOTYPE: P-108 (11/01/21)

DIVISION: 83

VERSION: 001

DESIGNED BY: ACJ

DRAWN BY: NCH

REVIEWED BY: JRR

REV	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	12/07/21	2nd S&SD SUBMITTAL
3	07/27/21	1st CIVIL/ENR SUBMITTAL
4	07/27/21	3rd S&SD SUBMITTAL
5	07/27/21	4th S&SD SUBMITTAL
6	07/27/21	5th SITE PLAN SUBMITTAL
7	07/27/21	BID SET
8	07/27/21	17/26/22 P&C COMMENTS AND ELEC CABINET UPDATE

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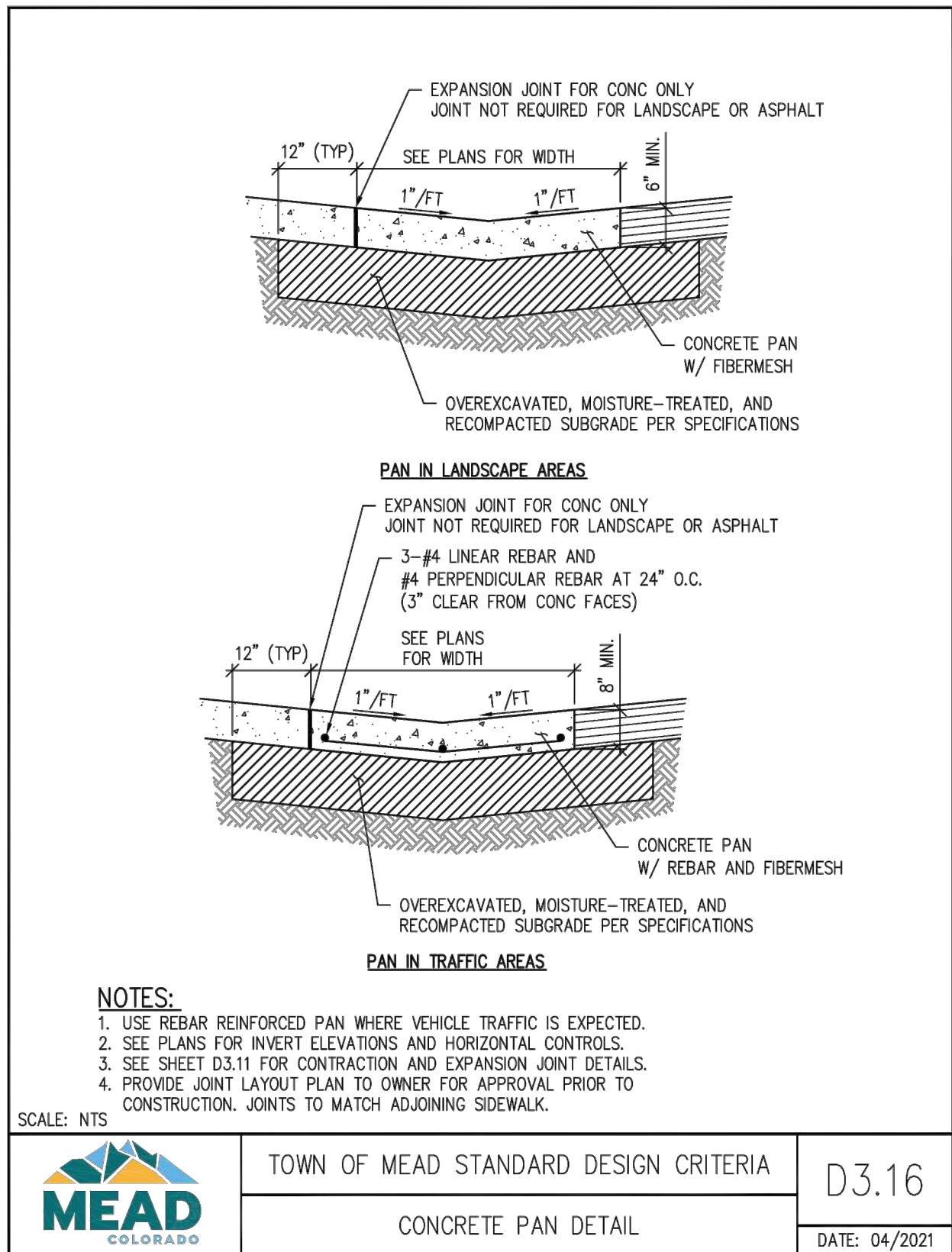
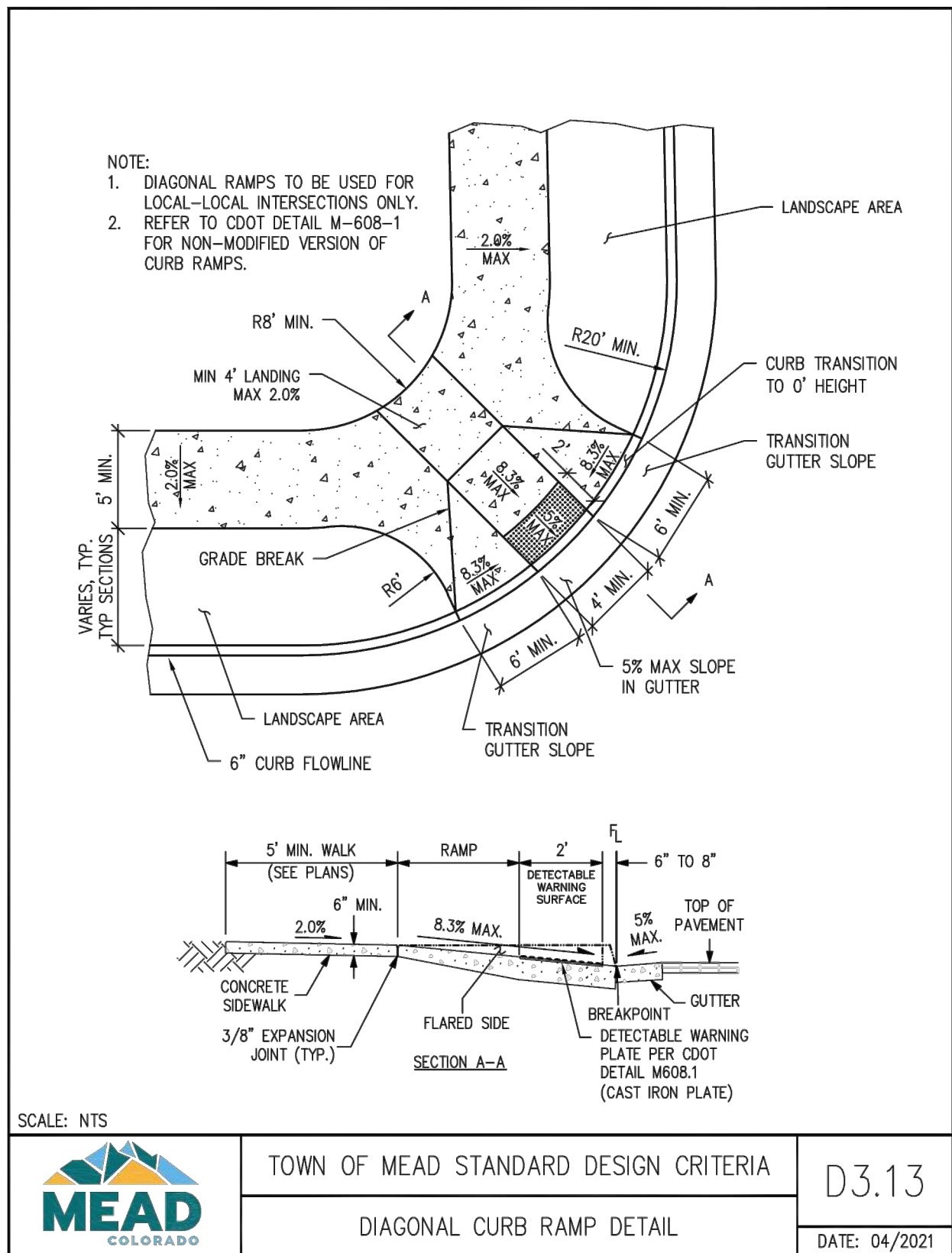
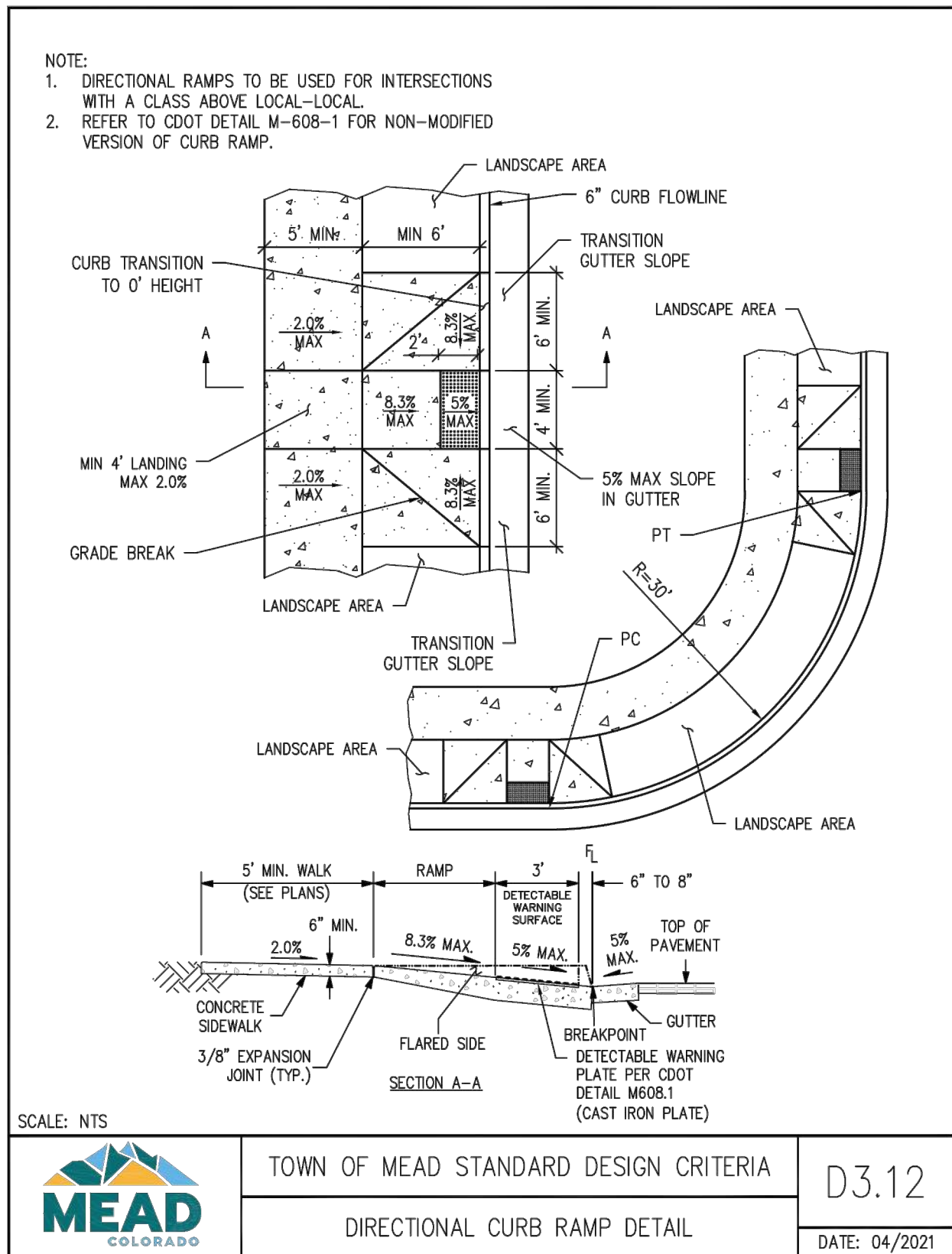
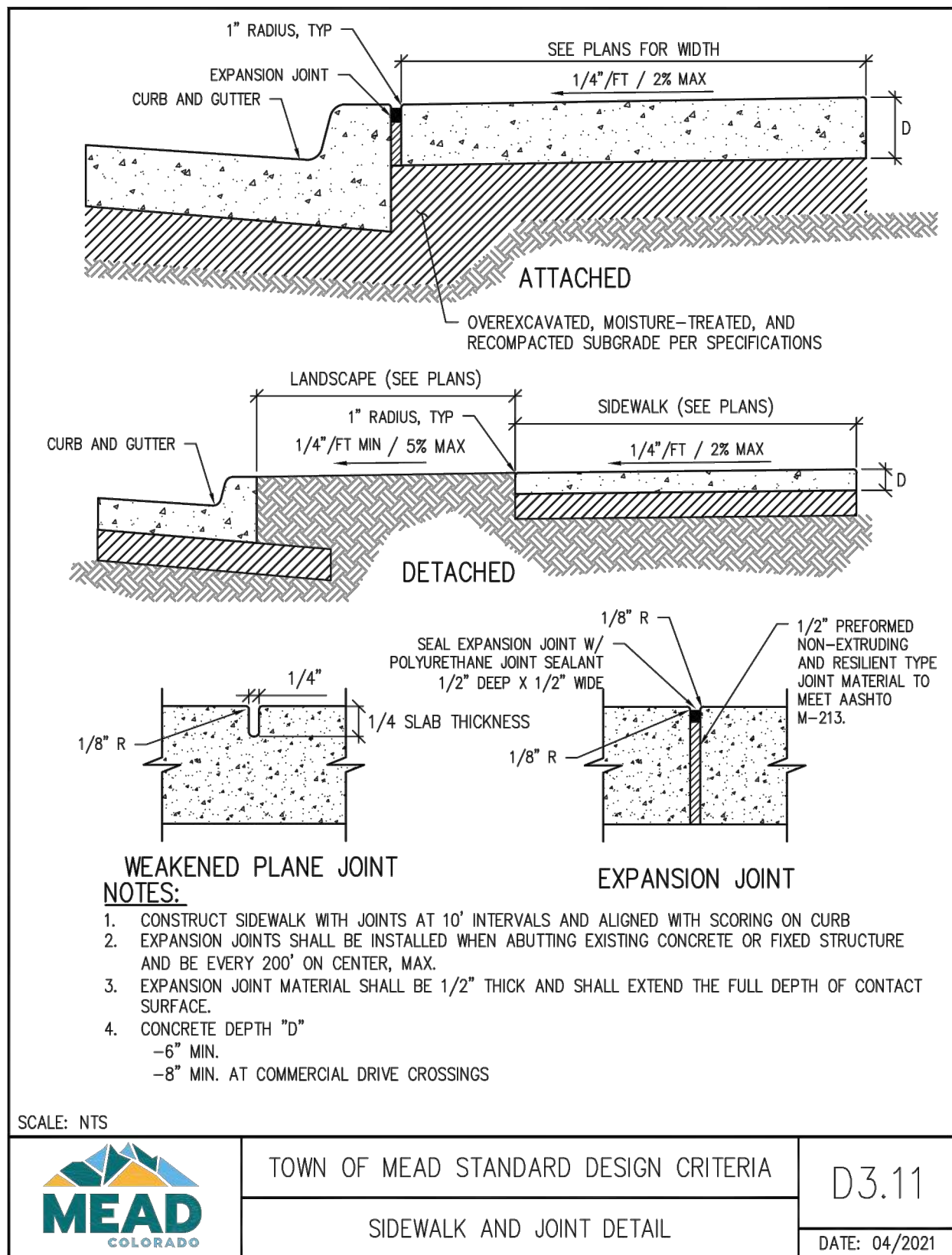
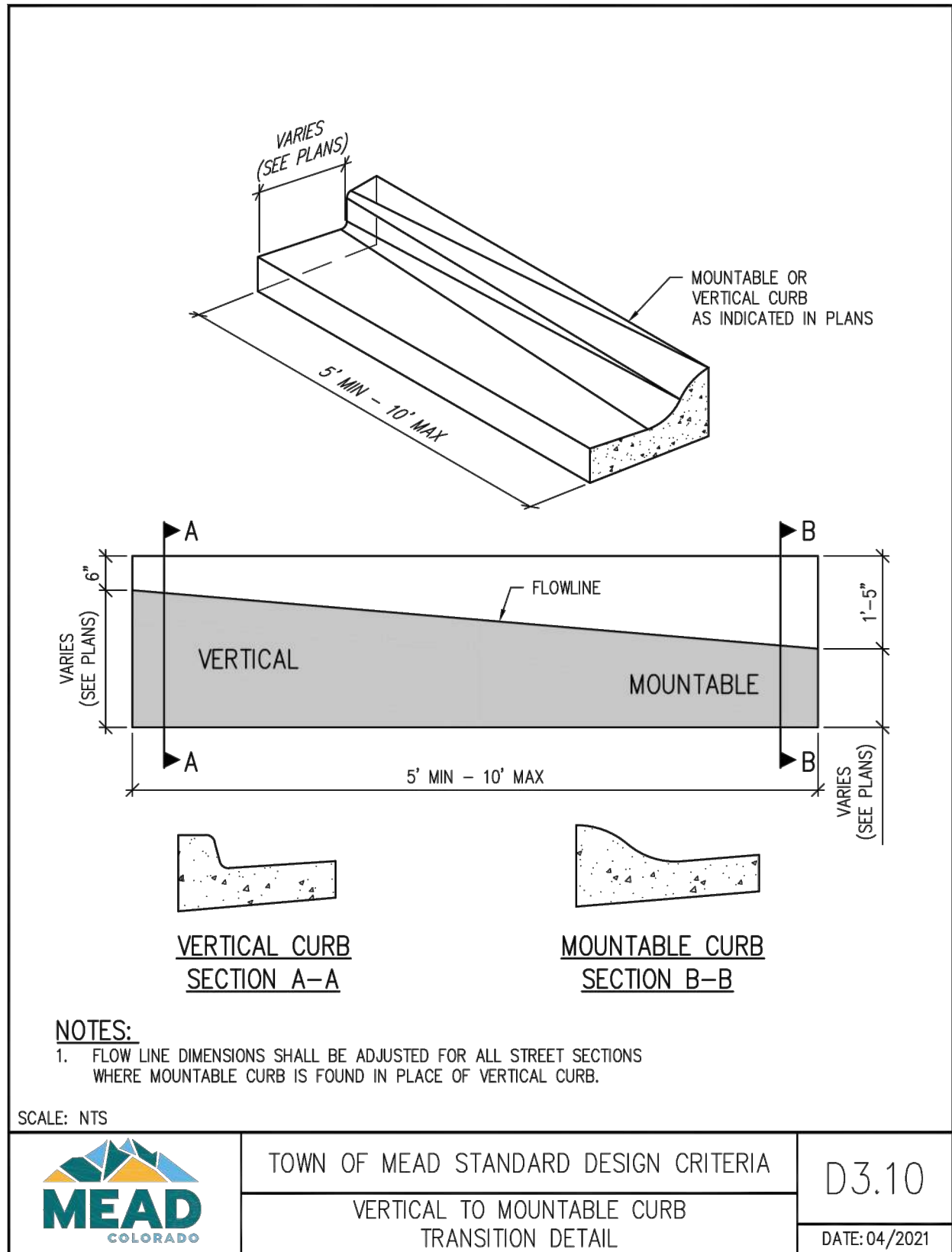
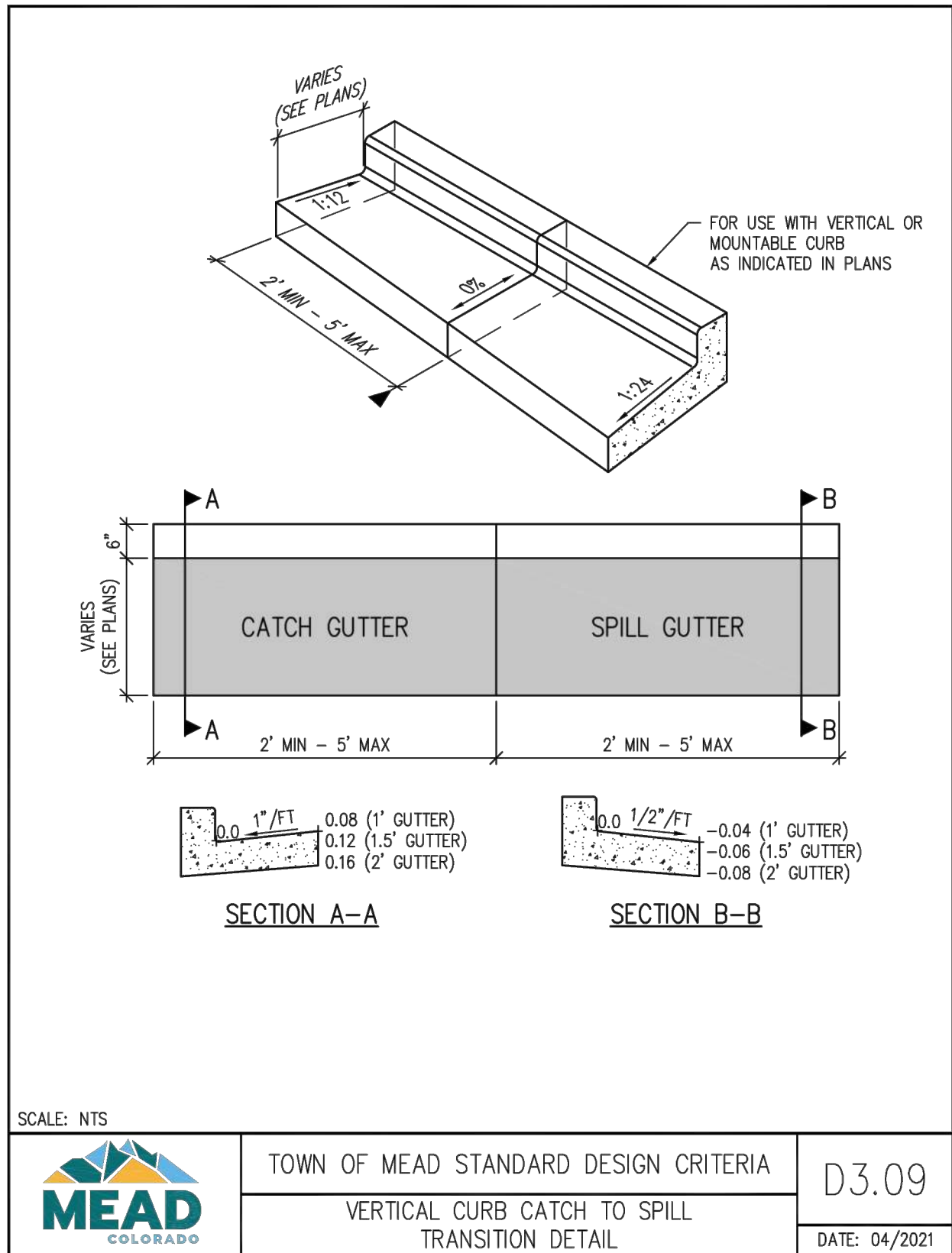
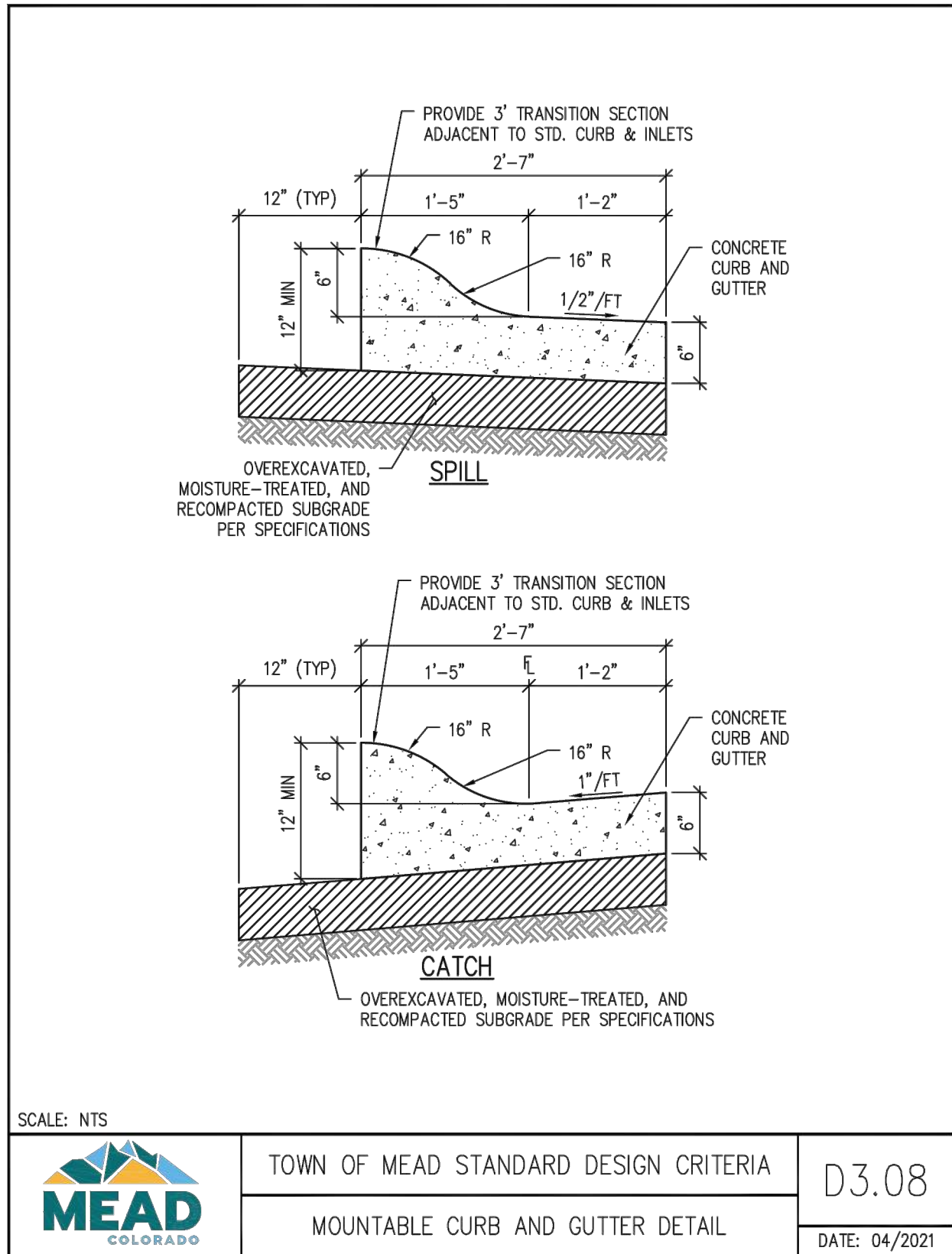
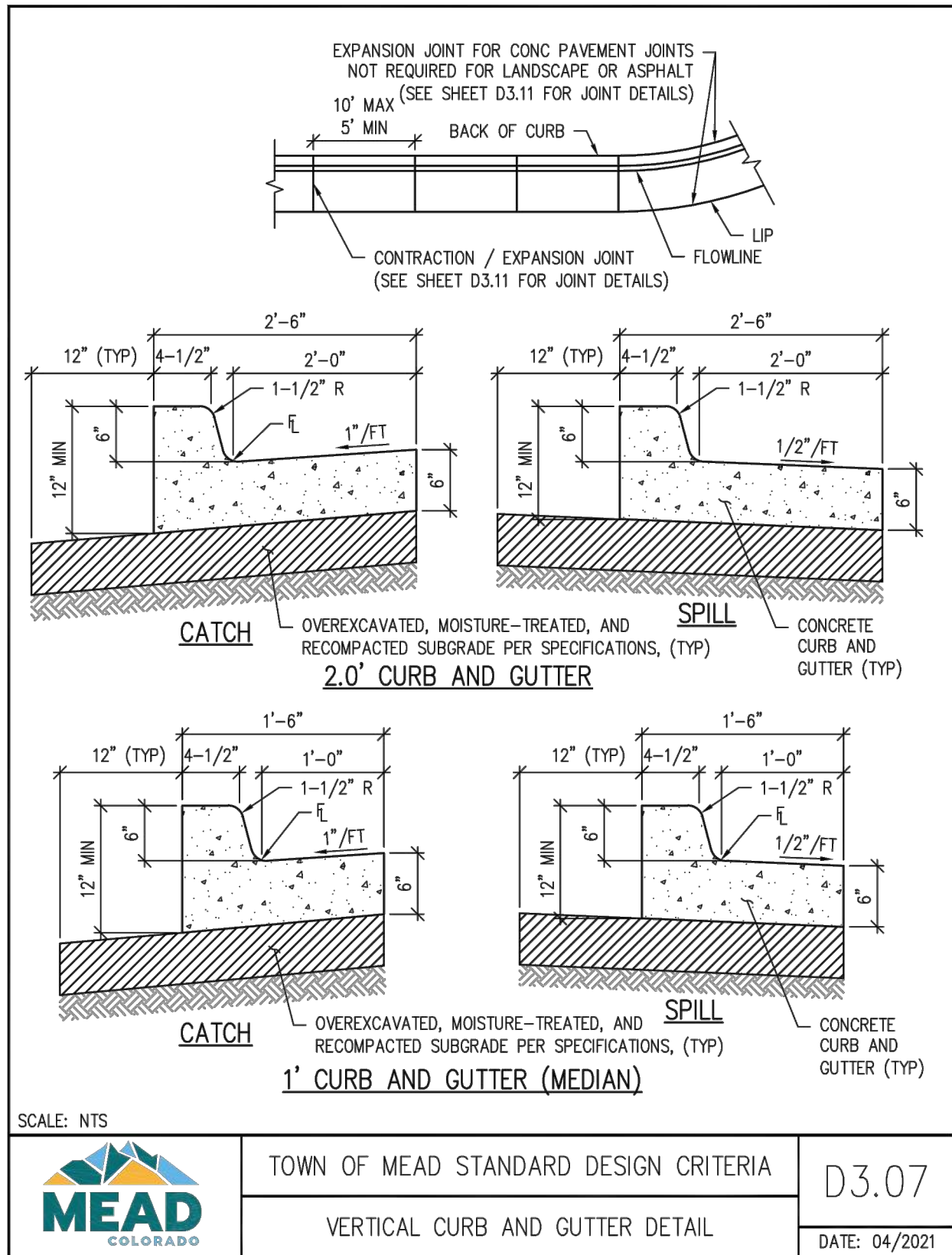
LANDSCAPE DETAILS &
NOTES

SHEET NUMBER:

L500

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS



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5500 Greenwood Plaza Boulevard, Suite 200
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MEAD, CO

QT

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DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

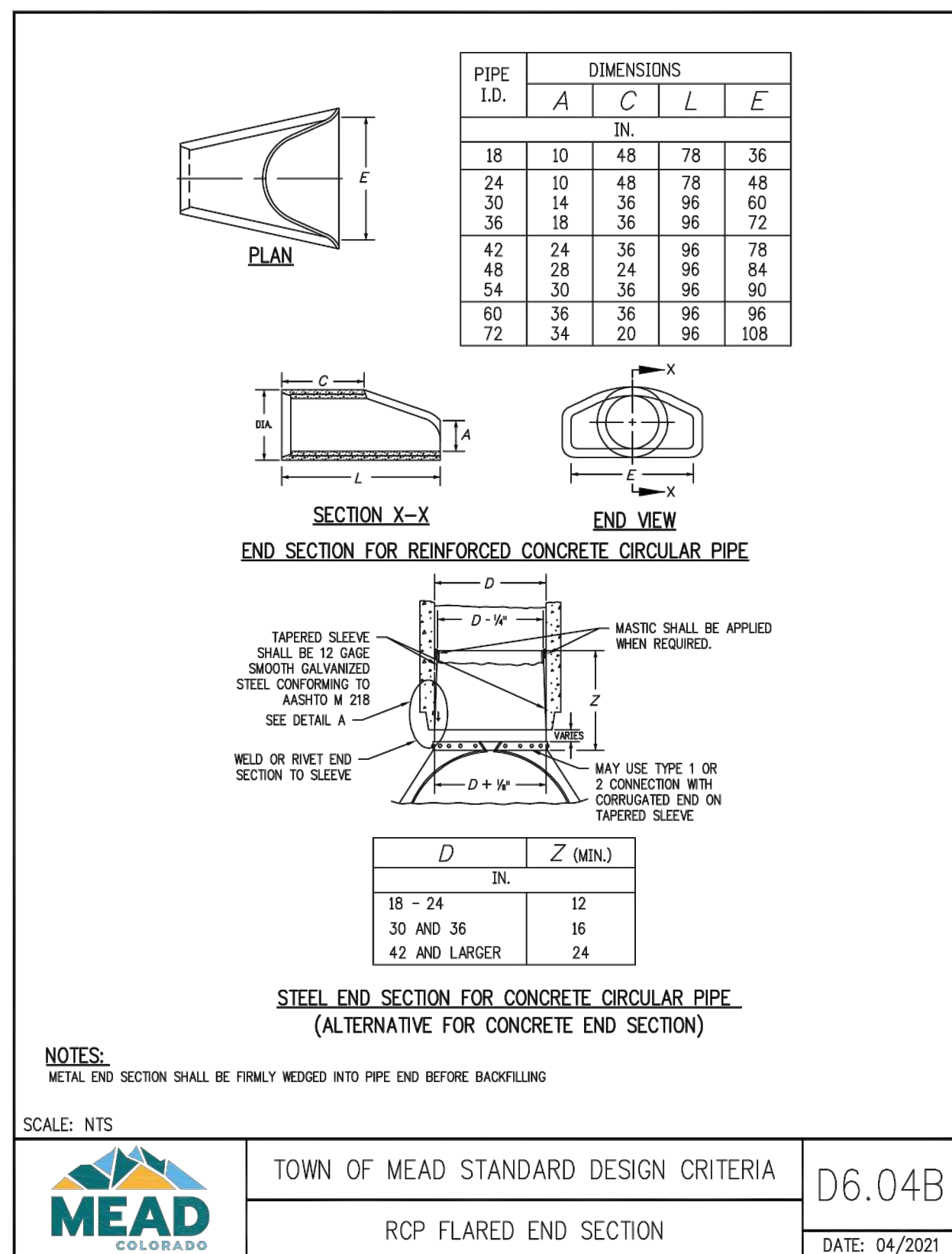
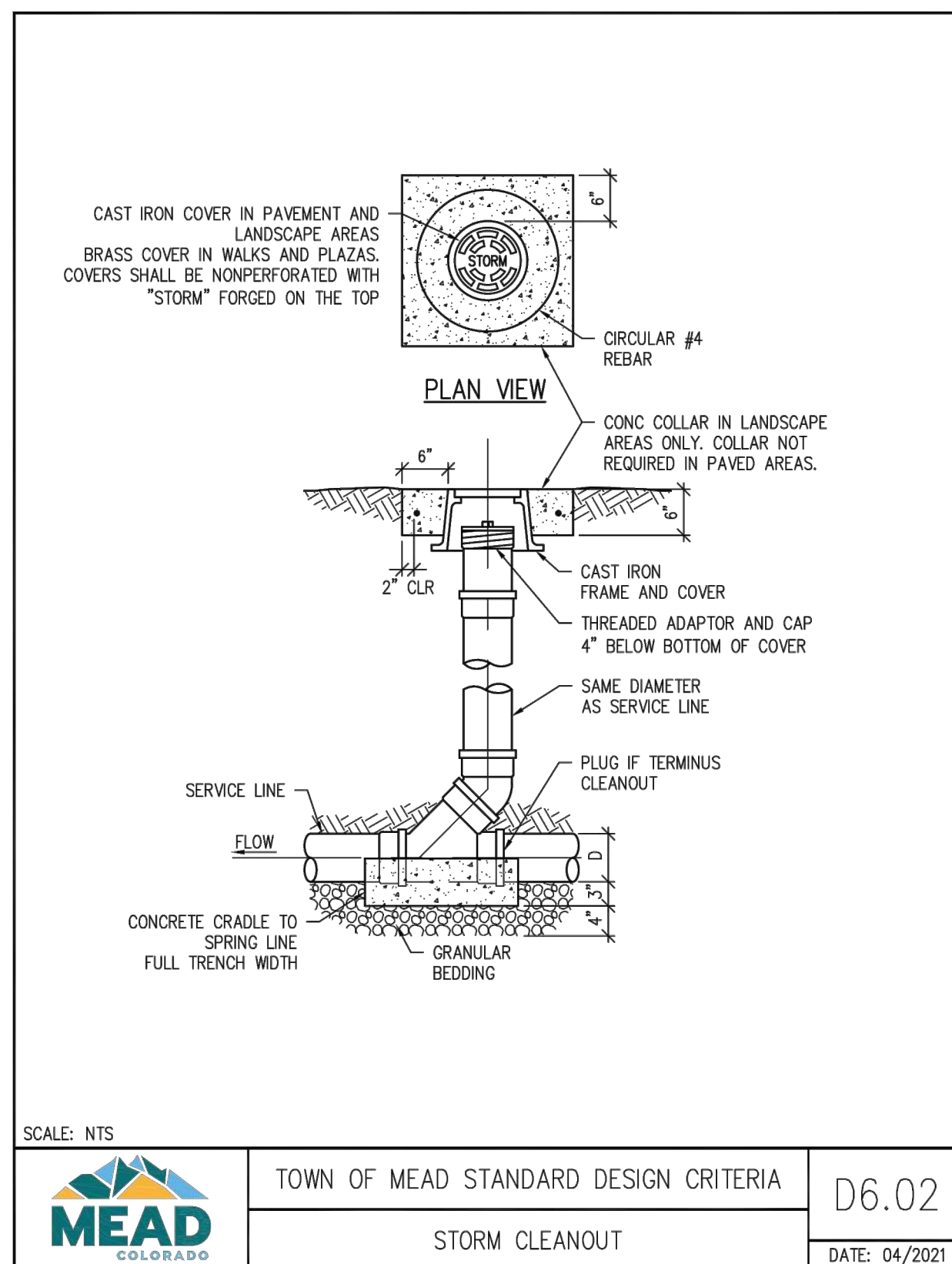
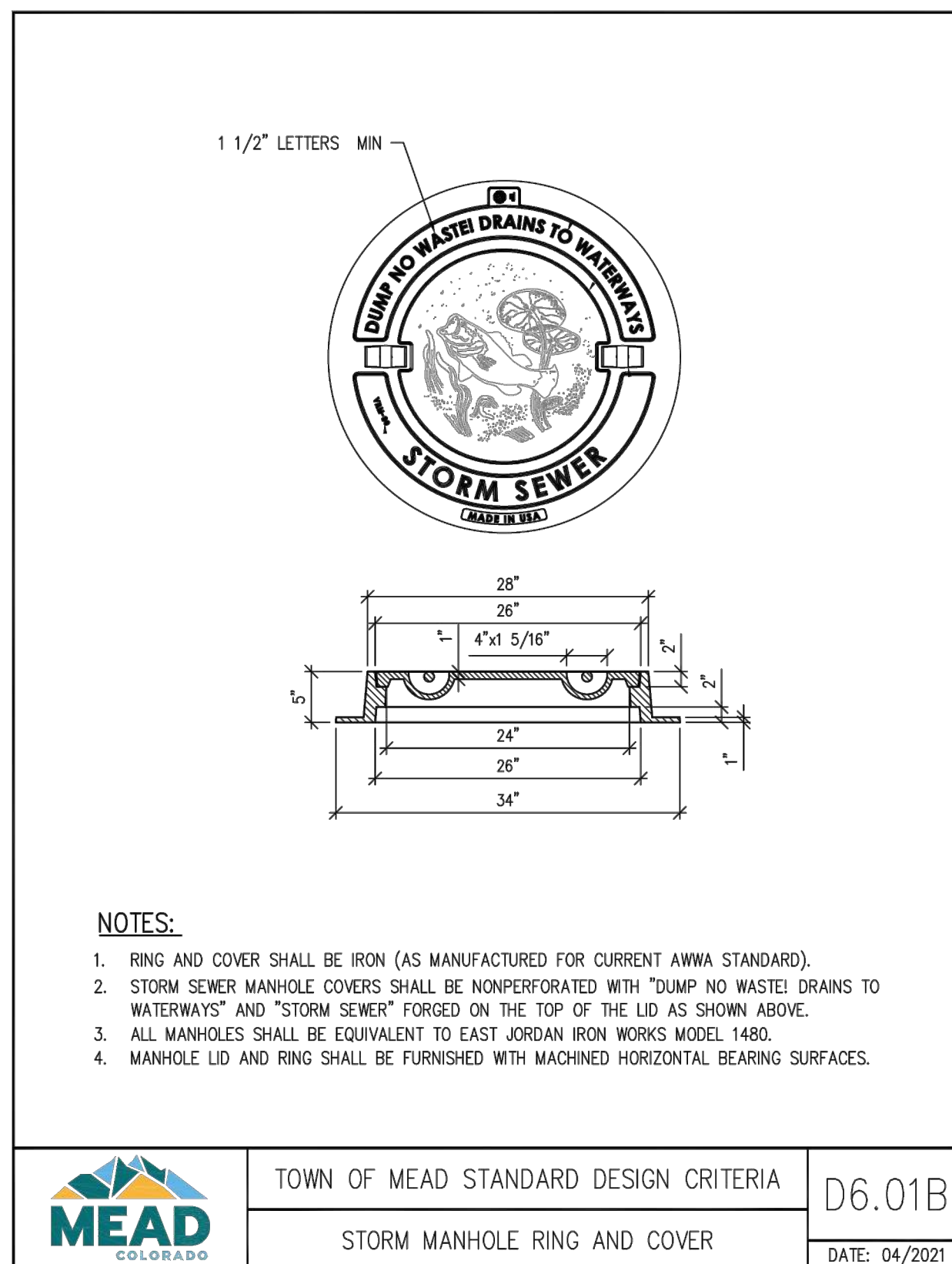
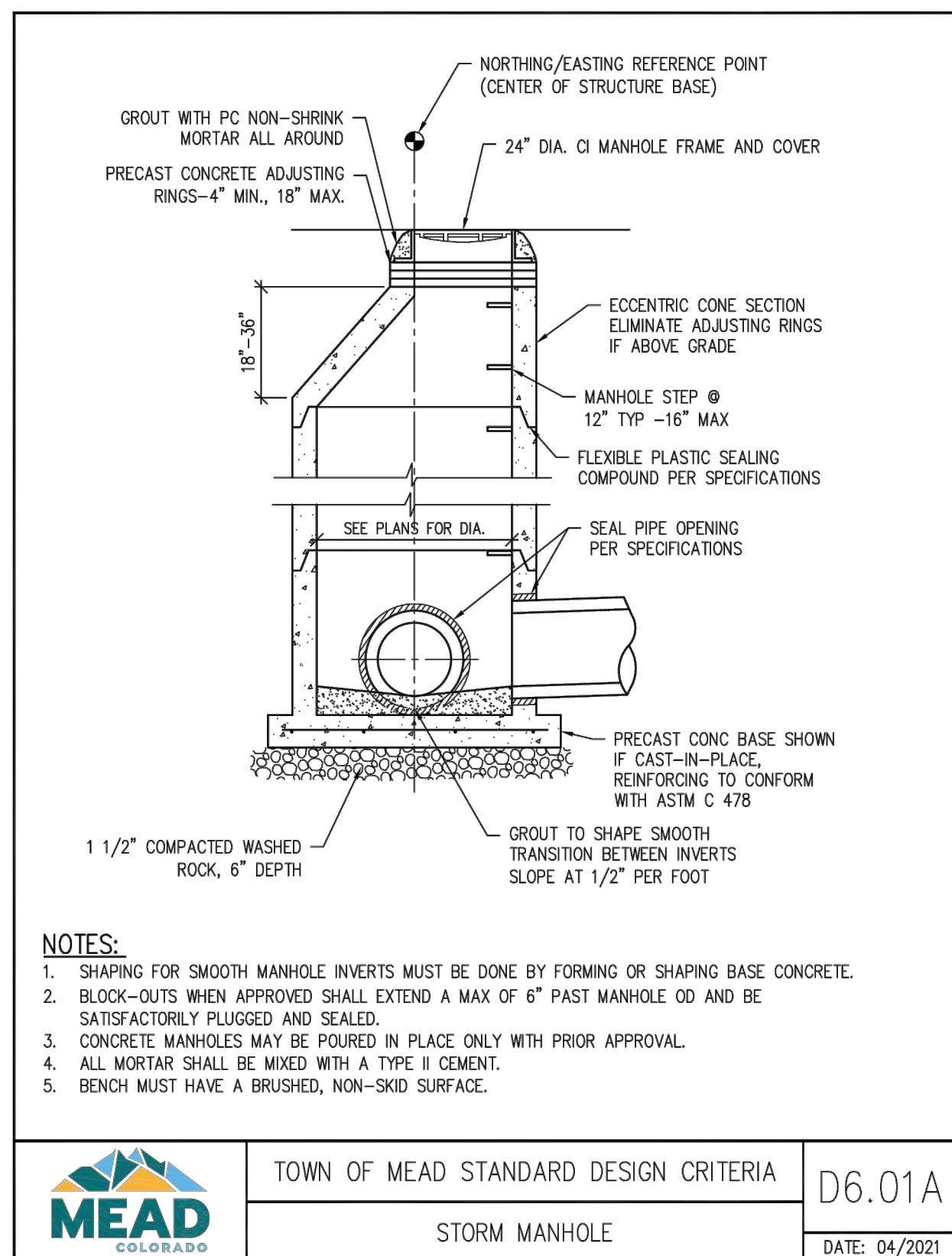
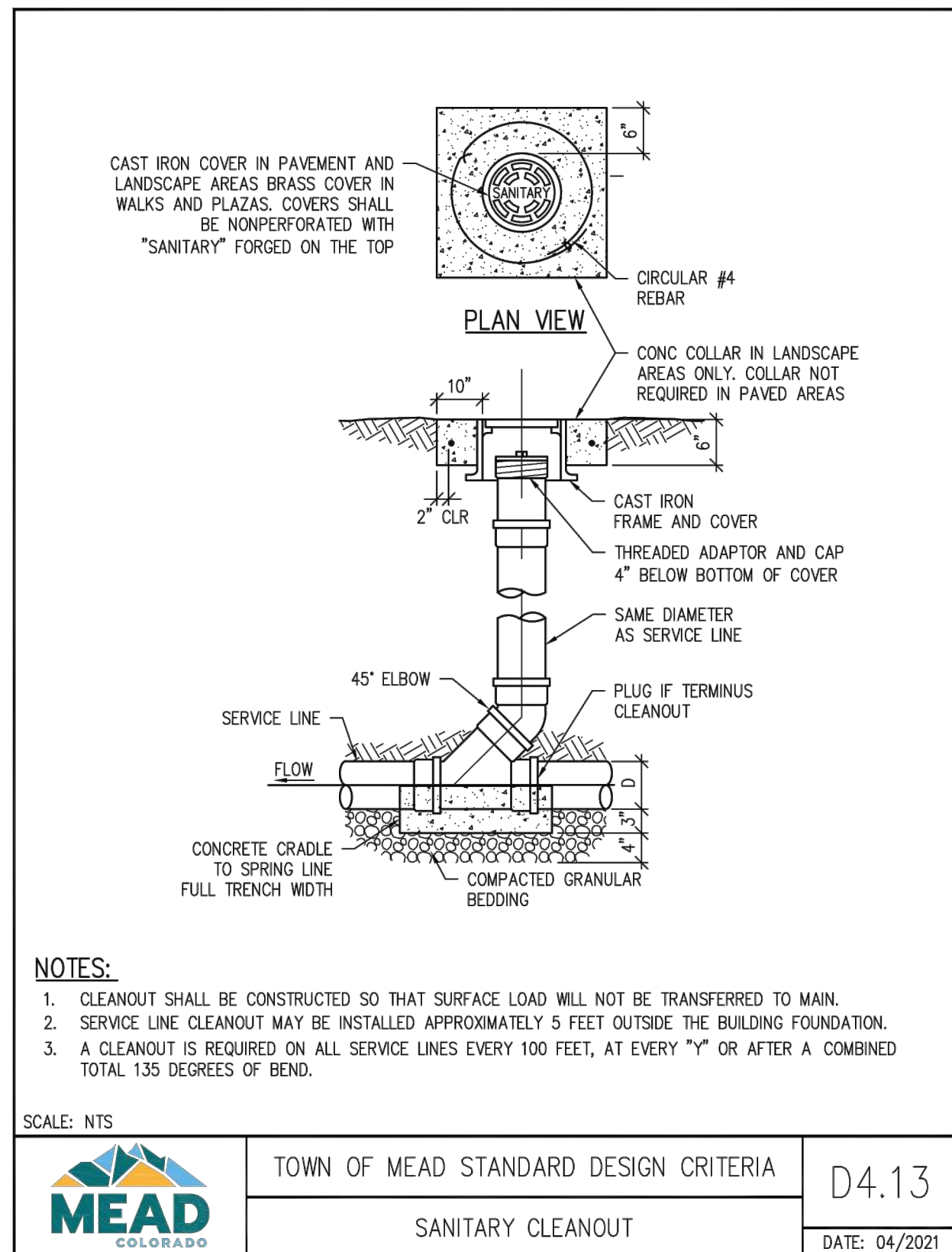
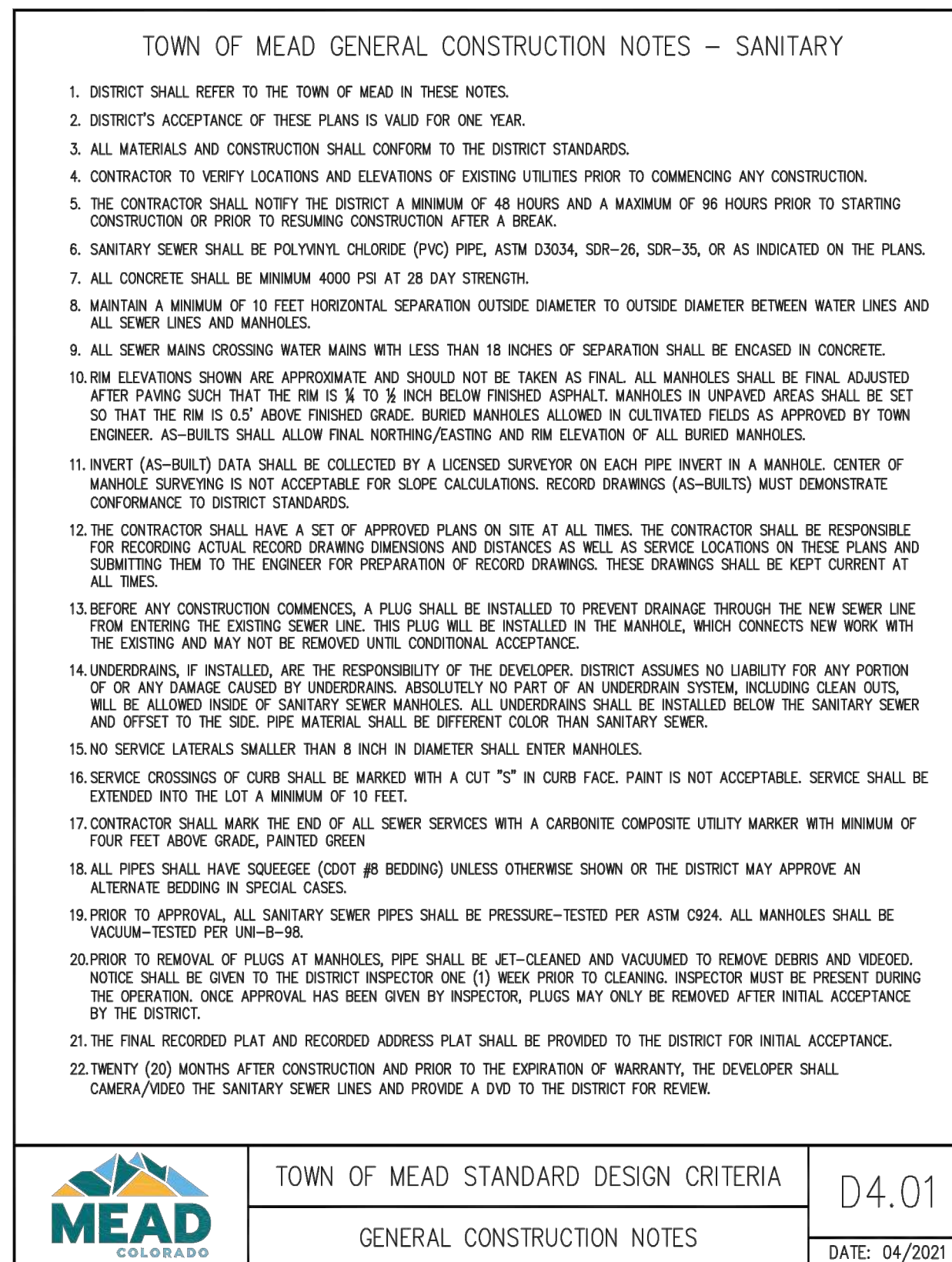
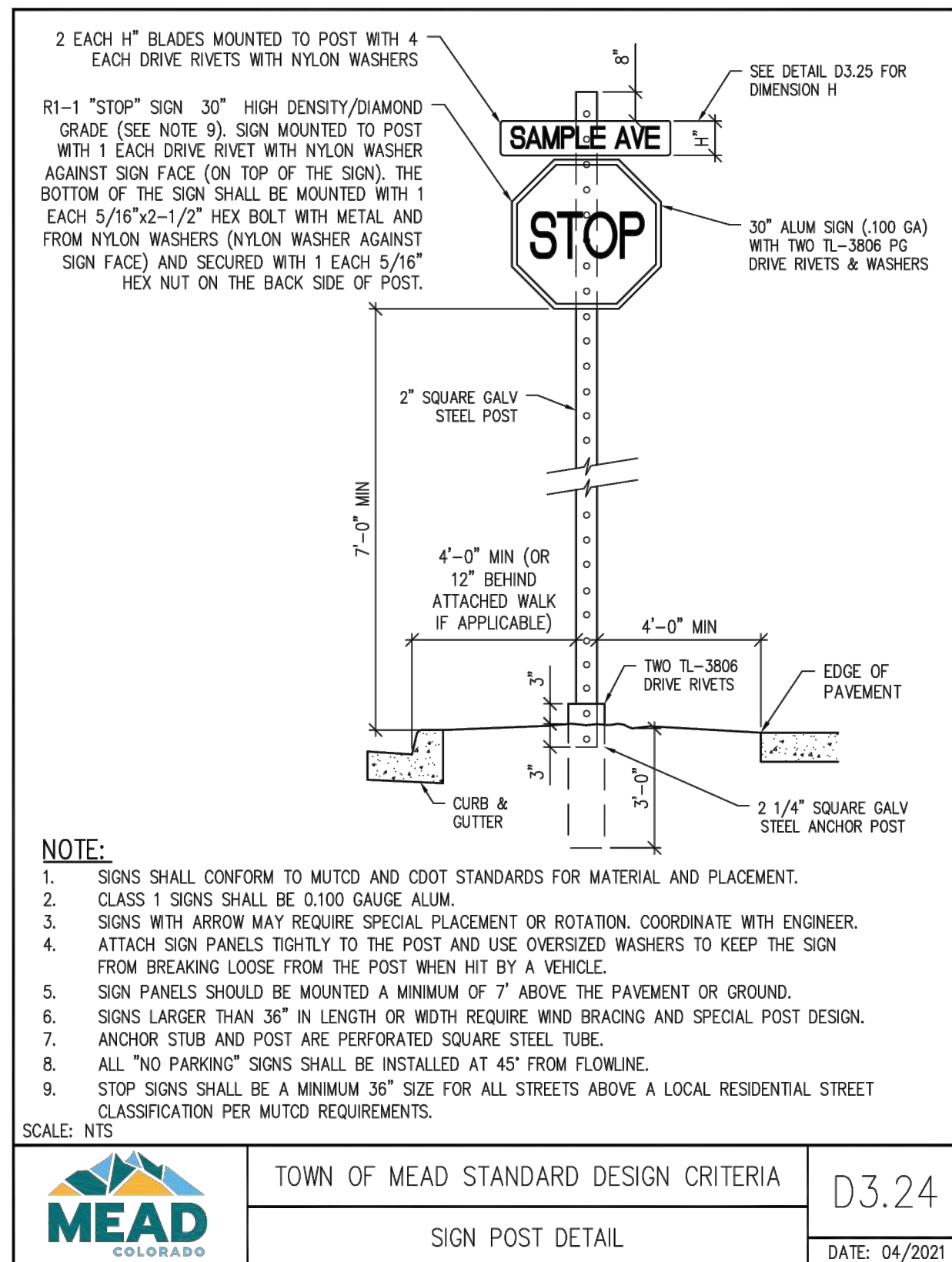
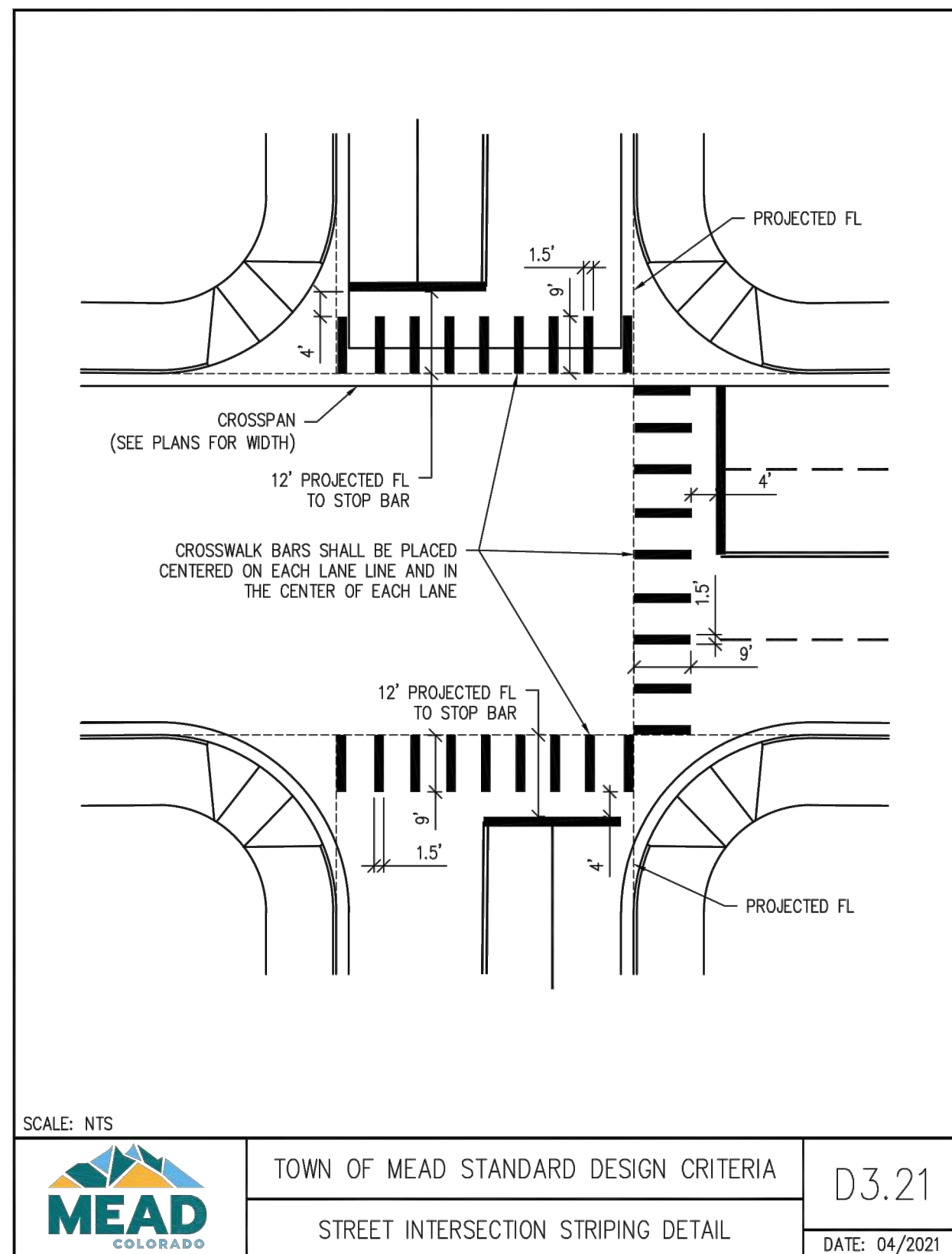
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2	12/07/21	2ND SSD SUBMITTAL
3	7/27/21	1ST CURB/STREET SUBMITTAL
4	4/15/21	3RD SSD SUBMITTAL
5	6/21/21	4TH SSD SUBMITTAL
6	7/11/21	5TH SSD SUBMITTAL
7	7/16/21	BID SET
10	7/26/22	IFC COMMENTS AND ELEC CABINET UPDATE

SHEET TITLE:
TOWN DETAILS SHEET 1

SHEET NUMBER:
C570

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1 **QUIKTRIP STORE #4227 SITE PLAN**

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO
 TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS



PROJECT NO.: QKT004227

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 5500 Greenwood Plaza Boulevard, Suite 200
 Greenwood Village, CO 80111
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 VERSION: 001
 DESIGNED BY: ACJ
 DRAWN BY: NCH
 REVIEWED BY: JRR

REV	DATE	DESCRIPTION
1	12/13/21	40 SITE PLAN SUBMITTAL
2	12/07/21	2ND SSD SUBMITTAL
3	7/27/21	1ST CIVIL REVIEW SUBMITTAL
4	4/23/21	3RD SSD SUBMITTAL
5	6/21/22	40 SSD SUBMITTAL
6	7/11/22	30 SITE PLAN SUBMITTAL
7	7/19/22	BID SET
10	7/26/22	IFC COMMENTS AND ELEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/2/21

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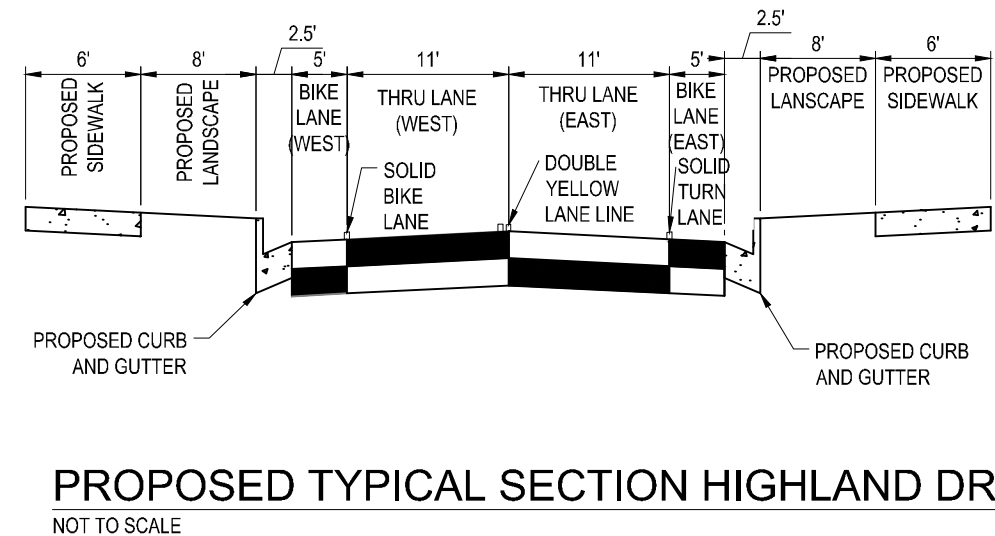
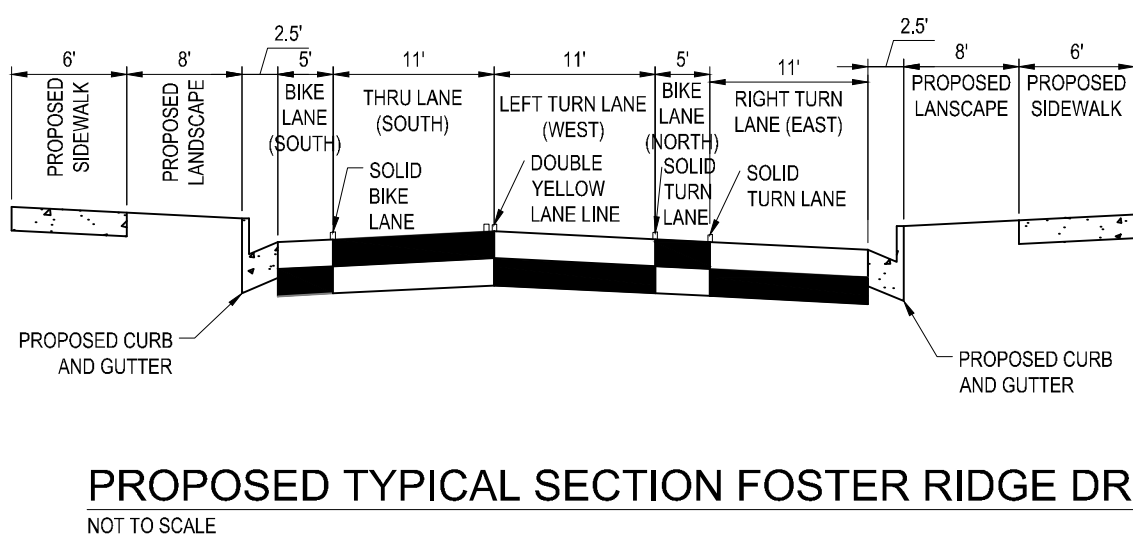
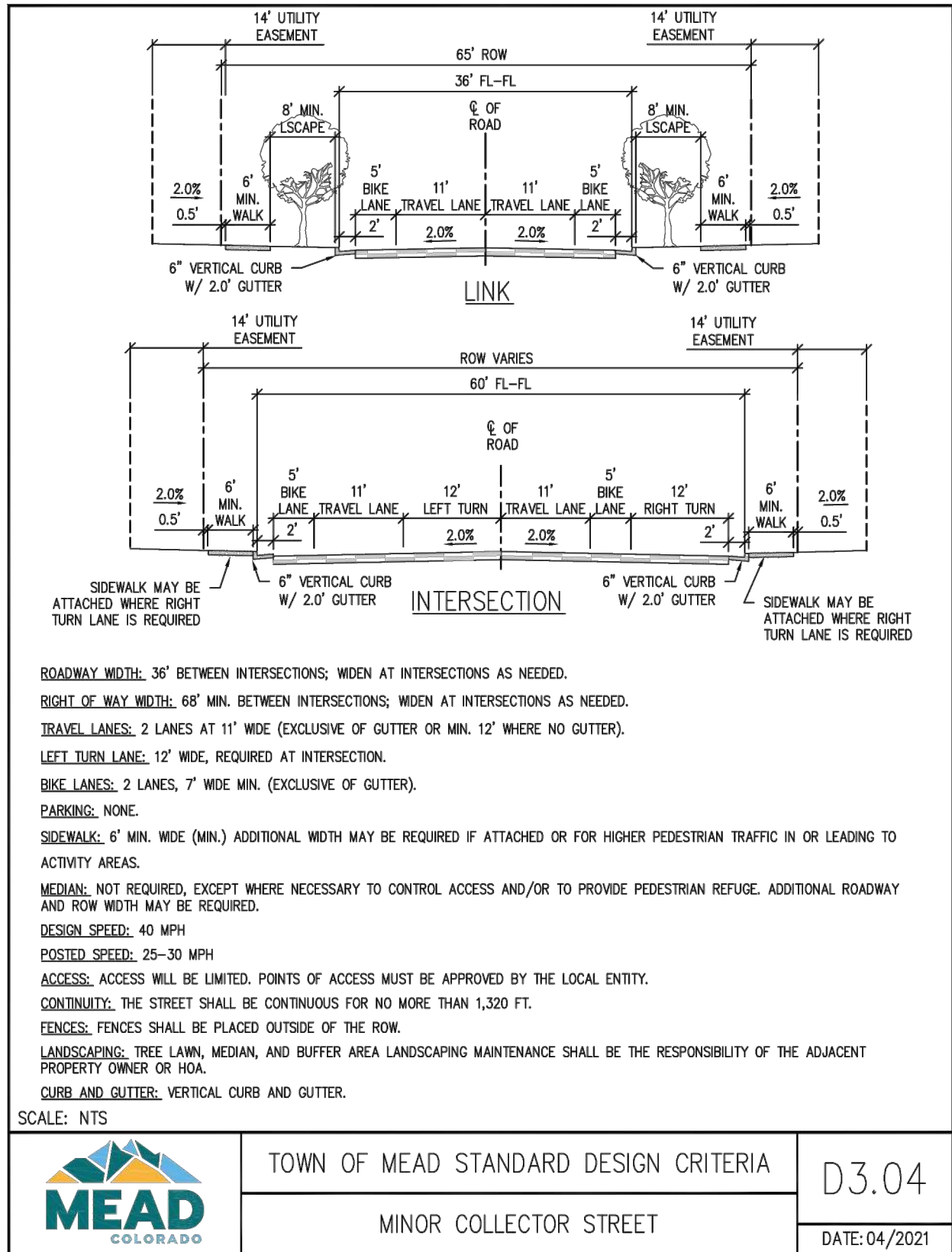
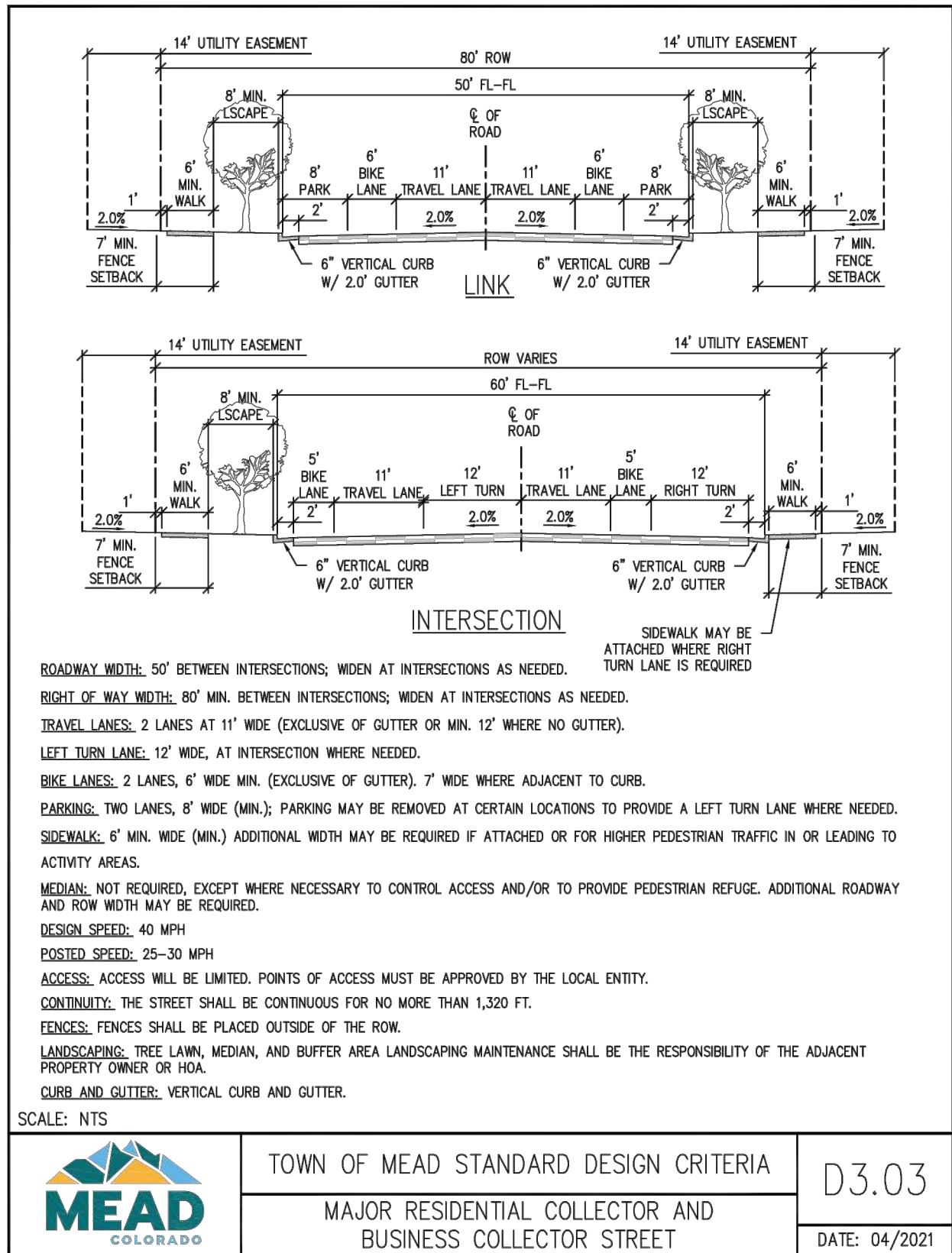
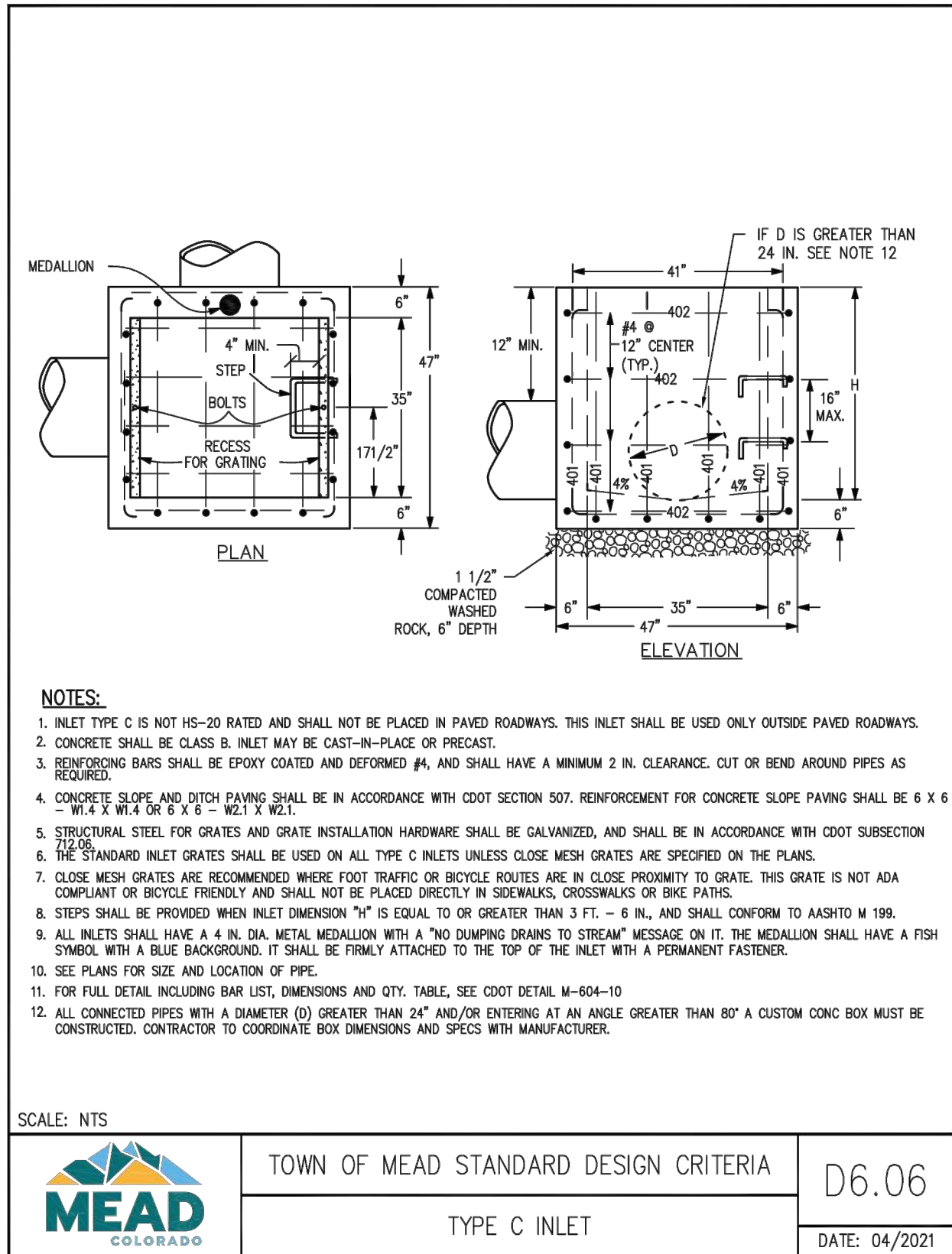
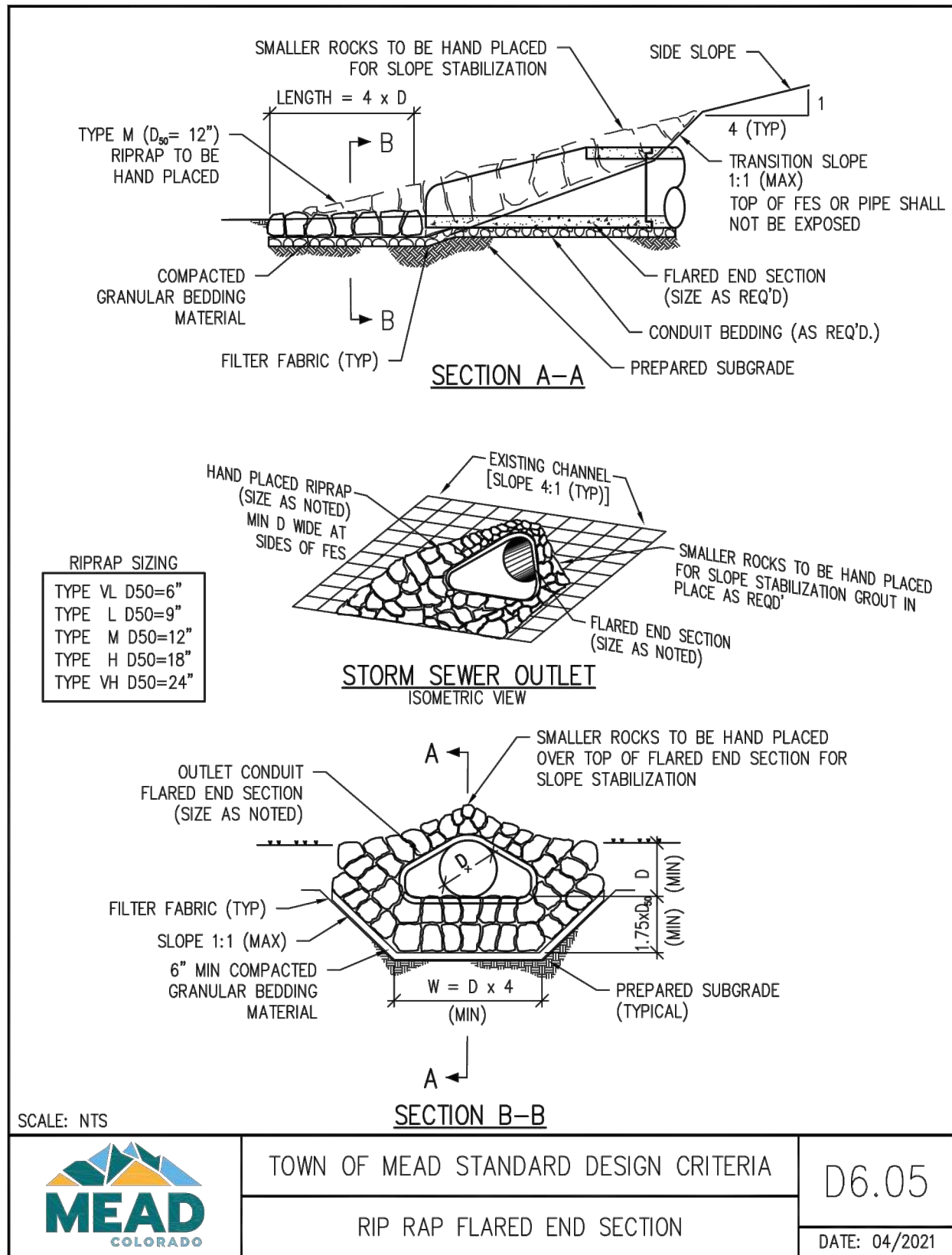
TOWN DETAILS SHEET 2

SHEET NUMBER:

C571

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS



PROJECT NO.: QKT004227

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5500 Greenwood Plaza Boulevard, Suite 200
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DRAWN BY: NCH
REVIEWED BY: JRR

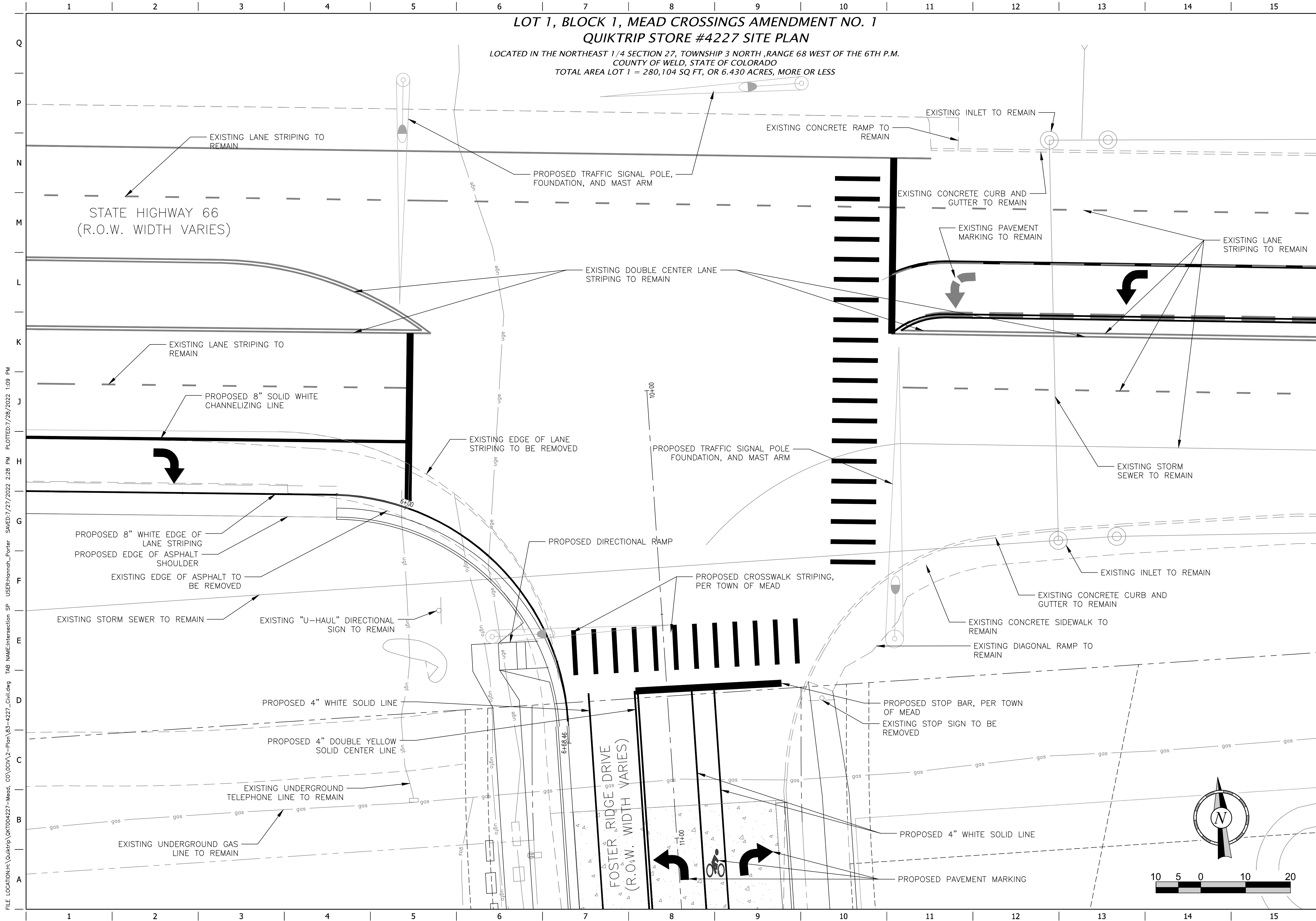
REV	DATE	DESCRIPTION
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2	1/20/22	2nd S&SD SUBMITTAL
3	2/2/22	1st CIVIL SUBMITTAL
4	4/13/22	3rd S&SD SUBMITTAL
5	6/17/22	4th S&SD SUBMITTAL
6	7/11/22	5th SITE PLAN SUBMITTAL
7	7/19/22	BID SET
8	7/26/22	FINAL COMMENTS AND ELEC CABINET UPDATE

SHEET TITLE:
TOWN DETAILS SHEET 3

SHEET NUMBER:
C572


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QT

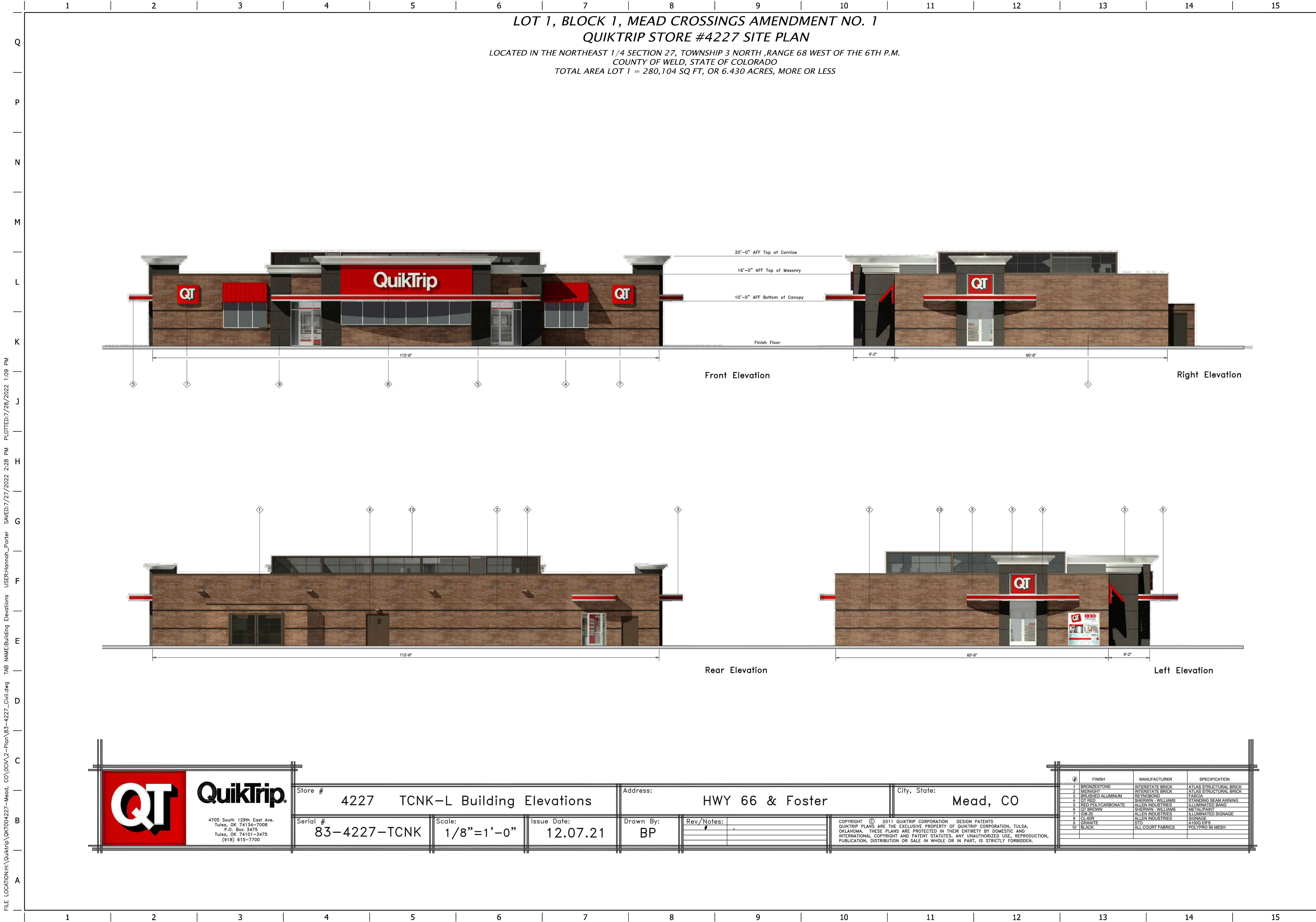
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REV	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	1/20/22	2nd 305D SUBMITTAL
3	2/2/22	3rd 305D SUBMITTAL
4	2/2/22	1st 305D SUBMITTAL
5	4/12/22	2nd 305D SUBMITTAL
6	6/21/22	3rd 305D SUBMITTAL
7	7/1/22	4th 305D SUBMITTAL
8	7/16/22	5th 305D SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	TPC COMMENTS AND ELEC CABINET UPDATE

SHEET TITLE:
STATE HWY 66 & FOSTER
RIDGE DR. INTERSECTION
PLAN

SHEET NUMBER:
C600



PROJECT NO.: QKT004227

Galloway

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DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

REV	DATE	DESCRIPTION
1	12/13/21	4th SITE PLAN SUBMITTAL
2	1/20/22	2nd 3DSD SUBMITTAL
3	7/27/22	3rd 3DSD SUBMITTAL
4	7/27/22	1ST CONSENT SUBMITTAL
5	4/12/22	2nd 3DSD SUBMITTAL
6	6/21/22	3rd 3DSD SUBMITTAL
7	7/11/22	4th 3DSD SUBMITTAL
8	7/16/22	5th SITE PLAN SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	TPC COMMENTS AND ELEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

EL100



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #

4227 TCNK-L Building Elevations

Serial #

83-4227-TCNK

Scale:

1/8"=1'-0"

Issue Date:

12.07.21

Drawn By:

BP

Rev/Notes:

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Address:

HWY 66 & Foster

City, State:

Mead, CO

FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BRUSHED ALUMINUM	KEYSTONE	PASCA
4 QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7 TGA-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8 CL-30R	ALLEN INDUSTRIES	SIGNAGE
9 GRANITE	BTO	ALONG LEDS
10 BLACK	ALL COURT FABRICS	POLYPRO 90 MESH

FILE LOCATION: H:\QuikTrip\QKT004227-Mead, CO\QKV-2-Plan\33-4227_Civil.dwg TAB NAME: Building Elevations USER: Hamah_Porter PLOTTED: 7/27/2022 2:28 PM

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1

QUIKTRIP STORE #4227 SITE PLAN

LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

The figure contains five architectural drawings of a QuikTrip store:

- Front Elevation:** Shows the main facade with a canopy supported by four columns. Dimensions include 14'-1" end overhangs, three 32'-0" bays between columns, and a total width of 156'-2". A red "QT" logo is visible on the left.
- Rear Elevation:** Similar to the front elevation, showing the back of the building with a red "QT" logo on the right.
- Left Elevation:** Shows the side profile with two fuel islands. Dimensions include 9'-4" side overhangs, a 40'-0" distance between fuel islands, and a total width of 58'-8".
- Right Elevation:** Shows the opposite side profile with two fuel islands, matching the left elevation dimensions.
- Finish Floor:** A site plan showing the building footprint, parking spaces, and drive aisles. Callouts indicate dimensions like 18'-6" Min. / 22'-6" Max. for the canopy area.

Legend:

#	FINISH	MANUFACTURER	SPECIFICATION
1	BUSHED ALUMINUM	REYNOLDS	CANOPY
2	BRP POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN WILLIAMS	METAL PAINT
4	100-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLANK	ALL COURT FABRICS	POLYPROP. 50 MESH

QuikTrip Logo: QT

Store Information:

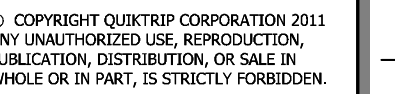
Store #	Address	City, State
4227 Double Stack 10 Canopy Elevations	HWY 66 & Foster Ridge Dr	Mead, CO

Serial #: 83-4227-GD10
Scale: 1/8"=1'-0"
Issue Date: 12.07.21
Drawn By: BP

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Galloway
5500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4227



PROTOTYPE: P-108 (11/01/21)
DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

3	12/13/21	4th SITE PLAN SUBMITTAL
4	1/20/22	2nd SVSD SUBMITTAL
5	2/2/22	1ST CN REVIEW SUBMITTAL
6	4/12/22	3rd SVSD SUBMITTAL
7	6/12/22	4th SVSD SUBMITTAL
8	7/1/22	5th SITE PLAN SUBMITTAL
9	7/16/22	BID SET
10	7/26/22	FPC COMMENTS AND ELEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:
AUTO CANOPY ELEVATIONS

SHEET NUMBER: _____

EL101

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Q

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A

LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1
QUIKTRIP STORE #4227 SITE PLAN
LOCATED IN THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA LOT 1 = 280,104 SQ FT, OR 6.430 ACRES, MORE OR LESS

Front Elevation

Rear Elevation

Left Elevation

Right Elevation

Trash Enclosure

Finish Floor

19'-6" Min./24'-6" Max.
AFF Top of Canopy

15'-0" Min./21'-0" Max.
AFF Bottom of Canopy

8'-0" / 10'-0"

9'-10" 12'-0" 9'-10" 31'-8"

37'-4" 12'-8"

9'-10" 12'-0" 9'-10" 31'-8"

QT QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 4227 Custom 6 Bay Diesel Canopy

Serial # 83-4227-DV06

Scale: 1/8"=1'-0"

Issue Date: 12.07.21

Address: HWY 66 & Foster Ridge Dr

City, State: Mead, CO

Drawn By: BP

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	ROOF ECK CLASERWATER	ALLEN INDUSTRIES	ILLUMINATED BANN
3	PAINT	SHERRILL WILLIAMS	MEVAL/PART
4	ROOF ECK	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRICKWORK	ALLEN INDUSTRIES	ALLEN SIGNATURE BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

Galloway
5500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SH 66 & FOSTER RIDGE DR
MEAD, CO



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PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-108 (11/01/21)
DIVISION: 83
VERSION: 001
DESIGNED BY: ACJ
DRAWN BY: NCH
REVIEWED BY: JRR

3	12/13/21	4th SITE PLAN SUBMITTAL
4	1/20/22	2nd SVSD SUBMITTAL
5	2/2/22	1ST CM REVIEW SUBMITTAL
6	4/12/22	3rd SVSD SUBMITTAL
7	6/21/22	4th SVSD SUBMITTAL
8	7/1/22	5th SITE PLAN SUBMITTAL
9	7/6/22	BID SET
10	7/26/22	FPC COMMENTS AND FLEC CABINET UPDATE

ORIGINAL ISSUE DATE: 7/2/21

SHEET TITLE:

TRUCK CANOPY ELEVATION:

SHEET NUMBER

EL102



Agenda Item Summary

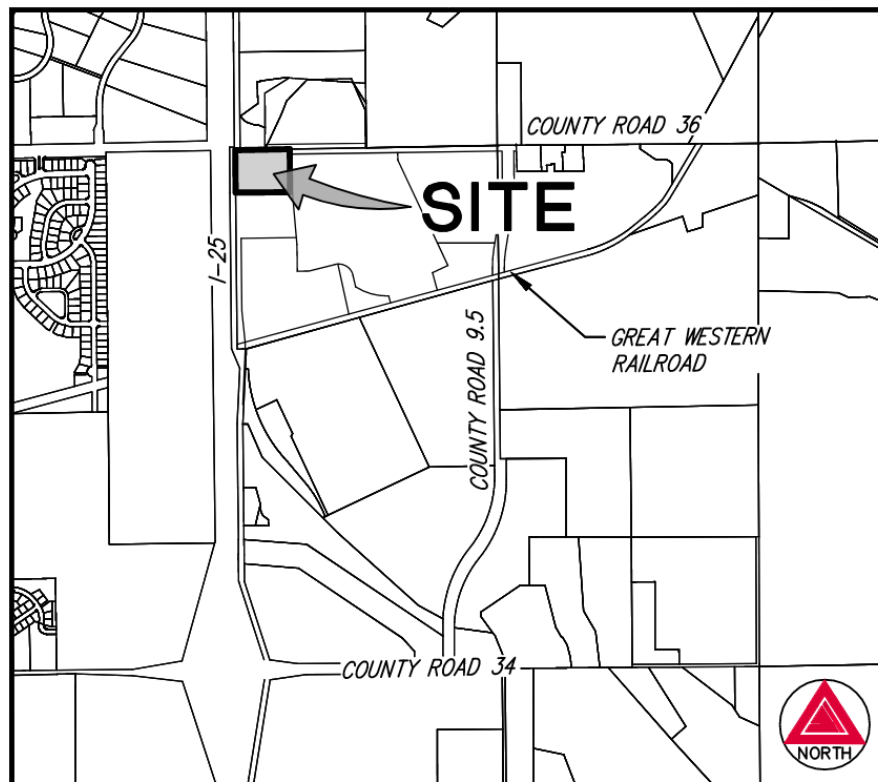
MEETING DATE: September 26, 2022

SUBJECT: **Ordinance No. 1011** – An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Schulz Property Zoning Amendment

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Property owner, Mead Investors 2, LLC (“Owner”), has submitted an application to rezone a certain 5-acre property north of the Postle subdivision, known as the Schulz property and as further described below, from Highway Commercial (HC) to Light Industrial (LI) (“Zoning Amendment” or “Schulz Property Zoning Amendment”). The Planning Commission held a public hearing to consider the Zoning Amendment on September 21, 2022 and recommended conditional approval of the Zoning Amendment to the Board of Trustees. Staff recommends conditional approval of the Zoning Amendment via the attached ordinance.



VICINITY MAP

SCALE 1" = 2,000'

DETAIL OF REQUEST

Applicant: Mead Investors 2, LLC
Property Owner: Mead Investors 2, LLC
Property Location: Generally south and east of the intersection of WCR 36 and the I-25 Frontage Road
Existing Zoning Classification: Highway Commercial (HC)
Proposed Zoning Classification: Light Industrial (LI)
Comp. Plan Designation: Planned Industrial Mixed-Use (PI)
Surrounding Land Uses:
 North: Commercial - Unincorporated Weld County;
 Light Industrial (LI) – Town of Mead
 South: Light Industrial (LI) – Town of Mead
 East: Light Industrial (LI) – Town of Mead
 West: Interstate 25

OVERVIEW

The request before the Board of Trustees is to review the proposed zoning of the 5-acre property, known as the Schulz property, located generally south and east of the intersection of WCR 36 and the I-25 Frontage Road, as further described in the Zoning Amendment (“Property”). Owner proposes rezoning the Property from Highway Commercial (HC) to Light Industrial (LI).

The Property previously consisted of a residential home and junkyard. Owner has since demolished existing structures and cleared the site in preparation of development. Owner anticipates adding the Property, via replat (also before the Board of Trustees for approval at the September 26, 2022 regular meeting), to the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, to facilitate the development of an industrial warehouse building on the re-platted lot.

Adjacent land uses include existing commercial development in unincorporated Weld County (Long Shadow RV Storage) and an existing reservoir that serves as open space for the Postle subdivision in the Town of Mead to the north; existing industrial development (Home Depot) to the east; existing oil and gas operations to the south; and I-25 right-of-way to the west.

Town staff has found this request to comply with the Mead Municipal Code (MMC) and 2018 Comprehensive Plan.

REVIEW CRITERIA

Property owners may request to change the zoning of their property from one designation to another pursuant to MMC Section 16-3-160. Staff must confirm that the request complies with the Comprehensive Plan designation for that area. Application for rezoning is subject to review against the following criteria, set forth in MMC Section 16-3-160(e). Only one (1) of the following criteria must be met for the proposed zoning. This Zoning Amendment satisfies two criterion (shown in bold text below):

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. **To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;**

3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
5. **The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area;** or
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Analysis of Criterion No. 2:

In recent years, the Town of Mead has been experiencing growth in industrial development on the east side of I-25, particularly between WCR 34 and WCR 36. The growth in industrial development in this area includes the FedEx distribution facility just south of the Property, as well as a large warehouse and distribution facility (Project Frogger) currently under construction directly to the east of the Property. To accommodate the growth in industrial development, the land bordering the Property to the north, east, and south, collectively known as the Postle property, was annexed and assigned Light Industrial (LI) zoning in 2021. The Postle property has since garnered significant development interest, with the aforementioned Project Frogger development currently under construction, and a new industrial warehouse facility currently under review by staff located on the proposed replat of Lot 1, Block 1 of the Postle Subdivision Filing No. 1, which will include the Property if the replat is approved.

In conjunction, the assignment of Highway Commercial (HC) zoning for the property is no longer consistent with the intent of the Highway Commercial (HC) zoning district. The Highway Commercial zoning district is intended for property located along major arterials and at major interchanges within the Town (i.e. I-25 and Hwy 66, I-25 and WCR 34). WCR 36 is classified as a minor arterial that will end in a cul-de-sac along the northern property line of the Property, with no future plans to extend across I -25 or for the installation of a partial or full interchange at WCR 36 and I-25. Thus, the existing zoning of Highway Commercial (HC) does not fit the current and future conditions of the area.

Analysis of Criterion No. 5:

The Property with the existing zoning does not currently encourage development due to the existing zoning being out of context with the current and future conditions of the area. However, the proposed zoning amendment from Highway Commercial (HC) to Light Industrial (LI) will spur development in the area.

The proposed zoning amendment for the Property is accompanied at the September 26 regular meeting by a proposed replat of Lot 1, Block 1 of the Postle Subdivision Filing No. 1. The replat proposes adding the Property to the existing Lot 1, Block 1 of the Postle Subdivision No. 1 to create one lot, approximately 11 acres in size. The amendment of the zoning for the Property to Light Industrial (LI), and the proposed replat of Lot 1, Block 1 of the Postle Subdivision Filing No. 1 would encourage development in the area. There is currently a site plan application for an industrial warehouse facility under review by staff for the re-platted lot. The development of this lot would be in the public interest due to the impact fees and tax revenue that the development will generate, the business(es) that will be attracted to buy/lease space in the

development, and the jobs that will be created with the proposed business(es) that will lease the space.

FINANCIAL CONSIDERATIONS

Based on similarly sized industrial warehouses that have been constructed recently in the Town, development of the property is anticipated to collect over \$600,000 in impact fees and use taxes when the proposed building (under review by staff) is constructed. Impact fees are calculated to mitigate the impact of new development on Town services and infrastructure.

ALTERNATIVES/OPTIONS

Following the conclusion of the September 26, 2022, public hearing, the Board of Trustees may opt to approve, deny, or conditionally approve the proposed zoning amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing to consider the Zoning Amendment on September 21, 2022; following the conclusion of the public hearing, the Planning Commission recommended conditional approval of the Zoning Amendment. The Planning Commission's recommendation is memorialized in Resolution No. 09-PC-2022, attached to this AIS.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve Ordinance No. 1011, with the following motion:

Suggested Motion:

“I MOVE TO APPROVE ORDINANCE NO. 1011, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO CONDITIONALLY APPROVING THE SCHULZ PROPERTY ZONING AMENDMENT.”

ATTACHMENTS

Ordinance No. 1011 (Zoning Map Attached)
Resolution No. 09-PC-2022 (exhibits not included)

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1011**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO
CONDITIONALLY APPROVING THE SCHULZ PROPERTY ZONING
AMENDMENT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, Mead Investors 2, LLC (the “Owner”) has submitted an application for the Schulz Property Zoning Amendment (the “Zoning Amendment”) for the 5 acre property known as the Schulz Property, generally located south of WCR 36, and east of the I-25 Frontage Road, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Owner is proposing that the zoning of the Property be changed from Highway Commercial (HC) to Light Industrial (LI); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Property as Planned Industrial Mixed Use (PI), which corresponds with the Light Industrial (LI) zoning district in the Town Land Use Code; and

WHEREAS, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022 to consider the Zoning Amendment, and following the conclusion of the public hearing, recommended conditional approval of the Zoning Amendment to the Board of Trustees via Resolution No. 09-PC-2022; and

WHEREAS, the Board of Trustees considered the Zoning Amendment at a public hearing held on September 26, 2022; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the MMC (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Zoning Amendment, any and all submittals by the Owner and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

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

WHEREAS, the Board of Trustees has determined that the Zoning Amendment request satisfies at least one of the review criteria applicable to amendments to the Town’s official zoning

map set forth in Section 16-3-160(e) of the MMC, specifically that the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; and

WHEREAS, the Board of Trustees has further determined that approval of the Zoning Amendment will advance the public health, safety, convenience, and general welfare of the residents of the Town.

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

Section 1. Public Hearing. The Board finds that the public hearing on the Zoning Amendment was held, conducted, and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. Zoning Amendment Approved. The Board of Trustees approves the Zoning Amendment, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) have been satisfied, subject to the following conditions of approval:

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

Section 3. Amendment of Town Zoning Map. The Town Clerk is instructed to record the Zoning Amendment for the Property in the real property records of Weld County, Colorado once the Owner has satisfied the conditions set forth in Section 2 of this Ordinance. In accordance with Sec. 16-3-160 of the MMC, the official zoning map of the Town of Mead shall be amended to conform to and reflect the Property's Light Industrial (LI) zone district classification.

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

Section 4. 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 5. Severability. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Schulz Property Legal Description

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 3 North, Range 68 West of the 6th P.M., described as follows:

Beginning at a point on the North line of said Section 11 from which the Northwest Corner of said Section 11 bears West 50 feet;

Thence East 500 feet along the North line of said Section 11;

Thence S00°13' W 435.6 feet;

Thence West 500 feet parallel to the North line of said Section 11;

Thence N00°13' E 435.6 feet along the East right of way line of Highway 87 to the point of beginning;

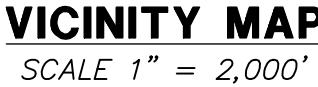
County of Weld, State of Colorado.

EXHIBIT 2

Schulz Property Zoning Amendment Map
[Exhibit begins on the next page.]

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, WELD COUNTY, COLORADO
SHEET 1 OF 2
TOTAL AREA =217,799 S.F., OR 5.000 AC., MORE OR LESS

NOTARY PUBLIC



NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 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.

216

WILFRIED SCHULZ ANNEXATION, TOWN OF MEAD, COLORADO
ZONING AMENDMENT MAP

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, WELD COUNTY, COLORADO

SHEET 2 OF 2
TOTAL AREA =217,799 S.F., OR 5.000 AC., MORE OR LESS



Section a, Item i.	
SCALE 1" = 40'	
OWN SDI	DATE 07/20/2022
BY	REVISION DESCRIPTION
DATE	
ZONING AMENDMENT MAP SCHULZ ANNEXATION TOWN OF MEAD, WELD COUNTY, COLORADO PREPARED FOR REDLAND 1500 W CANAL COURT, LITTLETON, CO 80120	
SHEET TWO OF 2 SHEETS	
54821-15 JOB NO.	

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 09-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO RECOMMENDING CONDITIONAL
APPROVAL OF THE SCHULZ PROPERTY ZONING AMENDMENT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Mead Investors 2, LLC (the “Owner”), has submitted an application for the Schulz Property Zoning Amendment (the “Zoning Amendment”) for the 5 acre property known as the Schulz property, generally located south of WCR 36, and east of the I-25 Frontage Road, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Owner is proposing that the zoning of the Property be changed from Highway Commercial (HC) to Light Industrial (LI); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Subject Property as Planned Industrial Mixed Use (PI), which corresponds with the Light Industrial (LI) zoning district in the Town Land Use Code; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022 to consider the Zoning Amendment; and

WHEREAS, the Planning Commission has reviewed the proposed Zoning Amendment and other materials distributed to the Planning Commission by Town staff at or prior to the September 21, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Zoning Amendment consistent with the conditions set forth in this Resolution.

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

Section 1. The Planning Commission finds that the public hearing on the proposed Zoning

Amendment was conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the Zoning Amendment, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, 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 Zoning Amendment; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Zoning Amendment application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Zoning Amendment at a public hearing held for that purpose.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 21st DAY OF September, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: Jeannine Reed
Jeannine Reed, Secretary

By: [Signature]
Chair or Chair Pro Tem



EXHIBIT 1

Schulz Property Zoning Amendment Map
[Exhibit begins on the next page.]

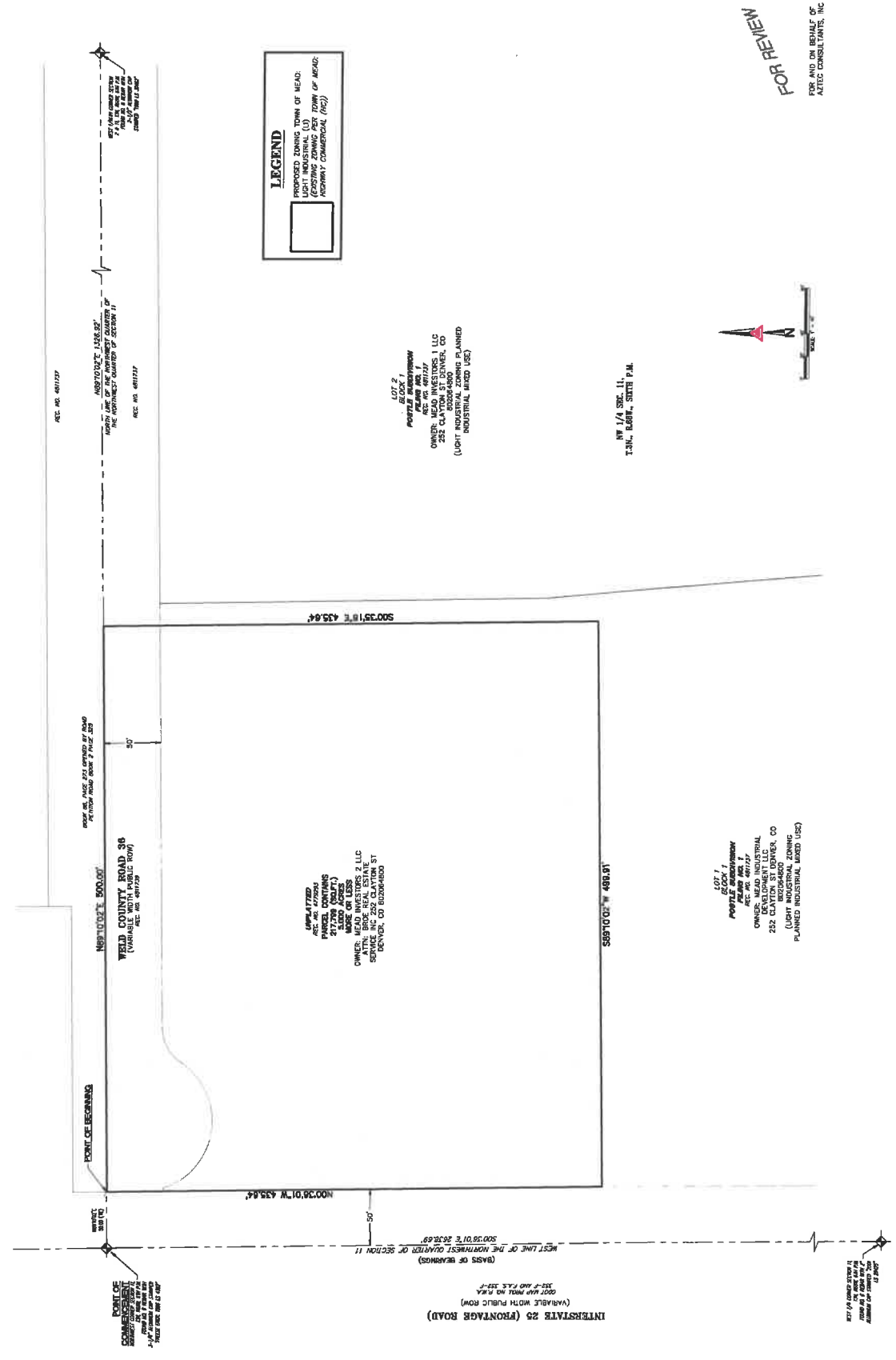
WILFRIED SCHULZ ANNEXATION, TOWN OF MEAD, COLORADO
ZONING AMENDMENT MAP
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF MEAD, WELD COUNTY, COLORADO
 SHEET 2 OF 2
 TOTAL AREA = 217,799 S.F., OR 5.000 AC., MORE OR LESS

DATE	APR 11, 2022
BY	WILFRIED SCHULZ
FOR	WILFRIED SCHULZ ANNEXATION
SCALE	1" = 40'
DATE	07/20/2022
BY	WILFRIED SCHULZ
FOR	WILFRIED SCHULZ ANNEXATION

AZTEC CONSULTANTS, INC.
 100 East Mineral Ave., Suite 1
 Fort Collins, Colorado 80522
 Phone (970) 713-1897
 Fax (970) 713-1897
 www.aztecconsultants.com

ZONING AMENDMENT MAP
SCHULZ ANNEXATION
TOWN OF MEAD, WELD COUNTY, COLORADO
 1500 W CAVAL COURT, LITTLETON, CO 80120

Section a, Item i.





Agenda Item Summary

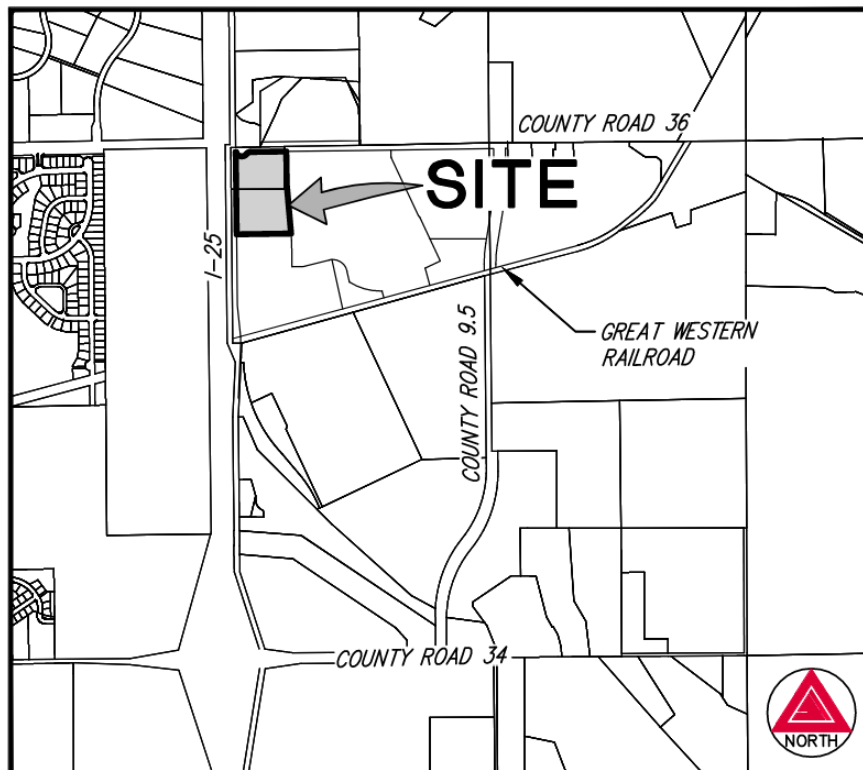
MEETING DATE: September 26, 2022

SUBJECT: **Resolution No. 76-R-2022** – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Postle Subdivision Filing No. 2 Preliminary Plat

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Owner and applicant, Mead Investors 2, LLC, has submitted an application for the Postle Subdivision Filing No. 2 Preliminary Plat (“Preliminary Plat”), for the Town’s consideration. In accordance with Mead Municipal Code (“MMC”) Section 16-4-60, the Board of Trustees and Planning Commission shall conduct a public hearing on preliminary plat applications. The Planning Commission held a public hearing to consider the Preliminary Plat on September 21, 2022 and recommended conditional approval of the Preliminary Plat. Staff recommends conditional approval of the Preliminary Plat via the attached resolution.



VICINITY MAP

SCALE 1" = 2,000'

DETAIL OF REQUEST

Applicant:	Mead Investors 2, LLC
Property Owner:	Mead Investors 2, LLC
Property Location:	Generally south and east of the intersection of WCR 36 and the I-25 Frontage Road
Zoning Classification:	Light Industrial (LI)
Comp. Plan Designation:	Planned Industrial Mixed-Use (PI)
Surrounding Land Uses:	
North:	Commercial - Unincorporated Weld County; Light Industrial (LI) – Town of Mead
South:	Light Industrial (LI) – Town of Mead
East:	Light Industrial (LI) – Town of Mead
West:	Interstate 25

OVERVIEW

The request before the Board of Trustees is to review the proposed Preliminary Plat of the unplatted property known as the Schulz property and the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1. The properties are generally located south and east of the intersection of WCR 36 and the I-25 Frontage Road (“Property”). The Applicant and Owner is Mead Investors 2, LLC (“Owner”).

The Property currently exists as one lot and one unplatted tract of land. The unplatted tract previously consisted of a residential home and junkyard on the northern portion of the property known as the Schulz property, consisting of approximately 5 acres. The current property owner has since demolished existing structures and cleared the site in preparation of development. The southern portion of the property is the existing Lot 1, Block 1 within the Postle Subdivision Filing No. 1. The lot is currently undeveloped, vacant land and consists of approximately 10.242 acres.

The Preliminary Plat proposes adding the northern unplatted tract known as the Schulz property to the southern existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1 to create a single lot.

In conjunction with the Preliminary Plat application, Owner has submitted an application for an amendment to the zoning of the northern unplatted portion of the Property, the Schulz property, as further detailed in the Schulz Property Zoning Amendment, also presented for consideration by the Board of Trustees at the September 26, 2022 meeting.

REVIEW CRITERIA

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

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

Staff finds that the Preliminary Plat provides a functional system for land use. The lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the Light Industrial zoning district.

The adequate ROW for Weld County Road 36 has been dedicated via special warranty deed dated March 22, 2022, in accordance with the Subdivision Improvement Agreement for the Postle Subdivision Filing No. 1, approved by Ordinance 985 dated January 31, 2022.

Drainage facilities have been planned for and tracts within the approved Postle Subdivision Filing No. 1 have previously been dedicated for these facilities. Owner has provided easements for utilities necessary to serve the Property.

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

The Planning Commission recommended approving the Preliminary Plat as presented, subject to standard conditions as listed in the proposed Ordinance.

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

a. The proposed development promotes the Town's small town, rural character:

The proposed development promotes the Town's small town, rural character. The Preliminary Plat does comply with the Mead Municipal Code (MMC) and the Comprehensive Plan. The property is zoned Light Industrial (LI) and will accommodate the future use anticipated in that zone district. The property is designated in the Comprehensive Plan as being most appropriate for Planned Industrial (PI), which is consistent with the zoning of the property. The location of industrial uses along the I-25 corridor allows for property within the Town, and outside of the I-25 corridor, to be preserved for smaller-scale development that promotes the rural character of Mead.

b. Proposed residential development adds diversity to the Town's housing supply:

This criterion does not apply to this Application.

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

The proposed subdivision will benefit the Town's economic base by creating one lot and providing the infrastructure (water, sewer, utilities, roads) necessary to further accommodate industrial development and job growth within the I-25 corridor.

d. Parks and open space and trails are incorporated into the site design:

The Postle Subdivision Filing No. 1 Final Plat, approved by Ordinance 985 dated January 31, 2022, dedicated 15.07 acres of open space, which, at the time of platting, constituted 12.29 percent of the gross site acreage. The initial dedication exceeded the minimum open space requirement of 8 percent of gross site acreage for new industrial development. With the addition of the Schulz Property acreage (5 acres) to the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, the open space dedication from the Postle Subdivision Filing No. 1 Final Plat still exceeds the minimum required open space dedication.

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

The Property is being developed from farmland as well as an existing house and junk yard, with no known environmental contamination requiring mitigation. The Property does not

cause any disturbance to any identified or dedicated natural areas within the Town of Mead.

f. The development enhances cultural, historical, educational and/or human service opportunities:

After the lot is platted and developed, the Town will collect impact fees and use taxes. The purpose of these fees and taxes is to enhance cultural, historical, educational and human service opportunities, as well as mitigate the impact of the development. This revenue will fund Town infrastructure and other capital construction projects, including roads and drainage, cultural and recreation facilities and parks, trails and open space, which will improve the quality of life for existing residents and business owners, while enhancing Mead's ability to attract retail services and new industry.

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

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

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

The largest anticipated collective impact of the proposed development is the increased number of vehicle trips onto the Town's roadway network. The roadways that will receive most of the impacts include: the I-25 Frontage Road, which bounds the development on the west; CR 9.5 to the east, which will become the main access route when the I-25 Frontage Road is removed; and CR 36 to the north, which serves as the primary point of access for the site. The Owner is responsible for constructing the necessary improvements to these roadways. Additional impacts to the broader Town roadway network will be mitigated using impact fees. Details related to the timing of completion of required improvements are detailed in the recorded Subdivision Improvement Agreement for the Postle Subdivision Filing No. 1. Details related to the cost and design of the required improvements for the Property will be identified in the review of the site plan for the property and memorialized in the site plan agreement (SPA).

The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated with drainage facilities that will be constructed and maintained by the developer.

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

The proposed industrial lot and subsequent development will provide employment opportunities for residents and help balance out the land uses within the Town. Residential growth has outpaced commercial and industrial growth in recent years, creating an imbalance in land uses and desire for more jobs in the Town. The proposed Preliminary Plat will make the area more attractive to future commercial and industrial applicants, helping to balance out the residential growth in the community.

FINANCIAL CONSIDERATIONS

Based on similarly sized industrial warehouses that have been constructed recently in the Town, development of the property is anticipated to collect over \$600,000 in impact fees and use taxes when the proposed building (under review by staff) is constructed. Impact fees are calculated to mitigate the impact of new development on Town services and infrastructure.

ALTERNATIVES/OPTIONS

Following the conclusion of the September 26, 2022 public hearing, the Board of Trustees may opt to approve, deny, or conditionally approve the Preliminary Plat. Any decision to deny must be accompanied by a statement explaining which of the approval criteria have not been met.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing to consider the Preliminary Plat on September 21, 2022, and recommended conditional approval of the Preliminary Plat via Resolution No. 10-PC-2022.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve Resolution. No. 76-R-2022, with the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION NO. 76-R-2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO CONDITIONALLY APPROVING THE POSTLE SUBDIVISION FILING NO. 2 PRELIMINARY PLAT”

ATTACHMENTS

Resolution No. 76-R-2022 (Preliminary Plat Attached)
Resolution No. 10-PC-2022 (exhibits not included)

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 76-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO CONDITIONALLY
APPROVING THE POSTLE SUBDIVISION FILING NO. 2 PRELIMINARY PLAT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, Mead Investors 2, LLC (the “Owner”) has submitted an application for the Postle Subdivision Filing No. 2 Preliminary Plat (the “Preliminary Plat”) for the properties generally known as the Schulz Property and Lot 1, Block 1 of the Postle Subdivision Filing No. 1, and generally located south of WCR 36, and east of the I-25 Frontage Road, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Preliminary Plat proposes to combine the unplatted Schulz Property with the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, to create a single lot; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022 to consider the Preliminary Plat and recommended conditional approval of the Preliminary Plat to the Board of Trustees, as memorialized in Resolution No. 10-PC-2022; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on September 26, 2022 to consider the Preliminary Plat; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Annexation Agreement, the MMC, including the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations of the Town, the staff files and reports of the Community Development Director (the “Director”) and Town Engineer for this case, any and all submittals by the Owner, and the digital recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

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

WHEREAS, the Board of Trustees has further determined that approval of the Preliminary Plat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

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

Section 1. The recitals contained above are incorporated herein by reference and adopted

as findings and determinations of the Board of Trustees.

Section 2. The Postle Subdivision Filing No. 2 Preliminary Plat in the form attached to this Resolution as **EXHIBIT 1** is approved subject to the following conditions of approval:

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

Section 3. Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

Section 4. Approval of the Preliminary Plat shall be deemed effective upon signing of the Preliminary Plat mylar by the Owner and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

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

Section 6. 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 7. 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 SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Postle Subdivision Filing No. 2 Preliminary Plat
[Exhibit begins on the next page.]

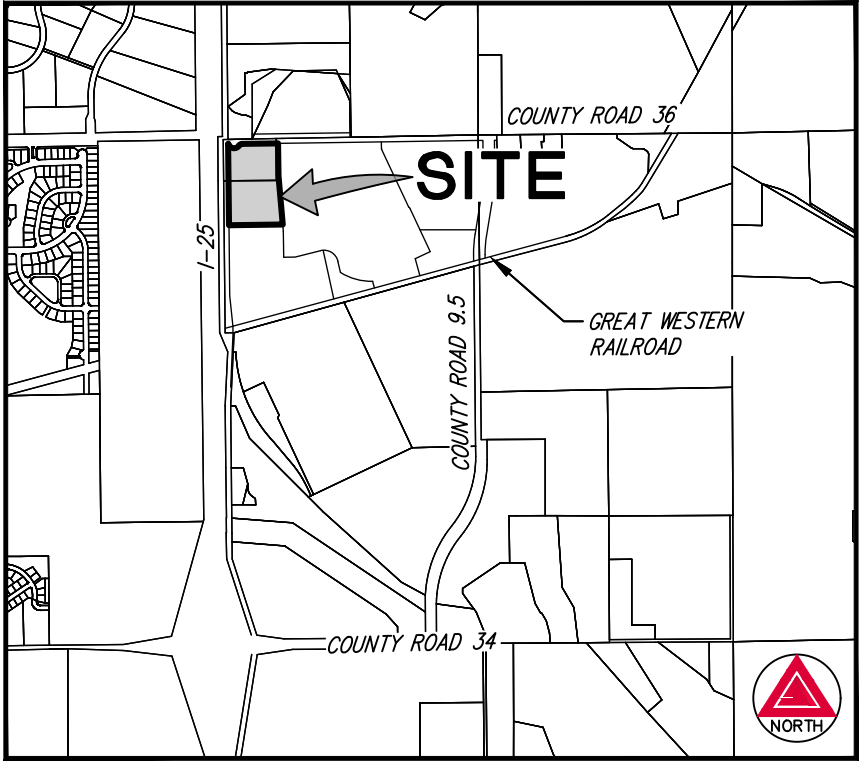
POSTLE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AND AN UNPLATTED PARCEL OF LAND,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PRELIMINARY PLAT

SHEET INDEX

SHEET 1 = COVER SHEET
SHEET 2 = DETAIL SHEET &
GENERAL NOTES



VICINITY MAP
SCALE 1" = 2,000'

OWNER(S)

MEAD INDUSTRIAL DEVELOPMENT LLC,
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

MEAD INVESTORS 2, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

ENGINEER

REDLAND
1500 W. CANAL COURT, LITTLETON, CO 80120
720-283-6783

DEVELOPER/APPLICANT

MEAD INDUSTRIAL DEVELOPMENT, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

TOWN ENGINEER CERTIFICATE

APPROVED AS TO FORM BY THE TOWN ENGINEER OF THE TOWN OF MEAD, COLORADO,
THIS ____ DAY OF _____ A.D. 20____

TOWN ENGINEER _____

PLANNING COMMISSION CERTIFICATE

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

CHAIRMAN _____

SECRETARY _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

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

MAYOR _____

ATTEST:

TOWN CLERK _____

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD
SURVEY MADE ON AUGUST 11, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL
MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN
1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF
LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF MEAD.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

SHAUN D. LEE, PLS NO 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST
DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN
THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS,
PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 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.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 4811737 AND ALL OF THAT
UNPLATTED PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 4779293, IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S
OFFICE, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF
MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING
MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "FRESE ENGR. 1996 LS 4392" AND AT THE
WEST QUARTER CORNER BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "2001 LS 29425", BEARING SOUTH 00°36'01" EAST, A DISTANCE OF
2638.69 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ALONG SAID WEST LINE, SOUTH 00°36'01" EAST, A DISTANCE OF 49.80 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°23'59" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD
36 AS RECORDED UNDER RECEPTION NO. 4811739 IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- NORTH 89°10'02" EAST, A DISTANCE OF 2.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF
62.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°17'24" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°04'01", AN ARC LENGTH OF 139.66 FEET TO THE BEGINNING OF A REVERSE
CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°56'39", AN ARC LENGTH OF 37.10 FEET;
- NORTH 89°10'02" EAST, A DISTANCE OF 374.56 FEET TO THE WESTERLY BOUNDARY OF LOT 2, BLOCK 1 AS SHOWN ON SAID POSTLE SUBDIVISION
FILING NO. 1;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

- SOUTH 00°49'58" EAST, A DISTANCE OF 340.86 FEET;
- SOUTH 05°02'31" EAST, A DISTANCE OF 506.03 FEET TO THE NORTHERLY BOUNDARY OF TRACT D, AS SHOWN ON SAID POSTLE SUBDIVISION FILING
NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°10'02" WEST, A DISTANCE OF 560.06 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25
(FRONTAGE ROAD) AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION MAPS OF PROJECT NOS. P.W.A. 352-F AND F.A.S. 352-F IN THE
RECORDS OF COLORADO DEPARTMENT OF TRANSPORTATION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°36'01" WEST, A DISTANCE OF 845.53 FEET TO THE POINT OF BEGINNING.

AND DO HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE POSTLE
SUBDIVISION FILING NO. 2, SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND
OTHER EASEMENTS; 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 FINAL PLAT CONTAINS AN AREA OF 10.242 ACRES, (446,136 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED:

EXECUTED THIS ____ DAY OF _____ 20____.

OWNER: MEAD INDUSTRIAL DEVELOPMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
RONALD J. CORSENTINO, MANAGER

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____
AN AUTHORIZED OFFICER OF MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

EXECUTED THIS ____ DAY OF _____ 20____.

OWNER: MEAD INVESTORS 2, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____
AN AUTHORIZED OFFICER OF MEAD INVESTORS 2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

GENERAL NOTES

SEE SHEET 2

NOT FOR RECORDATION

LAND SUMMARY CHART						
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA	LAND USE	OWNERSHIP	MAINTENANCE
LOT 1, BLOCK 1	446,136	10.242	100.00	INDUSTRIAL	MID & MI2	MID & MI2
TOTALS	446,136	10.242	100.00	MID = MEAD INDUSTRIAL DEVELOPMENT, LLC MI2 = MEAD INVESTORS 2, LLC		

LAST REVISED: 2022/09/12

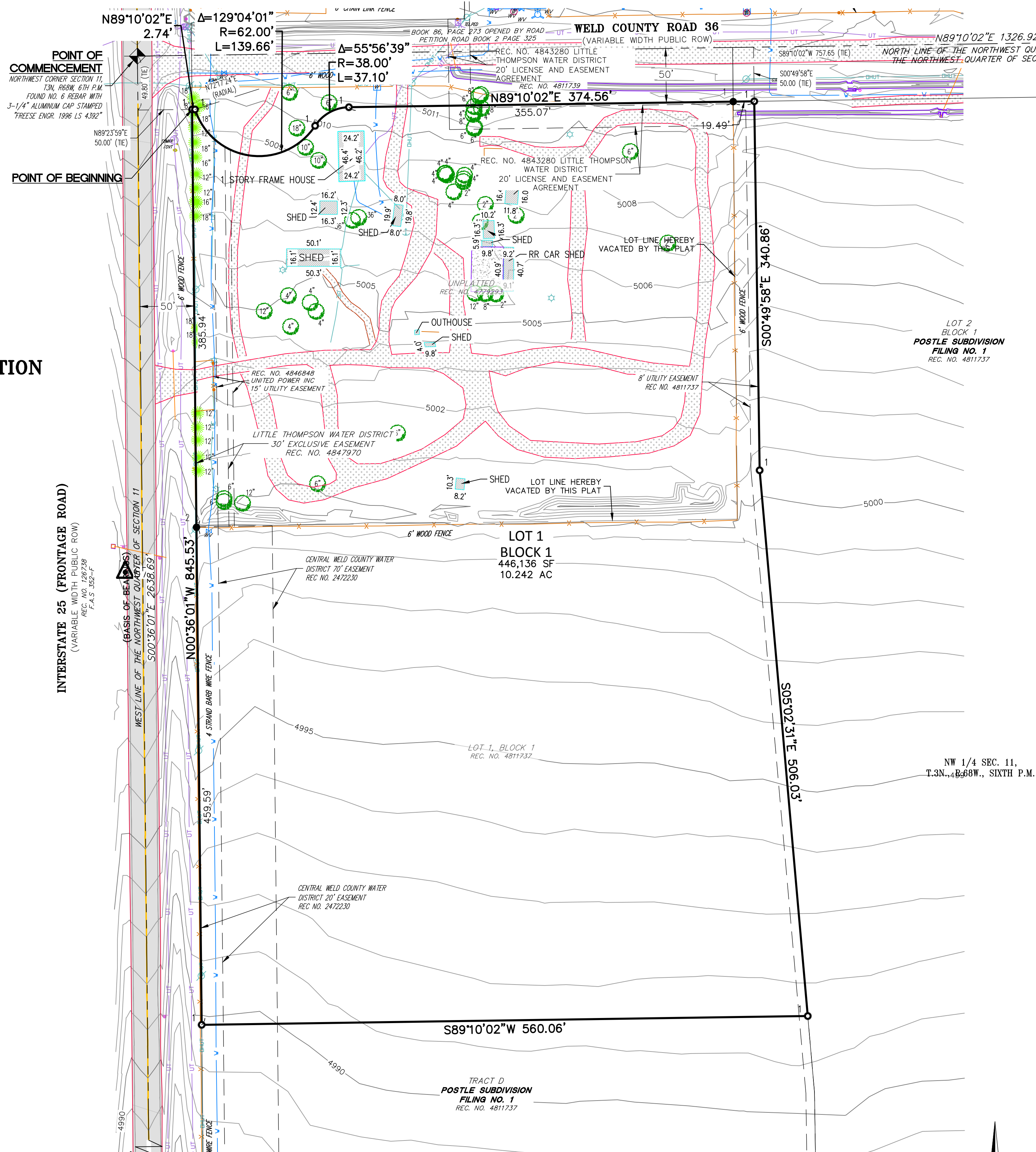
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MEAD INDUSTRIAL DEVELOPMENT, LLC		DATE OF PREPARATION:	09/07/2022
	252 CLAYTON STREET, 4TH FLOOR DENVER, CO 80206 US		SCALE:	N/A
			SHEET 1 OF 2	

AzTec Proj. No.: 54821-15

Drawn By: RBA

POSTLE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AND AN UNPLATTED PARCEL OF LAND,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PRELIMINARY PLAT



NOT FOR RECORDATION

LEGEND

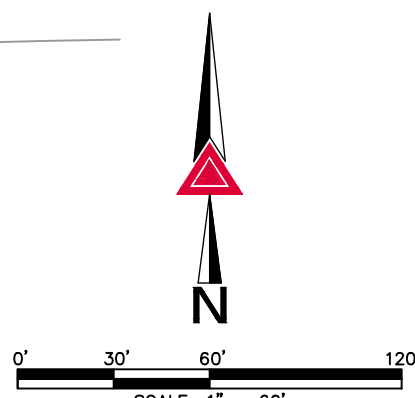
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY UNDERGROUND
- RIPRAP
- STORM LINE UNDERGROUND
- STORM INLET
- STORM FES
- WATER FIRE HYDRANT
- WATER LINE MKR
- WATER LINE UNDERGROUND
- WATER METER
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY WIRE
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC OUTLET
- TELEPHONE LINE UNDERGROUND
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC MKR
- FIBER OPTIC VAULT
- GAS LINE UNDERGROUND
- GAS MKR POST
- IRRIGATION CONTROL BOX
- VENT PIPE
- WELL
- MISC
- EX CONT-MJR
- EX CONT-MNR
- LANDSCAPE EDGE
- TREE CONIFER
- TREE DECIDUOUS
- FENCE
- GATE
- METAL POST
- WOOD POST
- MAILBOX
- TRAFFIC CONTROL CABINET
- EDGE ASPHALT
- EDGE CONCRETE
- EDGE ROAD
- RAILROAD TRACK
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- DITCH FLOWLINE
- PAN FLOWLINE
- LINE MARKING WHITE STRIPE SOLID
- LINE MARKING YELLOW STRIPE SOLID
- DELINTEATOR
- GUARD RAIL
- SIGN
- BUILDING
- STRUCTURE
- CONTROL
- CONCRETE
- ASPHALT PAVEMENT
- EDGE ROAD
- LANDSCAPE EDGE
- STEPS
- WALL

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- FOUND NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "WC PLS 38158" WITH (50' WITNESS CORNER)
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158"
- FOUND SECTION CORNER AS SHOWN HEREON

GENERAL NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0037681-020-T01-SC AMENDMENT 1, WITH AN EFFECTIVE DATE OF AUGUST 30, 2022 AT 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°36'01" EAST, A DISTANCE OF 2638.69 FEET.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS-ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08123C1880E, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
- MAINTENANCE GUARANTEE: THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-130(H) AND THE TOWN'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT. THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECT AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.
- 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.



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MEAD INDUSTRIAL DEVELOPMENT, LLC 252 CLAYTON STREET, 4TH FLOOR DENVER, CO 80206 US	DATE OF PREPARATION:	09/07/2022
		SCALE:	1" = 60'
		SHEET 2 OF 2	
Aztec Proj. No.: 54821-15	Drawn By: RBA		

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 10-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE POSTLE
SUBDIVISION FILING NO. 2 PRELIMINARY PLAT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-4-60 of the MMC, following review of a preliminary plat by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission is required to recommend, to the Board of Trustees, approval of the preliminary plat, or approval with conditions, or denial of a preliminary plat; and

WHEREAS, Mead Investors 2, LLC (the “Owner”) has submitted an application for the Postle Subdivision Filing No. 2 Preliminary Plat (the “Preliminary Plat”) for the properties generally known as the Schulz Property and Lot 1, Block 1 of the Postle Subdivision Filing No. 1, generally located south of WCR 36, and east of the I-25 Frontage Road, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Preliminary Plat proposes to add one unplatted tract of land to the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, to create one singular lot including the entirety of the Property; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022 to consider the Preliminary Plat; and

WHEREAS, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the September 21, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Postle Subdivision Filing No. 2 Preliminary Plat consistent with the conditions set forth in this Resolution.

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

Section 1. The Planning Commission finds that the public hearing on the proposed Preliminary Plat was conducted and concluded in accordance with Section 16-4-60, *Preliminary Plat*, of the Land Use Code.

Section 2. The Planning Commission recommends approval of the Preliminary Plat, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-4-60(c)(1) through (6) of the Land Use Code have been satisfied, 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 Preliminary Plat; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 21st DAY OF SEPTEMBER, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By:

Jeannine Reed
Jeannine Reed, Secretary

By:

Ryan Sword
Ryan Sword, Chair



EXHIBIT 1

Postle Subdivision Filing No. 2 Preliminary Plat
[Exhibit begins on the next page.]



Agenda Item Summary

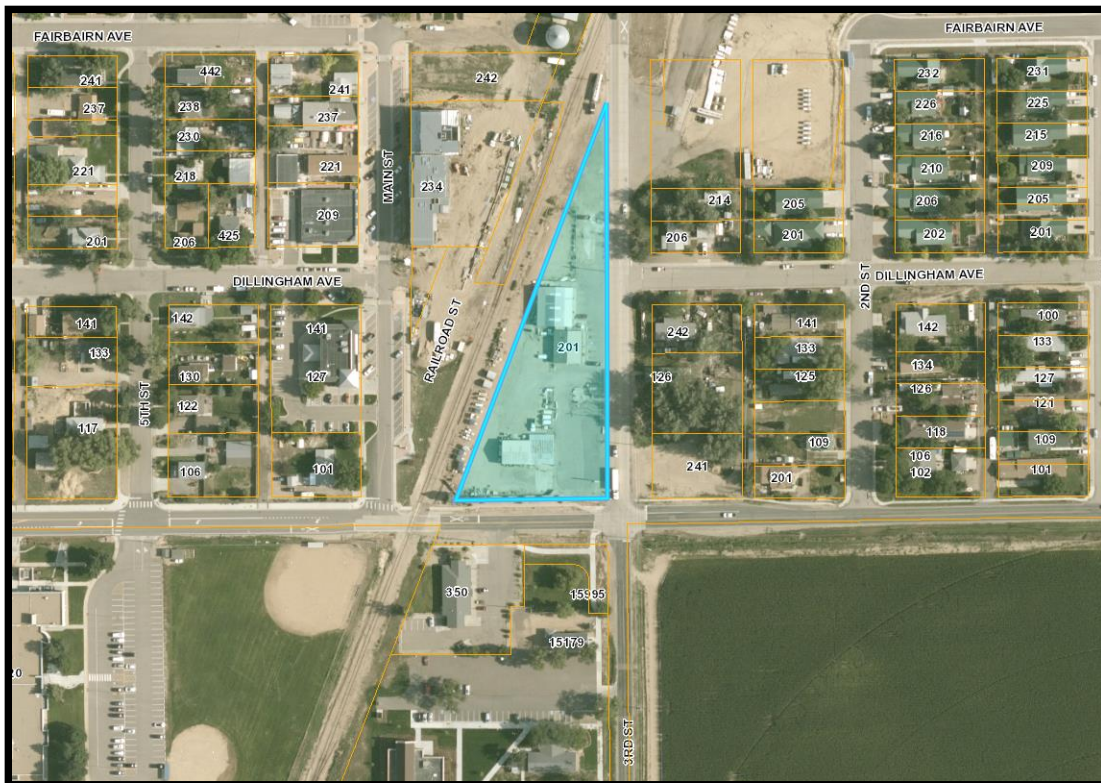
MEETING DATE: September 26, 2022

SUBJECT: **Ordinance No. 1012** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map Amendment

PRESENTED BY: Jason Bradford, AICP, Community Development Director

SUMMARY

The applicant, Bruce McClymonds (the “Applicant”), on behalf of the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”) is requesting approval of the Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map to amend the zoning for the property generally located on the northwest corner of the Third Street/Welker Avenue intersection (the “Property”). The Property is currently zoned Downtown Mixed Use (DMU). The Owner is requesting a PUD in order to accomplish two (2) goals. First, the PUD will allow the historic use of a fueling station as a use-by-right (UBR). Second, the PUD will allow for the establishment of a car wash.



OVERVIEW

The Property has been owned and operated by Agfinity for many decades as a fueling station and retail store. Agfinity submitted a Site Plan in July of 2020 (the “2020 Site Plan”) to redevelop the site with a new fueling station and convenience store. The 2020 Site Plan was approved, and a building permit was issued at that time.

At that time, in 2020, Agfinity also requested to include a car wash on the property. However, a car wash is not an allowed land use in the Downtown Mixed Use (DMU) zone district and the Town’s Staff was unable to approve any plans with this proposed use. The Town’s Staff, at that time, suggested that Agfinity could pursue a PUD overlay zone district for the Property. If approved by the Planning Commission and the Town Board, the PUD overlay could establish site-specific uses as permitted under the unique standards and regulations of a PUD overlay zone. A PUD could potentially allow both the car wash and the fueling station¹ as permitted uses, as well as remove the “nonconforming” status of the existing fueling station. However, a rezoning application includes an element of uncertainty and public hearings. So, Agfinity decided to redevelop the fueling station under the legal non-conforming status and to pursue the PUD zone change, to establish a car wash, at a later date.

In June of 2022, after finalizing the building permit for the fueling station and convenience store, Agfinity decided to pursue the PUD rezoning. The proposed PUD would allow the historic use of a fueling station as a use-by-right (UBR), rather than being allowed only as a legal non-conforming use. In addition, the PUD will allow for the establishment of a car wash. All other uses and development under the PUD would follow the DMU zone district regulations and standards.

REVIEW CRITERIA

Zoning amendments may occur when a property owner requests to change the zoning of a property from one designation to another. Per Section 16-3-160 (e) *Criteria for amendments to the official zoning map*, the following criteria are used to review a zoning amendment application:

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

¹ It is important to note that a fueling station is not a permitted use in the DMU zone district. However, because the DMU zone district was established after the historic fueling station was lawfully constructed and permitted, the new fueling station was approved with the 2020 Site Plan as a legal non-conforming land use.

The PUD district is intended to encourage innovative land planning and site design concepts that implement and are consistent with the Town of Mead Comprehensive Plan. Per Section 16-3-30 (a) (4) a. *PUD (Planned Unit Development)*, the following are requirements of a PUD application:

1. Developer's statement of intent. Each concept plan application shall contain a statement by the applicant describing how the proposed development departs from the otherwise applicable standards of this land use code, and how the proposed development and mixed uses, on balance, is an improvement over what would be required under otherwise applicable standards.
2. Review and approval procedures. PUDs shall be reviewed and approved in accordance with the procedures in this code.
3. Use regulations. The Board of Trustees shall determine the types of uses allowed within a PUD at the time of concept plan approval. Only uses that are consistent with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., may be allowed within a PUD, and should generally be limited to uses allowed in the underlying zoning district.
4. Development intensity. The total number of dwelling units and level of nonresidential development allowed within a PUD shall comply with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., and shall not exceed the level that can be adequately served by public facilities. To provide information on the capacity of streets and other facilities serving a PUD, the Town Manager may require the applicant to conduct a traffic impact study or other infrastructure capacity analysis to provide information on the development's expected impacts on existing and planned facilities.
5. Other standards. Otherwise, applicable standards of this code may be modified by the Board of Trustees as part of the approval of a PUD if consistent with the Comprehensive Plan and if the development is found to be an improvement over what would be required under otherwise applicable standards.

STAFF REVIEW AND ANALYSIS

The PUD application has been reviewed by the Town's Development Review Committee. Staff finds the PUD to be in general compliance with the review criteria and requirements for a PUD zoning amendment application as set forth in Section 16-3-30 (a) (4) a. *PUD (Planned Unit Development)*. Staff further finds that the proposed PUD addresses the following criteria for rezoning, as set forth in Section 16-3-160 (e) *Criteria for amendments to the official zoning map*.

Criterion No. 2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.

Agfinity has owned and operated a fueling station on this Property for many decades, and the Agfinity site has become a well-recognized and important presence in Mead's historic town core area. Agfinity wishes to continue their presence at this site and contribute to the growth and renewal of Mead's historic town core, as demonstrated by the redevelopment of the historic fueling station. In addition to the redevelopment of the fueling station and the construction of a new convenience store, Agfinity has proposed the establishment of a new car wash.

A fueling station and carwash are not permissible uses in the DMU zone district. The DMU zone district is intended to encourage and accommodate pedestrian-oriented land uses and these specific uses (fueling station and car wash) are auto-oriented land uses that are not typically compatible with pedestrian-oriented land uses. While the 2020 Site Plan was approved to allow the fuel station to continue as a non-conforming use, the car wash would not be a permissible new addition to the site under current zoning. The car wash use would be consistent with the 2020 Site Plan, however, and be permissible if the PUD application and proposed Ordinance were approved. Permitting this redevelopment is consistent with the recent growth and renewal of Mead's historic town core.

Criterion No. 5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

Mead residents have indicated to staff the need to attract commercial businesses that will provide services and amenities that do not currently exist (particularly in the downtown area), so that people can shop in the community where they live. These requests have become more frequent as the area grows and new people move into town. The redevelopment of this site will provide needed services for the residents and visitors to the Mead town core that do not currently exist to meet new circumstances creating this growth in demand.

Criterion No. 6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

While the Town of Mead has established the DMU zone district regulations to encourage historic downtown building patterns and pedestrian-oriented land uses in this area of Town, unfortunately, these DMU regulations are sometimes incompatible with historically existing land uses and businesses. Agfinity is an important historic business that was located on this site in a different era, prior to the establishment of the DMU zone district. Nonetheless, Agfinity has worked closely with the Town's staff to conform these uses to the historic development and building pattern that the DMU zone district regulations seek to establish.

The purpose of the proposed PUD is to modify the underlying DMU zoning to allow for a fueling station as a use-by-right (rather than a legal non-conforming use) and a car wash as an accessory use to the fueling station and convenience store. The car wash would be located on the north side of the site, away from the prominent and highly visible Third Street and Welker Avenue intersection. The car wash building has been designed so that traffic enters and exits the car wash at the northern portion of the site, as far away as possible from the Third Street and Welker Avenue intersection, to avoid traffic congestion. The convenience store would be pushed up to the intersection, close to the street, as the most prominent building on the site and in conformance with the pedestrian-oriented characteristics of a downtown building. The PUD would establish high-quality architectural design, sidewalks along both streets, and land uses that do not currently exist in Mead's historic town core.

Agfinity has made a significant contribution to the redevelopment of one of the Town's most prominent intersections, including their dedication of a portion of the Property for additional right-of-way (ROW) that was needed for the Third Street and Welker Avenue intersection improvements. The PUD rezoning would provide the opportunity for an important historic business that has existed in Mead for many decades to continue to serve residents and visitors to Mead.

ADDITIONAL CONSIDERATIONS

A joint notice of the September 21, 2022, Planning Commission hearing and the Board of Trustees September 26, 2022 hearing, was published not less than 15 days prior to the public hearings, in accordance with the requirements of Section 16-3-160 of the MMC.

The Planning Commission approved Resolution No. 11-PC-2022, on September 21, 2022, recommending to the Board of Trustees approval of the Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map to amend the zoning for the Property.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends approval of the attached ordinance of the proposed PUD zoning amendment, subject to standard conditions, via the following suggested motion:

“I MOVE TO APPROVE ORDINANCE NO. 1012, AN ORDINANCE APPROVING THE AGFINITY STATION MEAD PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP, WITH CONDITIONS, BASED ON A FINDING BY STAFF AND THE PLANNING COMMISSION THAT THE REVIEW CRITERIA SET FORTH IN SECTION 16-3-160 OF THE MEAD MUNICIPAL CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE SEPTEMBER 26, 2022, BOARD OF TRUSTEES MEETING.”

ATTACHMENTS

- Ordinance No. 1012
- Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map (Exhibit 2 to the Ordinance)
- Planning Commission Resolution No. 11-PC-2022

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1012

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING, WITH
CONDITIONS, THE AGFINITY STATION MEAD PLANNED UNIT
DEVELOPMENT (PUD) AND ZONING MAP AMENDMENT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, Bruce McClymonds (the “Applicant”), on behalf of the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”) submitted an application to amend the official Town zoning district map and rezone certain real property, generally located on the northwest corner of the intersection of Welker Avenue/WCR 34 and Third Street in the Town of Mead, County of Weld, State of Colorado, and consisting of a total of 1.95 acres more or less, and which is more particularly described in **Exhibit 1**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Owner is proposing that the zoning of the Property be changed from Downtown Mixed Use (DMU) to DMU with a Planned Unit Development (PUD) Overlay, as more particularly shown and set forth in the “Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map,” a copy of which is attached hereto and incorporated herein as **Exhibit 2** (the “Zoning Amendment”); and

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town’s Planning Commission, the Board of Trustees shall approve, approve with conditions, or deny the Zoning Amendment; and

WHEREAS, the Town Planning Commission approved Resolution No. 11-PC-2022, recommending to the Board of Trustees approval, with conditions, of the Zoning Amendment; and

WHEREAS, in accordance with Section 16-3-160 of the MMC, the Board of Trustees held a duly noticed public hearing on September 26, 2022, to consider the Zoning Amendment; and

WHEREAS, the Board of Trustees has reviewed the Zoning Amendment, and other materials distributed to the Board, at a public hearing, and finds that the Zoning Amendment satisfies the criteria set out in Section 16-3-160 of the MMC.

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

Section 1. The Board finds that the public hearing on the Zoning Amendment was held, conducted, and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Board approves of the Zoning Amendment, based on a determination that the applicable review criteria set forth in Sections 16-3-30 and 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- (a) The Owner shall resolve and correct any technical issues as directed by Town staff prior to consideration by the Board of Trustees; and
- (b) The Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the zoning amendment application.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Exhibits:

EXHIBIT 1 – Legal Description of Property

EXHIBIT 2 –Zoning Amendment

Exhibit 1
Legal Description

THAT PORTION OF BLOCK 5, TOWN OF MEAD, IN THE SE 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 9 AS BEARING N 00° 01' 39" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE SE CORNER OF SAID SECTION 9; THENCE S 89° 46' 44" W, 38.00 FEET; THENCE N 00° 01' 39" W, 40.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SE CORNER OF SAID BLOCK 5;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S 89° 46' 44" W, 255.26 FEET; THENCE PARALLEL WITH AND 8.50 EASTERLY OF THE CENTERLINE OF THE GREAT WESTERN RAILWAY SIDETRACK, N 20° 56' 02" E, 713.54 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID EAST LINE, S 00° 01' 39" E, 655.46 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

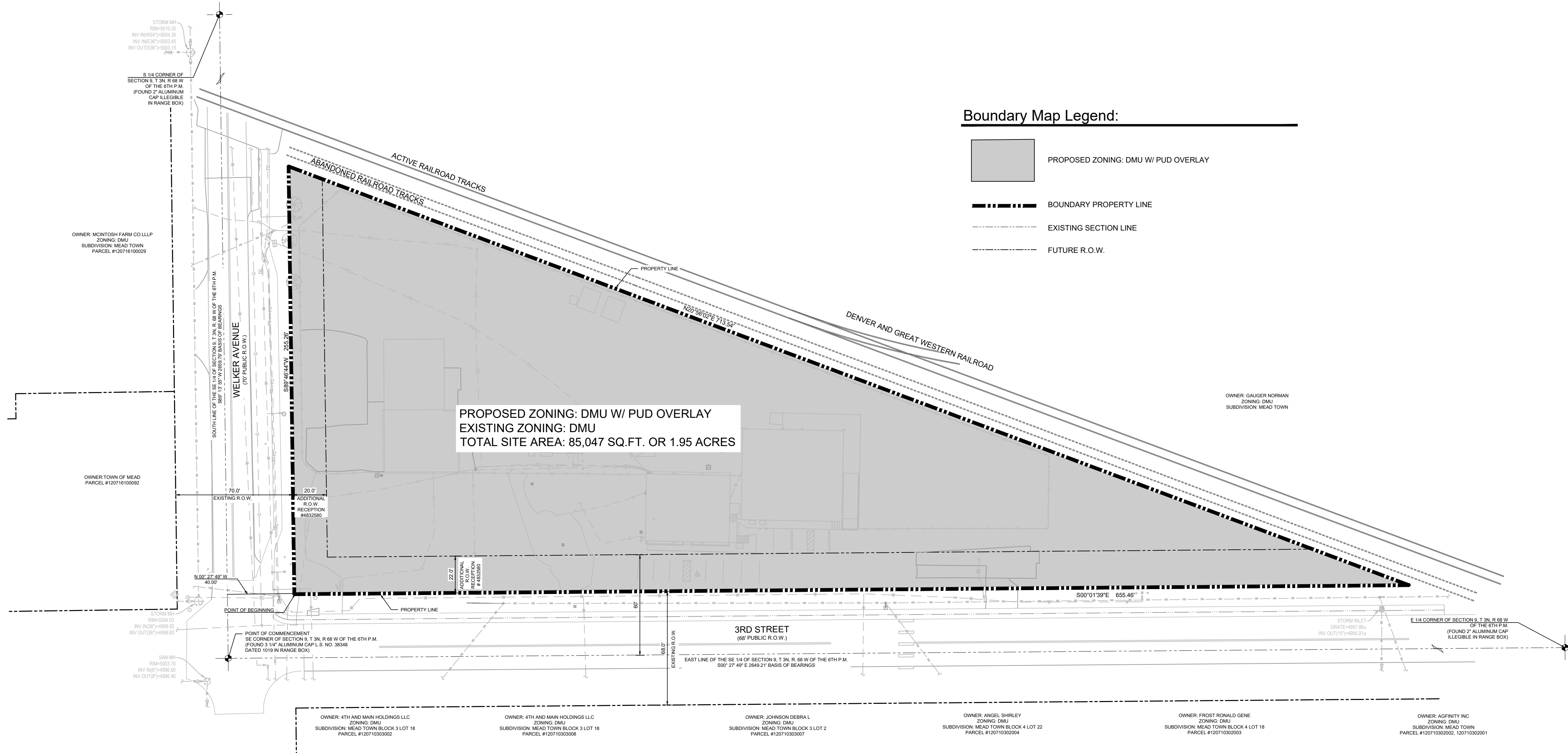
Total acreage: 1.95 acres, more or less, as more particularly shown on the Proposed Zoning Amendment Map

Exhibit 2
Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map
(attached)

AGFINITY STATION MEAD

PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP

A PORTION OF BLOCK 5, TOWN OF MEAD, SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



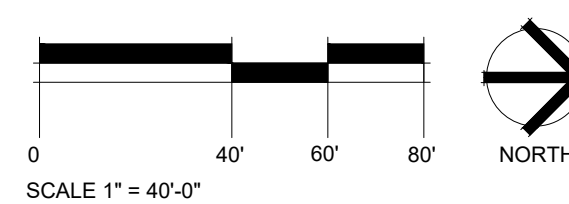
Boundary Map Plan



Vicinity Map



Location Map



AREA OF OVERLAY

Certificate of Lienholder/Deed of Trust Holder:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP. DOES HEREBY CERTIFY THAT IT ACKNOWLEDGES THE ESTABLISHMENT OF SUCH PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP, AND ACCEPTS THE CONDITIONS AND RESTRICTIONS (IF ANY) SET FORTH HEREIN.

COBANK ACB

BY: _____
 NAME: _____
 TITLE: _____

STATE OF COLORADO)
) SS
 COUNTY OF _____

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 20____, BY _____ AS
 OF _____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

P.U.D. Overlay Regulations:

INTENT:

THE FOLLOWING PUD OVERLAY DEVELOPMENT STANDARDS SERVE TO REGULATE LAND USE WITHIN THE AGFINITY STATION MEAD PUD OVERLAY (ZONING: DMU WITH PUD OVERLAY). THESE REGULATIONS ARE ENFORCEABLE WITHIN THE PUD OVERLAY AND TAKE PRECEDENT OVER THE TOWN OF MEAD ZONING REGULATIONS WHERE APPLICABLE.

DEVIATIONS FROM UNDERLYING ZONING:

THE FOLLOWING DEVIATIONS FROM THE EXISTING UNDERLYING ZONING ARE ALLOWABLE WITHIN THE AGFINITY STATION MEAD PUD OVERLAY DISTRICT:

CAR WASH: A CAR WASH FACILITY WILL BE AN ALLOWED USE.

WITH THE EXCEPTION OF THE DEVIATIONS LISTED HERE, ALL DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO THE APPLICABLE PROVISIONS IN CHAPTER 16 - LAND USE CODE OF THE MEAD MUNICIPAL CODE.

Signature Blocks:

Certificate of Ownership:

KNOW ALL MEN BY THESE PRESENTS THAT AGFINITY, INC., A COLORADO COOPERATIVE, BEING THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

A PORTION OF BLOCK 5, TOWN OF MEAD, SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 9 AS BEARING N 00° 01' 39" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
 COMMENCING AT THE SE CORNER OF SAID SECTION 9; THENCE S 89° 46' 44" W, 38.00 FEET; THENCE N 00° 01' 39" W, 40.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SE CORNER OF SAID BLOCK 5; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S 89° 46' 44" W, 255.26 FEET; THENCE PARALLEL WITH AND 8.50 EASTERLY OF THE CENTERLINE OF THE GREAT WESTERN RAILWAY SIDETRACK, N 20° 56' 02" E, 713.54 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID EAST LINE, S 00° 01' 39" E, 655.46 FEET TO THE TRUE POINT OF BEGINNING.

HAVE LAID OUT THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF AGFINITY STATION MEAD. THE CHANGE IN ZONING SHALL BE FROM THE EXISTING ZONING OF DMU (DOWNTOWN MIXED USE) TO DMU W/ PUD OVERLAY ZONING IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16, OF THE MEAD MUNICIPAL CODE.

THIS DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP CONTAINS 1.95 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS ____ DAY OF _____, 20____.

AGFINITY, INC.

BY: _____
 NAME: _____
 TITLE: _____

STATE OF COLORADO)
) SS
 COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 20____, BY _____ AS
 OF AGFINITY, INC., A COLORADO COOPERATIVE.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

Surveying Certificate:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP AND LEGAL DESCRIPTION(S) WAS/WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20____.

BY

(SEAL)

(REG. NO.)

Planning Commission Certificate:

THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP IS HEREBY RECOMMENDED TO THE BOARD OF TRUSTEES FOR APPROVAL BY THE TOWN OF MEAD BOARD OF TRUSTEES ON THIS ____ DAY OF _____, 20____.

CHAIRPERSON

SECRETARY

Certificate of Approval By The Board of Trustees:

THIS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP 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

SEAL

PROJECT TITLE

AGFINITY STATION MEAD

MEAD, COLORADO

PREPARED FOR

AGFINITY, INC.
 4065 ST. CLOUD DRIVE
 SUITE 100
 LOVELAND CO 80538

CALL UTILITY NOTIFICATION: CENTER OF



REVISIONS DATE

Staff Comments 08/22/22

ISSUE DATE

May 31, 2022

SHEET TITLE

PUD OVERLAY PLAN

SHEET INFORMATION

SHEET NUMBER: **A1.0**

SEAL

PROJECT TITLE

AGFINITY STATION MEAD

MEAD, COLORADO

PREPARED FOR

AGFINITY, INC.
4065 ST. CLOUD DRIVE
SUITE 100
LOVELAND CO 80538

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG. UNLESS, OR OTHERWISE FOR THE TOWN OF UNDERGROUND MEMBER UTILITIES.

REVISIONS

DATE

Staff Comments 08/22/22

ISSUE DATE

May 31, 2022

SHEET TITLE

PROPOSED
SITE PLAN

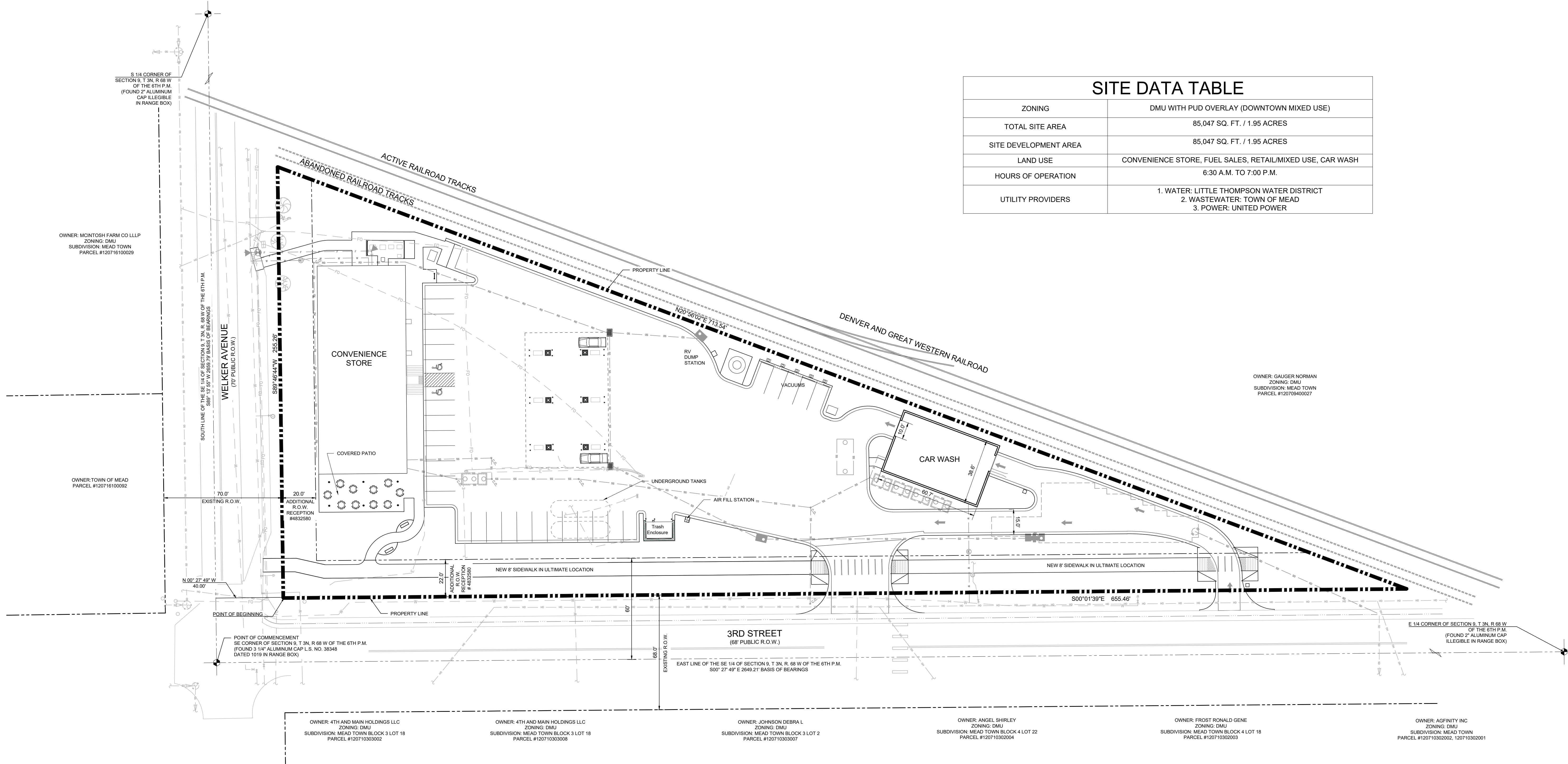
SHEET INFORMATION

SHEET NUMBER: **A2.0**

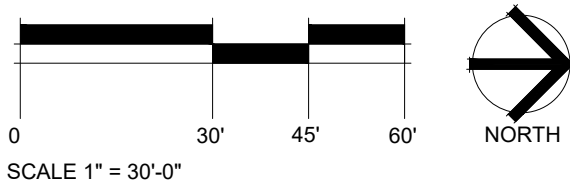
AGFINITY STATION MEAD

PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP

A PORTION OF BLOCK 5, TOWN OF MEAD, SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



Conceptual Site Plan



**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. XX-PC-2022**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL, WITH CONDITIONS, OF THE AGFINITY STATION MEAD PLANNED UNIT DEVELOPMENT (PUD) AND ZONING

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Bruce McClymonds (the “Applicant”), on behalf of the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”) submitted an application to amend the official Town zoning district map and rezone certain real property, generally located on the northwest corner of the intersection of Welker Avenue/WCR 34 and Third Street in the Town of Mead, County of Weld, State of Colorado, and consisting of a total of 1.95 acres more or less, and which is more particularly described in **Exhibit 1**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Owner is proposing that the zoning of the Property be changed from Downtown Mixed Use (DMU) to DMU with a Planned Unit Development (PUD) Overlay, as more particularly shown and set forth in the “Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map,” a copy of which is attached hereto and incorporated herein as **Exhibit 2** (the “Proposed Zoning Amendment Map”); and

WHEREAS, a copy of the Proposed Zoning Amendment Map has been distributed to the Planning Commission; and

WHEREAS, in accordance with Section 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 2022, to consider the Proposed Zoning Amendment Map; and

WHEREAS, the Planning Commission has reviewed the Proposed Zoning Amendment Map, and other materials distributed to the Planning Commission, at public hearing, and finds that the Proposed Zoning Amendment Map satisfies the criteria set out in Section 16-3-160 of the MMC; and

WHEREAS, the Planning Commission recommends, to the Board of Trustees, that the Board of Trustees approves the Proposed Zoning Amendment Map, attached hereto, and incorporated herein, as **Exhibit 2**.

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

Section 1. The Planning Commission finds that the public hearing on the Proposed Zoning Amendment Map was held, conducted, and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the Proposed Zoning Amendment Map, based on a determination that the applicable review criteria set forth in Sections 16-3-30 and 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- (a) The Owner shall resolve and correct any technical issues as directed by Town staff prior to consideration by the Board of Trustees; and
- (b) The Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the zoning amendment application.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 21ST DAY OF SEPTEMBER, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By _____
Secretary

By _____
Chairman or Acting Chair

Exhibits:

EXHIBIT 1 – Legal Description of Property
EXHIBIT 2 – Proposed Zoning Amendment Map

Exhibit 1
Legal Description

THAT PORTION OF BLOCK 5, TOWN OF MEAD, IN THE SE 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 9 AS BEARING N 00° 01' 39" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE SE CORNER OF SAID SECTION 9; THENCE S 89° 46' 44" W, 38.00 FEET; THENCE N 00° 01' 39" W, 40.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SE CORNER OF SAID BLOCK 5;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S 89° 46' 44" W, 255.26 FEET; THENCE PARALLEL WITH AND 8.50 EASTERLY OF THE CENTERLINE OF THE GREAT WESTERN RAILWAY SIDETRACK, N 20° 56' 02" E, 713.54 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID EAST LINE, S 00° 01' 39" E, 655.46 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

Total acreage: 1.95 acres, more or less, as more particularly shown on the Proposed Zoning Amendment Map

Exhibit 2
Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map
(attached)



Agenda Item Summary

MEETING DATE: September 26, 2022

SUBJECT: **Ordinance No. 1013** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Agfinity Station Mead Site Plan Amendment No. 1

PRESENTED BY: Jason Bradford, AICP, Community Development Director

SUMMARY

The applicant, Bruce McClymonds, on behalf of the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”) requests the Board of Trustees’ ratification of Staff’s conditional approval of the Agfinity Station Mead Site Plan Amendment No. 1 (the “Site Plan Amendment”), for the property generally located on the northwest corner of the Third Street/Welker Avenue intersection, as more fully described in the Site Plan Amendment (the “Property”).



OVERVIEW

Agfinity has owned and operated the Property for several decades as a retail feed store and fueling facility. Agfinity submitted a Site Plan in July of 2020 (the “2020 Site Plan”) to redevelop the site with a new fueling station and convenience store. The 2020 Site Plan was approved, and a building permit was issued at that time.

In June of 2022, after finalizing the building permit for the new and improved fueling station and convenience store, Agfinity submitted an application for a rezoning from Downtown Mixed-Use (DMU) to DMU with Planned Unit Development (PUD), also presented to the Board of Trustees for consideration at the September 26, 2022 meeting. The proposed PUD would allow the historic use of a fueling station as a use-by-right as well as allowing a car wash as a permissible use. The Property is otherwise subject to DMU zone district standards, and would continue to be upon approval of the PUD, except as otherwise provided in the PUD.

The Site Plan Amendment amends the 2020 Site Plan and includes a 6,250 sq. ft. convenience store, a four-pump fueling facility with canopy, and a 2,330 sq. ft. car wash. The Property is approximately 1.95 acres (85,047 square feet). The Owner dedicated right-of-way along the frontages of Welker Avenue and 3rd Street for future intersection widening and improvements, for a total right-of-way dedication of approximately 21.8% (18,608 square feet) of the Property. This dedication was completed in conjunction with the 2020 Site Plan approval.

REVIEW CRITERIA

Mead Municipal Code (“MMC”) Section 16-4-100 allows for administrative approval of site plans by staff. Section 16-4-100 requires that staff bring approved site plans before the Board of Trustees for adoption by ordinance. When reviewing a site plan, the Town’s Staff must find that the proposal complies with the six (6) review criteria set forth in MMC Section 16-4-100, as described below:

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 legal descriptions, land use and acreage tables, survey information, titling, north arrows, utility locations, and the like, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections.

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

The size and dimensions of the lot shown on this Site Plan (Block 5) are consistent with what is shown on the original plat of Mead from 1906.

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

None of the proposed construction infringes on any 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. The proposed drainage system is designed to convey stormwater runoff from the development to an underground detention facility.

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

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

- The building complies with the zero (0') front setback as required in the DMU zoning district and Old Town Corridor.
- The maximum building size in the DMU zone is 15,000 square feet. Both buildings comply with the maximum building size, with the convenience store consisting of a square footage of 6,250 square feet and the car wash consisting of a square footage of 2,330 square feet.
- The maximum height per the DMU zoning district is 40 feet. The convenience store building height of 27 feet 4 inches and car wash building height of 24 feet 6 inches are both compliant.

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 Mead Municipal Code and related standards. Applicable regulations, beyond the "density and dimensional standards" discussed above, include the Town of Mead Engineering and Design Standards 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.

Engineering and Design Standards. Traffic, drainage and utility systems were designed, reviewed and approved by the Town's DRC. The uses proposed with this application can be served appropriately. The Owner will undertake the following improvements in order to provide appropriate services for the proposed development:

- Construct 8-foot sidewalk along the 3rd Street frontage;
- Provide landscaping along the 3rd Street frontage;
- Extend sewer and water infrastructure to serve the building and development; and
- Establish stormwater detention facility to accommodate and convey runoff.

Parking (Sec. 16-2-90) – The parking standards, as identified in the MMC, require one (1) space per 350 square feet of retail, for a total of eighteen (18) required parking spaces. The Site Plan Amendment provides 26 parking spaces, two (2) of which are ADA spaces, plus three (3) bicycle parking areas. Therefore, the Site Plan Amendment provides more than adequate parking.

Landscape design (Sec. 16-2-150) – The Site Plan Amendment meets the standards set forth in the MMC for landscape requirements. The Site Plan Amendment includes deciduous, coniferous, and ornamental trees, shrubs, perennials, and ornamental grasses, including street trees along both

frontages. The Owner is proposing approximately 38% of the site as landscaped area, which exceeds the 20% minimum landscaped area requirements of the MMC for a PUD zoned property.

Buffering and Screening Techniques (Sec. 16-2-160) – The Site Plan Amendment provides a landscaped buffer area along the western and eastern boundaries of the Property. Additionally, the dumpster facilities are screened from the public right-of-way with the same and/or similar materials used on the building.

Commercial and Industrial Architecture (Sec. 16-2-190) & Old Town Corridor (Sec. 16-2-210) – The convenience store building incorporates architectural features that provide appropriate variation in compliance with the MMC. Such features include windows, changes in texture and color and variations in building materials. As required in the Old Town Corridor, the building has a zero-front setback and provides first floor frontages that feature large expanses of glass windows to present inviting views into the building.

Lighting (Sec. 16-2-250) – The Site Plan Amendment includes fully downcast pole-mounted parking lot lighting, under canopy lighting (fueling islands) and additional building mounted lighting. The proposed lighting complies with the MMC and adequately lights the parking lot, pedestrian walkways, and dumpster area, without adverse impact on areas adjacent to the site.

ADDITIONAL CONSIDERATIONS

The Ordinance contains standard conditions relating to Owner’s payment of required fees and resolution of minor technical issues as directed by staff prior to recordation of the Site Plan Amendment. Owner executed a site plan agreement (SPA) at the time of the 2020 Site Plan approval, recorded in the Weld County real property records at Reception No. 4832583. Staff is not requiring an additional site plan agreement at this time.

FINANCIAL CONSIDERATIONS

The Town will collect \$26,204 in impact fees and \$18,000 in use taxes for the car wash portion of this project.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1013 ratifying staff’s approval of the Site Plan Amendment, add conditions to Ordinance No. 1013, or choose not to adopt Ordinance No. 1013. Any decision by the Board not to adopt Ordinance No. 1013 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes has not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

The Town’s DRC (Development Review Committee) finds that the Site Plan Amendment conforms with the Mead Municipal Code and related standards. Applicable regulations discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, which address parking, landscape design, and commercial architecture.

Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to conditions of approval set forth in Ordinance No. 1013and therefore recommend that the Board of Trustees proceed to adopt Ordinance No. 1013in the form presented.

“I MOVE TO APPROVE ORDINANCE NO 1013, AN ORDINANCE APPROVING WITH CONDITIONS THE AGFINITY STATION MEAD SITE PLAN AMENDMENT NO. 1, BASED ON A FINDING THAT THE REVIEW CRITERIA SET FORTH IN SECTION 16-4-100 OF THE MEAD MUNICIPAL CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE SEPTEMBER 26, 2022, BOARD OF TRUSTEES MEETING.”

ATTACHMENTS

- Ordinance No. 1013
- Agfinity Station Mead Site Plan Amendment No. 1 (Exhibit 2 to the Ordinance)

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1013**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE AGFINITY STATION MEAD SITE PLAN
AMENDMENT NO. 1**

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

WHEREAS, the property owner, AGFINITY, INC. (the “Owner” or “Agfinity”), submitted an application to amend a site plan designated as the AGFINITY STATION MEAD SITE PLAN AMENDMENT NO. 1 (the “Site Plan”), for certain property generally located northwest of the intersection of Welker Avenue and 3rd Street in the Town of Mead, Colorado, and legally described in Exhibit 1, attached hereto (the “Property”); and

WHEREAS, the Owner desires to develop a convenience store, refueling station, and car wash on the Property, together with certain public improvements including sidewalks, street cuts, drainage, grading, landscaping, and other improvements, as shown in the Site Plan, and as set forth and described in the Site Plan Agreement, recorded in the Weld County real property records at Reception No. 4832583; and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has approved the Site Plan, subject to standard conditions; 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.

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 subject to the following conditions:

- a. The Owner will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and

b. The Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan; and

c. The Owner shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application; and

d. Approval of the Site Plan is contingent upon and shall not be effective until approval of the Agfinity Station Mead Planned Unit Development (PUD) and Zoning Map.

Section 3. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan.

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

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description

THAT PORTION OF BLOCK 5, TOWN OF MEAD, IN THE SE 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 9 AS BEARING N 00° 01' 39" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE SE CORNER OF SAID SECTION 9; THENCE S 89° 46' 44" W, 38.00 FEET; THENCE N 00° 01' 39" W, 40.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SE CORNER OF SAID BLOCK 5;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S 89° 46' 44" W, 255.26 FEET; THENCE PARALLEL WITH AND 8.50 EASTERLY OF THE CENTERLINE OF THE GREAT WESTERN RAILWAY SIDETRACK, N 20° 56' 02" E, 713.54 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID EAST LINE, S 00° 01' 39" E, 655.46 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

Total acreage: 1.95 acres, more or less.

Exhibit 2
Agfinity Station Mead Site Plan Amendment No. 1

[Exhibit attached]

SEAL

PROJECT TITLE

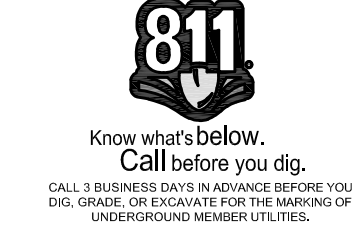
**AGFINITY STATION
MEAD
SITE PLAN
AMENDMENT**

MEAD, COLORADO

PREPARED FOR

AGFINITY, INC.
4065 ST. CLOUD DRIVE
SUITE 100
LOVELAND CO 80538

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



REVISIONS	DATE
Staff Comments	10/26/20
Staff Comments	1/11/21
Staff Comments	2/19/21
Staff Comments	4/21/21
Staff Comments	6/08/22
Staff Comments	7/29/22

ISSUE DATE

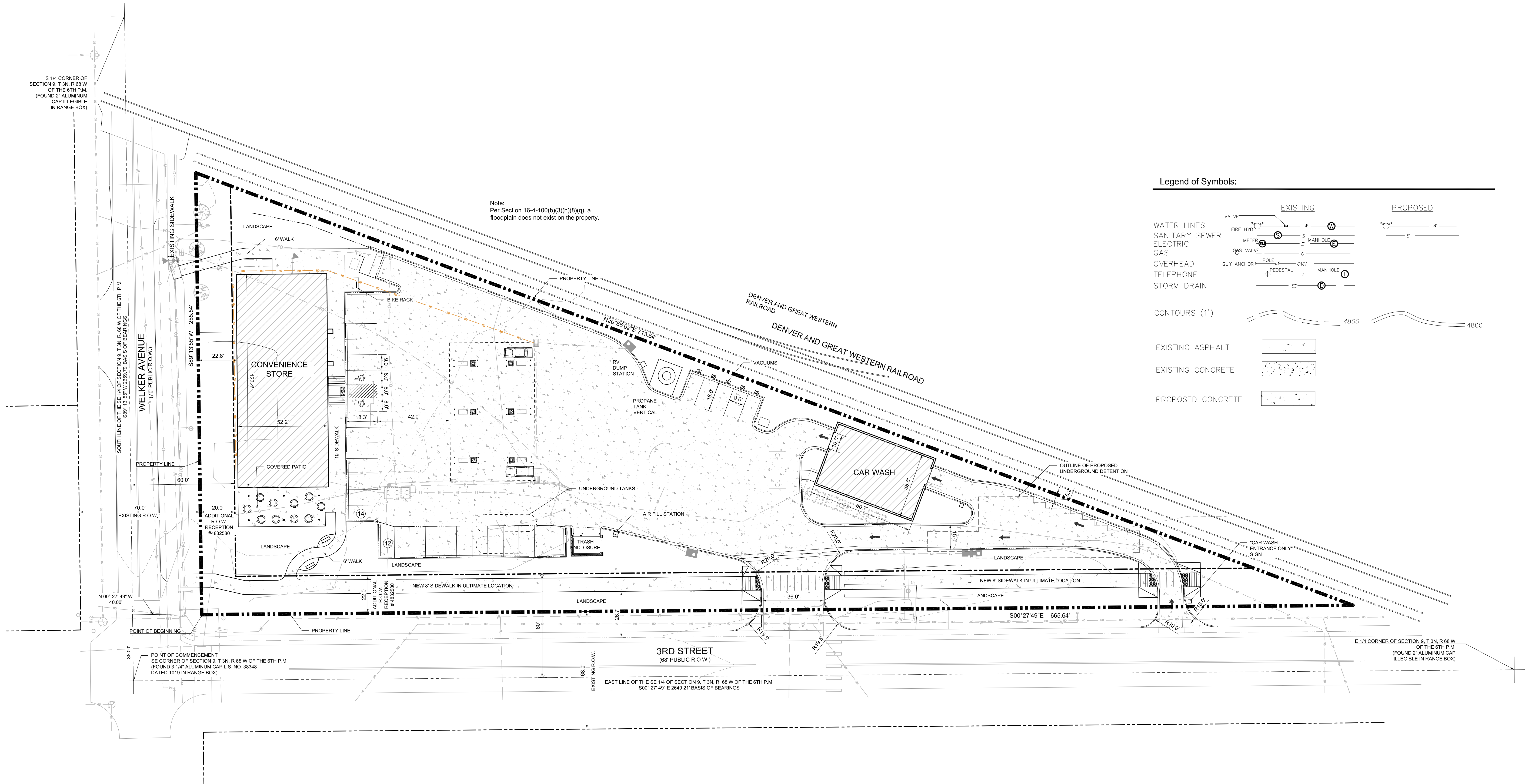
July 6, 2020

SHEET TITLE

SITE PLAN

SHEET INFORMATION

SHEET NUMBER: **S2**



Town of Mead General Notes

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL, OR SPECIFICATION SHALL APPLY.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF MEAD PERSONNEL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO EXCAVATION, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING: SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF MEAD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR LOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER. CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG).
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION;" THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHIELDING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WEAR OR SLIGHTING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.
12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF MEAD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF MEAD.
15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.
18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL, WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWNENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
21. PURSUANT TO TOWN CODE SECTION 7-2-260, AS MAY BE AMENDED FROM TIME TO TIME, EXCEPT IN CASES OF EMERGENCY, NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M., NOR ON SATURDAY, SUNDAY OR TOWN HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7:00 A.M. TO 4:00 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
23. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING MAINTAINED. EROSION, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M STANDARDS (SEE DETAIL M-608-1, ETC).
24. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIFLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
26. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
27. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BUILT FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF MEAD.

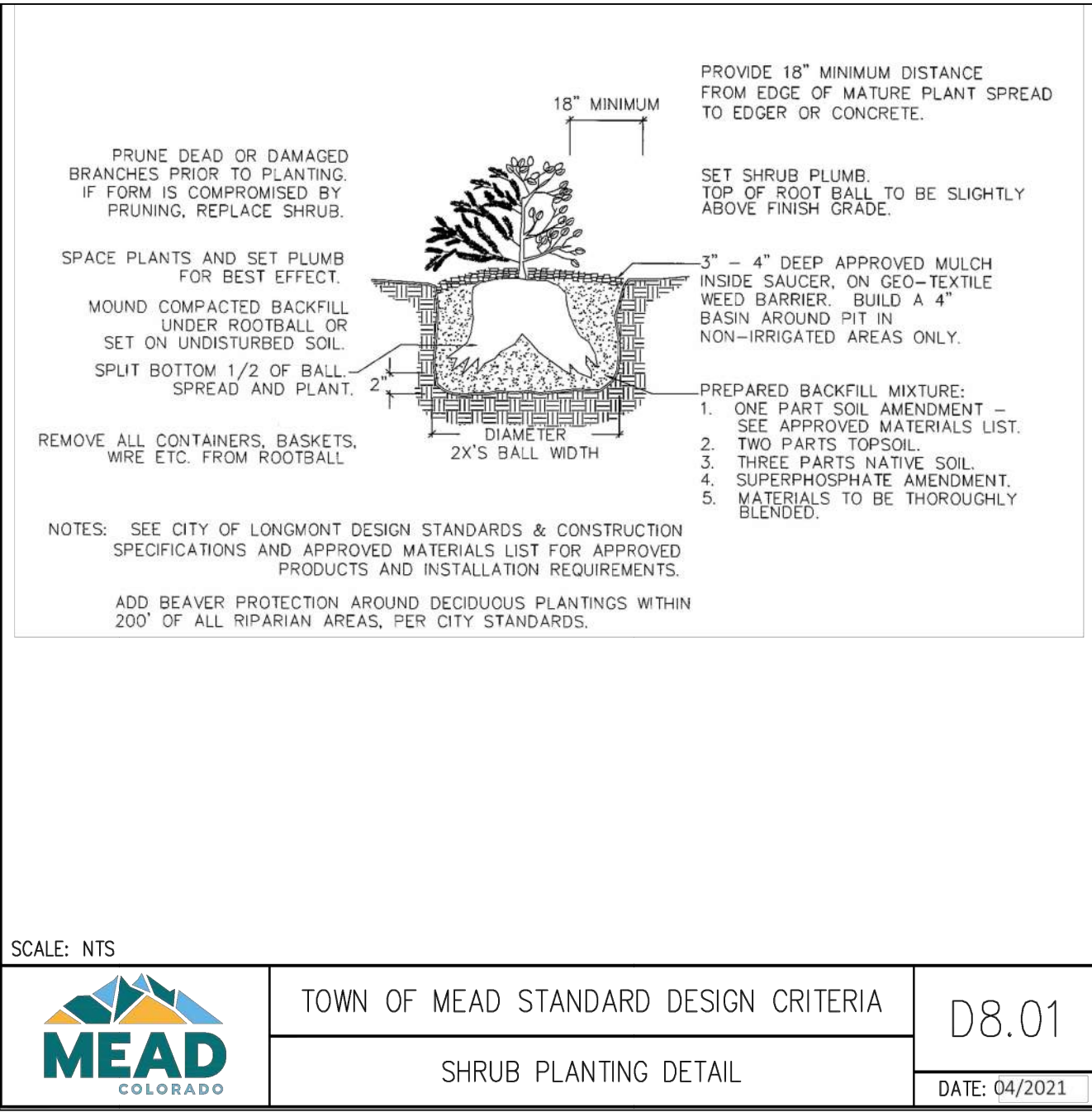
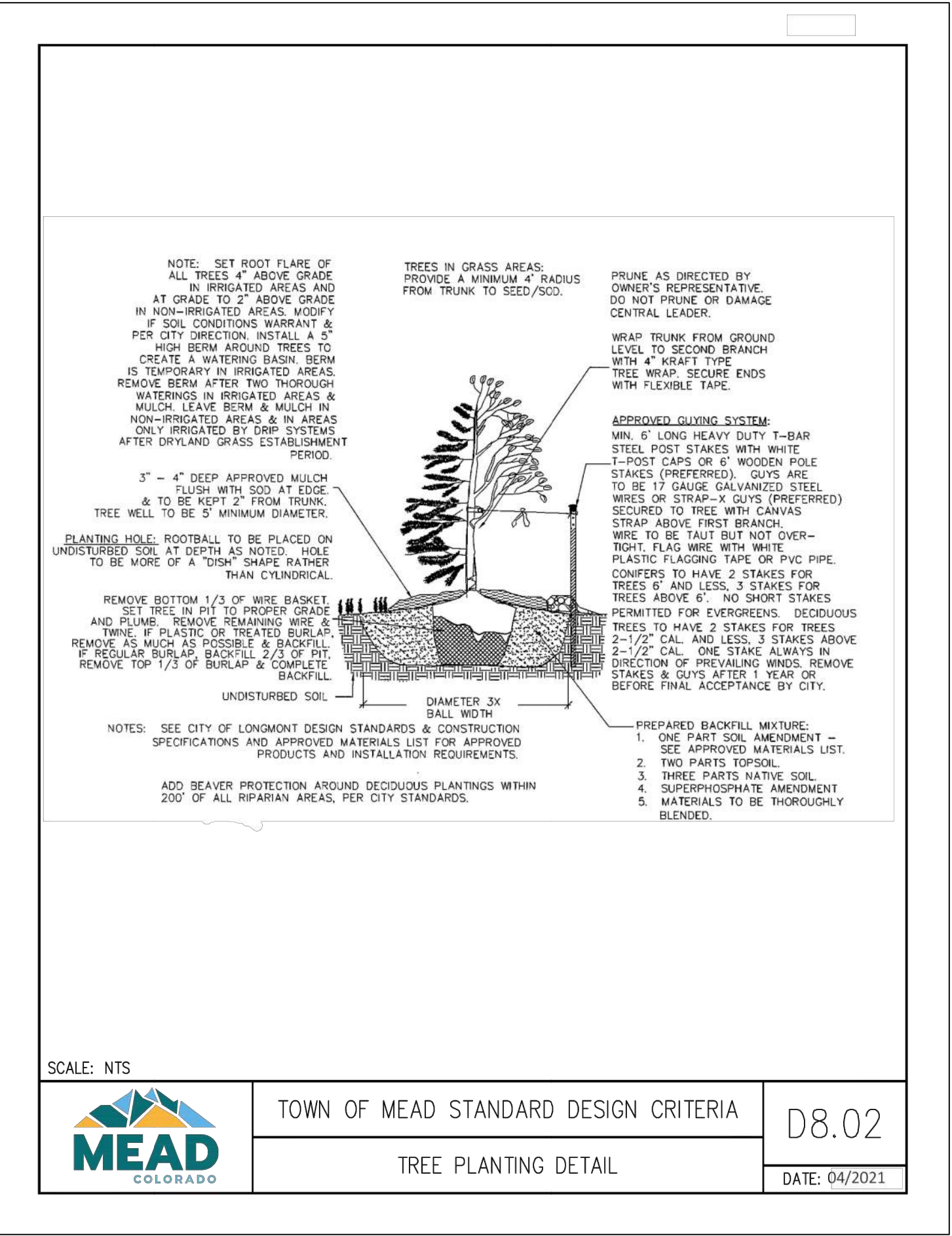
Design Intent Statement

THE DESIGN INTENT FOR THE AGFINITY STATION IN MEAD, CO IS TO CREATE A COMMERCIAL SPACE WITH NATURALISTIC FEATURES. INTENSIVE LANDSCAPING ALONG THE PARKING LOT PERIMETER WILL BE USED TO SCREEN THE PARKING LOT WITH LOW WATER-USE SHRUBS AND ORNAMENTAL GRASSES. LARGE DECIDUOUS TREES WILL BE PLANTED ALONG THE RIGHT-OF-WAY ON 3RD STREET TO PROVIDE SHADE. PLANTINGS HAVE ALREADY BEEN PLACED ALONG THE PROPERTY LINE THAT RUNS ADJACENT TO THE RAILROAD TO PROVIDE A BUFFER BETWEEN THE RAILROAD TRACKS AND THE PROPOSED SITE.

Landscape Notes

1. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, SIX (6) FEET FROM WATER AND SEWER SERVICE LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, EIGHT (8) FEET FROM ANY DRIVEWAY AND TWENTY (20) FEET FROM SIGNS AND TRAFFIC CONTROL DEVICES.
2. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
3. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECTION/CONTACT.
4. ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
5. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
6. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
8. PRIOR TO FINE GRADINGS, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSEENED AND TILLED. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSEENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD. AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. DO NOT CULTIVATE SOIL WITHIN THE DRIP LINE OF EXISTING TREES TO RETAIN.
9. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
10. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
11. SOD TO BE 100% COLORADO GROWN BLUEGRASS BLEND. SPECIFICALLY GROWN FOR LOW WATER, AND HIGH TRAFFIC LAWN APPLICATIONS. WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
12. ALL TREES, SHRUBS AND PERENNIAL SHRUB BEDS OUTSIDE OF IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGNED AND BUILT BY CONTRACTOR.
13. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS SHALL BE PROMPTLY REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
15. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
16. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
17. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
18. ALL SHRUB BEDS SHALL HAVE MINIMUM 5" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
19. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH / COBBLE TRANSITIONS.
20. DEVELOPER SHALL ENSURE THAT SITE PLAN, LANDSCAPE PLAN, UTILITY PLANS AND IRRIGATION SLEEVING ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
21. IRRIGATION SLEEVEING SEE IRRIGATION NOTE 7
22. THE AGFINITY LANDSCAPE PLANS MEETS THE DESIGN STANDARDS PER LUC SECTION 12-2-150(C)(1).
24. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED BY UTILITY.

Planting Details



Tree Protection Notes

1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL GREATER THAN A FOUR INCH (4") DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED BY THE CONTRACTOR ACCORDING TO THE MOST CURRENT STANDARDS AND GUIDELINES DEVELOPED BY THE ISA.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THE SPACING OF STAKES SHALL BE TEN (10) FEET. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS A MAXIMUM OF TWENTY-FIVE (25) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
7. THE INSTALLATION OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND FUTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE TOLERANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED ON PAGE 17 IN THE TOWN'S TREE AND LANDSCAPE STANDARDS DOCUMENT.

Irrigation Notes

1. ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED FOR LANDSCAPE SHOWN ON PLAN AND BUILT BY CONTRACTOR UTILIZING EXISTING IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM.
2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVEING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
4. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
5. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
7. ALL IRRIGATION SLEEVEING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVEING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVEING TO BE STAKED IN THE FIELD AND LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.
8. ALL NATIVE NON-IRRIGATED GRASS WILL REQUIRE IRRIGATION TO ESTABLISH SEEDING.



444 Mountain Ave. | Tel. 970.532.5891
Berthoud CO 80513 | Web TBGroup.us

SEAL

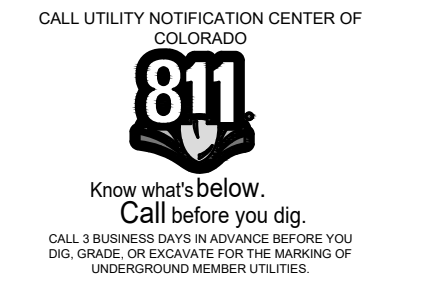
PROJECT TITLE

AGFINITY STATION
MEAD

MEAD, COLORADO

PREPARED FOR

AGFINITY, INC.
4065 ST. CLOUD DRIVE
SUITE 100
LOVELAND CO 80538



REVISIONS DATE

Staff Comments	10/26/20
Staff Comments	1/11/21
Staff Comments	2/19/21
Staff Comments	4/21/21
Staff Comments	6/08/22
Staff Comments	7/29/22

ISSUE DATE

July 6, 2020

SHEET TITLE

LANDSCAPE NOTES
AND DETAILS

SHEET INFORMATION

SHEET NUMBER:

LS1

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

APPROVED BY:

TOWN ENGINEER

DATE

SEAL

PROJECT TITLE

AGFINITY STATION MEAD

MEAD, COLORADO

PREPARED FOR

 AGFINITY, INC.
 4065 ST. CLOUD DRIVE
 SUITE 100
 LOVELAND CO 80538


REVISIONS

DATE

 Staff Comments 10/26/20
 Staff Comments 1/11/21
 Staff Comments 2/19/21
 Staff Comments 4/21/21
 Staff Comments 6/08/22
 Staff Comments 7/29/22

ISSUE DATE

July 6, 2020

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

SHEET NUMBER:

LS2

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

APPROVED BY: _____

TOWN ENGINEER _____ DATE _____

Landscape Statistics

COMPLIANCE WITH SECTION 16-2-120

TOTAL GROSS ACREAGE	1.95 AC
OPEN SPACE REQUIRED	20 % / 0.39 AC
OPEN SPACE PROVIDED	38.4% / 0.75 AC

PARKING LOT LANDSCAPE REQUIREMENTS

REQUIRED TREES	6 (1 TREE/S SPACES)
SPACES PROVIDED	26
PROVIDED TREES	7
REQUIRED SHRUBS	175 (1 SHRUB/ 150 SF LANDSCAPE AREA)
PROVIDED SHRUBS	197

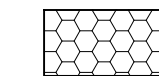
RIGHT-OF-WAY LANDSCAPE REQUIREMENTS

REQUIRED TREES (3RD STREET)	14 (1 TREE/40 LF)
PROVIDED TREES	14
REQUIRED TREES (WELKER STREET)	7
PROVIDED TREES	3*

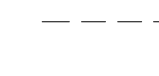
*DISCREPANCY IN REQUIRED VS. PROVIDED ARE DUE TO UTILITY CONFLICTS AND/OR CURB CUTS

Landscape Legend

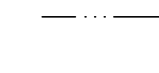
SYMBOL

01 GENERAL
DESCRIPTIONIRRIGATED TURF
FESCUE BLEND OR APPROVED EQU.ROCK COBBLE
1.5"- 3" COBBLES TAN OR GREY

PROPERTY LINE



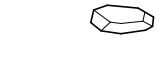
EASEMENT



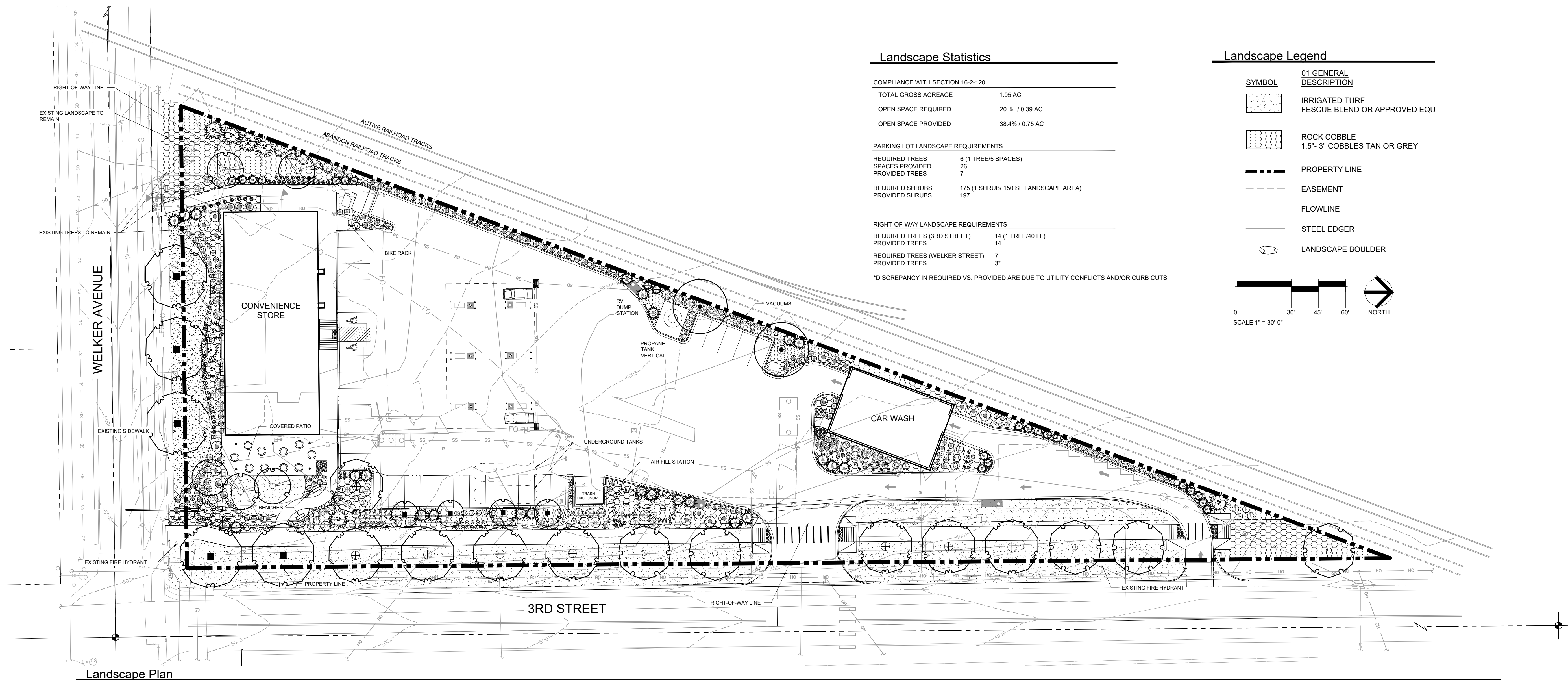
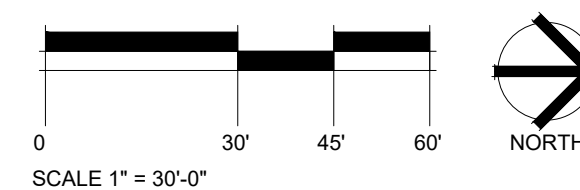
FLOWLINE



STEEL EDGER



LANDSCAPE BOULDER



Landscape Schedule

EVERGREEN TREES						DECIDUOUS SHRUBS						GRASSES					
QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		QTY	BOTANICAL / COMMON NAME	SIZE			
2	Picea pungens 'Bakeri' Bakeri Spruce	6"	B&B	12"		9	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.	8'	8'		79	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1 gal.			
10	Picea pungens 'Hoopsii' Hoopsi Spruce	6"	B&B	25'		6	Cornus sericea 'Isanti' Isanti Dogwood	5 gal.	4'	4'		89	Calamagrostis x acutiflora 'Overdam' Varigated Feather Reed Grass	1 gal.			
2	Picea pungens 'Iseli Fastigiata' Fastigiata Spruce	6"	B&B			16	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.	4'	4'		24	Miscanthus sinensis 'Adagio' Compact Maiden Grass	1 gal.			
						7	Frangula alnus 'Fine Line' TM Tall Fernleaf Buckthorn	5 gal.	6'	4'		14	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal.			
5	Malus x 'Radiant' Radiant Crab Apple	1.5" Cal.	B&B	15'		2	Philadelphus x virginialis 'Dwarf Snowflake' Dwarf Snowflake Mockorange	5 gal.	3'	2.5'		12	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.			
4	Pyrus fauriei 'Korean Sun' Korean Wild Pear	1.5" Cal.	B&B	10'		9	Physocarpus opulifolius 'Little Devil' TM Dwarf Ninebark	5 gal.	3'	3'		31	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.			
						16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.	6'	6'		43	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.			
5	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree	2" Cal.	B&B	50'		14	Prunus besseyi 'Pawnee Buttes' Sand Cherry	5 gal.	1.5'	5'		PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
5	Quercus muehlenbergii Chinkapin Oak	2.0" cal. BB	40'	40'		9	Rhus trilobata Three-Leaf Sumac	5 gal.					16	Echinacea purpurea Purple Coneflower	1 gal.		
8	Quercus shumardii Shumard Red Oak	2" Cal.	B&B	35'									6	Hemerocallis x 'Red' Red Daylily	1 gal.		
2	Tilia americana 'Redmond' Redmond American Linden	2" Cal.	B&B	35'									42	Hemerocallis x 'Purple De Oro' Purple De Oro Daylily	1 gal.		
EVERGREEN SHRUBS						QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH							
						20	Juniperus communis 'Alpine Carpet' Alpine Carpet Juniper	5 gal.									
						4	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.									
						21	Juniperus sabina 'Cargary Carpet' TM Cargary Carpet Juniper	5 gal.									
						6	Picea abies 'Pumila' Dwarf Norway Spruce	5 gal.									

In Association with:

Beacon Construction GC/Owner Rep.

PO Box 270218
 Fort Collins, CO 80527
 Phone: (970)212-2432
 Contact: Tyler Teixeira
 Email: tyler@Beacon-Con.com

Raker Rhodes Structural Engineer

236 Linden Street, Suite A
 Fort Collins, CO 80524
 Phone: (970) 493-1381
 Contact: Nick Decker
 Email: ndecker@rakerhodes.com

Integrated Mechanical Mech/Plumbing Engineer

223 Linden St, Suite 204
 Fort Collins, CO 80521
 Phone: (970)556-0570
 Contact: Josh Miller
 Email: josh-m@int-mech.com

APS, Inc. Electrical Engineer

3135 Laminar Court
 (970) 381-7462
 Phone: (970) 381-7462
 Contact: Chuck Polson
 Email: chuck@apsinc.biz

TB Group Planning & Landscape

444 Mountain Avenue
 Berthoud, CO 80531
 Phone: (970)532-5891
 Contact: Cathy Mathis & Jim Doyle
 Email: cathy@tbgroup.us, doyle@tbgroup.us

Interwest Consulting Group Civil Engineer

1218 Ash Street
 Windsor, CO 80550
 Phone: (970)674-3300
 Contact: Mike Oberlander
 Email: moberlander@interwestgrp.com

Issued

No.	Description	Date
2	Site Plan Amendment	06/08/2022

Agfinity Station Mead

Permit Comments

Project No.: 2020-14 Drawn by: JDO
 Reviewed by: MR

Planning Exterior Building Elevations

Scale Accordingly if Reduced

Drawing Number

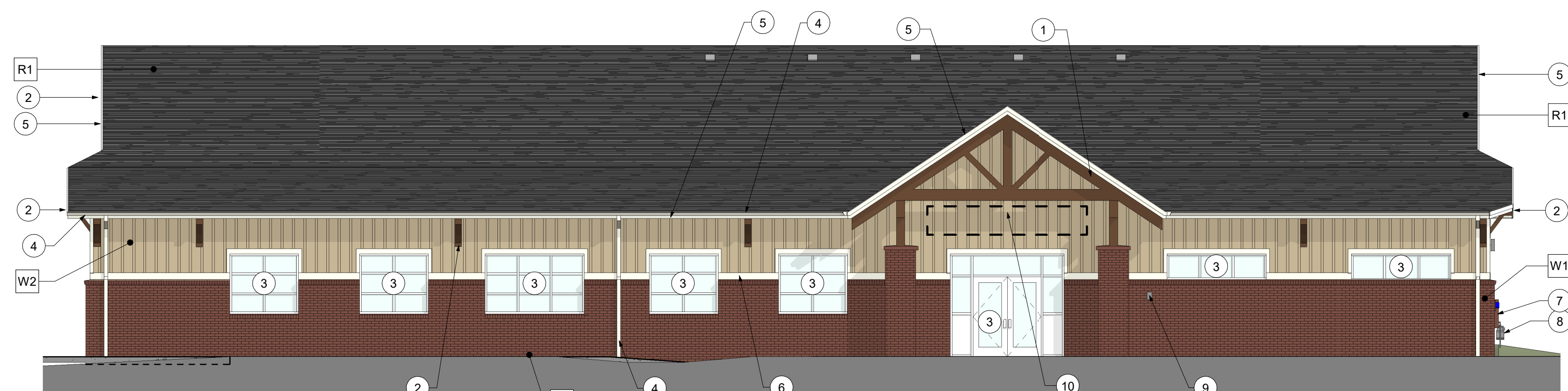
PA2.1

MATERIAL LEGEND

W1		Nom. 4" Brick Masonry Veneer Manuf: General Shale Product: Standard Brick Masonry, running bond w/ rowlocks Color: Waterlodge Grout: standard gray
W2		Horizontal Cementitious Board and Batten Siding Manuf: James Hardie Product: HardiePanel Vertical Siding, Cedar Finish Color: Sherwin Williams, "Universal Khaki" SW6150 Trim: Sherwin Williams, "White Duck" SW7010
W3		4" Brick Masonry on Standard 8x8x16 Block Manuf: Colorado Best Block Product: Standard Block, gray, running bond Grout: standard gray
		Nom. 4" Brick Masonry Veneer Manuf: General Shale Product: Standard Brick Masonry, running bond Color: Waterlodge Grout: standard gray
R1		Asphalt Shingles Manuf: Tamko "Heritage Woodgate" Product: 30 year, High profile shake style shingle Color: Black Sage

KEYNOTE LEGEND

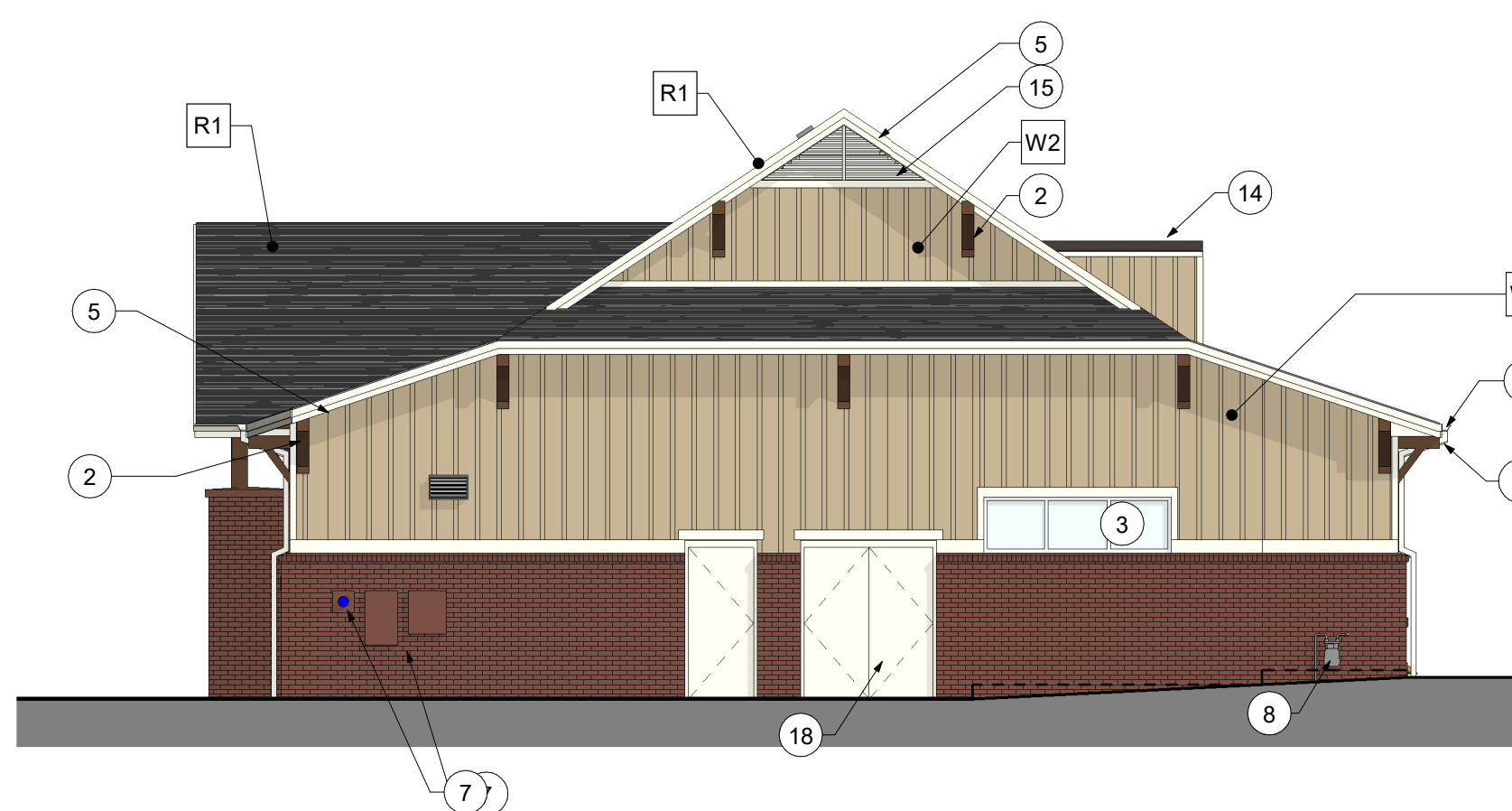
Key Value	Description
1	Exposed glulam column, beams, and trusses, industrial grade S4S no putty, stain & seal color TBD.
2	Exposed glulam knee brackets, industrial grade S4S no putty, stain & seal color TBD.
3	Aluminum frame storefront system with Low-E glazing and operable man door, see elevations for door location. Finish: Clear Anodized
4	Prefinished gutter & downspout, color: TBD
5	Built-up Fascia 9.2" + 5.5", LP SmartSide 540 trim w/ cedar texture, color: TBD.
6	Trim banding, 7.2" LP SmartSide 540 trim w/ cedar texture. Window jamb trim 3.5" LP SmartSide 540 trim w/ cedar texture
7	Electrical gear and meters painted to match adjacent building material.
8	Gas meter per utility provider, paint to match adjacent wall material
9	Knox box per local fire department requirements
10	Building signage per separate submittal
12	Brass lambs tongue, connect to roof drain over flow
13	Exposed glulam trellis, industrial grade S4S no putty, stain & seal color TBD. Field prim and paint all exposed steel connections.
14	Prefinished break metal cap flashing, refer to section details
15	Painted gable end vent
16	Pipe Bollard, 6" diameter steel pipe. See Detail 7/A0.1.
17	Steel trash enclosure gate with 1 1/2" metal decking, factory primed field painted, color: TBD.
18	Insulated HM door



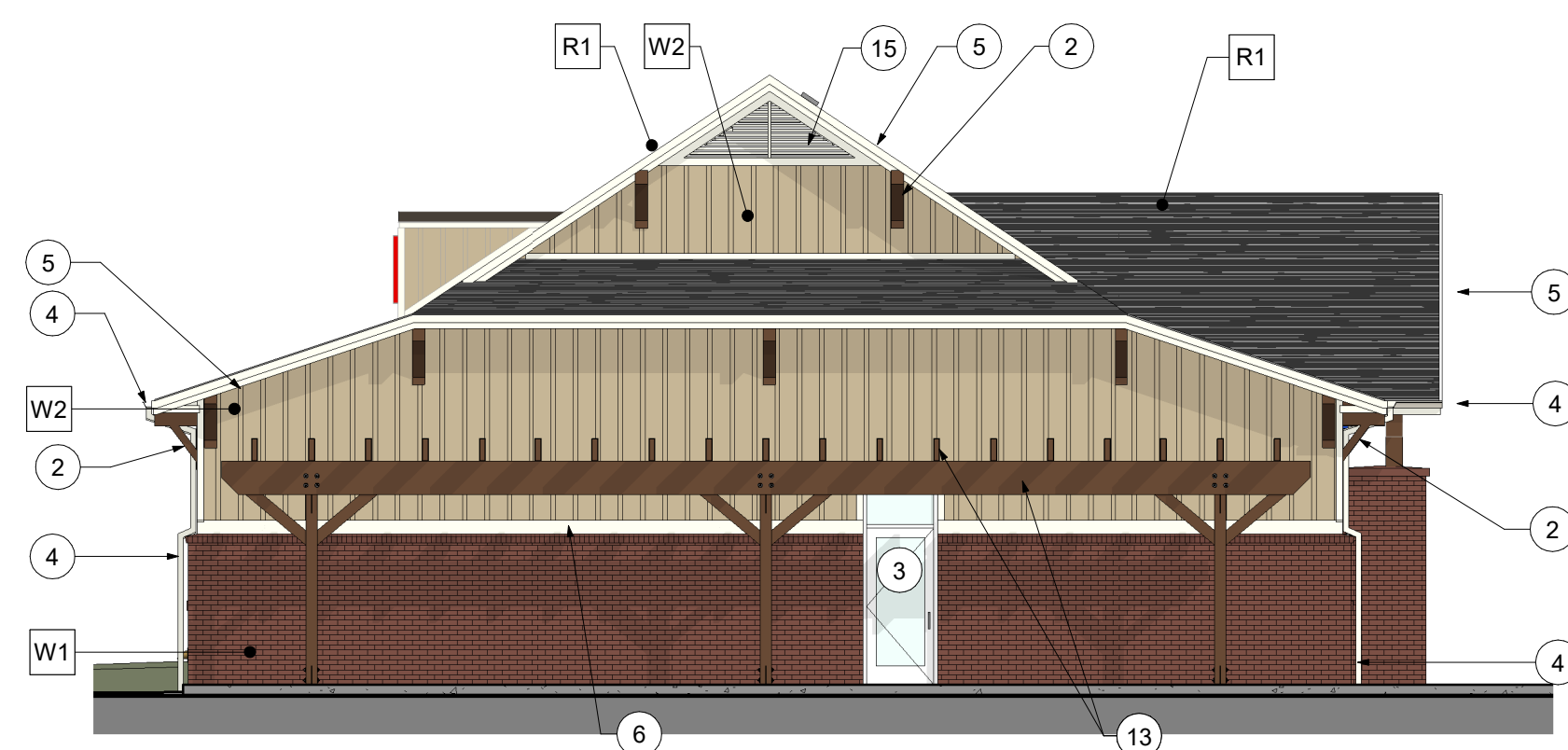
1 C-Store North Building Elevation-Phase #1
 1/8" = 1'-0"



2 C-Store South Building Elevation-Phase #1
 1/8" = 1'-0"



4 C-Store West Building Elevation-Phase #1
 1/8" = 1'-0"

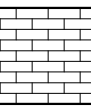
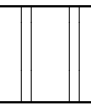
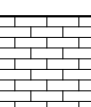
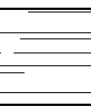


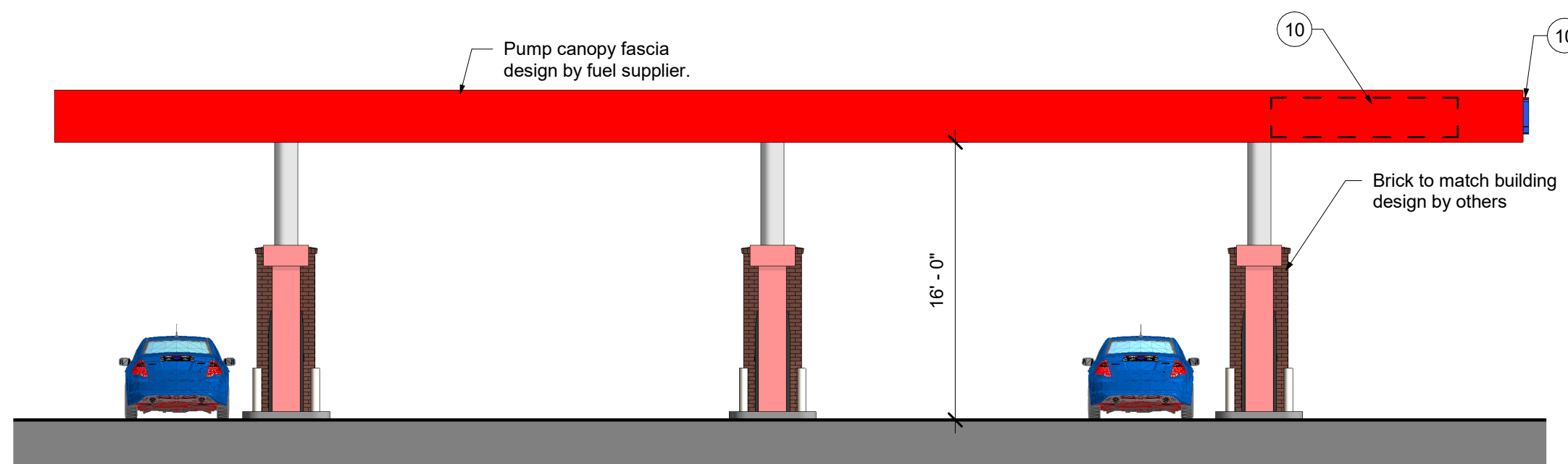
3 C-Store East Building Elevation-Phase #1
 1/8" = 1'-0"

KEYNOTE LEGEND

Key Value	Description
1	Exposed glulam column, beams, and trusses, industrial grade S4S no putty, stain & seal color TBD.
2	Exposed glulam knee brackets, industrial grade S4S no putty, stain & seal color TBD.
3	Aluminum frame storefront system with Low-E glazing and operable man door, see elevations for door location. Finish: Clear Anodized
4	Prefinished gutter & downspout, color: TBD
5	Built-up Fascia 9.2" x 5.5". LP Smartside 540 trim w/ cedar texture, color: TBD.
6	Trim banding, 7.2" LP Smartside 540 trim w/ cedar texture. Window jamb trim 3.5" LP Smartside 540 trim w/ cedar texture
7	Electrical gear and meters painted to match adjacent building material.
8	Gas meter per utility provider, paint to match adjacent wall material
9	Knox box per local fire department requirements
10	Building signage per separate submittal
12	Brass lambs tongue, connect to roof drain over flow
13	Exposed glulam trellis, industrial grade S4S no putty, stain & seal color TBD. Field prim and paint all exposed steel connections.
14	Prefinished break metal cap flashing, refer to section details
15	Painted gable end vent
16	Pipe Bollard, 6" diameter steel pipe. See Detail 7/A0.1.
17	Steel trash enclosure gate with 1 1/2" metal decking, factory primed field painted, color: TBD.
18	Insulated HM door

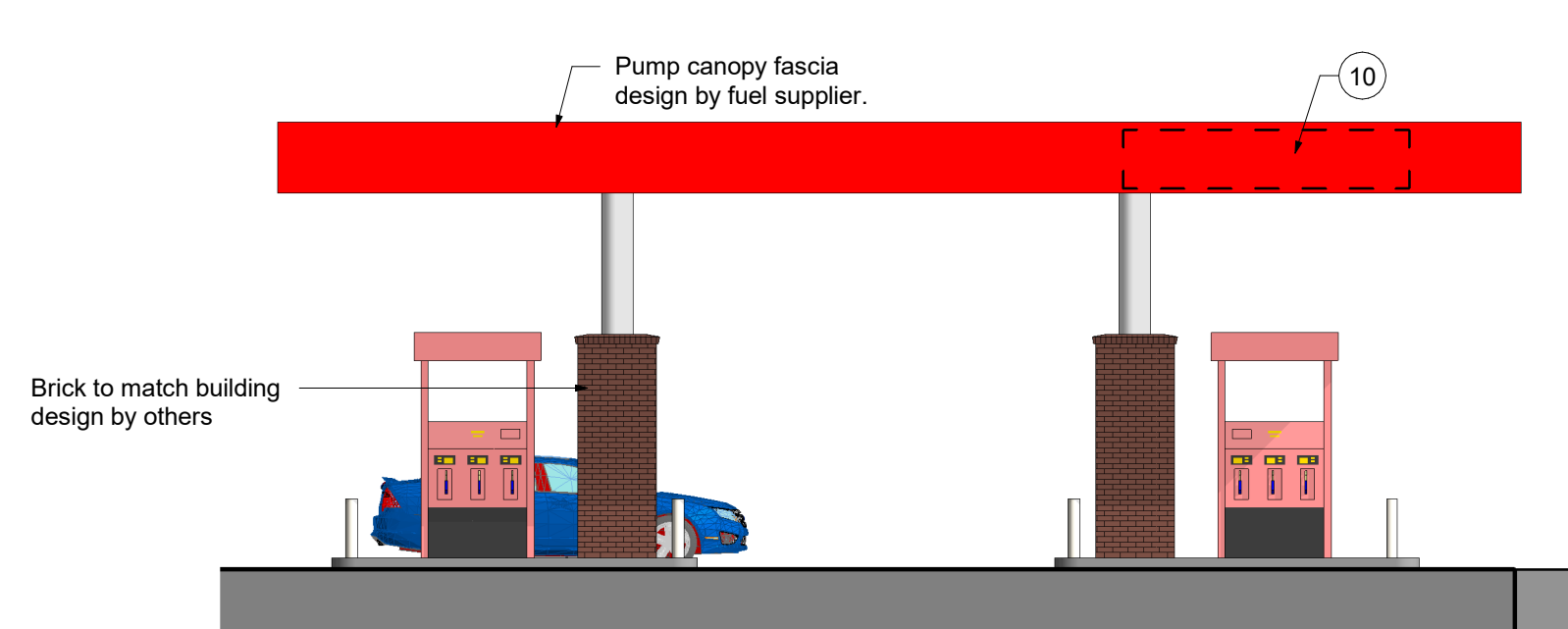
MATERIAL LEGEND

W1		Nom. 4" Brick Masonry Veneer Manuf: General Shale Product: Standard Brick Masonry, running bond w/ rowlocks Color: Waterlodge Grout: standard gray
W2		Horizontal Cementitious Board and Batten Siding Manuf: James Hardie Product: HardiePanel Vertical Siding, Cedar Finish Color: Sherwin Williams, "Universal Khaki" SW6150 Trim: Sherwin Williams, "White Duck" SW7010
W3		4" Brick Masonry on Standard 8x8x16 Block Manuf: Colorado Best Block Product: Standard Block, gray, running bond Grout: standard gray
		Nom. 4" Brick Masonry Veneer Manuf: General Shale Product: Standard Brick Masonry, running bond Color: Waterlodge Grout: standard gray
R1		Asphalt Shingles Manuf: Tamko "Heritage Woodgate" Product: 30 year, High profile shake style shingle Color: Black Sage



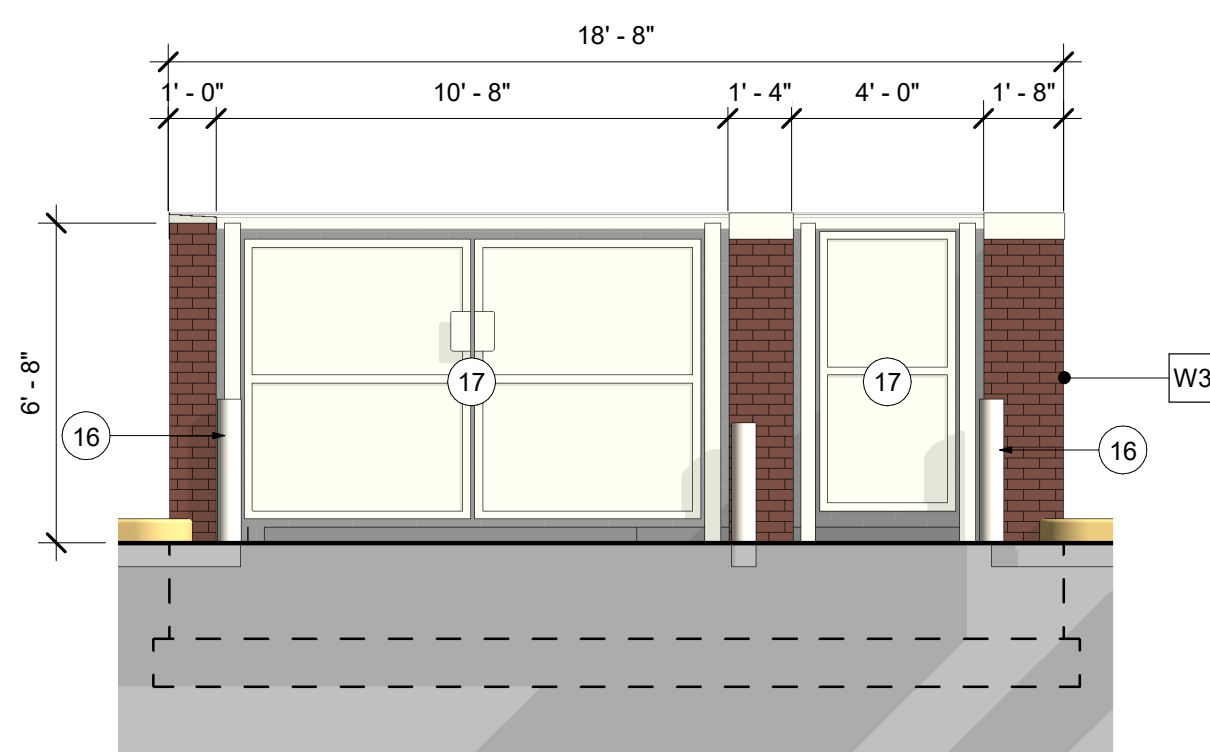
2 Future North Gas Canopy Elevation
1/8" = 1'-0"

Fuel canopies by others. Shown for reference only.

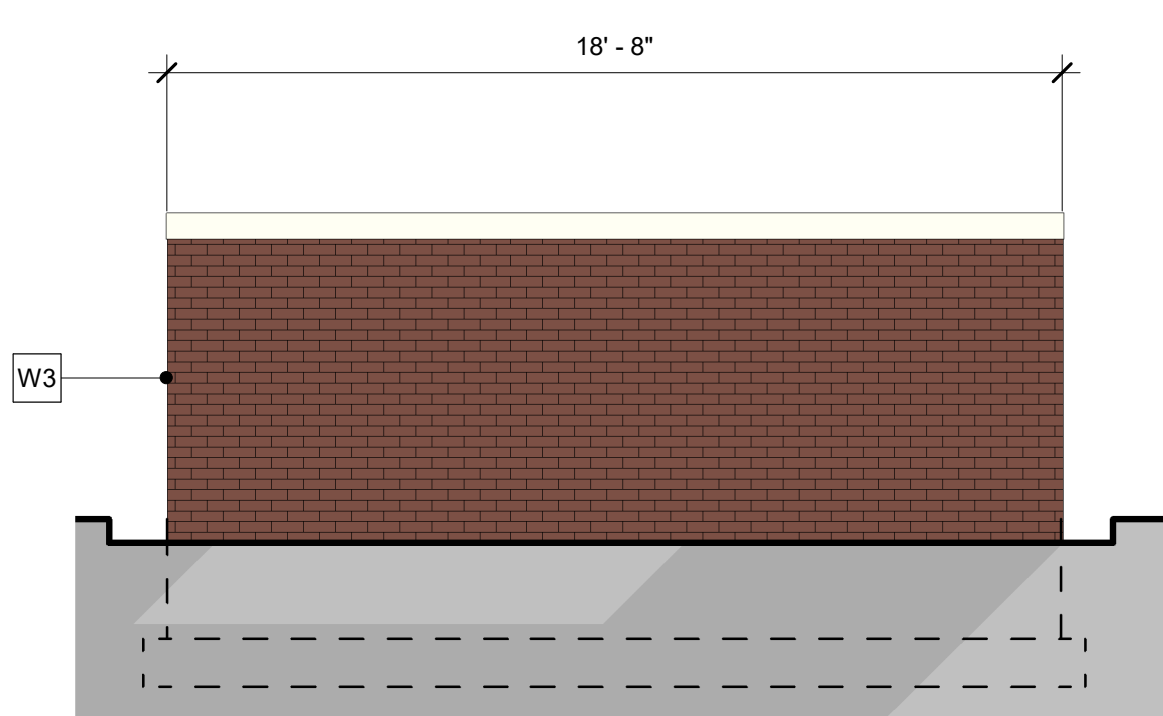


1 Future West Gas Canopy Elevation
1/8" = 1'-0"

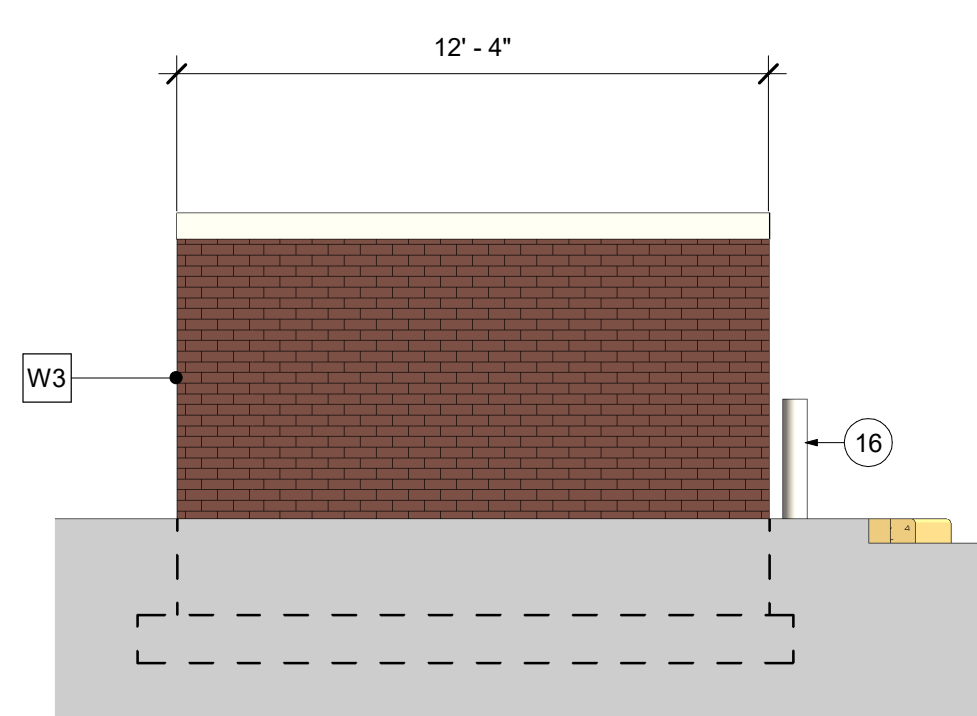
Fuel canopies by others. Shown for reference only.



7 Trash Enclosure West Elevation-Phase #1
1/4" = 1'-0"



6 Trash Enclosure East Elevation-Phase #1
1/4" = 1'-0"



5 Trash Enclosure North/South
Elevation-Phase #1
1/4" = 1'-0"

Issued

No.	Description	Date
2	Site Plan Amendment	06/08/2022

Agfinity
Station
Mead

Permit Comments

Project No.: 2020-14	Drawn by: JDO
	Reviewed by: MR

Canopy and Trash
Enclosure Elevations

Scale Accordingly if Reduced

Drawing Number

PA2.2

In Association with:

Agfinity

Owner

4065 St. Cloud Dr.
Loveland, CO 80538
Phone: (970) 778-4365
Contact: Bruce McClmonds
Email: bruce704@gmail.com

Beacon Construction

General Contractor

PO Box 270218
Fort Collins, CO 80527
Phone: (970) 212-2432
Contact: Tyler Teixeira
Email: Tyler@Beacon-Con.com

Larsen Structural Design

Structural Engineer

320 Maple St., Suite #120
Fort Collins, CO 80521
Phone: (970) 568-3355
Contact: Blake Larsen
Email: blake@larsendesign.com

Integrated Mechanical/Plumbing Engineer

320 Maple St., Suite #110
Fort Collins, CO 80521
Phone: (970) 568-0570
Contact: Tom Segelhorst
Email: Thomas-s@int-mech.com

APS, Inc.

Electrical Engineer

3135 Laminer Court
Timnath, CO 80547
Phone: (970) 361-7462
Contact: Chuck Polson
Email: chuck@apsinc.biz

TB Group

Planning & Landscape

444 Mountain Avenue
Berthoud, CO 80531
Phone: (970) 532-5891
Contact: Cathy Mathis & Jim Doyle
Email: cathy@tbgroup.us, jim@tbgroup.us

I2 Consultants, Inc.

Civil Engineer

Address
Mead, CO
Phone: (970) 217-6148
Contact: Troy Campbell
Email: troy@i2-consultants.com

Issued

No.	Description	Date
1	PHOTOMETRICS	05.06.2022

Agfinity Station Mead

PHOTOMETRICS

Project No.: APS 228-20

Drawn by:

APS

Reviewed by:

CMP

Photometric Plan

Scale Accordingly if Reduced

Drawing Number

P1.0

r4architects.com

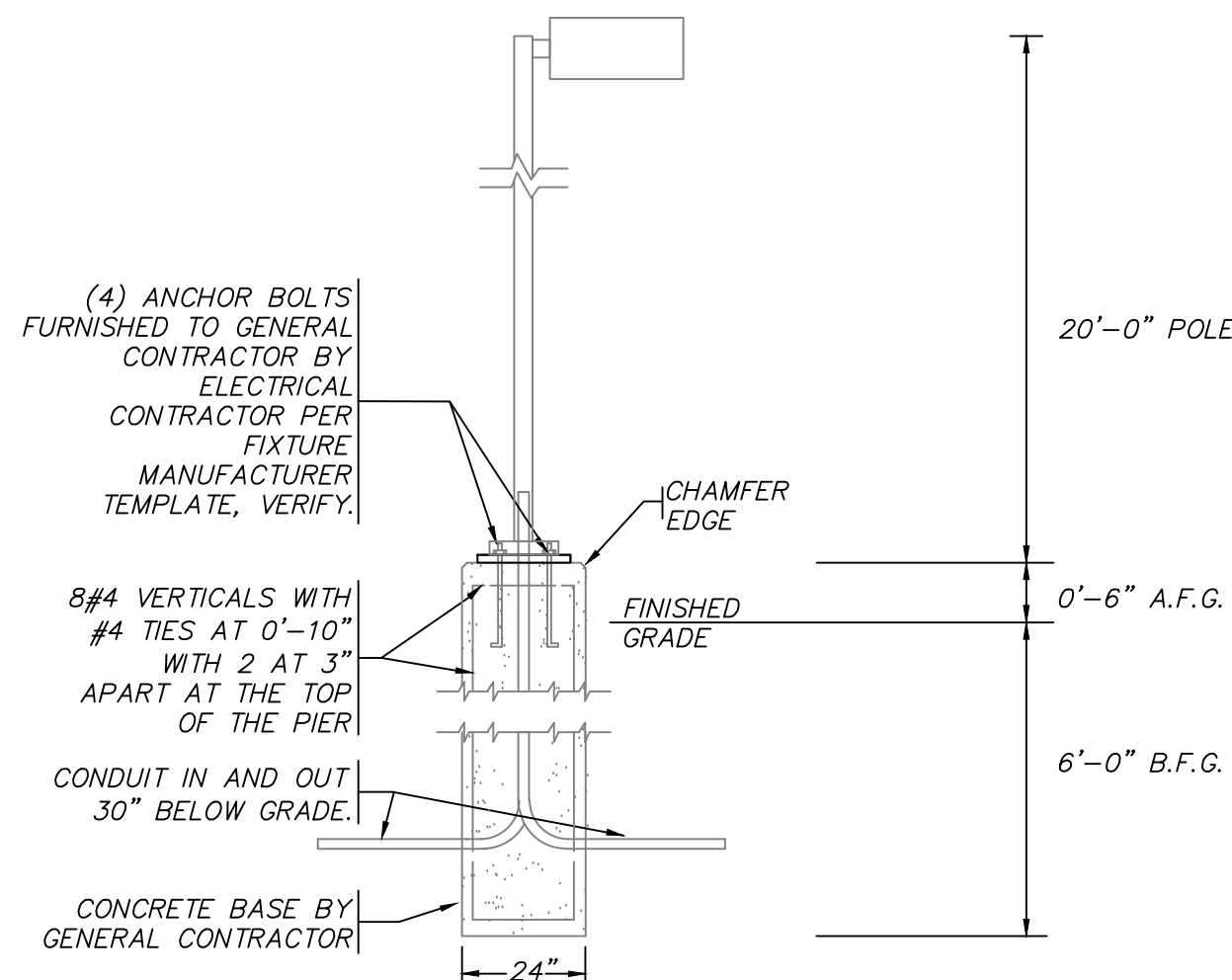
269

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	AA	12	Cree Inc	CPY250-Axxx-F-D-UL-40K-xxxx or BXCCAxA17-Ux7xxxx	Cree CPY250 Canopy / Softie Luminaire w/ Flat Lens, 140W, 4000K	Cree XTE DA1150 LEDs	1	CPY250-Axxx-F-D-UL-40K_PL0641-1-001A.ies	17882	1	150.18
	BB-BLC	6	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	DSX0 LED P5 40K BLC MVOLT	LED	1	DSX0_LED_P5_40K_BLC_MVOLT.ies	9576	1	89
	BB-LCO	1	Lithonia Lighting	DSX0 LED P5 40K LCCO MVOLT	DSX0 LED P5 40K LCCO MVOLT	LED	1	DSX0_LED_P5_40K_LCCO_MVOLT.ies	7125	1	89
	BB-RCO	2	Lithonia Lighting	DSX0 LED P5 40K RCCO MVOLT	DSX0 LED P5 40K RCCO MVOLT	LED	1	DSX0_LED_P5_40K_RCCO_MVOLT.ies	7125	1	89
	DD	2	Lithonia Lighting	OLLWJ	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWJ.ies	491	1	14.3
	EE	4	Lithonia Lighting	DSXW1 LED 10C 530 40K T2M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 530mA	LED	1	DSXW1_LED_10C_530_40K_T2M_MVOLT.ies	2102	1	19.1
	FF	2	Gotham Architectural Lighting	ICO 40/60 BAR 45 120	ICO DOWNLIGHT 4000K 6000 LUMENS 45 DEGREE BEAM	LED	1	ICO_40_60_BAR_45_120.ies	6449	1	101.08

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	55.9 fc	0.0 fc	N/A	N/A

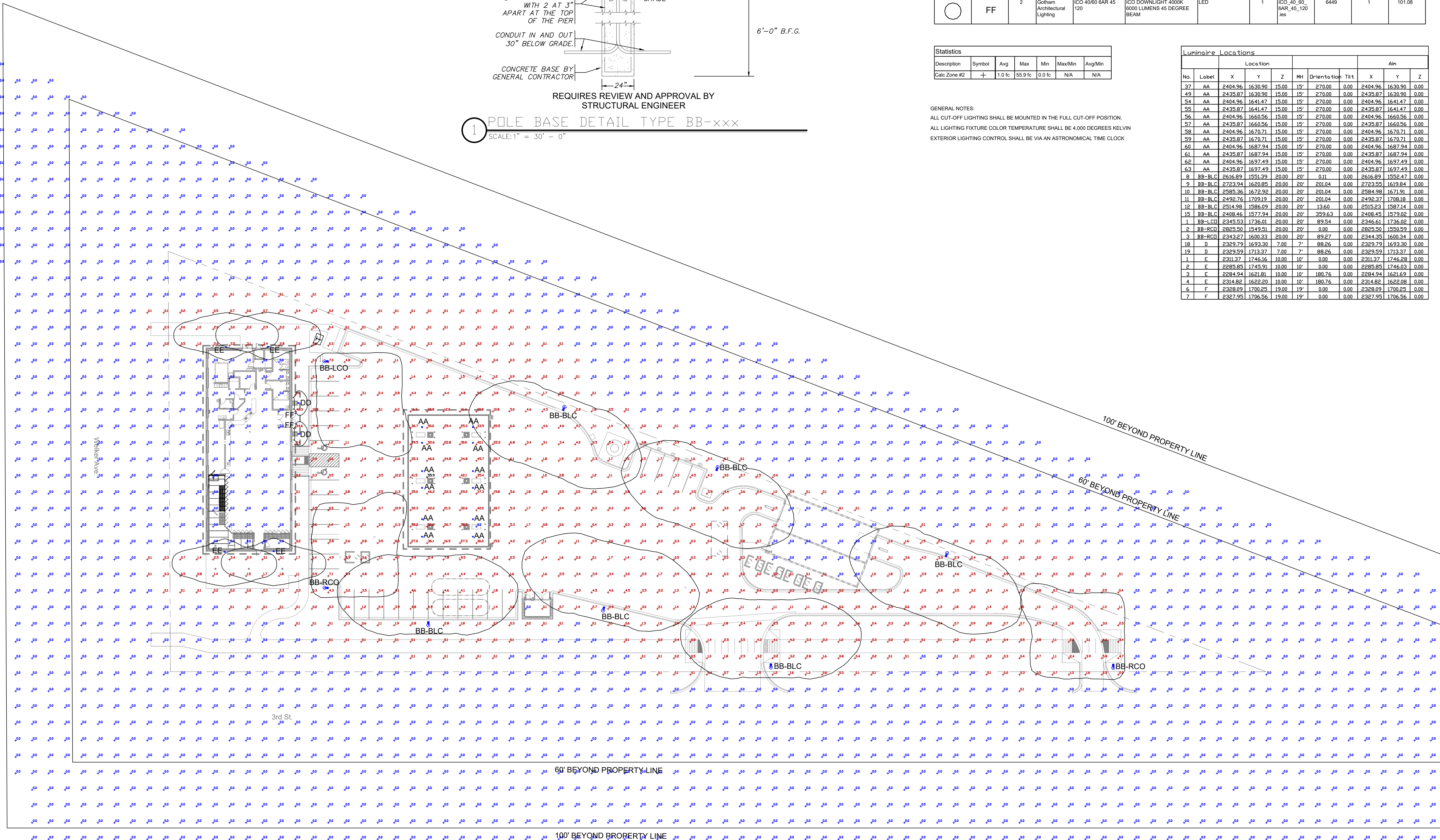
GENERAL NOTES:
ALL CUT-OFF LIGHTING SHALL BE MOUNTED IN THE FULL CUT-OFF POSITION.
ALL LIGHTING FIXTURE COLOR TEMPERATURE SHALL BE 4,000 DEGREES KELVIN
EXTERIOR LIGHTING CONTROL SHALL BE VIA AN ASTRONOMICAL TIME CLOCK

Luminaire Locations										
		Location				Aim				
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
37	AA	2404.96	1630.90	15.00	15'	270.00	0.00	2404.96	1630.90	0.00
49	AA	2435.87	1630.90	15.00	15'	270.00	0.00	2435.87	1630.90	0.00
54	AA	2404.96	1641.47	15.00	15'	270.00	0.00	2404.96	1641.47	0.00
55	AA	2435.87	1641.47	15.00	15'	270.00	0.00	2435.87	1641.47	0.00
56	AA	2404.96	1660.56	15.00	15'	270.00	0.00	2404.96	1660.56	0.00
57	AA	2435.87	1660.56	15.00	15'	270.00	0.00	2435.87	1660.56	0.00
58	AA	2404.96	1670.71	15.00	15'	270.00	0.00	2404.96	1670.71	0.00
59	AA	2435.87	1670.71	15.00	15'	270.00	0.00	2435.87	1670.71	0.00
60	AA	2404.96	1687.94	15.00	15'	270.00	0.00	2404.96	1687.94	0.00
61	AA	2435.87	1687.94	15.00	15'	270.00	0.00	2435.87	1687.94	0.00
62	AA	2404.96	1697.49	15.00	15'	270.00	0.00	2404.96	1697.49	0.00
63	AA	2435.87	1697.49	15.00	15'	270.00	0.00	2435.87	1697.49	0.00
8	BB-BLC	2616.89	1551.39	20.00	20'	0.11	0.00	2616.89	1552.47	0.00
9	BB-BLC	2723.94	1620.85	20.00	20'	201.04	0.00	2723.95	1619.84	0.00
10	BB-BLC	2595.26	1672.92	20.00	20'	201.04	0.00	2594.98	1671.91	0.00
11	BB-BLC	2492.76	1705.19	20.00	20'	201.04	0.00	2492.37	1708.18	0.00
12	BB-BLC	2514.98	1586.09	20.00	20'	13.60	0.00	2515.23	1587.14	0.00
13	BB-BLC	2408.46	1577.94	20.00	20'	359.63	0.00	2408.45	1579.02	0.00
1	BB-LCO	2345.53	1726.01	20.00	20'	89.54	0.00	2346.61	1726.02	0.00
2	BB-RCO	2829.59	1349.51	20.00	20'	0.00	0.00	2829.59	1350.59	0.00
3	BB-RCO	2343.27	1600.33	20.00	20'	89.27	0.00	2344.35	1600.34	0.00
18	D	2329.79	1693.30	7.00	7'	88.26	0.00	2329.79	1693.30	0.00
19	D	2329.59	1713.37	7.00	7'	88.26	0.00	2329.59	1713.37	0.00
1	E	2311.37	1746.16	10.00	10'	0.00	0.00	2311.37	1746.28	0.00
2	E	2329.85	1745.91	10.00	10'	0.00	0.00	2329.85	1746.03	0.00
3	E	2284.94	1621.81	10.00	10'	180.76	0.00	2284.94	1621.69	0.00
4	E	2314.82	1622.20	10.00	10'	180.76	0.00	2314.82	1622.08	0.00
6	F	2328.09	1700.25	19.00	19'	0.00	0.00	2328.09	1700.25	0.00
7	F	2327.95	1706.56	19.00	19'	0.00	0.00	2327.95	1706.56	0.00



1 POLE BASE DETAIL TYPE BB-xxx

SCALE: 1" = 30' - 0"



1 PHOTOMETRIC SITE PLAN

SCALE: 1" = 30' - 0"



September 19, 2022

Dear Leaders of Weld County,

I am writing in response to your letter dated September 8, 2022, regarding oil and gas permitting. My administration is proud of the work we have done to continue oil and gas development in Colorado with the highest levels of environmental performance and setting new norms for the oil and gas industry, a value that your companies share and that Weld County has been a leader in.

The economic and workforce rebound from the COVID-19 pandemic has been a challenge for our State, as it has all over the world. While you are correct that Colorado has rebounded quickly as a whole, opportunities to expand employment and investment in your communities, and in communities across Colorado, remains a primary focus of my administration's work.

While we transition to a renewable energy future, Colorado's oil and gas industry will continue to be a leader in the transition and an important bedrock to the economy of many communities in Colorado, including yours. I understand your conversations with the COGCC Commissioners during their visit to Weld County on September 8 offered a similar sentiment- that while demand for oil and gas products persists, it must be done as cleanly as possible, and domestically and we can do so in Colorado. The recent global events disrupting oil and gas supplies and prices only further reinforce the importance of our contributions to energy security and economic growth. I share these values and goals.

Collaboration between local and state governments is critical to advancing these objectives, and I am grateful to our COGCC Commissioners for joining you for a first in-depth conversation together last week. We look forward to many such conversations in the future. While these meetings can help provide for a more efficient and effective permitting process that still upholds the highest performance and quality of future oil and gas development, we also understand that implementing the Mission Change rule and other efforts at COGCC require resources, too. For that reason, I am committed to working with the General Assembly to pursue additional staffing and capacity at COGCC to provide for a more consistent and timely completion of permits into the future while pursuing continual improvement in the technology and operations of oil and gas facilities across the State.

Thank you for taking the time to write, and I look forward to our continued partnership to advance our mutual goals.

Sincerely,

A handwritten signature in blue ink, reading "Jared Polis". The signature is written in a cursive, flowing style. The "J" is large and loops around the "a", and the "P" is also large and loops around the "o". The "l" is a simple vertical stroke, and the "is" are written in a smaller, more compact cursive.

Jared Polis
Governor
State of Colorado