BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, August 14, 2023

AGENDA

I. 6:00 p.m. to 10:00 p.m.
REGULAR MEETING
Meeting to be held remotely via Zoom

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, the August 14, 2023 regular meeting will be conducted as a Remote Meeting based on the determination of the Mayor and Town Manager that an in person meeting is not practical or prudent due to the ongoing renovations at Town Hall. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

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

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem Chris Cartwright
Trustee David Adams
Trustee Debra Brodhead
Trustee Trisha Harris
Trustee Chris Parr
Trustee Herman Schranz

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

a. Manager Report

6. Informational Items

a. Community Engagement Update

7. Proclamations

a. School Zone Safety Week August 13-19, 2023

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 July 31, 2023

b. July 2023 Aging Report

c. Check Register August 14, 2023

d. 2nd Quarter 2023 Investment Portfolio

e. **Ordinance No. 1045** – An Ordinance of the Town of Mead, Colorado, Amending Section 16-12-30 of the Mead Municipal Code Concerning an Update to the Identification of Special Flood Hazard Areas

10. **Public Hearing**

    a. **Resolution No. 57-R-2023** - A Resolution of the Town of Mead, Colorado, Approving with Conditions the Service Plans for Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 and Authorizing Execution of the Intergovernmental Agreements between the Town and the Districts

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. **Executive Session** - Pursuant to C.R.S. Sections 24-6-402(4)(b) and -402(4)(e) to discuss pending threatened litigation; to determine positions relative to matters that may be subject to negotiations, and instructing negotiators; and to receive legal advice on specific legal questions related to same

14. **Executive Session Action Items**

15. **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: August 14, 2023

SUBJECT: Town Manager Report

- Monthly Coffee with the Mayor was held on August 5th with a good turnout and robust discussions surrounding the 2023 pavement projects, Community Center, 3rd & Welker intersection, Main St businesses, and growth of the community, along with other topics.
- Mead Municipal Court will go back to in person for the next court date, August 17th, in the newly remodeled board/courtroom. The additional security measures will certainly help with the court proceedings. Staff is reviewing the capabilities of the new AV system for compliance with legislation which requires court proceedings to be livestreamed effective September 1, 2023.
- The final of three Meet, Greet and Eat events is scheduled for August 29th at 6:00pm at Liberty Ranch community park. This is a great opportunity for the residents of Mead to meet with the Trustees and discuss any concerns.
- Traffic signal installation is underway at SH 66 and the entrance to the new QuikTrip gas station. This new signal will be set in temporary flash mode for a few weeks prior to becoming operational.
- Attached to this report is a letter expressing support for Weld County and CDOT to submit a grant application to help fund Segment 5 of the I25 widening project.
- Unfortunately, our National Night Out which was scheduled for August 1 as a community event to promote safety and crime prevention was canceled due to thunder, rain and lightning.
- The Town has increased the frequency of its mosquito spraying this year in response to the dramatic increase in mosquitoes. The Town continues to monitor the situation. Please follow this link for information and updates https://www.townofmead.org/publicworks/page/mosquito-control
- This week the State approved our request to delay the 2022 annual financial audit. The audit will be presented later this fall.
- As of now, there are no planned ballot initiatives or candidates for positions from the Town of Mead in the November, 2023, election.
- Attached is the surplus disposition report for recently disposed of items.
- There are a number of lane and road closures throughout the Town. Many of these road projects have been delayed by inclement weather. Current road closures due to construction can be found on the town's website: https://www.townofmead.org/engineering/page/street-maintenanceroad-closures.
- Key projects update:
    - 3rd and Welker Intersection – Staff continues to coordinate with Omnitrax regarding the Construction and Maintenance agreement related to the project. Real estate acquisition continues.
    - Mead Community Center – Staff conducted the bi-weekly progress meeting on August 7 and has submitted the site plan and replat to Planning for review and referral to outside agencies.
    - SH66 Pedestrian Crossing – The biweekly progress meeting was held August 11. Staff has reached out to Mead Place regarding coordination of easements related to the project. A CDOT FIR (Field Inspection Report) submittal is expected in early September.
- YTD totals for new single family home permits:
    - 2023 YTD: 68 SF Permits, 81 Certificates of Occupancy
- Boards and Commissions

    - There will be a training session for the September Planning Commission meeting. The training will focus on the entitlement process and the purpose for each step in the entitlement process.
    - The Finance Committee receives monthly updates and has no scheduled in-person meetings.
- Human Resources
    - The Town is advertising open positions using NeoGov recruiting platform: https://www.governmentjobs.com/careers/townofmead
    - Open full-time positions include Police Officer.

Community Development

- Staff is working with potential developers for the Welker Farms property, the SW corner of I-25 and Welker Avenue, and the NW corner of I-25 and Hwy 66.
- Staff is in discussions with a potential, future developer for the remaining Elevation 25 property.
- The Mead Place developer has met with staff to discuss a potential revision to the proposed Mead Place PUD and Plat.
- Building One on the Elevation 25 site (the building on the SE corner of the property) has been granted a Temporary Certificate of Occupancy. The developer continues to work toward final approval of the site work and a final Certificate of Occupancy for both buildings. Two tenants are moving into Building One and will occupy the entire building. Staff continues to field calls from potential tenants for Building Two.

Public Works and Engineering

- The asphalt patching is underway related to the annual street maintenance project.
- Only one bidder provided costs for the annual pavement marking contract. The costs were significantly higher than expected, and Staff is evaluating other options.
- Furniture was delivered related to the renovations to the boardroom/courtroom in Town Hall, and the finishing touches are being completed on the dais millwork. Microphone/AV testing is scheduled for the week of August 14.
- New school flashers were installed on Welker Avenue.
- A kick-off meeting was held with the Town's design consultant related to the 1601 Interchange Project (CR38/I-25).
- The Safe Routes to School design team has obtained License-to-Enter from all affected property owners and is initiating locates and topographic survey.
- Dust control efforts are scheduled for August 10-11 on gravel roads (CR 3, 5, 7, 32 and 38).

Community Engagement

- Additional local businesses interviews for Built for Mead are being scheduled in August and September. Built for Mead website is being expanded to include a business directory and blogs.
- Girls on the Run is open for registration. GOTR is a transformational physical activity based positive youth development program for girls in 3rd-5th grade. The goal of the program is to unleash confidence through accomplishment while establishing a lifetime appreciation of health and fitness.
- Lunch Bunch & Bingo will be September 26 at the Merc.
- Mead Community Day and Homecoming Parade is scheduled for September 8 at 4:30 p.m. Staff is collaborating with the Mead High School for logistic support.

Police Department

- Crashes are up (2 fatal crashes last month) and Police are working strategic traffic safety projects to try to reverse this trend.
- New officer Bustamante is progressing through training, another candidate is in backgrounds.
- School starts August 16th, the SROs and Crossing Guards are preparing.

- July Monthly Report is attached. The report now includes a graphic showing the most relevant statistics. It also has an update from the victim's services unit added at the end.

August 3, 2023

The Honorable Pete Buttigieg
Secretary of Transportation
US Department of Transportation
1200 New Jersey Ave, SE Washington, DC 20590

SUBJECT: Support for North I-25 Segment 5 Project 2023 MPDG Grant Application

Dear Mr Buttigieg,

The Town of Mead writes to voice our support of the 2023 MPDG grant application for the north I-25, segment 5 project.

In late 2003, an Environmental Impact Statement (EIS) began for the North I-25 Corridor to seek transportation solutions to provide modal alternatives; correct geometric deficiencies; improve safety, mobility, and accessibility; and replace aging and obsolete infrastructure. The improvements identified in the EIS and documented in the Record of Decision are being implemented in a phased and strategic approach based on safety priority and funding. Originally, improvements along Segment 5 were not scheduled to be funded until 2035 or later. Although, with Weld and Larimer County being the first and second fastest growing counties in Colorado, the need for infrastructure advancement is now. Weld County and other Northern Colorado communities consistently rank among the top 15 fastest-growing metro areas in the nation. Traffic volume projections for these communities show continued growth with I-25 North exceeding 140,000 vehicles per day in the year 2050, an approximate 65% increase from today's average daily traffic.

The Segment 5 project is needed to link improvements to the north and south that are nearing completion to ensure the corridor will operate in a safe and consistent manner. Segment 5 is the last 6-mile, two-lane directional roadway out of an approximate 60-mile corridor, creating a dangerous bottleneck for roadway users whose expectation is a 3-lane road. The Segment 5 improvements will:

- Manage growth safely and responsibly by significantly reducing injuries and fatalities along this reach of I-25 North that carries over 85,000 vehicles everyday (including over 10% truck traffic).
- Advance safe and efficient transportation equitably and sustainably by increasing trip reliability and operational efficiency for all roadway users, including the Bustang bus services.
- Reduce greenhouse emissions, include nature-based climate solutions that increase resiliency and sustainability by improving the level of service.

The I-25 corridor is a critical route for Colorado and the nation; the local governments and private sector have become strong advocates for immediate EIS implementation, which is evident by the sizeable financial investments made in recent years. To date, CDOT and local agency and developer partners have contributed ~$875M out of the $1.7B in funding for the I-25 North Corridor improvements that have been or will be completed by 2028.

This project is not only a priority, but a necessity to the Northern Colorado areas and other local residents, along with state and federal agencies, who are concerned with highway safety and reliability. This project has gathered significant support in a short amount of time with $427M for Segment 5 identified to date. Securing this MPDG Grant will complete the funding necessary and allow for construction to proceed immediately for this critical project.

Thank you for your consideration of the 2023 MPDG Grant for the I-25 North Segment 5 Project. We look forward to working together to improve safety, provide more reliable and equitable mobility options, and promote economic prosperity for all on this critical corridor.

Sincerely,

Colleen G. Whitlow
Mayor

Agenda Item Summary

DATE:	August 14, 2023
SUBJECT:	Disposition of Surplus Items
BY:	Mary Strutt, Administrative Services Director

Town staff has identified certain items that are considered as no longer valuable for the Town due to their age, condition or usefulness. These items are scheduled to be disposed of in a manner that is appropriate for the items and considers as priorities the reuse, repurpose and revenue which could be generated. Staff has identified the below list of items for their trade in value against new equipment while others are being disposed of at auction. For auction, the Town uses Ritchie Bros for vehicles or other large equipment. Ritchie Bros is in Mead and holds quarterly equipment auctions. Other items are referred to Roller Auction in Denver who holds a monthly online government surplus auction. Both of these auction facilities will send the proceeds of the sales to the Town of Mead.

Mac Equipment Inc: traded in against the purchase of a Ventrac Tractor

- 2014 Hustler Super 104 park/space/mower
- 1998 M820 Kubota Tractor 2 / brush hog
- 2004 John Deere 4520 with implements

Ritchie Bros Auction

- 2010 Ford Explorer – Town Hall pool car due to high mileage and maintenance issues

Roller Auction:

- Town Hall – 2 kitchen window gates removed from courtroom remodel
- Town Hall – room dividers from upstairs office construction
- Town Hall – storefront/vestibule door not requested in new vestibule
- PD – 9 black leather office chairs; 5 fabric/mesh office chairs
- PD – 2 conference tables and 1 desk – not being used after conversion from PW to PD

Mead Police Department
Monthly Activity Report
July 2023

Traffic Stops 101

38 Citations

Total # of Car Crashes 37

Fatal	Hit & Run	DUI
2	4	2

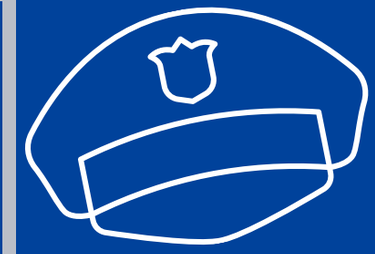
29 Alarm Calls

29 False Alarms

Arrests 16

Total Calls for Service 563

Officer Initiated 282

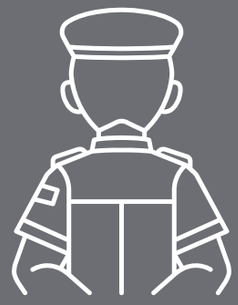


911 Calls 98

Non-Emergency 139

3 Disturbances

19 Welfare Checks



Thefts 10

1 Burglary

4 Vandalism

Mead Police Department

Monthly Activity - July 2023

STAFFING:

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

Officers Barker and Salazar are assigned to Mead Schools as SROs.

Officer Bustamante joined the department on June 28th and is in field training.

Administrative Technician Madison McCullough and Michelle Rae in Administration, Records, and Evidence.

TRAINING:

All officers attended the following training.

- Active Shooter Training (tactical response to mass killing event)
- Rescue Task Force (medical response to mass killing event)

NOTABLE CALLS FOR SERVICE:

Subject with a Warrant – MM 242 I 25 – 23ML00413 – 07/01/2023

Check Wellbeing – MM 242 I 25 – 23ML00414 – 07/01/2023

Theft – [redacted] Hughes Dr – 23ML00415 – 07/01/2023

Subject with a Warrant – [redacted] Highway 66 – 23ML00416 – 07/01/2023

Subject with a Warrant – [redacted] Highway 66 – 23ML00417 – 07/02/2023

Hit and Run – Highway 66 / WCR 9.5 – 23ML00418 – 07/02/2023

Animal at Large – [redacted] Wagon Trail – 23ML00419 – 07/02/2023

Crash – [redacted] Peppercorn Drive – 23ML00421 – 07/03/2023

Fatal Crash – Colorado Blvd / WCR 32 – 23ML00422 – 07/03/2023

Subject with a Warrant – Mulligan Drive / Mead Street – 23ML00423 – 07/04/2023

Crash – [redacted] Highway 66 – 23ML00424 – 07/05/2023

Crash – MM 243 I 25 NB / Highway 66 – 23ML00425 – 07/07/2023

Meet – [redacted] Third Street – 23ML00426 – 07/07/2023

Theft – [redacted] Guernsey Dr – 23ML00427 – 07/07/2023

Crash – Highway 66 / Deere Ct – 23ML00428 – 07/07/2023

Subject with a Warrant – [redacted] Highway 66 – 23ML00429 – 07/07/2023

Subject with a Warrant – [redacted] Highland Drive – 23ML00430 – 07/10/2023

Follow Up – [redacted] Peppercorn Drive – 23ML00431 – 07/10/2023

Crash – Highway 66 / Mead Street – 23ML00432 – 07/11/2023

Follow Up – [redacted] Highway 66 – 23ML00433 – 07/12/2023

Crash – Interstate 25 SB / WCR 32 – 23ML00434 – 07/12/2023

Crash – Colorado Blvd / WCR 32 – 23ML00435 – 07/12/2023

Crash – Highway 66 / Colorado Blvd – 23ML00436 – 07/12/2023

Follow Up – [redacted] Highland Drive – 23ML00437 – 07/13/2023

Citizen Contact – S Valley Drive / Valley Drive – 23ML00438 – 07/14/2023

Property – [redacted] Main Street – 23ML00439 – 07/14/2023

Crash – WCR 9.5 / Highway 66 – 23ML00440 – 07/15/2023

Check Wellbeing – [redacted] Adams Ave – 23ML00441 – 07/16/2023

Stolen Vehicle – [redacted] Topaz St – 23ML00442 – 07/17/2023

Assist Other Agency – Mead St / Highway 66 – 23ML00443 – 07/18/2023

Hit and Run – [redacted] Highway 66 – 23ML00444 – 07/18/2023

Crash – [redacted] WCR 32 – 23ML00445 – 07/18/2023

Crash – Highway 66 / Colorado Blvd – 23ML00446 – 07/19/2023

Crash – Highway 66 / Colorado Blvd – 23ML00447 – 07/19/2023

Meet – Interstate 25 NB / WCR 38 – 23ML00448 – 07/19/2023

Assault – [redacted] Main Street – 23ML00450 – 07/20/2023

Hit and Run – WCR 7 / WCR 38 – 23ML00451 – 07/20/2023

Vandalism – [redacted] Third Street – 23ML00452 – 07/21/2023

Drug Related Activity – [redacted] Highway 66 – 23ML00453 – 07/23/2023

Drug Related Activity – [redacted] Highway 66 – 23ML00454 – 07/23/2023

Theft – [redacted] Hilltop Road – 23ML00455 – 07/24/2023

Sex Offense – [redacted] WCR 7 – 23ML00456 – 07/24/2023

Suspicious – [redacted] Highway 66 – 23ML00457 – 07/24/2023

Crash – WCR 7 / WCR 38 – 23ML00458 – 07/25/2023

Traffic Stop – Highway 66 / WCR 7 – 23ML00459 – 07/25/2023

Traffic Stop – Highway 66 / WCR 7 – 23ML00460 – 07/25/2023

Traffic Stop – Interstate 25 / Highway 66 – 23ML00461 – 07/26/2023

Crash – Highway 66 / Nesting Crane Ln – 23ML00462 – 07/26/2023

Theft – [redacted] Weber Way – 23ML00463 – 07/27/2023

Unwanted Person – [redacted] Highway 66 – 23ML00464 – 07/27/2023

Animal Complaint – [redacted] Meadow Lane – 23ML00465 – 07/27/2023

Crash – WCR 34.5 / WCR 5 – 23ML00466 – 07/28/2023

Crash – Highway 66 / Colorado Blvd – 23ML00467 – 07/28/2023

Crash – Highway 66 / Colorado Blvd – 23ML00468 – 07/28/2023

Subject with a Warrant – Highway 66 / WCR 5 – 23ML00469 – 07/28/2023

Subject with a Warrant – [redacted] Main Street – 23ML00471 – 07/29/2023

Suspicious – [redacted] Welker Ave – 23ML00472 – 07/30/2023

Theft – [redacted] Hunters Cove Road – 23ML00473 – 07/31/2023

Drug Related Activity – [redacted] Highway 66 – 23ML00474 – 07/31/2023

Drug Related Activity – [redacted] Highway 66 – 23ML00475 – 07/31/2023

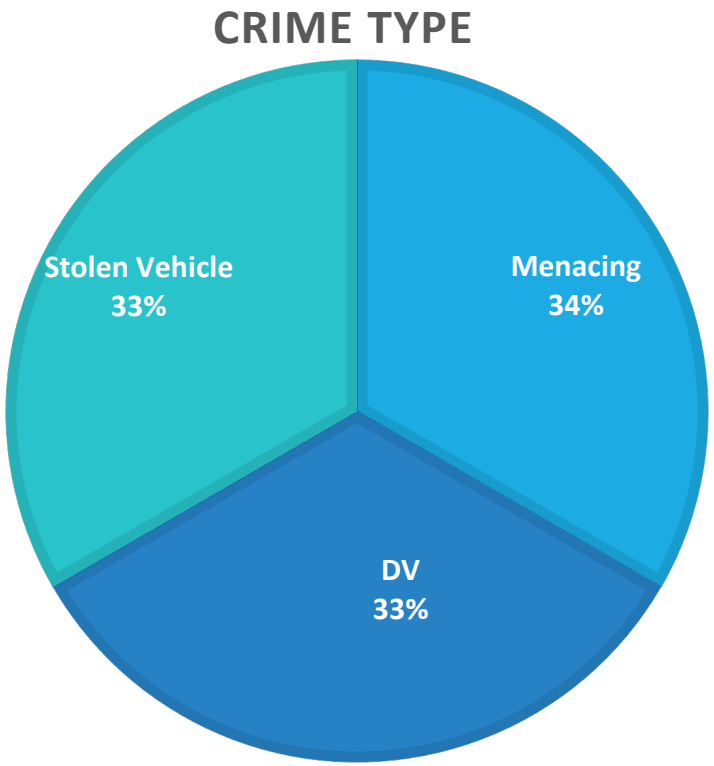
Carbon Valley & Mead Victim Services

MONTHLY REPORT: JULY 2023

July 2023

Agency	# of VRA Crimes	# of Non-VRA
Dacono	2	1
Firestone	11	1
Frederick	2	2
Mead	2	1
Total	18	5

Mead-July



Crime Type	2022	2023
Menacing	0	1
DV	0	1
Stolen Vehicle (non-VRA)	0	1
Total	0	3

YTD Numbers

Agency	VRA Crimes	Percentage	2022 Projected Percentage
Dacono	30	22%	28%
Firestone	55	41%	38%
Frederick	26	20%	21%
Mead	23	17%	13%
Total	134	100%	100%

*This only reflects VRA percentages, not population/total percentages

Volunteer Updates

CVM Volunteers Shadowing

- On call 312 hours in July

Volunteer Monthly Meeting:

- Presentation from MADD
  - Discussed coordination/referrals with DUI and DWI incidents

New Volunteers:

- Have 2 upcoming interviews for new Volunteers
- If selected, would attend Training in October

Staff Updates

Madison attending a webinar “Establishing Connections in Rural Areas”

- Learned how to navigate local resources in rural areas

Held Budget meeting with the Four Agencies

- Discussed budget for 2024

Madison Provided 372 Hours of On-Call support (including normal working hours)

PROCLAMATION

School Zone Safety Week

August 13 – August 19, 2023

WHEREAS, the Town of Mead is a community that embraces and values safety; and

WHEREAS, the end of summer is approaching and our children, grandchildren, friends and neighbors are going back to school, making it more important than ever to practice safe driving in school zones; and

WHEREAS, according to a recent study by Safe Kids Worldwide, approximately 100 children in the United States are killed every year while walking to or from school, and 25,000 others sustain injuries because of school zone crashes; and

WHEREAS, driving through a school zone can be dangerous for both pedestrians and drivers if safety isn't a priority. Avoid cell phones and distractions. Adjust your route to avoid school zones if possible; and

WHEREAS, if you must drive through a school zone, give yourself extra time, slow down when school zone flashers are blinking, and stop and yield to pedestrians crossing the crosswalk or intersection;

WHEREAS, the Town of Mead seeks to cultivate the importance of safe driving, encouraging drivers to always operate their vehicles with the utmost care and concern.

NOW THEREFORE, BE IT RESOLVED BY the Board of Trustees that August 13 through 19, 2023 is recognized as School Zone Safety Week in the Town of Mead.

Given under my hand and Seal of the Town of Mead, Colorado
On this 14th day of August, 2023

_____

Colleen G. Whitlow
Mayor

BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, July 31, 2023

MINUTES

I. 6:00 p.m. to 10:00 p.m.
REGULAR MEETING
Meeting to be held remotely via Zoom

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, this meeting was held as a remote meeting.

1. Call to Order – Roll Call

Mayor Colleen Whitlow called the Regular Meeting of the Board of Trustees to order at 6:07 p.m.

Present

Mayor Colleen Whitlow
Mayor Pro Tem Chris Cartwright
Trustee David Adams (arrived at 6:19 p.m. via remote participation)
Trustee Debra Brodhead (arrived at 6:19 p.m. via remote participation)
Trustee Trisha Harris
Trustee Chris Parr

Absent

Trustee Herman Schranz

Also present: Town Manager Helen Migchelbrink; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Town Engineer / Public Works Director Erika Rasmussen; Community Development Director Jason Bradford; Public Information Officer / Community Engagement Director Lorelei Nelson.
Attending via remote access: Town Attorney Marcus McAskin and members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for the victim of a motorcycle accident in Mead last week and for the police officers and other first responders.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Motion was made by Trustee Harris, seconded by Mayor Pro Tem Cartwright, to approve the agenda. Motion carried 4-0, on a roll call vote.

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the boardroom / courtroom construction and temporary certificates of occupancy issued at Elevation 25.

6. Informational Items

a. Community Center Update

Town Engineer / Public Works Director Erika Rasmussen discussed the plans for the Community Center. The project is almost at 95% design and has a shortfall of approximately $2.3M. Staff recommends supplementing with funds from the Capital Improvement Fund. The Board discussed costs, phasing the water feature, grants and construction of the alley and parking lot on Main St. The Board also discussed presenting the plan to the public at Community Day and other events with display boards. They also discussed presenting the 3rd & Welker Intersection improvements and the Hwy 66 & WCR 7 underpass.

Trustees Adams and Brodhead joined the meeting via remote participation at 6:19 p.m.

7. Proclamations

a. 2023 National Night Out August 1, 2023

Community Engagement Director / Public Information Officer Lorelei Nelson discussed plans for National Night Out on August 1, 2023 to include free food, activities, band, alpacas, and giveaways.

Motion was made by Trustee Parr, seconded by Mayor Pro Tem Cartwright, to approve the signing of a proclamation for 2023 National Night Out August 1, 2023. Motion carried 6-0, on a roll call vote.

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.*

There was no public comment at this time.

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 July 10, 2023

b. June 2023 Financials

c. Check Register July 31, 2023

d. **Ordinance No. 1043** – An Ordinance of the Town of Mead, Colorado, Establishing a 12-Month Moratorium on Acceptance and Processing of Applications for Development of Renewable Energy Facilities

e. **Resolution No. 52-R-2023** – A Resolution of the Town of Mead, Colorado, Authorizing a Partial Refund of Impact Fees Collected on the Lighthouse Storage Project

f. **Ordinance No. 1044** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Lighthouse Storage Site Plan Amendment "B"

g. **Resolution No. 53-R-2023** – A Resolution of the Town of Mead, Colorado, Approving Payment of Town Reimbursement Obligation to Eagle Development Company for Fifty Percent (50%) of Total Certified Costs Associated with WCR 32 Offsite Improvements, in the amount of $617,939.96

h. **Resolution No. 54-R-2023** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phase 2 Improvements (St. Acacius Subdivision – Replat No. 1)

i. **Resolution No. 55-R-2023** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phases 2A and 2B Public Infrastructure Improvements the Highlands Filing No. 2 Final Plat

j. **Resolution No. 56-R-2023** – A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of a 350KW Generator from Smith Power Products, Inc**.** to be installed at the Town's Wastewater Treatment Facility

Motion was made by Trustee Harris, seconded by Trustee Parr, to approve the consent agenda. Motion carried 6-0, on a roll call vote.

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 Board discussed solicitors knocking on doors with "No Soliciting" signs. The Board requested education on the Town's permitting requirement. The Board also discussed recent public comments about Boulder Scientific on social media and will request Boulder Scientific to consider education of public on their business.

b. Mayor Whitlow

Mayor Whitlow discussed upcoming events: North I-25 coalition, Coffee with the Mayor, National Night Out and Leadership for Economic Development meeting.

12. Adjournment

Motion was made by Mayor Pro Tem Cartwright, seconded by Trustee Parr, 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 6:41 p.m. on Monday, July 31, 2023.

_____
Colleen G. Whitlow, Mayor

ATTEST:

_____
Mary E. Strutt, MMC, Town Clerk

Report Criteria:
Aging by Date
Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
45	Mead Development Group, Inc.	3,407.50-	-	-	-	130.00-	2,152.00-	-	1,125.50-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
239	Gopher Gulch	5,000.00-	-	5,000.00-	-	-	-	-	-
256	Prosper Land & Development LLC	9,128.50	-	5,676.00	3,336.00	116.50	-	-	-
263	Eagle Development	2,860.00	-	2,860.00	-	-	-	-	-
277	Front Range Investment Holdings LLC	111.10	-	111.10	-	-	-	-	-
278	WCR 34 & HWY 25-220 LLC	275.00	-	-	-	275.00	-	-	-
280	Benson Farms - MD	2,430.25-	-	-	-	-	-	-	2,430.25-
282	Agfinity, Inc	173.72	-	173.72	-	-	-	-	-
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
287	Eagle Development LRMD	1,855.00-	-	-	-	-	-	-	1,855.00-
290	Forestar Real Estate Group	9,470.00-	-	5,000.00-	-	4,470.00-	-	-	-
292	BREG Industrial Development	12,908.37	-	-	316.25	720.13	661.55	263.61	10,946.83
297	Meadow Ridge Development, Inc	4,860.56-	-	-	-	-	-	-	4,860.56-
299	Lizondo Futbol Academy LLC	131.30	-	-	131.30	-	-	-	-
319	Lawson Construction	1,020.10	-	321.18	173.72	525.20	-	-	-
320	Lorson South Land Corp c/o Landhuis C	2,133.99	-	-	-	-	575.20	984.75	574.04
321	Westside Investment Partners	12,937.20	-	3,104.00	7,672.30	2,160.90	-	-	-
322	FBVAM Investments LLC	328.25	-	328.25	-	-	-	-	-
323	Enyo Power Partners, LLC	2,768.50	-	2,768.50	-	-	-	-	-
325	Red Barn Metropolitan District	440.61-	-	-	-	440.61-	-	-	-
326	AMK Properties LLC	300.47-	-	-	-	300.47-	-	-	-
328	Homerun Properties LLC	5,535.22	-	702.46	1,132.37	-	1,783.41	1,916.98	-
331	Mountain Legacy LLC	3,005.77	722.66	-	535.30	1,656.91	90.90	-	-
332	Comcast of Colorado IX, LLC	21,750.00	-	20,000.00	-	1,750.00	-	-	-
	Grand Totals:	50,692.63	722.66	26,045.21	13,297.24	1,863.56	959.06	3,165.34	4,639.56

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/23	08/08/2023	36958	Ritchie Bros Auctioneers (America	2023178002	01-45-5500	Auction #2023178 - Electric Scissor Lift	3,575.00
Total 36958:							3,575.00
08/23	08/14/2023	36959	ADAMSON POLICE PRODUCTS	INV400293	01-42-5254	Uniform	322.15
Total 36959:							322.15
08/23	08/14/2023	36960	All Copy Products Inc	506445592	01-47-5315	Copier Lease	78.23
Total 36960:							78.23
08/23	08/14/2023	36961	Amazon Capital Services Inc	11PD-GTCH-	01-40-5210	199J-FVJK-373P - Return dishes	32.98-
08/23	08/14/2023	36961	Amazon Capital Services Inc	141Q-DXH7-	01-42-5210	Op Supplies	15.89
08/23	08/14/2023	36961	Amazon Capital Services Inc	199J-FVJK-3	01-40-5210	Supplies	227.46
08/23	08/14/2023	36961	Amazon Capital Services Inc	199J-FVJK-3	01-43-5700	Supplies	14.98
08/23	08/14/2023	36961	Amazon Capital Services Inc	1KXR-1FT4-	01-47-5200	Supplies	42.00
08/23	08/14/2023	36961	Amazon Capital Services Inc	1PXR-KLMN-	01-40-5200	Supplies	115.52
08/23	08/14/2023	36961	Amazon Capital Services Inc	1PXR-KLMN-	01-40-5210	Supplies	41.99
Total 36961:							424.86
08/23	08/14/2023	36962	Angel Armor LLC	INV6919	01-42-5254	Uniforms	1,279.25
Total 36962:							1,279.25
08/23	08/14/2023	36963	APPLIED CONCEPTS, INC.	422344	01-42-5201	Comp/Tech - PMG w Traffic Analyst	4,701.00
Total 36963:							4,701.00
08/23	08/14/2023	36964	Arbortanics, Inc	803418	01-45-5370	Liberty Ranch Park	330.20
Total 36964:							330.20
08/23	08/14/2023	36965	Ausmus Law Firm PC	8263	01-48-5455	Municipal Prosecutor-July	1,000.00
Total 36965:							1,000.00
08/23	08/14/2023	36966	Ayres Associates Inc	208763	01-47-5405	Proj 46-0331.00 - On-Call July	480.00
08/23	08/14/2023	36966	Ayres Associates Inc	208767	18-52-5500	Proj 46-0331.01 - Gold Star Memorial - D	366.50
08/23	08/14/2023	36966	Ayres Associates Inc	208768	18-45-5500	Proj 46-0331.02 - Liberty Park Restroom	574.18
Total 36966:							1,420.68
08/23	08/14/2023	36967	Bernard Ruiz	07272023 - R	01-02-2308	Refund for Home Occ Deposit	100.00
Total 36967:							100.00
08/23	08/14/2023	36968	Blush & Ivy LLC	07262023 - B	01-02-2308	Refund Home Occ Deposit - Blush & Ivy	100.00
Total 36968:							100.00
08/23	08/14/2023	36969	Brent Newbanks	07312023-65	01-42-5254	Uniform	120.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 36969:							120.00
08/23	08/14/2023	36970	BUCKEYE WELDING SUPPLY C	05082194	04-44-5369	Cylinder Rental	7.65
Total 36970:							7.65
08/23	08/14/2023	36971	Burnt Mountain Services LLC	3042	04-44-5215	Concrete Repair & Replacement	107,837.19
08/23	08/14/2023	36971	Burnt Mountain Services LLC	3042	09-02-2005	Concrete Repair & Replacement	5,510.84-
08/23	08/14/2023	36971	Burnt Mountain Services LLC	3042	01-45-5215	Concrete Repair & Replacement	2,379.56
Total 36971:							104,705.91
08/23	08/14/2023	36972	Bustos Backflow Service	07.13.2023 -	01-45-5372	Required Backflow Cert - 9 locations	450.00
Total 36972:							450.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5262	Ice	3.74
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5262	Bike parade supplies	23.62
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5262	ice	3.68
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5349	wellness subscription	140.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5236	social media ad	50.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5265	senior lunch	31.77
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5265	senior lunch	13.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5331	newsletter	20.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5700	staff snacks	50.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5262	ice	6.19
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5261	community day tables	742.18
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5331	URL subscription	35.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5330	3CMA conference	347.96
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5330	3CMA conference	20.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5330	3CMA conference	20.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-40-5331	zoom webinar subscription	79.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5700	social media presentation	25.31
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1368 072623	01-49-5262	ice	3.71
08/23	08/14/2023	36973	CARDMEMBER SERVICE	1454 072623	01-43-5700	DRC Mtg	34.54
08/23	08/14/2023	36973	CARDMEMBER SERVICE	3514 072623	01-40-5331	Subscription - Annl Renewal	468.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	3514 072623	01-40-5331	Coloradoan - online subscription	14.99
08/23	08/14/2023	36973	CARDMEMBER SERVICE	3514 072623	01-40-5331	Greeley Tribune - online subscription	6.99
08/23	08/14/2023	36973	CARDMEMBER SERVICE	5590 072623	01-40-5205	USPS - postage	7.33
08/23	08/14/2023	36973	CARDMEMBER SERVICE	5590 072623	01-40-5205	USPS - postage	6.15
08/23	08/14/2023	36973	CARDMEMBER SERVICE	5590 072623	01-47-5216	Monthly Car Wash Membership	15.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	5590 072623	01-47-5700	EE lunch	141.59
08/23	08/14/2023	36973	CARDMEMBER SERVICE	5590 072623	01-47-5201	Software Maintenance	300.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5254	Uniform Name Tag	17.96
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5254	Uniform	72.22
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5203	Uniform	143.28
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5210	Trash can	44.99
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5201	JotForm	39.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5254	ID Card	30.35
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5216	Tools, Screws	41.68
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5216	Glue, Tools	25.48
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5216	Car Wash	18.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5343	SmartForce Analytics	33.15
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5215	Toilet Seat	32.97
08/23	08/14/2023	36973	CARDMEMBER SERVICE	6819 072623	01-42-5254	Uniform Patches	509.75

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	04-44-5216	Parts	208.20
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	04-44-5216	ROW Mower Pars	559.84
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	04-44-5216	ROW Mower Pars	90.57
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	04-44-5254	Tools	100.31
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	01-45-5330	Tailgate training mtg w/ crew	62.30
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	04-44-5254	Tools	169.77
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7665 072623	01-45-5210	Park's toilet treatment	43.97
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5201	Microsoft 365 subscription	876.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5330	BOT Conference-DA	610.52
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5331	Digital Subscription- No Receipt	23.82
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5330	BOT Conference	7.17
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	48.25
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	125.45
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5331	Digital Subscription	9.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5330	BOT Conference-CP	678.84
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5330	BOT Conference-MS	678.84
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5330	BOT Conference-DA	712.82
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5200	Office Supplies	39.02
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5700	BOT Retreat	85.21
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5700	RK Retirement	105.80
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5700	BOT Retreat	225.49
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5700	BOT Retreat	33.96
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5700	RK Retirement	33.80
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-41-5700	BOT Meeting	73.28
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5331	NAGARA Membership	225.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	28.95
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	6.85
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5203	Admin - clothing	294.08
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-43-5203	Comm Dev - clothing	369.77
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	19.30
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5331	Software	119.40
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5700	Work Lunch	62.41
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-48-5330	CAMCA Conference	52.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	7700 072623	01-40-5205	Postage	9.65
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5201	Adobe Subscription - MM	19.99
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5700	Newbanks/Smith training/mtg	39.22
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5254	Instructor Shirt	38.40
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5300	Cell Service	14.95
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5200	Notary Update - BN	10.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5330	IACP Conf	500.00
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5700	New Hire mtg - BS, BN, GB	63.76
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5201	Adobe Subscription - MR	19.99
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5700	EE Appreciation gift	26.03
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5200	Notary Update - BN	25.90
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Vehicle Fluids	22.91
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5254	Tourniquet holders	19.76
08/23	08/14/2023	36973	CARDMEMBER SERVICE	9596 072623	01-42-5216	Carwash	10.00
Total 36973:							11,406.68
08/23	08/14/2023	36974	CASELLE	126637	01-40-5399	Fin Software Support - Admin	816.20
08/23	08/14/2023	36974	CASELLE	126637	01-48-5399	Fin Software Support - Court	148.40
08/23	08/14/2023	36974	CASELLE	126637	06-40-5399	Fin Software Support - Sewer	519.40
Total 36974:							1,484.00
08/23	08/14/2023	36975	Chickenango Marketing Solutions,	07262023 - C	01-02-2308	Refund Home Occ Deposit - Chickenang	100.00
Total 36975:							100.00
08/23	08/14/2023	36976	CO AUTO LGMTFRD LLC	80097455/1	01-42-5216	Maint - VIN 13638	103.49
Total 36976:							103.49
08/23	08/14/2023	36977	Collin & Jennifer Stone	080123 - 135	99-01-1075	Refund overpayment. Account 1355.02	394.32
Total 36977:							394.32
08/23	08/14/2023	36978	Cribari Law Firm	053123	01-48-5455	Prosecuting Attorney - April/May	1,920.00
08/23	08/14/2023	36978	Cribari Law Firm	063023	01-48-5455	Prosecuting Attorney - June	1,740.00
Total 36978:							3,660.00
08/23	08/14/2023	36979	David Jay Thrower	08012023ME	01-48-5040	Municipal court judge - July	1,500.00
Total 36979:							1,500.00
08/23	08/14/2023	36980	Denali Water Solutions LLc	INV540813	06-47-5231	Sludge Disposal	1,820.28
08/23	08/14/2023	36980	Denali Water Solutions LLc	INV547899	06-47-5231	Sludge Disposal	1,365.00
Total 36980:							3,185.28
08/23	08/14/2023	36981	DYNAMIC DESIGNS PRINTING,	54283	01-49-5202	CD Postcard	756.07
Total 36981:							756.07
08/23	08/14/2023	36982	Encore Energy Invest, Lorson Sou	08022023 - R	14-40-5720	Town Reimburse Obl WCR 32 - RES 53-	617,939.96
Total 36982:							617,939.96
08/23	08/14/2023	36983	Felsburg Holt & Ullevig	37965	14-40-5500	Proj 120299-01 - 3rd & Welker	22,492.98

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 36983:							22,492.98
08/23	08/14/2023	36984	FRONT RANGE PORTABLE RES	11508	01-49-5262	2023 First Concerts 6/16, 6/30, 7/14	450.00
08/23	08/14/2023	36984	FRONT RANGE PORTABLE RES	11509	01-49-5260	Liberty Ranch Park	157.50
Total 36984:							607.50
08/23	08/14/2023	36985	GLACIER CONSTRUCTION CO.,	2235 -03	09-02-2005	TOM - Headworks & Bar Screen Replace	17,946.80
Total 36985:							17,946.80
08/23	08/14/2023	36986	GRC Consulting Inc	14062	04-44-5360	Street Sweeping - July	2,592.00
Total 36986:							2,592.00
08/23	08/14/2023	36987	GREEN MILL SPORTSMAN CLU	134	01-42-5330	Shooting Range - Police 7/5	150.00
Total 36987:							150.00
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	01-47-5215	4151572 - Mailbox P. U.	56.24
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	04-44-5254	5511312 - Clamp AC/DC	139.00
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	04-44-5254	5520033 - Clamp Meter	64.76
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	04-44-5254	5093145 - Clamp Meter Return	64.76-
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	04-44-5254	1611570 - Tools	76.91
08/23	08/14/2023	36988	HOME DEPOT CREDIT SERVIC	2769 072123	01-45-5372	2151667 - Liberty Ranch	60.98
Total 36988:							333.13
08/23	08/14/2023	36989	International Agents Inc	000828	01-42-5343	Contractual Services - July	1,350.00
Total 36989:							1,350.00
08/23	08/14/2023	36990	JVA INCORPORATED	109870	06-40-5405	TOM - Wastewater On-Call	2,955.55
08/23	08/14/2023	36990	JVA INCORPORATED	109873	06-47-5557	WWTF - Interceptor MHs	2,733.60
08/23	08/14/2023	36990	JVA INCORPORATED	110105	01-02-2615	St Acacius Subdivision (290)	172.00
08/23	08/14/2023	36990	JVA INCORPORATED	110106	01-02-2615	Highland Drive Extension (294)	258.00
08/23	08/14/2023	36990	JVA INCORPORATED	110107	01-47-5405	Design Standards & Specs	786.60
08/23	08/14/2023	36990	JVA INCORPORATED	110108	01-47-5405	Schell Farm Drainage Eval	1,490.40
08/23	08/14/2023	36990	JVA INCORPORATED	110109	01-47-5405	TOM - General Engineering Services	1,819.50
08/23	08/14/2023	36990	JVA INCORPORATED	110294	01-02-2615	Rangeview Estates (270)	532.00
08/23	08/14/2023	36990	JVA INCORPORATED	110311	06-40-5405	Sanitary Sewer Flow Metering	3,695.30
Total 36990:							14,442.95
08/23	08/14/2023	36991	KONICA MINOLTA BUSINESS S	288242075	01-40-5315	Copies	162.66
Total 36991:							162.66
08/23	08/14/2023	36992	Krische Construction, Inc	21086 21	09-02-2005	Public Works Facility - Partial Retainage	183,196.21
Total 36992:							183,196.21
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	1003301 7/2	01-47-5305	1341 WC 34	82.35
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	607001 7/20/	06-47-5305	5423 WC 32	31.84
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	618801 7/20/	01-45-5305	150 Main St	34.49

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	619202 7/20/	01-45-5305	401 3rd St	31.84
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	620201 7/20/	01-45-5305	2700 WC 34.5	2,112.58
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	621801 7/20/	01-45-5305	190 1st St	274.64
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	622501 7/20/	01-45-5305	365 Welker	34.49
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	624409 7/20/	01-42-5305	201 Welker	31.92
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	650402 7/20	01-40-5305	242 Main St	31.84
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	657602 7/20/	06-47-5305	4504 E Welker	93.91
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	657701 7/20/	01-45-5305	156 Eagle	233.94
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	657801 7/20/	01-42-5305	537 Main Police	58.40
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	657901 7/20/	01-45-5305	16775 North Creek	356.20
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	658001 7/20/	01-45-5305	441 3rd St (6580)	413.47
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	658101 7/20/	01-45-5305	10 Fairburn	34.50
08/23	08/14/2023	36993	LITTLE THOMPSON WATER DIS	658201 7/20/	01-40-5305	441 3rd St	91.66
Total 36993:							3,948.07
08/23	08/14/2023	36994	LIVE WIRES LLC	2039	01-42-5215	Electrical Work - new exhaust fan	1,230.00
Total 36994:							1,230.00
08/23	08/14/2023	36995	LONGMONT HUMANE SOCIETY	ME073123	01-42-5346	Animal Impounds - July 2023	190.00
Total 36995:							190.00
08/23	08/14/2023	36996	Longs Peak Hospital	309838802	01-42-5350	Acct #2072548192 - Blood Draw - 23ML	177.63
Total 36996:							177.63
08/23	08/14/2023	36997	LONGS PEAK WATER DISTRICT	5200605.01	01-45-5305	Libert Ranch Irrigation	137.72
Total 36997:							137.72
08/23	08/14/2023	36998	MAIN STREET MAT COMPANY	179280	01-42-5210	Mat svs	63.60
08/23	08/14/2023	36998	MAIN STREET MAT COMPANY	181154	01-40-5210	Mat svs	65.50
08/23	08/14/2023	36998	MAIN STREET MAT COMPANY	181159	01-47-5210	Mat svs	97.30
Total 36998:							226.40
08/23	08/14/2023	36999	Michelle Palmer	080823 - PAL	01-10-4012	Bldg Permit Refund - duplicate payment	336.45
Total 36999:							336.45
08/23	08/14/2023	37000	MJT Communications	13880	04-44-5201	Tablet - PMPM - MW	1,320.00
Total 37000:							1,320.00
08/23	08/14/2023	37001	Modern Farm Equipment	I19836	04-44-5216	ROW mower	212.81
Total 37001:							212.81
08/23	08/14/2023	37002	MOUNTAIN CONSTRUCTORS, I	3	14-40-5564	North Creek Culvert Repair	13,352.65
08/23	08/14/2023	37002	MOUNTAIN CONSTRUCTORS, I	3	14-02-2005	North Creek Culvert Repair - Retainage	667.63-
Total 37002:							12,685.02
08/23	08/14/2023	37003	National Power Rodding Corp	54259	06-47-5394	MEA101-3 - Sanitary Sewer & Culvert Cl	80,082.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount	
08/23	08/14/2023	37003	National Power Rodding Corp	54259	04-44-5366	MEA101-3 - Sanitary Sewer & Culvert Cl	15,348.00	
Total 37003:							95,430.00	
08/23	08/14/2023	37004	Nectar HR	15092	01-49-5349	Wellness Rewards	35.00	
Total 37004:							35.00	
08/23	08/14/2023	37005	NEXT STEP COMMUNICATION L	11023	09-50-5500	Courtroom Remodel	847.00	
Total 37005:							847.00	
08/23	08/14/2023	37006	Nicolette Cavenagh	07272023 - C	01-02-2308	Refund for Home Occ Deposit - Cavenag	100.00	
Total 37006:							100.00	
08/23	08/14/2023	37007	One Way Inc	305581	01-47-5310	D13927G - 1341 County Road 34 Trash	77.18	
08/23	08/14/2023	37007	One Way Inc	305719	01-47-5310	D13927H - 1341 County Rd 34 Recycle	102.61	
08/23	08/14/2023	37007	One Way Inc	305773	01-42-5310	D13927A - 537 Main St Trash	77.18	
08/23	08/14/2023	37007	One Way Inc	305774	01-42-5310	D13927B - 537 Main St Recycle	49.61	
08/23	08/14/2023	37007	One Way Inc	305783	01-40-5310	D13927C - 441 Third St Trash	77.18	
08/23	08/14/2023	37007	One Way Inc	305784	01-40-5310	D13927D - 441 Third St Recycle	49.61	
08/23	08/14/2023	37007	One Way Inc	305790	06-47-5310	D13927E - 4504 Welker Trash	93.72	
08/23	08/14/2023	37007	One Way Inc	305828	01-42-5310	D13927F - 201 Welker	26.44	
Total 37007:							553.53	
08/23	08/14/2023	37008	Otak, Inc	0000823000	14-40-5565	Proj 020596.A00 SH66/CR7 Ped Crossin	24,628.25	
Total 37008:							24,628.25	
08/23	08/14/2023	37009	Paulette Dolin	026	01-49-5265	Senior Exercise - July	540.00	
Total 37009:							540.00	
08/23	08/14/2023	37010	Void Check					V
Total 37010:							.00	
08/23	08/14/2023	37011	Precision Employment Consulting	073123	01-40-5401	HR - Admin	6,815.68	
08/23	08/14/2023	37011	Precision Employment Consulting	073123	06-40-5401	HR - Sewer	339.15	
08/23	08/14/2023	37011	Precision Employment Consulting	073123	20-40-5401	HR - MURA	266.42	
Total 37011:							7,421.25	
08/23	08/14/2023	37012	RAMEY ENVIRONMENTAL COM	26024	06-47-5396	ORC Services - Raterink - July	735.00	
08/23	08/14/2023	37012	RAMEY ENVIRONMENTAL COM	26063	06-47-5390	Wastewater svs - July	5,195.16	
08/23	08/14/2023	37012	RAMEY ENVIRONMENTAL COM	26063	06-47-5391	Lab Services	184.32	
08/23	08/14/2023	37012	RAMEY ENVIRONMENTAL COM	26063	06-47-5215	Facility Operator	989.64	
Total 37012:							7,104.12	
08/23	08/14/2023	37013	Robyn Brown	080223 - RB	01-47-5330	CASFM Conf - Mileage Reimbursement	140.17	
08/23	08/14/2023	37013	Robyn Brown	080223 - RB	01-47-5330	CASFM Conf - Meal Reimbursement	130.00	

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37013:							270.17
08/23	08/14/2023	37014	Safebuilt	0101938-IN	01-43-5460	Plan Review/ Permit Inspection	5,817.92
Total 37014:							5,817.92
08/23	08/14/2023	37015	Slate Communications	2915	01-49-5236	Outreach	2,012.50
08/23	08/14/2023	37015	Slate Communications	2915	01-49-5202	CD Postcard	525.00
08/23	08/14/2023	37015	Slate Communications	2915	01-49-5401	Built for Mead	12,377.50
Total 37015:							14,915.00
08/23	08/14/2023	37016	SportsEngine, Inc	INV0164462	01-49-5260	BGV Coaches	46.00
Total 37016:							46.00
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-42-5200	Supplies	40.72
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-47-5210	3543740038 - Supplies	73.86
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5200	3543740040 - Supplies	69.58
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-48-5700	3543740040 - Supplies	31.96
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-41-5841	3543740041 - Coffee w Mayor	59.99
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5210	3543740042 - New Kitchen Supplies	48.12
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5210	3543740043 - return	48.12-
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5210	3543740044 - return	48.12-
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5210	3543740045 - New Kitchen Supplies	48.12
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5200	3543740046 - Supplies	60.87
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5200	3543740049 - Supplies	23.53
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5200	3543740051 - Supplies	34.16
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-43-5200	3543740052 - Supplies	131.39
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-40-5210	3543740053 - Supplies	44.91
08/23	08/14/2023	37017	STAPLES ADVANTAGE	8071089363	01-42-5210	3543740053 - Supplies	6.00
Total 37017:							576.97
08/23	08/14/2023	37018	STERLING TALENT SOLUTIONS	9481312	01-40-5705	Background Checks - KB	58.32
08/23	08/14/2023	37018	STERLING TALENT SOLUTIONS	9481312	01-45-5075	Background Checks - JF	61.46
Total 37018:							119.78
08/23	08/14/2023	37019	TDS	0014762 072	01-42-5325	Internet - Aug	132.45
Total 37019:							132.45
08/23	08/14/2023	37020	Tevye D. Beier	072523 - BEI	99-01-1077	Cash Surety Refund on Court Appearanc	150.00
Total 37020:							150.00
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-40-5066	STD / LTD Insurance - August	161.23
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-41-5066	STD / LTD Insurance - August	10.14
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-42-5066	STD / LTD Insurance - August	384.71
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-43-5066	STD / LTD Insurance - August	234.09
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	04-44-5066	STD / LTD Insurance - August	229.84
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-45-5066	STD / LTD Insurance - August	224.57
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-47-5066	STD / LTD Insurance - August	241.99
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-48-5066	STD / LTD Insurance - August	32.34

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	01-49-5066	STD / LTD Insurance - August	119.49
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	06-40-5066	STD / LTD Insurance - August	94.43
08/23	08/14/2023	37021	THE HARTFORD-GROUP BENE	9247078861	20-40-5066	STD / LTD Insurance - August	98.50
Total 37021:							1,831.33
08/23	08/14/2023	37022	TOWN OF MEAD	31.11 072023	01-42-5305	201 Welker Sewer	44.39
08/23	08/14/2023	37022	TOWN OF MEAD	338.01 0720	01-40-5305	Town Hall Sewer	58.60
08/23	08/14/2023	37022	TOWN OF MEAD	478.02 0720	01-40-5305	242 Main St	48.84
08/23	08/14/2023	37022	TOWN OF MEAD	566.02 0720	01-45-5305	Bean Plant Sewer (401 Third St)	48.84
08/23	08/14/2023	37022	TOWN OF MEAD	630.04 0720	01-40-5305	505 3rd St Sewer	44.39
Total 37022:							245.06
08/23	08/14/2023	37023	Tracker Products LLC	TPINV-00411	01-42-5201	Evidence Software	7,770.00
Total 37023:							7,770.00
08/23	08/14/2023	37024	TRIDENT SECURITY SYSTEMS	31767	09-50-5500	Courtroom Remodel	205.00
08/23	08/14/2023	37024	TRIDENT SECURITY SYSTEMS	31821	01-47-5305	1341 CR 34	270.00
Total 37024:							475.00
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	01-40-5253	Fuel	27.70
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	01-42-5253	Fuel	3,215.97
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	04-44-5253	Fuel	2,173.12
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	01-45-5253	Fuel	756.33
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	01-47-5253	Fuel	526.03
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	01-49-5253	Fuel	54.90
08/23	08/14/2023	37025	US Bank Voyager Fleet Systems	8694028342	06-47-5253	Fuel	756.33
Total 37025:							7,510.38
08/23	08/14/2023	37026	Utility Notification Center of Color	223070923	06-47-5392	Line locates - July	923.64
Total 37026:							923.64
08/23	08/14/2023	37027	Voiance Language Services LLC	2023053629	01-42-5343	OPI Interpretation Services	33.81
Total 37027:							33.81
08/23	08/14/2023	37028	WHITE BEAR ANKELE TANAKA	29311	20-40-5400	MURA Legal	738.00
Total 37028:							738.00
08/23	08/14/2023	37029	Wickham Tractor Company	IE18897	04-44-5216	ROW Mower	46.63
08/23	08/14/2023	37029	Wickham Tractor Company	IE18980	04-44-5216	ROW Mower	281.68
08/23	08/14/2023	37029	Wickham Tractor Company	IE19346	04-44-5216	ROW Mower	2,026.01
Total 37029:							2,354.32
08/23	08/14/2023	37030	WORKWELL OCCUPATIONAL M	775561	01-49-5075	Employment - ML	10.00
Total 37030:							10.00
08/23	08/14/2023	80323100	Pitney Bowes Global Financial Se	080323	01-01-1302	Postage	600.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount	
Total 80323100:							600.00	
08/23	08/07/2023	80723100	UNITED POWER	61303 07192	01-45-5305	61303 - 17029 CR 5	10.25	
08/23	08/07/2023	80723100	UNITED POWER	88601 07192	04-44-5305	88601 - Street Lights	2,746.90	
08/23	08/07/2023	80723100	UNITED POWER	92015 07192	01-42-5305	92015 - 201 Welker	65.51	
Total 80723100:							2,822.66	
08/23	08/07/2023	80723101	XCEL ENERGY	837544514	01-47-5305	1341 CR 34	82.77	
08/23	08/07/2023	80723101	XCEL ENERGY	837557802	01-42-5305	201 S Welker St	15.63	
08/23	08/07/2023	80723101	XCEL ENERGY	837563184	01-40-5305	299 Palmer Ave	52.73	
08/23	08/07/2023	80723101	XCEL ENERGY	837624798	01-42-5305	537 4th Street	54.09	
Total 80723101:							205.22	
08/23	08/07/2023	80723102	CEBT	INV 0059105	01-02-2310	Health Insurance	45,661.97	
08/23	08/07/2023	80723102	CEBT	INV 0059105	06-02-2310	Health Insurance	1,644.60	
08/23	08/07/2023	80723102	CEBT	INV 0059105	20-02-2310	Health Insurance	2,279.63	
Total 80723102:							49,586.20	
08/23	08/07/2023	80723103	Xpress Bill Pay	INV-XPR003	06-40-5701	Credit Trans - July	610.90	
08/23	08/07/2023	80723103	Xpress Bill Pay	INV-XPR003	01-40-5701	Credit Trans - July	152.72	
Total 80723103:							763.62	
08/23	08/14/2023	81423100	CENTURY LINK	0831 072523	01-40-5300	TH Fax	70.62	
08/23	08/14/2023	81423100	CENTURY LINK	4770 - 07252	01-42-5300	PD Fax	66.52	
Total 81423100:							137.14	
08/23	08/14/2023	81423101	Fusion Cloud Company	9727849	01-40-5300	Phone Bill	270.08	
Total 81423101:							270.08	
08/23	08/08/2023	81423102	TOWN OF MEAD	453.01 0720	01-42-5305	PD Sewer (535 Main St)	58.60-	V
08/23	08/14/2023	81423102	TOWN OF MEAD	453.01 0720	01-42-5305	PD Sewer (535 Main St)	58.60	
Total 81423102:							.00	
08/23	08/14/2023	81423103	TRACTOR SUPPLY CREDIT PLA	1350 072123	01-45-5363	9913126197 - Card 9158	231.07	
08/23	08/14/2023	81423103	TRACTOR SUPPLY CREDIT PLA	1350 072123	04-44-5363	9913397488 - Card 6336	209.98	
Total 81423103:							441.05	
Grand Totals:							1,258,288.01	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1302	600.00	.00	600.00
01-02-2000	187.82	137,937.72-	137,749.90-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-02-2308	400.00	.00	400.00
01-02-2310	45,661.97	.00	45,661.97
01-02-2615	962.00	.00	962.00
01-10-4012	336.45	.00	336.45
01-40-5066	161.23	.00	161.23
01-40-5200	342.68	.00	342.68
01-40-5201	876.00	.00	876.00
01-40-5203	294.08	.00	294.08
01-40-5205	319.48	.00	319.48
01-40-5210	476.10	129.22-	346.88
01-40-5253	27.70	.00	27.70
01-40-5300	340.70	.00	340.70
01-40-5305	328.06	.00	328.06
01-40-5310	126.79	.00	126.79
01-40-5315	162.66	.00	162.66
01-40-5331	946.20	.00	946.20
01-40-5399	816.20	.00	816.20
01-40-5401	6,815.68	.00	6,815.68
01-40-5700	202.01	.00	202.01
01-40-5701	152.72	.00	152.72
01-40-5705	58.32	.00	58.32
01-41-5066	10.14	.00	10.14
01-41-5330	2,688.19	.00	2,688.19
01-41-5700	417.94	.00	417.94
01-41-5841	59.99	.00	59.99
01-42-5066	384.71	.00	384.71
01-42-5200	76.62	.00	76.62
01-42-5201	12,549.98	.00	12,549.98
01-42-5203	143.28	.00	143.28
01-42-5210	130.48	.00	130.48
01-42-5215	1,262.97	.00	1,262.97
01-42-5216	341.56	.00	341.56
01-42-5253	3,215.97	.00	3,215.97
01-42-5254	2,409.84	.00	2,409.84
01-42-5300	81.47	.00	81.47
01-42-5305	328.54	58.60-	269.94
01-42-5310	153.23	.00	153.23
01-42-5325	132.45	.00	132.45
01-42-5330	650.00	.00	650.00
01-42-5343	1,416.96	.00	1,416.96
01-42-5346	190.00	.00	190.00
01-42-5350	177.63	.00	177.63
01-42-5700	129.01	.00	129.01
01-43-5066	234.09	.00	234.09
01-43-5200	131.39	.00	131.39
01-43-5203	369.77	.00	369.77
01-43-5460	5,817.92	.00	5,817.92
01-43-5700	49.52	.00	49.52
01-45-5066	224.57	.00	224.57
01-45-5075	61.46	.00	61.46
01-45-5210	43.97	.00	43.97
01-45-5215	2,379.56	.00	2,379.56
01-45-5253	756.33	.00	756.33
01-45-5305	3,722.96	.00	3,722.96
01-45-5330	62.30	.00	62.30
01-45-5363	231.07	.00	231.07
01-45-5370	330.20	.00	330.20

GL Account	Debit	Credit	Proof
01-45-5372	510.98	.00	510.98
01-45-5500	3,575.00	.00	3,575.00
01-47-5066	241.99	.00	241.99
01-47-5200	42.00	.00	42.00
01-47-5201	300.00	.00	300.00
01-47-5210	171.16	.00	171.16
01-47-5215	56.24	.00	56.24
01-47-5216	15.00	.00	15.00
01-47-5253	526.03	.00	526.03
01-47-5305	435.12	.00	435.12
01-47-5310	179.79	.00	179.79
01-47-5315	78.23	.00	78.23
01-47-5330	270.17	.00	270.17
01-47-5405	4,576.50	.00	4,576.50
01-47-5700	141.59	.00	141.59
01-48-5040	1,500.00	.00	1,500.00
01-48-5066	32.34	.00	32.34
01-48-5330	52.00	.00	52.00
01-48-5399	148.40	.00	148.40
01-48-5455	4,660.00	.00	4,660.00
01-48-5700	31.96	.00	31.96
01-49-5066	119.49	.00	119.49
01-49-5075	10.00	.00	10.00
01-49-5202	1,281.07	.00	1,281.07
01-49-5236	2,062.50	.00	2,062.50
01-49-5253	54.90	.00	54.90
01-49-5260	203.50	.00	203.50
01-49-5261	742.18	.00	742.18
01-49-5262	490.94	.00	490.94
01-49-5265	584.77	.00	584.77
01-49-5330	387.96	.00	387.96
01-49-5331	55.00	.00	55.00
01-49-5349	175.00	.00	175.00
01-49-5401	12,377.50	.00	12,377.50
01-49-5700	75.31	.00	75.31
04-02-2000	64.76	136,441.17-	136,376.41-
04-44-5066	229.84	.00	229.84
04-44-5201	1,320.00	.00	1,320.00
04-44-5215	107,837.19	.00	107,837.19
04-44-5216	3,425.74	.00	3,425.74
04-44-5253	2,173.12	.00	2,173.12
04-44-5254	550.75	64.76-	485.99
04-44-5305	2,746.90	.00	2,746.90
04-44-5360	2,592.00	.00	2,592.00
04-44-5363	209.98	.00	209.98
04-44-5366	15,348.00	.00	15,348.00
04-44-5369	7.65	.00	7.65
06-02-2000	.00	104,863.77-	104,863.77-
06-02-2310	1,644.60	.00	1,644.60
06-40-5066	94.43	.00	94.43
06-40-5399	519.40	.00	519.40
06-40-5401	339.15	.00	339.15
06-40-5405	6,650.85	.00	6,650.85
06-40-5701	610.90	.00	610.90
06-47-5215	989.64	.00	989.64
06-47-5231	3,185.28	.00	3,185.28
06-47-5253	756.33	.00	756.33

GL Account	Debit	Credit	Proof
06-47-5305	125.75	.00	125.75
06-47-5310	93.72	.00	93.72
06-47-5390	5,195.16	.00	5,195.16
06-47-5391	184.32	.00	184.32
06-47-5392	923.64	.00	923.64
06-47-5394	80,082.00	.00	80,082.00
06-47-5396	735.00	.00	735.00
06-47-5557	2,733.60	.00	2,733.60
09-02-2000	5,510.84	202,195.01-	196,684.17-
09-02-2005	201,143.01	5,510.84-	195,632.17
09-50-5500	1,052.00	.00	1,052.00
14-02-2000	667.63	678,413.84-	677,746.21-
14-02-2005	.00	667.63-	667.63-
14-40-5500	22,492.98	.00	22,492.98
14-40-5564	13,352.65	.00	13,352.65
14-40-5565	24,628.25	.00	24,628.25
14-40-5720	617,939.96	.00	617,939.96
18-02-2000	.00	940.68-	940.68-
18-45-5500	574.18	.00	574.18
18-52-5500	366.50	.00	366.50
20-02-2000	.00	3,382.55-	3,382.55-
20-02-2310	2,279.63	.00	2,279.63
20-40-5066	98.50	.00	98.50
20-40-5400	738.00	.00	738.00
20-40-5401	266.42	.00	266.42
99-01-1001	.00	.00	.00
99-01-1075	394.32	.00	394.32
99-01-1077	150.00	.00	150.00
99-02-2000	.00	544.32-	544.32-
Grand Totals:	1,271,150.11	1,271,150.11-	.00

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

Agenda Item Summary

MEETING DATE:	August 14, 2023
SUBJECT:	2nd Quarter 2023 Investment Portfolio
PRESENTED BY:	Mary Strutt, Administrative Services Director

SUMMARY

The Town of Mead investment portfolio for the second quarter of 2023 is attached for the Board's review. This investment portfolio does not include funds held in the Town's operating accounts.

All of the Town's investment holdings are being held in Local Government Investment Pools ("LGIPs") in accordance with the Town's Investment Policy. The LGIPs tend to have higher yields and liquidity. Funds may be easily transferred into/out of the LGIPs from the operating accounts. For additional diversification and security the Town does invest in three different LGIPs.

Current yields are 4.9235 – 5.2246%. Due to these high yields, interest and dividend income revenues are trending higher than budgeted.

Funds held in the Town's investment accounts include the reserve funds and funds which have been appropriated for upcoming capital projects including the Community Center, 3rd & Welker Intersection Gold Star Memorial and Liberty Ranch Restrooms

ATTACHMENTS

Investment Portfolio 06/30/2023

Town of Mead Investment Portfolio

Total Funds Invested as of: 06/30/23

Investment Category *	Authorized and Suitable Investments	Rating Moody/S&P	Coupon	Maturity	Average Monthly Yield	Par Value	Purchase Date	Purchase Price - Principal Value	Value	Percentage Per Issuer	Total Percentage of Portfolio
A	**US Treasuries:**										
Maximum % per Issuer: 100%											

Maximum % of Portfolio: 100%										0.00%	
	Total Treasuries:							$ -	$ -		**0.0%**
B	**US Agencies:**										
Maximum % per Issuer: 35%										0.00%	

Maximum % of Portfolio: 75%	**Total Agencies:**							$ -	$ -		**0.0%**
C	**CD's / Term Bank Deposits:**										
Maximum % per Issuer: FDIC limit										0.0%	

Maximum % of Portfolio: 50%	**Total Term Bank Deposits:**							$ -	$ -		**0.0%**
D	**Money Market Accounts**										
Maximum % per Issuer: 50%										0.0%	
----										0.0%	
Maximum % of Portfolio: 35%										0.0%	
	Total Money Markets:								$ -		**0.0%**
E	**Investment Pools**										
Maximum % per Issuer: 50%	COLOTRUST - PLUS+	N/A	N/A	N/A	5.2246%	N/A	N/A	N/A	$ 13,077,836.85	42.29%	
	COLOTRUST - PRIME	N/A	N/A	N/A	4.9235%	N/A	N/A	N/A	$ 10,374.34	0.03%	
----	CSAFE	N/A	N/A	N/A	5.2000%	N/A	N/A	N/A	$ 12,572,761.54	40.66%	
Maximum % of Portfolio: 100%	CSIP	N/A	N/A	N/A	5.2000%	N/A	N/A	N/A	$ 5,260,245.64	17.01%	
	Total Investment Pools:								$ 30,921,218.37		**100.0%**
F	**All Other Allowable Securities:**										
Maximum % per Issuer: 15%											

Maximum % of Portfolio: 25%									$ -	0.00%	
	Total Other:								$ -		**0.0%**

Total Market Value: **$ 30,921,218.37**

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

Agenda Item Summary

MEETING DATE:	August 14, 2023
SUBJECT:	**Ordinance No. 1045** – An Ordinance of the Town of Mead, Colorado, Amending Section 16-12-30 of the Mead Municipal Code Concerning an Update to the Identification of Special Flood Hazard Areas
PRESENTED BY:	Erika Rasmussen, Town Engineer/Public Works Director

SUMMARY

The National Flood Insurance Program (NFIP) is a program that is managed by FEMA and enables property owners to purchase flood insurance. In return, communities agree to adopt and implement local floodplain management regulations that contribute to protecting lives and reducing the risk of new construction and substantial improvements from future flooding.

On June 26, 2017, the Town of Mead adopted Ordinance 849, which approved the Town's inclusion into the NFIP and created floodplain management regulations. Certain standards and required updates must be adopted as a condition of continued eligibility in the NFIP. This includes adoption of the current effective Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) to which the regulations apply, as well as other modifications made by map revisions.

In November 2023, a new FIS and FIRM will become effective for Weld County. Adoption of the new FIS/FIRM through an Ordinance update is required to maintain the Town's membership in the NFIP. Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

Staff recommends adoption of the updated Ordinance, which will reference the most up-to-date FIS/FIRM for Weld County. The updated Ordinance changes Section 16-20-30(b) of the Mead Municipal Code to read as follows, with the ~~strikethrough~~ text indicating deletions and **bold underline** text indicating the change:

> *"Basis for establishing the Special Flood Hazard Area. The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "~~The~~ Flood Insurance Study for Weld County, Colorado and Incorporated Communities**; 11/30/2023**" ~~dated January 20, 2016~~, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Article. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this Article and may be supplemented by studies designated and approved by the Board of Trustees. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection."*

FINANCIAL CONSIDERATIONS

No financial considerations.

STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the August 14, 2023, consent agenda will approve the Ordinance update. If this item is pulled off the consent agenda for further discussion or questions, Staff recommends the following motion:

Suggested Motion:
"I move to adopt Ordinance No. 1045 – An Ordinance of the Town of Mead, Colorado, Amending Section 16-12-30 of the Mead Municipal Code Concerning an Update to the Identification of Special Flood Hazard Areas."

ATTACHMENTS

Ordinance No. 1045
FEMA -Town of Mead Notification
FINAL Summary of Map Actions
FEMA – Federal Insurance and Mitigation Administration – Fact Sheet (2 pages)

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1045

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING SECTION 16-12-30 OF THE *MEAD MUNICIPAL CODE* CONCERNING AN UPDATED SPECIAL FLOOD HAZARD AREA MAP

WHEREAS, in 2017, the Town of Mead Board of Trustees ("Board") enacted Ordinance Number 849, adopting Article XII of Chapter 16 of the Mead Municipal Code ("MMC") setting forth the Town's floodplain management regulations in order to qualify for participation in the National Flood Insurance Program (the "NFIP"); and

WHEREAS, Section 16-12-30(b) of the MMC currently identifies Special Flood Hazard Areas as those areas identified by the Federal Emergency Management Agency (FEMA) in a report titled "*The Flood Insurance Study for Weld County, Colorado and Incorporated Communities*" dated January 20, 2016 (FIS), with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM); and

WHEREAS, FEMA has notified the Town of Mead that the updated FIS and related FIRM/FBFM will be effective on November 30, 2023 ("Updated FIS"); and

WHEREAS, the Town's continued participation in the NFIP is incumbent on a valid and effective floodplain ordinance and active floodplain development management by the Town's designated Floodplain Administrator; and

WHEREAS, the Town is required, as a condition of continued eligibility in the NFIP, to include the Updated FIS (and updated FIRM) in the Town's floodplain management regulations; and

WHEREAS, the NFIP provides flood insurance to property owners, renters and businesses, and having this coverage helps them recover faster when floodwaters recede; and

WHEREAS, the Board desires to amend Section 16-20-30 of the MMC to reflect that the Special Flood Hazard Areas will be identified using the Updated FIS; and

WHEREAS, the Board further desires to amend Section 16-20-20 of the MMC to add a definition for the term "*Base flood*"; and

WHEREAS, the Board finds that adoption of this Ordinance will be in the best interest of the public health, safety, and welfare of all citizens.

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. Amend Section 16-12-20 of the Municipal Code. Section 16-12-20 of the Mead Municipal Code is hereby amended to add a definition for the term "*Base flood*" as follows:

> *Base flood*. The flood which has a one percent chance of being equaled or exceeded in any given year (also known as a 100-year flood). This term is used in the

National Flood Insurance Program (NFIP) to indicate the minimum level of flooding to be used by a community in its floodplain management regulations.

Section 3. Amend Subsection (b) of Section 16-12-30 of the Municipal Code. Subsection (b) of Section 16-20-30 of the Mead Municipal Code is hereby amended as follows, with deletions shown in ~~strikethrough~~ and additions shown in **bold and underline**:

Sec. 16-20-30. General Provisions.

(b) Basis for establishing the Special Flood Hazard Area. The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Weld County, Colorado and Incorporated Communities" dated ~~January 20, 2016~~**November 30, 2023**, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Article. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this Article and may be supplemented by studies designated and approved by the Board of Trustees. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection.

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. 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 14TH DAY OF AUGUST 2023.

ATTEST:

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

TOWN OF MEAD:

By: _____
Colleen G. Whitlow, Mayor

Federal Emergency Management Agency

Washington, D.C. 20472

May 30, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Colleen Whitlow
Mayor, Town of Mead
441 3rd Street
Mead, Colorado 80542

Community Name: Town of Mead, Weld County, Colorado
Community No.: 080218
Map Panels Affected: See FIRM Index

Dear Mayor Whitlow:

This is to notify you of the final flood hazard determination for Weld County, Colorado, and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on November 30, 2023. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations

apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);

2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These

files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at https://www.msc.fema.gov. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Doug Mahan, NFIP State Coordinator for Colorado by telephone at (303) 866-3441 ext. 3221. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region VIII at (303) 235-4975 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at https://www.fema.gov/flood-maps. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final SOMA

cc: Community Map Repository
Erika Rasmussen, Floodplain Administrator, Town of Mead

FINAL SUMMARY OF MAP ACTIONS

Community: MEAD, TOWN OF Community No: 080218

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on November 30, 2023.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-08-0487A	04/11/2016	NORTH CREEK AT MEAD, BLOCK 4, LOT 1 -- 16764 WEST VIEW DRIVE	08123C1860E	08123C1860F
LOMA	16-08-0979A	08/05/2016	NORTH CREEK AT MEAD, BLOCK 4, LOT 3 -- 16758 WEST VIEW DRIVE	08123C1860E	08123C1860F

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: MEAD, TOWN OF Community No: 080218

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FEMA Disaster Assistance When a Community is Not Participating in the NFIP

A community's participation in the National Flood Insurance Program (NFIP) is voluntary. However, when a community has been identified by the Federal Emergency Management Agency (FEMA) as an area with special flood hazards, and the community is not participating in the NFIP, the community may be sanctioned and financial assistance for acquisition or construction purposes, including, in some cases, Federal disaster assistance, may not be available in those areas.

This fact sheet provides information to individuals and communities on the receipt of FEMA disaster assistance when a community is not participating in the NFIP.

Community Participation in the NFIP

The NFIP can provide flood insurance coverage only in those states and communities that adopt and enforce floodplain management measures that meet the minimum NFIP requirements set by regulation.[1] Participation in the NFIP is voluntary, and communities must apply to participate. FEMA identifies Special Flood Hazard Areas (SFHAs) - the land area in the floodplain subject to a 1 percent or greater chance of flooding in any given year - on Flood Insurance Rate Maps (FIRMs).

Newly identified communities that do not have a map will have one year after they are identified as floodprone (the FIRM effective date) to participate in the NFIP, or sanctions apply.[2] Sanctions also apply to communities participating in the NFIP that are suspended or withdraw from the program.[3] When a community is sanctioned, Federal officers and agencies are prohibited from approving any financial assistance for acquisition or construction purposes in an area of special flood hazard in the community.[4]

Financial assistance for acquisition or construction purposes includes:

- Financial assistance for the acquisition, construction, reconstruction, repair, or improvement of any publicly or privately owned building or mobile home, and for any machinery, equipment, fixtures, and furnishings contained or to be contained therein.
- The purchase or subsidization of mortgages or mortgage loans.
- Federal disaster assistance in connection with a flood under the Stafford Act.

To determine if a community participates in the NFIP, consult FEMA's Community Status Book at https://www.fema.gov/national-flood-insurance-program-community-status-book.

Federal Disaster Assistance Limitations

As stated, previously, when a community is sanctioned, Federal officers and agencies are prohibited from approving any financial assistance for acquisition or construction purposes in an area of special flood hazard in the community. This restriction does not apply to Federal disaster assistance under the Stafford Act, unless the assistance is in connection with a flood.[5]

Table 1 below lists the specific restrictions that apply to disaster assistance in SFHAs in non-participating communities, and it is followed by more detailed information about the restrictions.

	Always Eligible	Eligible in Disasters Other Than Flood
Public Assistance–Emergency Work	✓	
Public Assistance–Permanent Work		✓
Individual Assistance–Rental Assistance	✓	
Individual Assistance–Other Needs Assistance	✓	
Individual Assistance–Real and Personal Property		✓ (unless items are uninsurable)
Hazard Mitigation		✓

[1] 42 U.S.C. § 4012(c); 44 C.F.R. Part 60.
[2] Id. § 4105.
[3] 44 C.F.R. § 59.24.
[4] 42 U.S.C. § 4106.
[5] 42 U.S.C. § 4003.

Public Assistance (PA) Program

- **Eligible:** Emergency Work

  No restrictions apply. Eligible debris removal efforts and emergency protective measures under Sections 403, 407, and 502 of the Stafford Act (42 U.S.C. §§ 5170b, 5173, and 5192) are still eligible in communities that do not participate in the NFIP.

- **Not Eligible:** Permanent Work

  The permanent repair, restoration, or replacement of otherwise eligible facilities under Section 406 of the Stafford Act (42 U.S.C. §5172) are not eligible under PA for those facilities located in an identified SFHA, when that community is not participating in the NFIP and the damages were incurred by flood. (Consideration may be given for approved alternate projects when such projects are located outside of the SFHA.) PA will provide assistance for uninsurable facilities, i.e. bridges, roads, walkways, etc.

Individual Assistance (IA) Program

Housing Assistance

- **Eligible:** Rental assistance or lodging expenses, such as the reimbursement of hotel or motel expenses, or when rental properties are not available direct housing assistance may be provided.
- **Not-eligible:** Grants to permanently repair or replace insurable real and/or personal property, damaged by a flood.

Other Needs Assistance

- **Eligible:** Assistance for medical, dental, funeral costs, transportation and other expenses authorized under Section 408(e) of the Stafford Act (42 U.S.C. § 5174(e)). FEMA will consider referrals from the Small Business Administration (SBA) to meet these needs, when SBA denies a loan for such expenses and refers the application to FEMA.
- **Not-eligible:** Personal property losses that could have been insured by NFIP (such as appliances, clothing, and furniture).

In accordance with 44 C.F.R. § 206.110(k)(2), if a sanctioned community applies and joins the NFIP within six months of the federal disaster declaration, these limitations on federal disaster assistance will be lifted under the IA program.

Hazard Mitigation Grant Program (HMGP)

HMGP is one of three Hazard Mitigation Assistance (HMA) program grants that FEMA offers. HMGP mitigation sub-applications for projects sited within an SFHA are eligible only if the jurisdiction in which the project is located is participating in the NFIP. HMA grants cannot be given for acquisition or construction purposes if the site is located in a designated SFHA in a community that does not participate in the NFIP. Non-participating communities may submit projects to the HMGP only if the projects are located in an unmapped area or areas outside the SFHA. Refer to the current HMA Guidance for more information at http://www.fema.gov/hazard-mitigation-assistance.

For More Information

For further information on Federal disaster assistance from the SBA, the U.S. Department of Agriculture (USDA), and the Housing and Urban Development (HUD), visit the following:

- https://www.sba.gov/content/disaster-loan-program
- https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/index
- http://portal.hud.gov/hudportal/HUD?src=/info/disasterresources

If a community decides to participate in the NFIP, they may visit http://www.fema.gov/media-library/assets/documents/13610 to learn more about how to participate in the program, and the benefits of enrolling.

Agenda Item Summary

MEETING DATE: August 14, 2023 (Public Hearing item)

SUBJECT: **Resolution No. 57-R-2023** – A Resolution of the Town of Mead, Colorado, Approving with Conditions the Service Plans for Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 and Authorizing Execution of the Intergovernmental Agreements between the Town and the Districts

INTRODUCED BY: Marcus McAskin, Town Attorney

SUMMARY

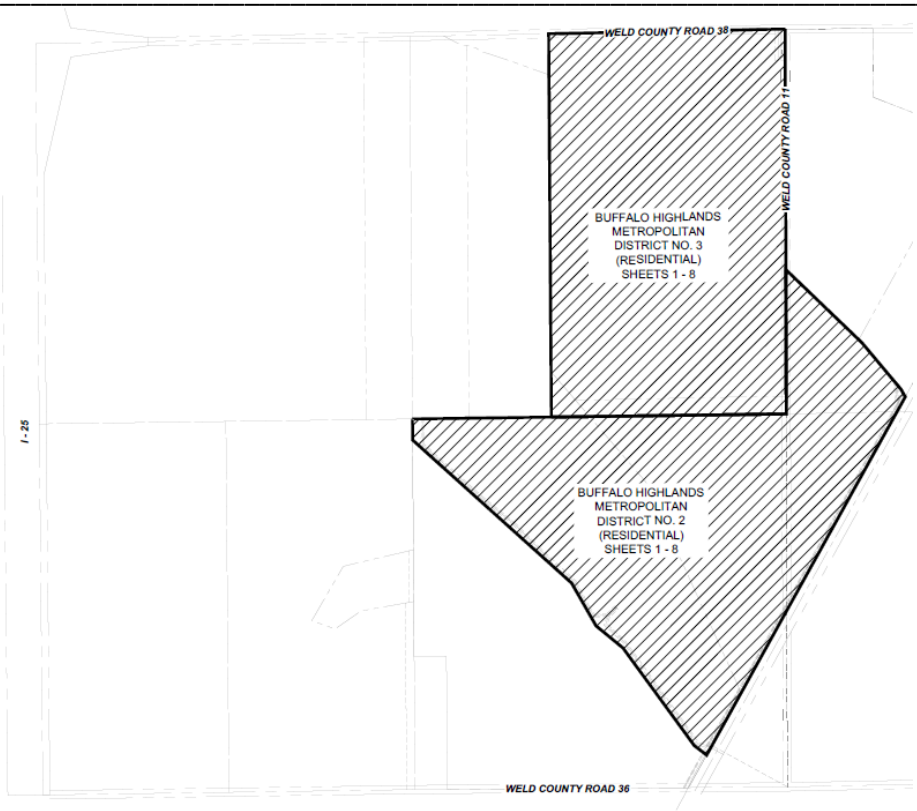
Resolution No. 57-R-2023 (the "Resolution") **approves with conditions** the Service Plans for the Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 (together, the "Service Plans") and approves the forms of intergovernmental agreement between the Town of Mead and the Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 ("Intergovernmental Agreements"). Buffalo Highlands Metropolitan District No. 1 ("Commercial District") is proposed to serve the commercial portion of the Buffalo Highlands development, and Buffalo Highlands Metropolitan District Nos. 2-3 ("Residential Districts") are proposed to serve the residential portion of the development.

The location of the proposed Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 ("Districts") is shown on the following page. More detailed maps of the boundaries of the Districts (and the inclusion area boundaries, as applicable) are set forth in the Service Plans. The Commercial District includes approximately 64 acres and the boundaries of the proposed Residential Districts include 213 acres, generally located northeast of the intersection of Interstate 25 and Weld County Road 36, as more particularly shown and described in Exhibits A, B, B-1, B-2, and B-3 of the Service Plans ("Property"). BAS 2020 LLC ("Applicant") currently owns the Property and is proposing the organization of the Districts to provide funding for certain on-site and off-site public improvements and services for the benefit of development of the Property.

Development within the Commercial Development 1 is anticipated to include about 700,000 square feet of commercial development at full build-out, and development within Districts Nos. 2-3 is anticipated to include 750 residential units. The Applicant submitted the proposed Service Plans to the Town on May 5, 2023, and subsequently resubmitted on July 21, 2023, which resubmittal included the letter of intent required by Sec. 12-2-10(e) of the *Mead Municipal Code* ("Letter"). Copies of the Service Plans and Letter are linked here: Service Plan for Buffalo Highlands MD No. 1 2.pdf Service Plan for Buffalo Highlands MD Nos. 2 and 3.pdf Letter of Intent

Notice of the hearing was published and circulated in accordance with *Mead Municipal Code* ("MMC") Section 12-2-40, and the Certificate Concerning Notices of Public Hearing on Service Plans is on file with the Town Clerk.

WELD COUNTY ROAD 38
WELD COUNTY ROAD 11
I - 25
BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 1 (COMMERCIAL) SHEETS 1 - 8
WELD COUNTY ROAD 36


WELD COUNTY ROAD 38
WELD COUNTY ROAD 11
BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 3 (RESIDENTIAL) SHEETS 1 - 8
I - 25
BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 2 (RESIDENTIAL) SHEETS 1 - 8
WELD COUNTY ROAD 36

As required by the MMC, the Letter discusses the public benefits to be provided by the Districts; generally describes the public improvements to be financed, operated, and/or maintained; and addresses the satisfaction of the state law criteria for formation of the Districts. The Letter also summarizes the Districts' main purpose – to finance improvements, including off-site regional improvements, necessary to support the successful future residential and commercial development planned to occur within the boundaries of the Property. The anticipated improvements include street, storm sewer, sanitary sewer and water improvements that no other governmental entity is ready to provide on a comparable basis at this time. In addition, as required by the MMC, the Letter addresses C.R.S. § 32-1-203(2) criteria for formation of Districts. These criteria are discussed in additional detail below.

Copies of the Service Plans are available at the link set forth on page one of this *Agenda Item Summary* and are incorporated in the Resolution as ATTACHMENT A and ATTACHMENT B.

DISCUSSION

In January 2020, the Town adopted metropolitan district regulations, codified in Chapter 12 of the MMC. The following criteria apply to the Town's consideration of the Service Plans, which do not propose any substantive changes to the Town's model service plan.

CRITERIA FOR APPROVAL UNDER CHAPTER 12 OF THE MEAD MUNICIPAL CODE:

Section 12-2-50(c) of the MMC provides that the Board of Trustees shall consider the following in making a determination on a proposed service plan:

(i) Criteria set forth in state law (C.R.S. § 32-1-203(2));
(ii) Whether the proposed service plan is in substantial compliance with the model service plan; and
(iii) Whether the proposed service plan satisfies the requirements of Section 12-2-20(b) of the MMC.

Counsel for the proposed Districts caused notice of the date, time, location, and purpose of a public hearing regarding the formation of the Districts to be duly published in the *Longmont Times-Call* in compliance with MMC Section 12-2-40. The affidavit of publication is included in the Certificate Concerning Notices of Public Hearing on Service Plans on file with the Town Clerk.

(i) State law criteria

Under the MMC, the Board of Trustees is required to make findings and determinations regarding the following criteria, as set forth in C.R.S. § 32-1-203(2):

a. There is sufficient existing and projected need for organized service in the area to be served by the proposed District;

b. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

c. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries; and

d. The area to be included within the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The Service Plans, as submitted, address the above-referenced statutory criteria and provide financial projections based on anticipated development, prepared by Piper Sandler, a third party financial consultant.

(ii) Substantial compliance with Model Service Plan

Sec. 12-2-20(a) requires that service plans substantially comply with the Town's service plan. The model service plan addresses, more specifically, the requirements of MMC Section 12-2-20(b), which criteria are addressed below.

- Staff has determined that the Service Plans are in substantial compliance with the Town's model service plan, as further outlined below.

(iii) MMC Section 12-2-20(b) Criteria

MMC Section 12-2-20(b) requires that all service plans include:

(1) The maximum debt service mill levy that the district shall be permitted to impose upon taxable property within the boundaries of the proposed district to finance public improvements.

The Service Plans include a maximum debt service mill levy limit of 45 mills, which is consistent with the model service plan.

(2) The total operating mill levy that the district shall be permitted to impose upon taxable property within the boundaries of the proposed district to fund administrative, operating, and facilities maintenance expenses, including the repayment of any advances provided to the district for such purposes.

In conformance with the model service plan, the Service Plans include a maximum operating mill levy limit of 10 mills.

(3) The total aggregate mill levy that the district shall be permitted to impose, including the maximum debt service mill levy and maximum operating mill levy.

In conformance with the model service plan, the Service Plans include an aggregate maximum mill levy of 55 mills, including operating and debt mill levy, but not including the Town O&M Mill Levy.

(4) The capital plan, including: a. a detailed list of the public improvements to be developed by the district, supported by an engineering or architectural survey; b. a good faith estimate of the cost of the public improvements; and c. a pro forma capital expenditure plan correlating expenditures with development.

The Capital Plans are included as Exhibit D to each of the Service Plans and were prepared by Olsson engineering. The Capital Plans detail improvements anticipated to be financed by the Districts and cost estimates for such improvements. The Capital Plans inform the debt cap, which proposed debt cap exceeds the estimated improvement costs plus a 10% contingency. The Capital Plans project capital improvement costs of $21,173,266 for the Commercial District and $80,118,433 for the Residential Districts, including a 10% contingency and 12% adjustment for inflation pursuant to the Price Deflator (Fisher) Index, included as part of the Capital Plans.

(5) Required imposition of the Town O&M Mill Levy.

In conformance with the model service plan, the Service Plans require the imposition of three (3) mills as the Town O&M Mill Levy, which may be used to defray the Town's ongoing operations and maintenance expenses associated with any Town capital improvements and infrastructure that directly or indirectly serve development in the Districts.

(6) The form of Town-District IGA as an exhibit, including language requiring the imposition, collection and remittance of the revenues generated by the Town O&M Mill Levy to the Town.

The Service Plans include the IGA as Exhibit C.

(7) A requirement that the district Board approve the Town-District IGA no later than ninety (90) days following the date on which the Weld County District Court has entered its order declaring the district organized.

Consistent with the model service plan, the Service Plans include the IGA execution requirement in Section IX.

(8) A financial plan, including reference to the Town O&M Mill Levy and detailed projections of the revenue to be generated by the imposition of the Town O&M Mill Levy for a minimum period of thirty (30) years following the year in which the service plan is submitted.

The Financial Plans, attached as Exhibit E to the Service Plans were prepared by Piper Sandler and include 30-year projections of tax revenue, including the Town O&M Mill Levy. The Financial Plan includes the projected costs associated with the issuance of debt to pay for capital improvements including, without limitation, the cost of issuance, capitalized interest, and reserve funds. The Financial Plan for the Commercial District projects a 2023 bond issuance in the par amount of $11,760,000 to finance initial capital costs. The Financial Plan for the Residential Districts projects a 2023 bond issuance in the par amount of $25,815,000. The proposed bonded indebtedness of the Districts is substantially lower than permitted in the proposed Service Plans. Actual bond issuances may differ in amount and will be subject to the limitations in the Service Plans, including maximum debt authorization limits.

(9) A limitation that the district shall not impose a levy for repayment of any and all debt, or use the proceeds of any mill levy for repayment of debt, on any single property developed for residential uses that exceed thirty (30) years after the year of the initial imposition of such mill levy unless a majority of the members of the Board are residents of such district and have voted in favor of a refunding of part or all of the debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S.

Consistent with the model service plan, the Service Plans include the debt mill levy imposition term limitation in Section VI.C.2, as well as the IGA.

(10) A prohibition on the exercise of the district's powers of eminent domain and dominant eminent domain against Town-owned or Town-leased property except with prior written consent by the Board of Trustees.

Consistent with the model service plan, the Service Plans include the eminent domain limitation in Section V.A.14, as well as the IGA.

(11) The form of written disclosure notice, as required by MMC Section 12-2-70. The disclosure notice shall be attached as an exhibit to the proposed service plan.

The required form of written disclosure notice is attached to the Service Plans as Exhibit F. The completed form must be recorded in Weld County real property records within 90 days of the Districts' formation.

Town Staff is recommending approval of the Service Plans, subject to the following conditions:

CONDITIONS OF APPROVAL:

a. The Districts' Boards of Directors shall execute the Intergovernmental Agreements (in substantially the form attached as Exhibit C to the Service Plans) (the "Town-District IGAs") within 90 days after the entry of the decree of formation of the Districts and shall file executed duplicate originals of such executed Town-District IGAs with the Town Clerk within ten (10) days of the date of execution.

b. The Districts shall not incur any indebtedness or impose any taxes or fees until the Districts have approved and executed the Town-District IGAs as required above.

The conditions of approval set forth above are incorporated into Section 3 of the Resolution, and (a) is a requirement of MMC Sec. 12-2-60.

FINANCIAL CONSIDERATIONS

The Service Plans require imposition of the Town O&M Mill Levy, which may be adjusted in case of changes in the method of calculating assessed valuation. Assuming the growth in assessed value in the Districts as set forth in the Service Plans and Financial Plans (Exhibit E), the Town O&M Mill Levy is projected to generate in excess of $67,000 for the Commercial District (District No. 1) and $234,000 for the Residential Districts (District Nos. 2 and 3) at full build out commercial and residential development planned to occur within the boundaries of the Districts.

STAFF RECOMMENDATION / ACTION REQUIRED

Staff recommends approval of Resolution No. 57-R-2023.

Suggested Motion:

"I move to Approve Resolution No. 57-R-2023 - A Resolution of the Town of Mead, Colorado, Approving with Conditions the Service Plans for Buffalo Highlands Metropolitan District No. 1 and Buffalo Highlands Metropolitan District Nos. 2-3 and Authorizing Execution of the Intergovernmental Agreements Between the Town and the Districts."

ATTACHMENTS

1) Resolution No. 57-R-2023

2) Service Plan for Buffalo Highlands MD No. 1 2.pdf
   Service Plan for Buffalo Highlands MD Nos. 2 and 3.pdf

   Service Plan for Buffalo Highlands Metropolitan District No. 1

EXHIBIT A	Vicinity Map
EXHIBIT B	Initial District Boundary Map and Legal Description
EXHIBIT C	Town-District IGA
EHIXIBT D	Capital Plan
EXHIBIT E	Financial Plan
EXHIBIT F	Form of District Disclosure Notice

   Service Plan for Buffalo Highlands Metropolitan District Nos. 2-3

EXHIBIT A	Vicinity Map
EXHIBIT B-1	Initial District Boundary Map and Legal Description for District No. 2
EXHIBIT B-2	Initial District Boundary Map and Legal Description for District No. 3
EXHIBIT B-3	Inclusion Area Boundary Map and Legal Description
EXHIBIT C	Town-District IGA
EHIXIBT D	Capital Plan
EXHIBIT E	Financial Plan
EXHIBIT F	Form of District Disclosure Notice

3) Letter of Intent dated July 21, 2023 (required by Sec. 12-2-10(e) of the MMC)

4) Applicant PowerPoint presentation

TOWN OF MEAD, COLORADO
RESOLUTION NO. 57-R-2023

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING WITH CONDITIONS THE SERVICE PLANS FOR BUFFALO HIGHLANDS METROPOLTIAN DISTRICT NO. 1 AND BUFFALO HIGHLANDS METROPOLITAN DISTRICT NOS. 2-3, AND AUTHORIZING EXECUTION OF THE INTERGOVERNMENTAL AGREEMENTS BETWEEN THE TOWN AND THE DISTRICTS

WHEREAS, BAS 2020 LLC, a Colorado limited liability company (the "Proponent"), the 100% fee owner of the property within the development known as Buffalo Highlands (the "Subject Property"), has proposed the organization of the Buffalo Highlands Metropolitan District No. 1 (the "Commercial District") and the Buffalo Highlands Metropolitan District Nos. 2-3 ("Residential Districts," and together with the Commercial District, the "Districts") to provide certain public improvements and services for the benefit of the Subject Property; and

WHEREAS, the Subject Property (together with other property as specifically described in Buffalo Highlands Annexation Map Nos. 1 – 4) was annexed to the Town of Mead ("Town") by Ordinance No. 1040 dated June 12, 2023; and

WHEREAS, the municipal filing requirements set forth in C.R.S. §§ 31-12-113(2)(a)(I) and (2)(a)(II)(A) have been completed and the Subject Property is located within the corporate boundaries of the Town; and

WHEREAS, service plans for the proposed Districts (the "Service Plans") were originally submitted by the Proponent to the Town on May 5, 2023, and resubmitted on July 21, 2023, in accordance with the applicable provisions of Chapter 12 of the Mead Municipal Code ("MMC"); and

WHEREAS, the boundaries of the Commercial District will include approximately 64 acres, and the boundaries of the Residential Districts will include approximately 213 acres, generally located northeast of the intersection of Weld County Road (WCR) 36 and Interstate 25, as more particularly shown and described in the vicinity maps attached as Exhibit A to the Service Plans and the maps and legal descriptions attached as Exhibits B, B-1, and B-2 to the Service Plans; and

WHEREAS, copies of the Service Plans are attached to this Resolution as ATTACHMENT A and ATTACHMENT B; and

WHEREAS, the Proponent submitted a Letter of Intent dated July 21, 2023 ("Letter of Intent"), as required by MMC Section 12-2-10(e); and

WHEREAS, in accordance with MMC Section 12-2-40, the Proponent has caused notice of the date, time, location and purpose of the public hearing regarding the consideration of the Service Plans to be duly published in the *Longmont Times-Call*, a newspaper of general circulation, on July 21, 2023; has caused such notice to be provided to the Division of Local Government in the Department of Local Affairs; and has caused notice to be provided to the governing body of each municipality and of each special district which has levied an *ad valorem* tax within the next preceding tax year and which has boundaries within a radius of three (3) miles of the proposed Districts; and

WHEREAS, the Proponent has filed a Certificate Concerning Notices of Public Hearing on Service Plans to be filed with the Town Clerk, which certificate includes a publisher's affidavit and certificate of mailing regarding the aforementioned public notices; and

WHEREAS, the Board of Trustees has reviewed the Service Plans and Letter of Intent and considered evidence in support of the approval or conditional approval of the Service Plans.

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

Section 1. The Board of Trustees has authority to approve the Service Plans without condition or modification, deny the Service Plans, or conditionally approve the Service Plans subject to the submission of additional information relating to same pursuant to MMC Section 12-2-50.

Section 2. Based on the contents of the Service Plans and other evidence presented at the public hearing of the Board of Trustees held on August 14, 2023, and in accordance with MMC Section 12-2-50, the Board of Trustees hereby finds and determines as follows:

a. There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;

b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

c. The proposed Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and

d. The area to be included within the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

e. The Service Plans are in substantial compliance with Chapter 12 of the MMC, and is in substantial compliance with provisions of the Town's model service plan, as required in accordance with MMC Section 12-2-20.

Section 3. The Service Plans for the Districts in the form attached to this Resolution as ATTACHMENTS A (Commercial District) and ATTACHMENT B (Residential Districts) are hereby approved, subject to the following condition(s):

a. The Districts' Boards of Directors shall execute the Intergovernmental Agreements (in substantially the form attached as Exhibit C to the Service Plans) (the "Town-District IGAs") within 90 days after the entry of the decree of formation of the Districts by the Weld County District Court and the Districts shall file executed duplicate originals of the executed Town-District IGAs with the Town Clerk within ten (10) days of the date of execution.

b. The Districts shall not incur any indebtedness or impose any taxes or fees until the Districts have approved and executed the Town-District IGAs as required above.

Section 4. The Board of Trustees hereby approves the Town-District IGAs in substantially the form attached as Exhibit C to the Service Plans and: (a) authorizes the Mayor or Town Manager, in consultation with the Town Attorney, to make such other changes as may be needed to the Town-District

IGAs in order to correct any nonmaterial errors or language; and (b) authorizes the Mayor to execute the Town-District IGAs on behalf of the Town following approval as to form by the Town Attorney and following the date on which the Districts' Boards of Directors have caused executed duplicate originals of the Town-District IGAs to be filed of record with the Town Clerk.

Section 5. Approval of this Resolution is not a waiver of, nor a limitation upon any power that the Town is legally permitted to exercise with respect to the property proposed to be served by the proposed Districts.

Section 6. 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 during regular business hours.

Section 7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

Section 8. **Effective Date**. This Resolution shall take effect upon its approval by the Board of Trustees.

INTRODUCED, READ, PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2023.

ATTEST:

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

TOWN OF MEAD:

By: _____
Colleen G. Whitlow, Mayor

ATTACHMENT A

Service Plan for Buffalo Highlands Metropolitan District No. 1

[The Service Plan may be accessed at the following link:
Service Plan for Buffalo Highlands MD No. 1 2.pdf

[A copy of the Service Plan will be attached to the execution version of this Resolution at the request of the Proponent]

ATTACHMENT B

Service Plan for Buffalo Highlands Metropolitan District Nos. 2-3

[The Service Plan may be accessed at the following link:
Service Plan for Buffalo Highlands MD Nos. 2 and 3.pdf

[A copy of the Service Plan will be attached to the execution version of this Resolution at the request of the Proponent]

WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

Jennifer Gruber Tanaka, Esq.
Shareholder

303-858-1800
jtanaka@wbapc.com

July 21, 2023

VIA E-MAIL

Town of Mead
Town Clerk
Mary Strutt, MMC
mstrutt@townofmead.org

Michow Cox & McAskin, LLP
Town Attorney
Attention: Silvia Fejka
Silvia@mcm-legal.com

Re: Letter of Intent for Buffalo Highlands Metropolitan District Nos. 1-3

Dear Ms. Fejka:

Enclosed herewith, please find clean and redlined electronic copies of the Service Plans for Buffalo Highlands Metropolitan District Nos. 1-3 (the "**Service Plans**").

Pursuant to Section 12-2-10(e) of the Town of Mead Municipal Code, the proponents of Buffalo Highlands MD Nos. 1-3 (the "**Districts**") hereby submit this Letter of Intent.

Public Benefit of the Proposed Districts

The Districts will enable provision of public benefits related to several of the categories identified in Section 12-2-10(e) of the Town of Mead Municipal Code. The Districts will enable development of the property within the Districts' Service Area in accordance with the planned development, as detailed in the Service Plan, which is in conformance with the Town's Comprehensive Plan. Additionally, the Districts will contribute to and provide financing for regional improvements. Furthermore, the Districts will enable mixed-use development that includes a variety of housing types and prices, a range of employment opportunities, and retail and consumer services.

Public Improvements to be Financed

The public improvements the Districts are intended to finance, operate, and/or maintain, include but are not limited to the following: off-site utilities, on-site storm sewer, on-site and off-site water mains, interior roadways, detention ponds, trails, monumentation, landscaping and open space. The total cost of public improvements is estimated to be $101,291,699.

Satisfaction of Criteria in Section 32-1-203(2), C.R.S.

The criteria set forth in Section 32-1-203(2), C.R.S. are fully satisfied and support the Town of Mead's approval of the Service Plan. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts. The existing service in the area to be served by the Districts is inadequate for present and projected needs. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries. The area to be included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis. Additionally, adequate public improvements will not be made available to the property within the Districts through Weld County or the Town of Mead within a reasonable time and on a comparable basis.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

Jennifer Gruber Tanaka, Esq.
Shareholder

cc: Matt Hengel
Shelby Noble

Attachment

Buffalo Highlands Metropolitan District Nos. 1-3

White Bear Ankele Tanaka & Waldron

This Photo by Unknown Author is licensed under CC BY-NC-ND

Background & Project Information

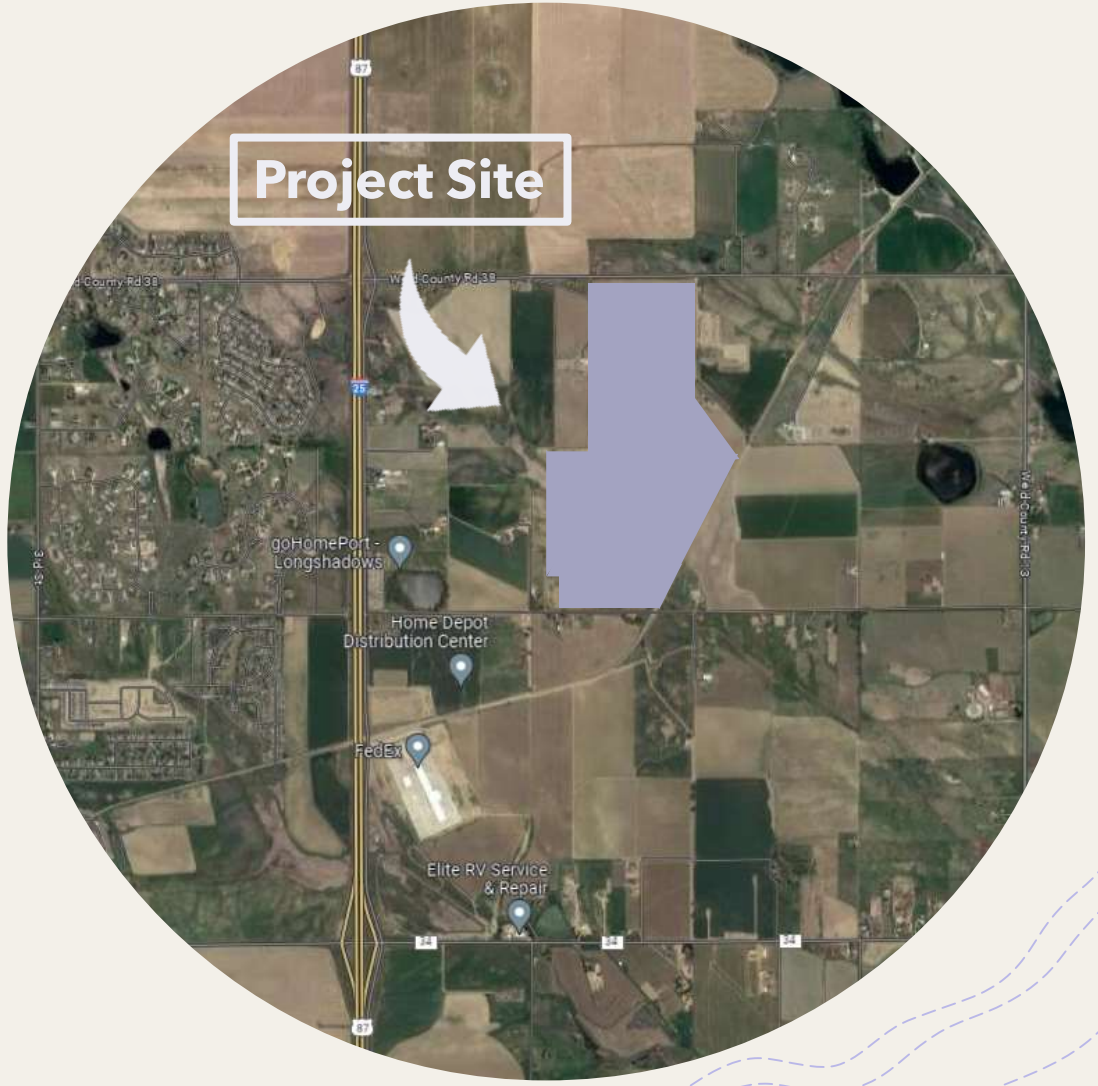
This Photo by Unknown Author is licensed under CC BY-SA-NC

This Photo by Unknown Author is licensed under CC BY-NC-ND

History of the Project

BAS 2020, LLC owns the property within the proposed District and intends to develop the area in District No. 1 to a commercial site and in District Nos. 2-3 into a residential community.

To date, there has been no development in the project area. The parcels were recently annexed into the Town.



Planned Development within the District

- District No. 1:
  - Project Area: 77.8 acres
  - Commercial
- District Nos. 2-3:
  - Project Area: 213 acres
  - 750 Single Family Detached Homes

- Public Improvements:
  - Interior roads, water, sewer, drainage, open space and parks
  - Non-potable water system for irrigation

Governing Law and Policies

- Title 32 of the Colorado Revised Statutes (the Special District Act)
- Discussions with and direction from Town Special Counsel
- In substantial compliance with the Town's model service plan

Benefits of Metropolitan Districts

Growth Pays Its Own Way

+ **Fill the void** - no other public entity is willing or able to fund public improvements necessary for development

+ **Reduce cost** of public improvements through access to low-cost, tax-exempt financing

+ **Proportionate** – rather than front-loading costs of public improvements on new home sales, the costs are paid via tax-deductible property mill levies over 30 years

    + Homeowners pay proportionate share of use of improvements while they own property

Financial Information

Costs & Financing Plan

Cost of Public Improvements

Estimated cost of public improvements:

+ District No. 1: $21,173,266
+ District Nos. 2-3 $80,118,433

+ Any improvements for the project not funded by the District remain the developer's responsibility
+ Town is not responsible for costs of improvements funded by the District, any debt issued by the District, or developer's costs of development

Financial Plan

Debt Capacity and Issuances

- Total Debt of District shall not exceed the estimated cost of improvements.
  - District No. 1: $21,173,266
  - District Nos. 2-3 $80,118,433
- District anticipates it will issue one or more series of bonds over the course of the development
- Per Financial Plan, District will have the tax base to support these issuances

Limitations on District Debt

- Mill Levy Caps
  - Debt Service Mill Levy Cap – 45 Mills
  - Operations Mill Levy Cap – 10 Mills
  - Max. Aggregate Mill Levy– 55 mills
  - Town O&M Mill Levy – 3 mills
- Debt Parameters
  - Max. interest rate: 12%
  - Max. Underwriter Fee: 4%
  - Max. Term: 30 years
  - Approved Development Plan

Additional Safeguards

Transparency

+ Disclosure Notice to Purchasers
+ Annual Report to Town

Reimbursement Limits

+ Third-Party Certification
+ Developer Debt Restrictions - Max. Interest Rate: prime rate index plus 3%

Website Disclosures

+ Notices
+ Election Info
+ Documents and records
+ Contact info
+ Debt info
+ Mill levy info

Questions & Comments

Thank You

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