



Board of Trustees Meeting

441 3rd Street, Mead

March 30, 2026

Agenda

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

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

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

1. Call to Order – Roll Call

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

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

- a. Manager Report

6. Informational Items

- a. 60+ Ride Partnership
- b. Strategic Planning, Colorado Department of Local Affairs
- c. Pet License Process
- d. Community Development Update

7. Public Comment:

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

8. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board

member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting March 9, 2026
- b. February 2026 Financials
- c. Check Register March 30, 2026
- d. **Ordinance No. 1101** — An Ordinance of the Town of Mead, Colorado, Amending Article VI of Chapter 7 of the Mead Municipal Code, Entitled Animals, to Remove the Town of Mead's Mandatory Licensing for Domestic Dogs and Cats
- e. **Resolution No. 23-R-2026** – A Resolution of the Town of Mead, Colorado Approving a Professional Services Agreement Between the Town of Mead and The Garland Company, Inc. for Roof Repair Services

9. Public Hearing

- a. Mead Municipal Code Amendment - Wildfire Resiliency - CANCELLED
- b. Municipal Code Amendment Public Facilities Zone District
 - i. **Ordinance No. 1102** — An Ordinance of the Town of Mead, Colorado, Approving Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guideline Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards
- c. Mead Village Planned Unit Development
 - i. **Ordinance No. 1103** — An Ordinance of the Town of Mead, Colorado Approving with Conditions the Rezoning of the Mead Village Property from Highway Commercial (HC) and Single-Family Residential (RSF-4) to Single-Family Residential (RSF-4) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map

10. New Business

- a. **Ordinance No. 1104** — An Ordinance of the Town of Mead, Colorado, Amending Chapter 18 of the Mead Municipal Code by the Addition of a New Article XIV to Adopt by Reference the Colorado Wildfire Resiliency Code, 2025 Edition, and the Colorado Wildfire Resiliency Code Map, 2025 Edition, and Providing Penalties for Violations

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. Legislative Update

13. Elected Official Reports

a. Town Trustees

b. Mayor Whitlow

14. Adjournment

15. Work Session: Strategic Planning

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

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: March 30, 2026

SUBJECT: Town Manager Report

- The annual EGGstravaganza Egg Hunt was held on March 28th at Ames Park with hunt times scheduled by age group: children ages 0–3, ages 4–8, and ages 9–12. More than 10,000 eggs were distributed.
- A 24-hour ballot box will be installed by Weld County Elections prior to the June primaries. The drive up box will be installed near the Community Center and will allow residents to vote right here in Mead.
- Construction continues on the new Mead Library, a branch of the High Plains Library District. The library is being constructed on land just east of Liberty Ranch on County Road 7. In the meantime, programming is being offered by High Plains Library for both adults and children at the Town of Mead Community Center. The Mead Library will open later this year.
- A new restroom facility is nearing completion in the Liberty Ranch Park. This permanent facility will have restrooms and storage space to support the recreation events at the park. It will replace the port-o-lets which have been at the park for several years.
- A pedestrian and bicycle underpass that will go under SH 66 and connect the pedestrian trail that runs along CR 7 is under design and right of way acquisition. Construction is anticipated to begin on this project by late this year.
- Colorado Intergovernmental Risk Sharing Agency (“CIRSA”) was onsite for the 2025 annual risk control audit on March 5th to review training certifications, safety inspection reports, accident investigation reports and internal policies. The audit report is attached. The Town passed each item with no recommendations for improvement. In addition, the Town received bonus points for staff and Mayor attendance at leadership training and implementing a month-long safety training for all staff.
- The Town Clerk’s office continues to process annual business license renewals. 181 renewals have been processed to date with another 91 in the queue for processing or awaiting payment. In addition, the Town’s Community Services Officer has been working with food trucks to complete licensing requirements.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school will open for students in the fall of 2026. The Town of Mead will provide a School Resource Officer for the new school.
- The Town has partnered with 60+ Ride to provide transportation access for Weld County older adults. This nonprofit organization matches volunteers to seniors needing transportation. Representatives will be at the March 30th Board meeting to celebrate this new partnership.
- The application for a new fermented malt beverage (beer) and wine liquor license from Aged & Co, 234 Main Street, C101 has been continued by the Mead Liquor Licensing Authority to April 13th. However, due to a conflict with the applicant team, the hearing will be further continued until April 27th.
- Rancheros Restaurant liquor license renewal has been administratively approved and forwarded to the state for their approval.
- As part of the Town’s records retention program, select archived documents were shredded on 3/3/2026. Please see attached summary of documents that reached their retention date.
- Highlandlake Brewing liquor license renewal will be scheduled for public hearing due to conditions placed on their license at initial issuance.
- December through February marks the annual sewer rate reassessment period. For those users of Mead sewer, water usage for the three winter months are averaged to determine sewer rates. The April 1st billing which is scheduled to go out this week will reflect the new rates.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.

- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47gm>
- Coffee with the Mayor is scheduled for this Saturday, April 4th from 8:00 a.m. – 10:00 a.m. at the Community Center Peak room. Mayor Whitlow will be available to discuss active development in Mead, Town projects, receive citizen comment and respond to general inquiries.
- The High Plains Blvd (WCR 9.5) road construction project continues. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers.
- Mead Municipal Court was held on Tuesday March 17th at 5:00 p.m. at Town Hall. There were 23 cases on the docket for arraignment and review hearings. The Court Clerk continues to work with the police department and Weld County to work out the bugs of importing e-tickets.
- The Colorado State Legislature is now in session and will consider bills that have a local impact. Colorado Municipal League follows the legislative process and advocates for its members on several bills. The CML Statehouse Report is issued weekly on the CML website. Link: <https://www.cml.org/home/advocacy-legal/statehouse-report>. Town Attorney, Marcus McAskin will also provide the Board of Trustees with periodic updates.
- Based on the 5-year Pavement Management Maintenance Plan, this year's transportation projects will begin early this Spring. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
 - 3rd and Welker Intersection – The intersection pavement, pavement marking, and traffic signal work is complete. Small punch list items, including a hydrant and sidewalk placement on Dillingham remain. Landscaping is underway.
 - SH66 Pedestrian Crossing – The ROW clearance has been received from CDOT and all real estate has been acquired. Staff is still awaiting the final NAAPME grant agreement to move the project to construction.
- Building Permits:
 - 2026 YTD (SF-D): 16 Permits, 18 Certificates of Occupancy
 - 2026 YTD (All Permit Types): 81 permits issued, 817 inspections
- Boards and Commissions
 - The Planning Commission held its regular meeting on March 18, 2026. The Highland Lake Comprehensive Plan Amendment application, which was withdrawn by the applicant on March 2, 2026, was abandoned and closed. The commission held a public hearing on text amendments to the Land Use Code regarding a new Public Facilities Zoning district and also held a public hearing on the Mead Village PUD. The Planning Commission recommended approval of both items to the Board of Trustees. The next regular Planning Commission meeting is scheduled for April 15, 2026.
- Human Resources
 - The Town advertises open positions on Neogov – below is the link: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions:
 - Public Works Operations Supervisor – Parks. 17 applications received. The selected candidate did accept position and is going through background check process.
 - Police Officer interviews were held 3/19th & 3/20th.
 - PW – Maintenance Worker I, II, III – 16 applicants. Interviews being scheduled.
 - Recreation Coordinator I, II had 21 applications received. Testing is being completed prior to interviews.
 - Recently filled positions
 - Planner – Lauren Rice started on March 23rd.
 - Public Works staff was reviewed for internal career promotions:
 - Jorden Steele promoted from MWI to MWII

- Jordan Morris promoted from MWI to MWII
- Anthony DeSantis promoted from MWI to MW III
- Training: HR provides quarterly leadership training for the Town's directors and managers. The March 12th session reviewed leaves of absence and how to leverage individual strengths to maximize the team's capabilities.

Community Development

- Staffing update: Lauren Rice started as Planner I with the Town on March 23, 2026.
- Mountain View Fire Rescue's new fire station continues vertical construction. The contractor has begun CMU construction of the eastern wall of the apparatus bay. Girders and metal deck are set in the apparatus bay and prepped for slab.
- High Plains Library District's continues with interior roughs. RTUs have been placed on the lower roof deck.
- O'Reilly Auto Parts near Hwy 66 & I-25 is nearing completion. A Temporary Certificate of Occupancy has been issued to allow for stocking and training. Full opening is anticipated in the first week of April.
- Town staff have coordinated with St. Vrain Valley School District regarding a land dedication and Cash in Lieu Intergovernmental Agreement. The Town has received and is reviewing SVVSD's draft of the IGA.
- Staff completed and submitted the Accessory Dwelling Unit (ADU) Compliance Report (HB24-1152) to the Colorado Department of Local Affairs. The 90-day review period with the state is complete, and DOLA provided comments to the Town. Staff is preparing responses to these comments which identify the Land Use Code ADU amendment approved by the Board of Trustees on March 9th.
- The Land Use Code Amendment Project continues with Town staff and the Town Attorney's office reviewing chapters drafted by the consultant team. The update ensures that the LUC complies with state laws, best practices and efficiencies in the development processes. In the interim, staff have prepared three priority text amendments for consideration by the Planning Commission and Board of Trustees. A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)
- The Parks, Recreation, Open Space and Trails (PROST) Master Plan is in Task 5 Operations and Recommendations which includes the cost & funding analysis, maintenance & operations capacity, and further community engagement of parks, open space, and trails recommendations, visuals, schematics, and priorities. An initial formatted draft of the plan is in staff review and being prepped for public review and comment. The goal of this plan is to develop a master plan for the future of parks, recreation, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there continues to be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. A website for the PROST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>.

Public Works and Engineering

- Sixteen vendors attended the pre-proposal meeting for the PD Facility Owner's Representative Services RFP. Proposals are due April 3rd.
- A 4th workshop was held with CDOT on March 18th for the 1601 interchange planning effort.
- The new Parks Operations Supervisor will start on April 6.
- Staff reviewed 119 applications for the I-25 Roundabout Art and Monumentation and is in the process of evaluating the portfolios for the next phase of the selection process.
- A flashing Stop Ahead sign was installed on CR 32 approaching High Plains Boulevard.
- The 2026 asphalt rehabilitation project is expected to begin April 1st.

Community Engagement

- Summer registration opens March 30th for youth baseball, Crafty Critters, Miles of Smiles, and the Adult Cornhole League. Youth baseball games for preschool through third grade will take place in Berthoud, while all other summer programs will be held in Mead.

- Town of Mead residents can take advantage of one free landfill trip during Spring Clean-Up Days. Registration opens April 20th and runs through May 9th. Residents can now register online and receive their voucher by email, making the process quicker and more convenient. In-person registration is still available at the Community Center. After registering, you will receive a voucher with a Unique ID Number. Vouchers can be shown digitally or printed, but the ID number must be visible. Vouchers will be accepted May 4th through May 16th at the Front Range Landfill during regular operating hours.
- Due to water restrictions at Liberty Ranch Park, the Youth Soccer program has been moved to alternate locations. Preschool and kindergarten games will be held at Town Park, while first through fifth-grade divisions will play at lower Founders Park. Carpooling is strongly encouraged, and overflow parking will be directed to the Community Center.
- Mead After-Hours is a new summer event series created to enhance and replace the previous Rockin' N Reelin' Music and Movies. Instead of hosting multiple standard shows, the Town is shifting to two larger, more engaging events that focus on quality experiences, community connection, and family-friendly entertainment. The series includes two themed evenings: the Summer Social on June 26th and the Music Mash-Up on July 24th, both held from 6 to 9 p.m. The Music Mash-Up will feature a high-energy lineup with three bands performing 40-minute sets across a mix of genres, creating a more dynamic and memorable experience for attendees.

Police Department

- Staffing update: Interviews for the open officer position were completed last week. There were several good candidates, and we expect to fill this position.
- There were two serious crashes over the past two weeks. One on Highway 66 and one on the I-25 Frontage Road. Otherwise, crashes are down on I-25.
- The first two of four super-loads travelling along Hwy 66 have been completed, with minimal impacts. The final two will occur on the next two Saturdays.
- Officers completed Firearms training this month.
- The March Mid-Monthly Report is attached.

March 9, 2026

Mary Strutt
Town of Mead
Mead, Colorado 80542

Dear Mary:

It was a pleasure working with the Town of Mead to perform the most recent audit of the Loss Control Standards, assist in developing a Loss Control Action Plan, and to review your claims experience.

I. ANNUAL LOSS REVIEW

In 2025 there were five Property/Casualty claims, with a net incurred cost of \$4,837. Year to date 2025 there has been one claim reported, with a net incurred cost of \$5,000. Claims include two vehicle collisions with fixed objects, and vandalism to a digital sign.

II. CURRENT ACTION PLAN

Improve new employee onboarding training - 1 Point

Pool	WC	PC
Audit score:	N/A	106

Based upon our discussion, no Loss Control Action Plan are necessary for the next audit cycle.

As a reminder, it is necessary to keep documentation of training for future audits. Documentation may be in the form of hard copies, a software program, a database, or any other chosen method, where the entity can show proof of employee attendance.

Thank you for your time and effort.

Sincerely,



Nicholas Paoli
Risk Control Consultant



Loss Control Audit - Department Summary

ENTITY:

Mead, Town of

DATE:

March 5, 2026

LOSS CONTROL REP:

Nicholas Paoli

WC Pool: No

PC Pool: Yes

Department	Total WC Points		WC%	Total PC Points		PC%
	Received	Possible		Received	Possible	
ADMINISTRATION	0	0	0	17	17	100
POLICE	0	0	0	9	9	100
PW - COMBINED	0	0	0	19	19	100
Total	0	0	0	44	44	100

WC Score	0	PC Score	100
WC Action Points	0	PC Action Points	1
Subtotal	0	Subtotal	101
If >=90 Apply Bonus Points		If >=90 Apply Bonus Points	
WC Bonus Points (10 Points Max.)	0	PC Bonus Points (10 Points Max.)	5
Final WC Score	0	Final PC Score	106

To be eligible to receive Loss Control Credits, the final audit score should be at least 90%



ADMINISTRATION

LOSS CONTROL PROGRAM MANAGEMENT	WC	PC	NOTES
<u>Accident Investigation and Reporting:</u>			
A) Accident investigation and reporting procedures established/implemented		Pass	Using CIRSA's investigation report. Employees are trained at hire in reporting process.
B) Claim reports completed in a timely manner		Pass	Most claims reported within the first few days following the incident.
C) Supervisor accident forms completed with investigation & corrective action		Pass	
<u>Safety Inspections:</u>			
A) Documented safety inspections annually		Pass	
B) Methodology for abating deficiencies		Pass	Uses iWork to track work orders. Deficiencies are logged in here.
<u>New Employees, Seasonal Employees & Volunteer Safety Orientation:</u>			
New, seasonal & volunteer employee safety orientation provided		Pass	Now using NeoGov for onboarding. Going to a digital program in the future. Each department has their own process.
<u>Loss Control Recommendations:</u>			
Abatement/corrective actions taken based on LC Recommendations		Pass	
PERSONNEL MANAGEMENT	WC	PC	NOTES
<u>Harassment:</u>			
Harassment training provided to all employees at least every two years		Pass	Completed in 2025
<u>Violence in the Workplace:</u>			



Violence in the workplace training provided at least every two years		Pass	Completed in 2025
MOTORIZED VEHICLES & EQUIPMENT	WC	PC	NOTES
Vehicle Safety Program:			
A) Seat belt policy established, implemented, and all employees reviewed/signed		Pass	
B) Distracted driving policy established and implemented		Pass	Distracted driving policy focuses on cell phone distractions. During the next handbook revision, broaden the scope of distractions to include eating, drinking, etc.
C) MVR's checked and evaluated annually for new and existing drivers		Pass	
D) Procedure established/implemented to address at-risk driving activities		Pass	During the next handbook revision, strengthen the language regarding this topic.
E) All vehicle accidents investigated; Procedure established/implemented to provide corrective actions for employees involved in preventable accidents		Pass	
F) Vehicle maintenance and inspection program established and implemented; this includes aerial lifts, heavy equipment, and fire apparatus		Pass	Fleet maintenance is tracked using Fleetio software.
G) Modifications to vehicles/equipment are designed/installed per manufacturers, engineers, and/or competent persons recommendations; Annual inspection of modifications completed		Pass	
H) Defensive driver training conducted at least every two years		Pass	Completed in 2025



TOTALS	WC	PC	
Total Points Received		17	
Total Points Possible		17	
Score		100	



PW - COMBINED

MOTORIZED VEHICLES & EQUIPMENT	WC	PC	NOTES
Vehicle Safety Program:			
F) Vehicle maintenance and inspection program established and implemented; this includes aerial lifts, heavy equipment, and fire apparatus		Pass	Fleetio used to track maintenance.
G) Modifications to vehicles/equipment are designed/installed per manufacturers, engineers, and/or competent persons recommendations; Annual inspection of modifications completed		Pass	
H) Defensive driver training conducted at least every two years		Pass	Completed in 2025
Snow Plowing Operations:			
All Snowplow drivers/operators provided route/task specific training at least every two years		Pass	Completed in 2025
PUBLIC WORKS, PARKS AND RECREATION, AND UTILITIES	WC	PC	NOTES
Work Zone Protection:			
A) The MUTCD used for the placement of all traffic control devices		Pass	No written policy in place, but it is used.
B) Work Zone and Flagger Training provided for all applicable employees (At least every two years)		Pass	Completed in 2025
Lockout/Tagout Program:			
A) A LOTO Program developed/implemented		Pass	Revised 2023.
B) LOTO Employee Training (At least every two years)		Pass	Completed in 2025



<u>Trenching/Excavation:</u>			
A) A Trenching & Excavation program developed /implemented		Pass	Good written program.
B) Trenching & Excavation Training (At least every two years)		Pass	Completed in 2025
<u>Confined Space Entry:</u>			
A) A Confined Space program developed/implemented		Pass	Revised 2023. Well written program.
B) Atmospheric testing equipment, PPE, emergency rescue, ventilation, and all other safeguards and equipment made available for all entries		N/A	None. Employees do not enter confined spaces.
C) Confined Space Training (At least every two years)		Pass	Completed in 2025
<u>Chemical Safety:</u>			
A) Procedures, including emergency procedures developed for hazardous chemicals, Safety Data Sheets (SDS) maintained, and accessible to employees		Pass	Revised 2023
B) Chemical Safety Training (At least every two years)		Pass	Completed in 2025
C) Chlorine Safety Training (At least every two years)		N/A	
<u>Street/Road Maintenance</u>			
A documented inspection and maintenance program for all streets, roads, and sidewalk, signs and traffic control devices developed/implemented.		Pass	Pavement Management Program in use. Using an outside contractor reviewing on a 3 year cycle. GIS inventory of all signs and traffic control devices.
<u>Park Facilities:</u>			
Inspections conducted monthly; deficiencies documented/corrected; records maintained		Pass	
<u>Wastewater Lines:</u>			



A) Documented sewer inspection, maintenance program		Pass	Written contract with NPR for inspection & maintenance and response.
B) Documented response program established		Pass	
B) System inspections conducted at least every 36 months; Re-occurring problem areas inspected more frequently; Provisions for addressing problem areas established and records maintained		Pass	Reviewed the flushing map and NPR agreement. NPR inspects 1/3 of system annually.
TOTALS	WC	PC	
Total Points Received		19	
Total Points Possible		19	
Score		100	



POLICE

MOTORIZED VEHICLES & EQUIPMENT	WC	PC	NOTES
Vehicle Safety Program:			
F) Vehicle maintenance and inspection program established and implemented; this includes aerial lifts, heavy equipment, and fire apparatus		Pass	PD is using Fleetio as of 2023.
G) Modifications to vehicles/equipment are designed/installed per manufacturers, engineers, and/or competent persons recommendations; Annual inspection of modifications completed		Pass	First Armored Services are doing all modifications.
H) Defensive driver training conducted at least every two years		Pass	Completed in 2024
LAW ENFORCEMENT	WC	PC	NOTES
Training:			
A) Annual Pursuit and Emergency Vehicle Operations Training		Pass	
B) Annual Use of Force (Including Deadly Force) Training		Pass	
C) Annual Search, Seizure, and Arrest Training		Pass	
D) Annual Less Lethal Defense Training		Pass	
E) Body Armor Use and Care Training (At least every Two Years)		N/A	
F) Ethics Training (At least every Two Years)		Pass	Completed in 2025
G) De-Escalation Training (At least every Two Years)		Pass	Completed in 2025
TOTALS	WC	PC	
Total Points Received		9	
Total Points Possible		9	
Score		100	



BONUS STANDARDS

APPLICABLE TO MOST MEMBERS	WC	PC	GENERAL INFORMATION
1. Attends a CIRSA General Membership, Safety Forum, Workshop, Police Liability Mtg., or participates on a CIRSA Task Force (3 points max).		2	
2. Implements an innovative safety program, product, initiative, system, etc., not otherwise covered under another standard (2 points max).		1	Summer Safety Blitz
3. Conducts a security assessment of city/town hall and/or other entity facilities (2 points).			
4. Goes the previous calendar year without incurring a property/liability loss (2 points).			
5. Goes the previous calendar year without incurring a worker's compensation loss (2 points).		0	
LAW ENFORCEMENT	WC	PC	GENERAL INFORMATION
6. Achieves state or national accreditation (2 points for state; 3 for national).		2	Obtained in 2022.
FIRE DEPARTMENT	WC	PC	GENERAL INFORMATION
7. Achieves state or national accreditation (2 points for state; 3 for national).			
Totals	WC	PC	
		5	



Current Loss Control Action Plan

<i>DEPARTMENT</i>	<i>ACTION PLAN DESCRIPTION</i>	<i>WC</i>	<i>PC</i>	<i>NOTES</i>
	Improve new employee onboarding training - 1 Point		1	
TOTALS		WC	PC	
		0	1	

Future Loss Control Action Plan

<i>FUTURE LOSS CONTROL ACTION PLAN</i>
Improve new employee onboarding training - 1 Point



Agenda Item Summary



MEETING DATE: March 30, 2026
SUBJECT: 2026 Records Retention Supplemental Report
PRESENTED BY: Mary Strutt, Town Clerk / Administrative Services Director

SUMMARY

Mead Municipal Code Section 2-11-40, requires the Town Clerk to annually advise the Board of Trustees about the disposal of records. The Town follows the Colorado Municipal Records Retention Schedule created by the Colorado State Archivist and the Colorado Municipal Clerk's' Association.

Below is a list of those records which were destroyed on March 3, 2026. The number in parenthesis is the retention term as set forth in the Colorado Municipal Records Retention Schedule.

Administration

- 2018-2019 Insurance Records **(6 years)**
- 2018-2021 Employment Applications **(5 years)**

Planning

- Misc. Shredding (Duplicates)

Finance

- 2009-2022 AP, AR, Employment Tax, Benefits, etc. **(3 years)**
- 2018 Accounts Payable records **(7 years)**
- 2017-2019 Checks **(7 years)**
- 2020-2021 Audit Records **(3 years)**
- 2022 Bank Records **(3 years)**
- 2020-2023 Budget Work Records **(2years)**

Human Resources

- 2020-2022 Offer Letters **(2 years)**

Municipal Court

- 2021 Case Files **(4 years)**

Other routine documents were destroyed which were duplicates or records maintained in a digital format.



Mead Police Department

March Mid-Monthly Activity - 2026

CALLS FOR SERVICE (Days 1 – 15): 387

TRAFFIC STOPS: 73

CRASHES: 12 (3 on I-25)

WARNINGS: 69

CITATIONS: 16

REPORTS: 25

ARRESTS: 2

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER
Property	■■■■ MAIN ST	26ML00094
Traffic Stop	INTERSTATE 25 SB / HIGHWAY 66	26ML00095
Traffic Accident Hit and Run	HIGHWAY 66 / WCR 7	26ML00096
Animal Complaint	■■■■ HIGHWAY 66	26ML00097
Theft	■■■■ RITCHIE DR	26ML00098
Traffic Accident Unknown Inj.	■■■■ HIGHWAY 66	26ML00099
Sex Offense		26ML00100
Theft	WELKER AVE / INTERSTATE 25 RAMP N	26ML00103
Traffic Accident	HIGHWAY 66 / WCR 7	26ML00104
Suspicious	HIGHWAY 66 / INTERSTATE 25 RAMP N	26ML00105
Drug Related Activity	■■■■ WCR 7	26ML00106
Trespass	■■■■ MULLIGAN LAKE DR	26ML00107
Fireworks Complaint	■■■■ STALLION WAY	26ML00108
Traffic Accident	WCR 7 / HIGHWAY 66	26ML00109
Traffic Accident with Inj.	MM 243-5 I 25 SB	26ML00110

INCIDENT TYPE	ADDRESS	CASE NUMBER
Traffic Accident	HIGHWAY 66 / MEAD ST	26ML00111
Suspicious	████ WELKER AVE	26ML00112
Suspicious	████ MEAD ST	26ML00113
Traffic Stop	COLORADO BLVD / HIGHWAY 66	26ML00114
Stolen Vehicle	████ WCR 7	26ML00115
Meet	████ WELKER AVE	26ML00116
Traffic Accident	HIGHWAY 66 / WCR 3	26ML00117
Theft	████ E INTERSTATE 25 FRONTAGE RD	26ML00118
Traffic Accident Unknown Inj.	HIGHWAY 66 / WCR 7	26ML00119
Unwant	████ MAIN ST	26ML00120



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Strategic Planning, Colorado Department of Local Affairs

Presented by: Mary Strutt, Administrative Services Director

Summary:

The Board of Trustees has identified Strategic Planning as a major focus for 2026. Some of the plans that have been identified which may need updating are: Comprehensive Plan, Reserve & Financial Plan, Capital Improvements Plan, Facilities Plan, Staffing Plan, Technology / AV Inventory and Plan, Emergency Response, Transportation and Housing.

Staff reached out to the Colorado Department of Local Affairs ("DOLA") to seek assistance through its technical assistance programs. DOLA North Central Regional Manager, Chris La May, will be present to discuss options for strategic planning.

Financial Considerations:

None

Staff Recommendation / Actions Required:

No Board action is required.

Attachments:

1. Mead Strategic Plan CL
2. Town of Mead, Strategic Plan Work Plan



March 23, 2026

The Honorable Mayor Colleen Whitlow and Board of Trustees
Town of Mead
441 Third Street
Mead, CO 80542

Dear Mayor Whitlow and members of the Board of Trustees:

Attached is the scope of work for the Mayor and Board of Trustees to consider in development of a Strategic Plan, with an accompanying Action Plan. The Department of Local Affairs through its technical assistance programs does offer to conduct strategic planning with local governments at their request. The Department of Local Affairs sees these strategic planning efforts as a mutually beneficial process, enabling the local government to identify its near term initiatives, but also enabling the Department of Local Affairs the opportunity to better understand the local governments challenges, and better serve the local government through more focused technical assistance and/or financial assistance.

I plan to be in attendance at the Board of Trustees meeting on March 30, 2026 to review the strategic planning effort with the Mayor and Board of Trustees to discuss the approach and refine as necessary.

Governor Jared S. Polis | Maria De Cambra, Executive Director | Eric H. Bergman, Division Director
1313 Sherman St., Room 315, Denver, CO 80203
Phone: 303-864-7720 Fax: 303-864-7719 dlg.colorado.gov
Strengthening Colorado Communities





COLORADO
Department of Local Affairs
Division of Local Government

Please note that the service dates may vary depending on circumstances and availability, but are provided in an effort to place on the calendar for scheduling.

I look forward to meeting with the Board at its March 30, 2026 meeting to further discuss.

Thank you,

Chris S. La May

North Central Regional Manager

Department of Local Affairs

Governor Jared S. Polis | Maria De Cambra, Executive Director | Eric H. Bergman, Division Director

1313 Sherman St., Room 315, Denver, CO 80203

Phone: 303-864-7720 Fax: 303-864-7719 dlg.colorado.gov

Strengthening Colorado Communities



Town of Mead, Strategic Plan Work Plan Proposal

Project Objective:

To facilitate the development of a Strategic Plan for the Town of Mead that:

- identifies what the organization desires to accomplish in the next 3-5 years (Strategic Goals);
- prioritizes programs according to community needs; and
- directs resources toward accomplishing its strategic goals (Action Plans).

What is a Strategic Plan?

A strategic plan is a document used to communicate with the Town residents, businesses, and the organization itself, the actions agreed upon to achieve identified strategic initiatives. A strategic plan is developed in effort to take actionable steps with efficient and focused intent rather than responding to items in a random, haphazard, or unorganized manner.

Scope of Services

The effort involves initial development of 3-5 strategic initiatives or strategic goals, over two meetings, followed by individual work sessions, where staff will present a more descriptive list of actions highlighting the steps the Town is taking or proposing to take to meet that goal, discussing what other tools and resources might be

necessary to accomplish the goal, and seeking concurrence from the elected board on steps to implement the strategic goals. The process can be broken down into two major steps: 1) developing strategic initiatives, and 2) developing action plans.

Step 1: Develop 3 to 5 Strategic Plan Initiatives

Meeting 1. Apr 13, 2026 (2.0 Hours)

- a. Ice Breaker
- b. Organizational Successes (What are we most proud of?)
- c. Organizational Challenges (What obstacles are preventing us from advancing our mission forward?)

Meeting 2. Monday, April 27, 2026 (2.0 Hours)

- d. Solutions (Ideas for addressing challenges)
- e. Prioritization (What are the most preferred solutions)
- f. Groupings (Any trends/themes rising to the top?)
- g. Strategic Goals

Step 2: Action Plans.

For each Strategic Plan Initiative (4-5), DOLA Regional Manager will work with the Town Manager and key staff to develop a recommended Action Plan. DOLA Regional Manager will facilitate a monthly meeting (virtual or in-person) over a six-month period to formulate a recommended plan of action for each Strategic Plan Initiative. The Action Plans will include tasks, tools, timelines, budgetary impact, staff lead, and metrics to measure performance.

Key steps associated with this task include the following: 1. Establish meeting schedules and locations for each Action Plan subcommittee; 2. Preparation of meeting materials and support; 3. Post-meeting documentation; 4. Development of draft Action Plans; 5. Attendance and presentation of Action Plans to the Mayor and Board of Trustees for review, comment, and concurrence. 6. Finalize Action Plan for Strategic Plan Initiative.

Strategic Plan Initiative 1: Monday, May 25, 2026, Board work session

Strategic Plan Initiative 2: Monday, June 29, 2026, Board work session

Strategic Plan Initiative 3: Monday, July 27, 2026, Board work session

Strategic Plan Initiative 4: Monday, August 24, 2026, Board work session

Strategic Plan Initiative 5: Monday, September 28, 2026, Board work session

Strategic Plan Initiative 6: Monday, October 26, 2026, Board work session

Assumptions:

- The Town's Mission Statement is still current. "The Town of Mead honors our strong roots, values our community connections, and strives for responsible governance while upholding a safe and welcoming community."
- The Town's Vision Statement "S.T.R.I.V.E." is still current.
- Board members will participate. Also helpful if the Board members have read the Comprehensive Plan and any recent strategic planning effort outcomes.

- The Town provides notice of the meetings, facilities, and necessary equipment for meetings.
- Final documents produced by DOLA will be basic Word or PDF documents, which can be shared electronically. The Town is responsible for any aesthetic enhancements for professional presentation (i.e. glossy brochures and similar marketing materials).



Board of Trustees Meeting

441 3rd Street, Mead

March 9, 2026

Minutes

5:15 p.m.

Mead Urban Renewal Authority Special Meeting

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

Regular Meeting

1. Call to Order – Roll Call

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 07:20 p.m., there being present the following members:

Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz.

Those absent: Trustee Hagen

Also present: Town Attorney Marcus McAskin, Town Manager Helen Migchelbrink, Administrative Services Director Mary Strutt, Town Clerk Milissa Peters-Garcia, Police Chief Brent Newbanks; Community Development Director Todd Bjerkaas, Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for military members killed in action and former Mayor, Planning Commission member, and volunteer, Richard Macomber, who passed February 26th.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Trustee Schranz asked to add a Strategic Planning discussion at the end of the agenda.

Trustee Schranz motioned to Approve the Agenda as amended. Trustee Cartwright seconded the motion.

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

Nays: None

Abstaining: None

Passed

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink spoke about the fatal accident on I-25 and the promotion of

Kaitlyn Newbanks to Recreation Supervisor.

6. Informational Items

- a. 3rd & Welker Intersection Update

Town Engineer/Public Works Director Erika Rasmussen provided an update on the 3rd and Welker intersection project and answered questions.

7. Proclamations

- a. National Agriculture Day March 24, 2026

Trustee Adams motioned to Approve the signing of the Proclamation for National Agriculture Day March 24, 2026. Trustee Cartwright seconded the motion.

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

Nays: None

Abstaining: None

Passed

8. Public Comment:

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

There was no public comment.

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:

Trustee Cartwright motioned to Approve the Consent Agenda. Trustee Schranz seconded the motion.

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

Nays: None

Abstaining: None

Passed

- a. Approval of Minutes - Regular Meeting February 23, 2026
- b. February 2026 Aging Report
- c. Check Register March 9, 2026
- d. **Resolution No. 19-R-2026** - A Resolution of the Town of Mead, Colorado, Authorizing the Town Manager to Engage Bond Counsel and Further Authorizing the Town Manager to Engage Other Special Counsel or Consultants as Necessary to Proceed with Finalizing the Town's Proposed Financing of the Mead Police Facility
- e. **Resolution No. 20-R-2026** - A Resolution of the Town of Mead, Colorado, Granting a Petition to Abandon a Sewer Tap Located at 201 Welker Avenue, Mead, Colorado

- f. **Resolution No 21-R-2026** - A Resolution of the Town of Mead, Colorado, Approving the Lease of Two Fleet Vehicles and a Patrol Vehicle with Enterprise Fleet Management, and the Purchase of a School Resource Officer Vehicle
- g. **Resolution No. 22-R-2026** - A Resolution of the Town of Mead, Colorado, Approving an Oil and Gas Operator Road Repair Agreement Between the Town of Mead and Kerr-McGee Oil and Gas Onshore LP for the Midwest Pad
- h. **Ordinance No. 1099** - An Ordinance of the Town of Mead, Colorado, Amending Article VI of Chapter 18 of the Mead Municipal Code to Add a New Section 18-6-50 Prohibiting the Use of Graywater and the Installation of Graywater Treatment Works Within the Town of Mead

10. Mead Liquor Licensing Authority

Mayor Pro Tem Harris motioned to exit the Regular meeting and open the Mead Liquor Licensing Authority meeting. Trustee Schranz seconded the motion.

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

Nays: None

Abstaining: None

Passed

Mayor Whitlow opened the meeting of the Mead Liquor Licensing Authority at 07:35 p.m.

- a. Public Hearing: Aged & Co NEW FMB & Wine License

Administrative Services Director Mary Strutt requested that the Aged & Co liquor hearing be continued to April 13, 2026, at 06:00 p.m. for further investigation

Mayor Pro Tem Harris motioned to Open and Continue Public Hearing: Aged & Co NEW FMB & Wine License to a date certain of April 13, 2026, at 6:00 p.m. at Town Hall. Trustee Adams seconded the motion.

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

Nays: None

Abstaining: None

Passed

Trustee Schranz motioned to return to the Regular Meeting. Trustee Crane seconded the motion.

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

Nays: None

Abstaining: None

Passed

Mayor Whitlow reconvened the Regular Meeting of the Board of Trustees at 7:37 p.m.

11. Public Hearing

- a. Public Hearing: Development Standards for Accessory Dwelling Units

Mayor Whitlow opened the Public Hearing: Development Standards for Accessory Dwelling Units at 7:46 p.m.

Community Development Director Todd Bjerkaas presented the staff report regarding municipal code changes for accessory dwelling units and submittal requirements.

There was no public comment.

Mayor Whitlow closed the public hearing at 07:50 p.m.

The Board discussed the definition of Accessory Dwelling Units.

- i. **Ordinance No. 1100** - An Ordinance of the Town of Mead, Colorado, Approving Certain Amendments to the *Mead Municipal Code* Establishing Development Standards for Accessory Dwelling Units and Application Submittal Requirements

Trustee Cartwright motioned to Approve **Ordinance No. 1100** - An Ordinance of the Town of Mead, Colorado, Approving Certain Amendments to the *Mead Municipal Code* Establishing Development Standards for Accessory Dwelling Units and Application Submittal Requirements. Trustee Adams seconded the motion.

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

Nays: None

Abstaining: None

Passed

12. Public Comment:

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

The Highlands HOA President Bryon Fessler spoke about the status of landscaping, infrastructure and other improvements in the Highlands.

Resident Don Smith spoke about the MURA funding request from Mead Victory.

13. Legislative Update

Marcus McAskin spoke to the Board about legislative updates regarding the HOME Act, minimum lot size for single-family homes, and lot splitting.

14. Elected Official Reports

- a. Town Trustees

The Trustees had no further comments.

- b. Mayor Whitlow

Mayor Whitlow had no further comments.

15. Strategic Planning Discussion

The Trustees discussed strategic planning, economic development, residential development, funding, and revenue generation.

16. Adjournment

Trustee Schranz motioned to Adjourn. Trustee Crane seconded the motion.

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

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 08:25 p.m. on Monday, March 9, 2026.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
FEBRUARY 28, 2026

COMBINED CASH ACCOUNTS

99-01-1001	SOUTHSTATE BANK - CHECKING	3,567,502.99
99-01-1002	TBK BANK - OFFICE CHECK	61,461.65
99-01-1003	TBK BANK - MONEY MARKET	147,377.54
99-01-1005	TBK BANK - FLEX DEBIT CARDS	53,018.44
99-01-1011	XPRESS DEPOSIT ACCOUNT	68,872.40
99-01-1023	COLOTRUST PLUS	8,244,731.70
99-01-1024	COLOTRUST PRIME	11,742.03
99-01-1025	CSIP	5,985,448.15
99-01-1026	CSAFE	9,204,799.44
99-01-1075	UTILITY CASH CLEARING	303.42
99-01-1076	A/R CASH CLEARING	(2,000.00)
99-01-1077	COURT CASH CLEARING	(10,954.50)
99-01-1078	BUSINESS LICENSE CASH CLEARING	(15.27)
	TOTAL COMBINED CASH	27,332,287.99
99-02-2000	A/P - MISCELLANEOUS	(195.27)
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(27,332,092.72)

TOTAL UNALLOCATED CASH	.00
------------------------	-----

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	10,205,300.87
4	ALLOCATION TO STREET IMPROVEMENT FUND	1,848,290.30
5	ALLOCATION TO CONSERVATION TRUST FUND	16,837.12
6	ALLOCATION TO SEWER FUND	1,614,632.38
8	ALLOCATION TO POLICE IMPACT FUND	43,803.13
9	ALLOCATION TO MUNIL FACILITIES IMPACT FUND	2,670,019.81
14	ALLOCATION TO TRANSPORTATION IMPACT FUND	343,301.23
18	ALLOCATION TO PARKS & OPEN SPACE IMPACT FUND	323,121.68
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	3,773,707.68
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	6,451,685.73
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	39,090.97
31	ALLOCATION TO HIGHWAY 66 & I-25 GENERAL IMPR	2,301.82
	TOTAL ALLOCATIONS TO OTHER FUNDS	27,332,092.72
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	(27,332,092.72)

ZERO PROOF IF ALLOCATIONS BALANCE	.00
-----------------------------------	-----

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	10,205,300.87	
01-01-1007	CASH DRAWER - TOWN HALL	600.00	
01-01-1008	CASH DRAWER - COMM CTR	200.00	
01-01-1235	METRO DISTRICT RECEIVABLE	(2,318.68)	
01-01-1240	TREE TRIMMING COSTS RECEIVABLE	158.45	
01-01-1250	PROPERTY TAXES RECEIVABLE	2,397,715.72	
01-01-1300	A/R - BILLED ACCOUNTS	187,453.46	
01-01-1301	A/R - GENERAL	687,416.33	
01-01-1302	PREPAID EXPENSE	68,962.37	
01-01-1303	PREPAID EXPENSES--PITNEY BOWES	1,095.52	
01-01-1304	PREPAID EXP--WELD CLK & RECORD	442.00	
01-01-1307	24HOUR FLEX DEPOSIT	1,500.00	
01-01-1310	A/R OTHER	197,626.62	
TOTAL ASSETS			13,746,152.66

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	280,391.63	
01-02-2300	457(B) DEFERRED COMP PAYABLE	8,841.51	
01-02-2301	SALARIES & WAGES PAYABLE	(45.00)	
01-02-2302	FLEXPLAN PAYABLE	(2,112.78)	
01-02-2303	HSA PAYABLE	893.75	
01-02-2306	RESTITUTION PAYABLE	418.40	
01-02-2308	DEPOSITS PAYABLE	31,929.20	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(57,258.11)	
01-02-2311	FPPA PAYABLE	16,359.57	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	(11,509.57)	
01-02-2314	401(A) CONTRIBUTIONS PAYABLE	879.49	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	20,515.14	
01-02-2401	SOCIAL SECURITY TAX PAYABLE	13,879.62	
01-02-2402	MEDICARE TAX PAYABLE	4,963.09	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	11,966.27	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	1,707.53	
01-02-2410	ACCRUED PAYROLL & BENEFITS	19,069.93	
01-02-2600	WARRANTY FUNDS	1,812,096.07	
01-02-2610	DEVELOPER DEPOSITS	269,500.00	
01-02-2615	DEVELOPER LIABILITIES	95,443.81	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX	2,397,715.72	
TOTAL LIABILITIES			4,915,645.27

FUND EQUITY

01-02-3001	FUND BALANCE	8,696,746.14	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		133,761.25	
BALANCE - CURRENT DATE			133,761.25

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

TOTAL FUND EQUITY	8,830,507.39
TOTAL LIABILITIES AND EQUITY	13,746,152.66

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
01-10-4000 PROPERTY TAX	2,079.83	8,501.20	8,288.51	8,692.42	2,507,399	.4
01-10-4010 SALES TAX	699,192.14	709,221.14	524,824.92	820,487.24	4,680,000	17.5
01-10-4012 LODGING TAX	56.00	2,442.00	22.00	44.00	30,000	.2
01-10-4020 SPECIFIC OWNERSHIP TAX	16,013.81	20,256.82	10,057.76	10,057.76	108,900	9.2
01-10-4025 M.V. REGISTRATION	.00	.00	1,681.60	1,681.60	0	.0
01-10-4030 BUILDING PERMIT USE TAX	83,205.71	55,742.46	62,211.90	89,259.21	577,070	15.5
01-10-4040 CIGARETTE TAX	1,986.69	1,669.32	614.12	1,235.10	12,000	10.3
01-10-4050 MURA REVENUE SHARING	.00	25.42	1,650.11	1,650.11	239,255	.7
01-10-4070 FEDERAL MINERAL LEASE	.00	.00	.00	.00	40,000	.0
01-10-4071 STATE SEVERANCE TAXES	.00	.00	.00	.00	135,000	.0
TOTAL TAXES	802,534.18	797,858.36	609,350.92	933,107.44	8,329,624	11.2
<u>FEES AND PERMITS</u>						
01-11-4100 BUILDING PERMIT FEES	89,477.41	58,552.56	99,672.86	132,908.57	586,921	22.7
01-11-4102 OTHER PERMITS	1,724.19	3,460.81	1,000.00	1,250.00	10,000	12.5
01-11-4103 CONVENIENCE FEE	4,191.22	4,814.59	1,970.94	5,602.32	50,000	11.2
01-11-4110 BUILDING PERMIT - ADMIN. FEES	9,000.00	5,550.00	9,140.00	12,027.25	40,500	29.7
01-11-4111 PASSPORT FEES	1,480.00	1,570.00	925.00	1,435.00	8,000	17.9
01-11-4112 TOWN HALL/PARK FEES	170.00	200.00	235.00	185.00	1,500	12.3
01-11-4113 BUSINESS ADVERTISING FEE	.00	.00	.00	20.30	0	.0
01-11-4115 SHOPPING BAG FEES	.00	220.92	.00	297.48	2,500	11.9
01-11-4116 EV CHARGING FEE REVENUE	.00	111.90	417.52	884.53	1,500	59.0
01-11-4117 COMMUNITY CENTER RENTAL FEES	.00	.00	.00	.00	2,000	.0
01-11-4120 FRANCHISE FEES	51,744.15	52,548.82	28,010.47	49,989.29	330,000	15.2
01-11-4130 DEVELOPER APPLICATION FEES	2,356.24	1,350.43	205.15	621.24	30,000	2.1
01-11-4140 ROYALTIES	22,176.50	17,567.17	8,928.86	14,371.95	90,000	16.0
01-11-4141 ADMINISTRATIVE CHARGES	.00	.00	.00	.00	24,125	.0
TOTAL FEES AND PERMITS	182,319.71	145,947.20	150,505.80	219,592.93	1,177,046	18.7
<u>LICENSES</u>						
01-12-4200 BUSINESS/SALES TAX LICENSE	4,195.81	3,139.19	1,150.00	3,260.00	15,000	21.7
01-12-4210 LIQUOR LICENSE	472.50	297.50	103.75	1,475.00	4,500	32.8
01-12-4220 PET LICENSES	215.00	75.00	15.00	55.00	500	11.0
TOTAL LICENSES	4,883.31	3,511.69	1,268.75	4,790.00	20,000	24.0

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>						
01-13-4304 IGA--SCHOOL RESOURCE OFFICERS	.00	.00	.00	.00	434,952	.0
01-13-4305 SCHOOL GUARD REIMBURSEMENT	2,800.00	3,432.09	1,632.16	2,250.26	22,000	10.2
01-13-4310 NEW DEVELOPMENT CHARGES	55,790.34	24,530.00	27,398.75	39,456.25	275,000	14.4
01-13-4360 SALES OF MERCHANDISE	20.00	1,590.61	780.00	1,120.00	4,500	24.9
01-13-4625 RECREATION REGISTRATION FEES	16,220.00	17,727.39	9,409.00	28,448.00	80,000	35.6
TOTAL CHARGES FOR SERVICES	74,830.34	47,280.09	39,219.91	71,274.51	816,452	8.7
<u>FINES AND FORFEITS</u>						
01-14-4420 COURT FINES	8.09	12,291.33	3,610.00	6,410.00	75,000	8.6
01-14-4422 COURT COSTS	2,075.00	4,010.00	1,000.00	1,800.00	22,500	8.0
01-14-4423 POLICE REPORTS	1,045.50	577.25	810.00	997.50	2,500	39.9
01-14-4620 MISC. POLICE INCOME	234.00	2,423.00	14.52	387.15	6,000	6.5
TOTAL FINES AND FORFEITS	3,362.59	19,301.58	5,434.52	9,594.65	106,000	9.1
<u>GRANTS & ECONOMIC DEVELOPMENT</u>						
01-15-4511 GRANT - DOJ - POLICE	.00	.00	.00	766.00	0	.0
01-15-4513 DOLA GRANT--LAND USE CODE	.00	.00	.00	.00	30,000	.0
01-15-4516 GRANT - UNITED WAY	.00	.00	.00	.00	2,500	.0
01-15-4519 GRANT--MAIN STREET GRANTS	.00	.00	.00	.00	160,000	.0
01-15-4526 POLICE GRANTS	2,213.30	.00	.00	1,410.39	55,000	2.6
TOTAL GRANTS & ECONOMIC DEVELOPME	2,213.30	.00	.00	2,176.39	247,500	.9
<u>MISCELLANEOUS</u>						
01-18-4619 INTEREST & DIVIDEND INCOME	92,807.58	60,611.70	28,501.87	61,026.49	327,250	18.7
01-18-4620 MISC. INCOME	30,656.47	5,125.00	21,663.25	41,430.58	30,000	138.1
01-18-4622 DONATIONS/FUNDRAISING	600.00	.00	.00	.00	8,000	.0
01-18-4623 SALE OF ASSETS	.00	.00	.00	.00	10,000	.0
01-18-4625 METRO DISTRICT PAYMENTS	19,475.00	14,737.39	13,504.66	209,564.66	232,000	90.3
01-18-4627 LEASE PROCEEDS	.00	.00	.00	.00	133,000	.0
01-18-4628 CASH OVER/(SHORT)	.00	.00	.00	.00	100	.0
01-18-4648 DELINQUENT INTEREST EARNED	.00	.00	24.35	49.32	4,000	1.2
TOTAL MISCELLANEOUS	143,539.05	80,474.09	63,694.13	312,071.05	744,350	41.9
TOTAL FUND REVENUE	1,213,682.48	1,094,373.01	869,474.03	1,552,606.97	11,440,972	13.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
01-40-5001 SALARIES & WAGES	81,406.64	74,247.80	47,099.07	85,385.57	545,946	15.6
01-40-5002 OVERTIME	.00	49.07	6.59	6.59	500	1.3
01-40-5055 OVERTIME	301.77	.00	.00	.00	0	.0
01-40-5060 PAYROLL TAXES	6,431.67	5,792.66	3,753.45	6,734.76	48,572	13.9
01-40-5062 TUITION REIMBURSEMENT	.00	.00	.00	.00	6,000	.0
01-40-5063 TRAINING	.00	.00	1,310.49	1,480.49	20,000	7.4
01-40-5065 WORKERS COMP	1,060.53	579.83	320.00	616.64	4,250	14.5
01-40-5066 HEALTH INSURANCE	8,778.02	7,301.35	4,887.89	7,453.32	66,063	11.3
01-40-5067 MEDICAL SAVINGS PLAN	4,759.83	6,025.92	2,108.14	4,239.05	1,750	242.2
01-40-5068 HSA CONTRIBUTIONS	513.32	.00	40.62	60.93	0	.0
01-40-5070 DEFERRED COMP/RETIREMENT	.00	.00	833.33	1,560.51	30,557	5.1
01-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	500.00	.00	.00	.00	0	.0
01-40-5200 OFFICE SUPPLIES	504.24	.00	.00	.00	0	.0
01-40-5201 COMPUTER/TECHNOLOGY	18,426.00	.00	.00	.00	0	.0
01-40-5203 UNIFORMS	252.73	.00	.00	.00	0	.0
01-40-5205 POSTAGE	1,211.59	.00	.00	.00	0	.0
01-40-5210 OPERATING SUPPLIES	404.35	.00	.00	.00	0	.0
01-40-5215 REPAIRS & MAINT	12,546.96	.00	.00	.00	0	.0
01-40-5253 GAS & OIL	.00	33.06	.00	.00	0	.0
01-40-5300 TELEPHONE	1,078.26	.00	.00	.00	0	.0
01-40-5305 UTILITIES	1,077.19	.00	.00	.00	0	.0
01-40-5310 TRASH REMOVAL	164.56	.00	.00	.00	0	.0
01-40-5315 COPIER EXPENSES	555.87	.00	.00	.00	0	.0
01-40-5320 PROPERTY & LIABILITY INSURANCE	2,350.50	.00	.00	.00	0	.0
01-40-5325 INTERNET/WEBSITE EXPENSE	16,351.65	.00	.00	.00	0	.0
01-40-5330 TRAINING	274.11	.00	.00	.00	0	.0
01-40-5331 DUES AND SUBSCRIPTIONS	18,499.54	.00	.00	.00	0	.0
01-40-5399 OTHER PROFESSIONAL SERVICES	6,435.70	.00	.00	.00	0	.0
01-40-5400 LEGAL FEES	26,567.66	.00	.00	.00	0	.0
01-40-5401 CONSULTING FEES	7,833.22	.00	.00	.00	0	.0
01-40-5425 COUNTY TREASURER'S FEE	20.80	.00	.00	.00	0	.0
01-40-5700 MISC. EXPENSE	376.74	.00	.00	.00	0	.0
01-40-5701 BANK FEES	7,700.59	.00	.00	.00	0	.0
01-40-5705 MILEAGE	1,400.00	.00	.00	.00	0	.0
01-40-6101 LEGAL FEES	.00	24,378.58	20,987.88	20,987.88	300,875	7.0
01-40-6104 COMPUTER/TECHNOLOGY SERVICES	.00	4,525.00	5,371.65	6,657.65	45,000	14.8
01-40-6105 AUDIT FEES	.00	.00	.00	.00	16,387	.0
01-40-6109 CONSULTING FEES	.00	23,314.05	7,801.00	13,203.00	220,000	6.0
01-40-6110 TELEPHONE	.00	1,469.56	522.67	1,271.30	9,792	13.0
01-40-6111 UTILITIES	.00	1,753.28	1,372.76	2,351.11	14,058	16.7
01-40-6113 TRASH REMOVAL	.00	158.78	79.39	158.78	1,500	10.6
01-40-6121 PRINTING EXPENSE	.00	.00	.00	.00	2,500	.0
01-40-6124 WATER ASSESSMENTS	.00	.00	.00	.00	1,500	.0
01-40-6126 COPIER EXPENSES	.00	1,400.30	581.85	1,174.57	9,000	13.1
01-40-6134 EV CHARGING STATION EXPENSES	.00	.00	149.31	322.62	4,000	8.1
01-40-6199 OTHER PROFESSIONAL SERVICES	.00	2,363.55	1,013.40	2,026.80	20,000	10.1
01-40-6210 EMPLOYMENT/RECRUITMENT EXP	.00	755.19	52.00	620.64	5,000	12.4
01-40-6301 PROPERTY & LIABILITY INS	.00	1,143.55	123.16	698.56	5,800	12.0
01-40-6311 INTERNET/WEBSITE SERVICES	.00	7,506.10	705.42	8,070.50	18,000	44.8
01-40-6314 COUNTY TREASURER'S FEES	.00	85.04	85.57	89.86	38,000	.2
01-40-6316 BANK FEES	.00	5,619.73	4,030.62	6,334.21	40,000	15.8
01-40-6511 POSTAGE	.00	1,350.38	476.20	543.85	10,000	5.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-40-6512 MILEAGE	.00	700.00	700.00	700.00	15,400	4.6
01-40-6610 DUES & SUBSCRIPTIONS	.00	19,850.03	4,570.63	14,698.94	90,000	16.3
01-40-6801 REPAIR & MTNCE--BUILDINGS	.00	650.12	511.44	585.41	40,000	1.5
01-40-6805 REPAIR & MTNCE--FLEET	.00	20.00	20.00	30.00	5,000	.6
01-40-6823 CLEANING SERVICES	.00	1,469.60	1,260.00	2,520.00	19,000	13.3
01-40-6839 RENTAL SPACE EXPENSES	.00	200.00	200.00	200.00	1,500	13.3
01-40-6999 OTHER CONTRACTUAL SERVICES	.00	484.52	.00	.00	2,500	.0
01-40-7010 OFFICE SUPPLIES	.00	1,551.63	363.55	786.52	8,000	9.8
01-40-7020 OPERATING SUPPLIES	.00	442.48	291.79	932.79	10,000	9.3
01-40-7025 BANNERS & SIGNAGE	.00	103.79	.00	.00	0	.0
01-40-7051 UNIFORMS	.00	.00	.00	230.34	2,000	11.5
01-40-7101 GAS & OIL	.00	24.36	.00	.00	1,000	.0
01-40-7122 PASSPORT EXPENSES	.00	73.56	.00	.00	1,000	.0
01-40-7550 FURNISHINGS	.00	.00	809.10	809.10	15,000	5.4
01-40-7999 OTHER COMMODITIES	.00	343.04	86.39	192.13	10,000	1.9
01-40-8518 CAPITAL OUTLAY--T.H. IMPVTS	.00	.00	.00	.00	185,000	.0
01-40-8531 CAPITAL OUTLAY--COMPUTERS	.00	.00	.00	.00	15,000	.0
01-40-9110 CONTINGENCY	.00	.00	.00	.00	25,000	.0
TOTAL ADMINISTRATION	227,784.04	195,765.91	112,525.36	193,734.42	1,930,450	10.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>BOARD OF TRUSTEES</u>						
01-41-5001 SALARIES & WAGES	3,399.88	3,692.12	9,014.04	10,845.18	104,268	10.4
01-41-5030 MAYOR AND BOARD SALARIES	8,800.00	5,200.00	.00	.00	0	.0
01-41-5060 PAYROLL TAXES	925.38	675.32	701.24	843.97	7,852	10.8
01-41-5063 TRAINING	.00	1,906.38	339.31	2,776.05	17,000	16.3
01-41-5065 WORKERS COMP	9.18	7.37	7.54	9.76	100	9.8
01-41-5066 HEALTH INSURANCE	404.16	345.91	175.67	268.72	5,712	4.7
01-41-5067 MEDICAL SAVINGS PLAN	170.00	185.81	6.24	9.36	150	6.2
01-41-5068 MEDICAL SAVINGS	12.48	.00	.00	.00	0	.0
01-41-5070 DEFERRED COMPENSATION	.00	.00	93.82	185.38	2,084	8.9
01-41-5210 OPERATING SUPPLIES	51.46	.00	.00	.00	0	.0
01-41-5212 FURNISHINGS	168.83	.00	.00	.00	0	.0
01-41-5320 PROPERTY & LIABILITY INSURANCE	1,175.25	.00	.00	.00	0	.0
01-41-5330 TRAINING	1,823.52	.00	.00	.00	0	.0
01-41-5331 DUES & SUBSCRIPTIONS	2,321.14	.00	.00	.00	0	.0
01-41-5340 PUBLISHED NOTICES	109.76	.00	.00	.00	0	.0
01-41-5341 ORDINANCE CODIFICATION	2,845.83	.00	.00	.00	0	.0
01-41-5399 OTHER PROFESSIONAL SERVICES	9,428.74	.00	.00	.00	0	.0
01-41-5430 RECORDING FEES	7.25	.00	.00	.00	0	.0
01-41-5700 MISC. EXPENSE	823.29	.00	.00	.00	0	.0
01-41-5841 BOARD OUTREACH ACTIVITIES	904.09	.00	.00	.00	0	.0
01-41-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	2,995.50	5,000	59.9
01-41-6199 OTHER PROFESSIONAL SERVICES	.00	375.00	.00	225.20	22,000	1.0
01-41-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	253.54	253.54	1,500	16.9
01-41-6301 PROPERTY & LIABILITY INSURANCE	.00	1,143.55	123.16	698.56	5,800	12.0
01-41-6312 PUBLISHED NOTICES	.00	.00	290.34	490.46	3,000	16.4
01-41-6313 ORDINANCE CODIFICATION	.00	5,423.25	.00	5,694.41	7,500	75.9
01-41-6315 RECORDING FEES	.00	.00	.00	.00	2,000	.0
01-41-6523 ELECTIONS	.00	137.20	.00	.00	25,000	.0
01-41-6610 DUES & SUBSCRIPTIONS	.00	10,909.00	981.00	13,152.75	20,000	65.8
01-41-6824 BOARD OUTREACH ACTIVITIES	.00	1,528.80	.00	8.58	30,000	.0
01-41-6895 CONTRIBUTIONS TO COMMUNITY	.00	10,000.00	.00	10,800.00	25,000	43.2
01-41-6999 OTHER CONTRACTUAL SERVICES	.00	852.24	.00	.00	7,500	.0
01-41-7020 OPERATING SUPPLIES	.00	8.99-	18.98	94.90	2,500	3.8
01-41-7550 FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-41-7999 OTHER COMMODITIES	.00	461.06	891.60	2,004.24	15,000	13.4
TOTAL BOARD OF TRUSTEES	33,380.24	42,834.02	12,896.48	51,356.56	318,966	16.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>POLICE</u>						
01-42-5001 SALARIES & WAGES	249,613.93	264,884.73	145,675.54	295,517.88	1,959,159	15.1
01-42-5002 OVERTIME	.00	2,008.36	540.88	1,262.95	25,000	5.1
01-42-5022 POLICE O.T.--SP.EVENT	.00	.00	.00	.00	10,000	.0
01-42-5055 OVERTIME	3,555.10	.00	.00	.00	0	.0
01-42-5060 PAYROLL TAXES	5,913.63	6,292.08	3,759.83	7,478.71	95,039	7.9
01-42-5061 WELLNESS PROGRAM	.00	.00	.00	1,295.00	3,500	37.0
01-42-5062 TUITION REIMBURSEMENT	.00	.00	1,917.87	1,917.87	9,000	21.3
01-42-5063 TRAINING	.00	16,112.32	1,415.62	4,758.70	80,800	5.9
01-42-5065 WORKERS COMP	8,781.19	8,834.83	4,595.20	9,440.87	65,800	14.4
01-42-5066 HEALTH INSURANCE	36,088.31	29,690.29	23,458.07	35,968.34	288,672	12.5
01-42-5067 MEDICAL SAVINGS PLAN	895.18	1,511.62	382.52	594.60	6,000	9.9
01-42-5068 HSA CONTRIBUTIONS	618.24	.00	93.75	156.25	0	.0
01-42-5069 FPPA RETIREMENT	21,794.42	24,202.77	13,279.24	26,604.27	180,910	14.7
01-42-5070 DEFERRED COMPENSATION	.00	.00	636.78	1,138.25	9,248	12.3
01-42-5071 FPPA DEATH & DISABILITY	7,846.02	8,759.07	4,828.82	9,674.27	56,756	17.1
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	1,275.35	.00	.00	.00	0	.0
01-42-5200 OFFICE SUPPLIES	350.09	.00	.00	.00	0	.0
01-42-5201 COMPUTER / TECHNOLOGY	11,976.85	.00	.00	.00	0	.0
01-42-5210 OPERATING SUPPLIES	457.46	.00	.00	.00	0	.0
01-42-5215 REPAIR & MAINTENANCE	2,538.37	.00	.00	.00	0	.0
01-42-5216 FLEET R&M	686.85-	.00	.00	.00	0	.0
01-42-5253 GAS & OIL	2,320.40	1,853.45	.00	.00	0	.0
01-42-5254 UNIFORMS & TOOLS	2,103.08	.00	.00	.00	0	.0
01-42-5255 OPERATING EQUIPMENT	21,648.92	.00	.00	.00	0	.0
01-42-5300 TELEPHONES	1,331.52	.00	.00	.00	0	.0
01-42-5305 UTILITIES	3,492.90	.00	.00	.00	0	.0
01-42-5310 TRASH REMOVAL	315.74	.00	.00	.00	0	.0
01-42-5315 COPIER EXPENSE	297.29	.00	.00	.00	0	.0
01-42-5320 GENERAL LIABILITY INSURANCE	29,381.25	.00	.00	.00	0	.0
01-42-5325 INTERNET/WEBSITE EXPENSE	132.45	.00	.00	.00	0	.0
01-42-5330 TRAINING	13,786.51	.00	.00	.00	0	.0
01-42-5331 DUES & MEMBERSHIPS	9,930.59	.00	.00	.00	0	.0
01-42-5332 TUITION REIMBURSEMENT	845.00	.00	.00	.00	0	.0
01-42-5343 CONTRACTUAL SERVICES	76,198.38	.00	.00	.00	0	.0
01-42-5399 OTHER PROFESSIONAL SERVICES	2,758.90	.00	.00	.00	0	.0
01-42-5491 VEHICLE LEASE EXPENSES	2,558.86	.00	.00	.00	0	.0
01-42-5700 MISC. EXPENSE	90.23	.00	.00	.00	0	.0
01-42-6101 LEGAL FEES	.00	.00	.00	.00	15,000	.0
01-42-6104 COMPUTER/TECHNOLOGY SERVICES	.00	18,727.83	135.62	5,316.96	59,920	8.9
01-42-6110 TELEPHONE	.00	1,733.87	3,211.63	3,211.63	18,000	17.8
01-42-6111 UTILITIES	.00	2,465.68	1,935.11	3,008.15	18,000	16.7
01-42-6113 TRASH REMOVAL	.00	325.90	135.40	270.80	2,000	13.5
01-42-6114 PEST CONTROL	.00	.00	.00	.00	2,000	.0
01-42-6116 ANIMAL IMPOUND FEE	.00	.00	.00	.00	2,000	.0
01-42-6122 LAB FEES	.00	.00	.00	.00	500	.0
01-42-6126 COPIER EXPENSES	.00	260.87	232.67	524.74	4,000	13.1
01-42-6131 EMERGENCY PREPAREDNESS	.00	.00	.00	.00	10,000	.0
01-42-6199 OTHER PROFESSIONAL SERVICES	.00	105.00	234.35	234.35	2,400	9.8
01-42-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	2,143.84	1,038.54	5,081.58	5,000	101.6
01-42-6301 PROPERTY & LIABILITY INSURANCE	.00	7,923.00	3,079.00	49,072.31	113,500	43.2
01-42-6302 GENERAL LIABILITY INSURANCE	.00	24,909.83	.00	.00	0	.0
01-42-6311 INTERNET/WEBSITE SERVICES	.00	132.45	.00	.00	2,000	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-42-6610 DUES & SUBSCRIPTIONS	.00	11,033.82	91.08	7,969.78	5,070	157.2
01-42-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	375.27	10,570.72	6,000	176.2
01-42-6805 REPAIR & MTNCE--FLEET	.00	3,035.42	3,657.49	8,464.17	25,000	33.9
01-42-6823 CLEANING SERVICES	.00	1,325.08	495.00	990.00	6,500	15.2
01-42-6824 PD OUTREACH/EVENTS	.00	.00	.00	.00	6,000	.0
01-42-6851 VEHICLE LEASE EXPENSES	.00	4,956.52	4,029.36	4,029.36	72,700	5.5
01-42-6999 OTHER CONTRACTUAL SERVICES	.00	76,800.66	1,517.91	2,066.90	260,400	.8
01-42-7010 OFFICE SUPPLIES	.00	435.46	340.84	409.06	4,000	10.2
01-42-7020 OPERATING SUPPLIES	.00	2,114.79	212.39	462.43	16,000	2.9
01-42-7051 UNIFORMS--CIVILIAN	.00	.00	.00	.00	800	.0
01-42-7101 GAS & OIL	.00	1,977.76	.00	1,915.72	33,000	5.8
01-42-7254 OPERATING EQUIPMENT	.00	50,115.39	87,848.08	109,275.74	204,200	53.5
01-42-7305 UNIFORMS & TOOLS--SWORN	.00	7,485.22	1,234.70	3,305.90	32,700	10.1
01-42-7550 FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-42-7999 OTHER COMMODITIES	.00	61.74	27.75	(38.35)	5,000	.8-
01-42-8550 CAP'L OUTLAY--POLICE BLDG IMPV	.00	.00	.00	.00	37,000	.0
01-42-8551 CAP'L OUTLAY--POLICE SHED IMPV	.00	.00	.00	.00	91,000	.0
01-42-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	95,000	.0
01-42-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	121,412	.0
TOTAL POLICE	518,209.31	582,219.65	310,416.31	611,949.91	4,075,986	15.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY DEVELOPMENT</u>						
01-43-5001 SALARIES & WAGES	59,401.61	47,880.23	22,052.08	47,856.04	322,347	14.9
01-43-5002 OVERTIME	.00	.00	.00	.00	1,000	.0
01-43-5060 PAYROLL TAXES	4,402.94	3,587.39	1,637.01	3,608.54	30,226	11.9
01-43-5063 TRAINING	.00	2,086.63	.00	.00	10,000	.0
01-43-5065 WORKERS COMP	236.36	57.62	26.72	58.00	600	9.7
01-43-5066 HEALTH INSURANCE	9,923.66	6,781.27	3,648.10	6,107.02	63,020	9.7
01-43-5067 MEDICAL SAVINGS PLAN	2,403.28	1,997.02	41.66	62.49	900	6.9
01-43-5068 HSA CONTRIBUTIONS	122.90	.00	50.00	75.00	0	.0
01-43-5070 DEFERRED COMPENSATION	.00	.00	810.30	1,724.54	13,098	13.2
01-43-5200 OFFICE SUPPLIES	14.89	.00	.00	.00	0	.0
01-43-5201 COMPUTER / TECHNOLOGY	854.38	.00	.00	.00	0	.0
01-43-5202 PRINTING EXPENSE	.00	360.48	.00	.00	0	.0
01-43-5203 UNIFORMS	208.72	.00	.00	.00	0	.0
01-43-5216 REPAIRS & MAINT--FLEET	121.94	.00	.00	.00	0	.0
01-43-5253 GAS & OIL	74.62	.00	.00	.00	0	.0
01-43-5300 TELEPHONE	187.48	.00	.00	.00	0	.0
01-43-5320 PROPERTY & LIABILITY INSURANCE	1,175.25	.00	.00	.00	0	.0
01-43-5330 TRAINING	153.32	.00	.00	.00	0	.0
01-43-5460 BUILDING INSPECTIONS	24,235.83	27,538.59	.00	.00	0	.0
01-43-5491 VEHICLE LEASE EXPENSES	2,397.66	.00	.00	.00	0	.0
01-43-5700 MISC.	84.79	.00	.00	.00	0	.0
01-43-6104 COMPUTER/TECHNOLOGY SERVICES	.00	1,956.87	.00	428.74	9,000	4.8
01-43-6107 ANNEXATION/ZONING EXPENSES	.00	69.96	.00	.00	15,000	.0
01-43-6109 CONSULTING FEES	.00	39,429.39	.00	.00	75,000	.0
01-43-6110 TELEPHONE	.00	139.50	32.00	32.00	768	4.2
01-43-6121 PRINTING EXPENSE	.00	.00	.00	.00	1,000	.0
01-43-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	125.32	320.32	500	64.1
01-43-6301 PROPERTY & LIABILITY INSURANCE	.00	1,143.55	123.16	698.56	5,800	12.0
01-43-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	.00	4,000	.0
01-43-6821 BUILDING INSPECTIONS	.00	21,272.80	47,429.59	47,429.59	322,806	14.7
01-43-7010 OFFICE SUPPLIES	.00	.00	114.53	171.14	800	21.4
01-43-7051 UNIFORMS	.00	.00	.00	.00	1,500	.0
01-43-7550 FURNISHINGS	.00	.00	412.20	412.20	2,000	20.6
01-43-7999 OTHER COMMODITIES	.00	.00	.00	61.10	2,000	3.1
01-43-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	80,000	.0
TOTAL COMMUNITY DEVELOPMENT	105,999.63	154,301.30	76,502.67	109,045.28	961,365	11.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>PARKS</u>						
01-45-5001 SALARIES & WAGES	60,673.35	64,081.14	31,292.66	64,709.73	496,482	13.0
01-45-5002 OVERTIME	.00	3,201.35	.00	851.05	7,500	11.4
01-45-5055 OVERTIME	2,162.08	.00	.00	.00	0	.0
01-45-5060 PAYROLL TAXES	4,741.35	5,130.22	2,291.78	4,894.28	48,250	10.1
01-45-5061 WELLNESS PROGRAM	.00	30.00	.00	.00	360	.0
01-45-5063 TRAINING	.00	2,214.20	26.00	26.00	10,000	.3
01-45-5065 WORKERS COMP	3,136.40	3,953.45	1,822.03	3,829.47	24,500	15.6
01-45-5066 HEALTH INSURANCE	8,640.56	9,865.93	8,000.53	10,694.24	118,449	9.0
01-45-5067 MEDICAL SAVINGS	1,805.89	145.83	199.98	299.97	2,315	13.0
01-45-5068 MEDICAL SAVINGS	280.82	.00	.00	.00	0	.0
01-45-5070 DEFERRED COMPENSATION	.00	3,428.94	1,403.23	2,965.15	22,767	13.0
01-45-5215 REPAIRS & MAINTENANCE	6,215.39	.00	.00	.00	0	.0
01-45-5253 GAS & OIL	1,707.54	1,751.24	.00	.00	0	.0
01-45-5300 TELEPHONE	462.00	.00	.00	.00	0	.0
01-45-5305 UTILITIES	760.52	.00	.00	.00	0	.0
01-45-5320 PROPERTY & LIABILITY INSURANCE	5,876.25	.00	.00	.00	0	.0
01-45-5349 WELLNESS PROGRAM	30.00	.00	.00	.00	0	.0
01-45-6104 COMPUTER/TECHNOLOGY SERVICES	.00	420.00	2,110.00	2,380.00	2,000	119.0
01-45-6108 ENGINEERING FEES	.00	.00	.00	.00	10,000	.0
01-45-6110 TELEPHONE	.00	257.00	257.00	257.00	3,564	7.2
01-45-6111 UTILITIES	.00	2,340.41	3,312.39	3,584.85	75,000	4.8
01-45-6113 TRASH REMOVAL	.00	651.50	.00	.00	5,000	.0
01-45-6114 PEST CONTROL	.00	.00	.00	190.54	35,000	.5
01-45-6132 LANDSCAPINGS	.00	85.31	.00	.00	60,000	.0
01-45-6133 TREE MAINTENANCE	.00	.00	.00	3,350.00	35,000	9.6
01-45-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-45-6301 PROPERTY & LIABILITY INSURANCE	.00	5,717.77	615.80	3,492.79	20,800	16.8
01-45-6405 EQUIPMENT RENTAL	.00	.00	.00	.00	2,500	.0
01-45-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	.00	3,500	.0
01-45-6801 REPAIR & MTNCE--BUILDINGS	.00	564.72	.00	1,761.75	22,000	8.0
01-45-6802 REPAIR & MTNCE--STREETS	.00	83.64	.00	.00	30,000	.0
01-45-6805 REPAIR & MTNCE--FLEET & EQ	.00	49.72	143.16	887.87	10,000	8.9
01-45-6806 REPAIR & MTNCE--IRRIGATION	.00	.00	.00	.00	7,500	.0
01-45-6835 WEED CONTROL	.00	.00	.00	.00	20,000	.0
01-45-7020 OPERATING SUPPLIES	.00	.00	.00	.00	8,000	.0
01-45-7042 PARK SIGNS & MARKERS	.00	.00	.00	.00	3,000	.0
01-45-7051 UNIFORMS	.00	1,235.19	783.87	783.87	5,000	15.7
01-45-7101 GAS & OIL	.00	2,390.95	9.64	2,308.42	25,000	9.2
01-45-7305 TOOLS	.00	399.00	.00	(583.38)	6,000	9.7-
01-45-7999 OTHER COMMODITIES	.00	.00	.00	.00	1,000	.0
01-45-8515 CAPITAL OUTLAY--PARKS	.00	395.60	.00	.00	100,000	.0
TOTAL PARKS	96,492.15	108,393.11	52,268.07	106,683.60	1,220,987	8.7

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY CENTER</u>						
01-46-5001 SALARIES & WAGES	.00	.00	28,161.81	51,404.02	325,498	15.8
01-46-5002 OVERTIME	.00	.00	.00	.00	3,000	.0
01-46-5060 PAYROLL TAXES	.00	.00	2,200.21	4,014.61	28,284	14.2
01-46-5061 WELLNESS PROGRAM	.00	.00	.00	.00	1,080	.0
01-46-5062 TUITION REIMBURSEMENT	.00	.00	.00	.00	3,000	.0
01-46-5063 TRAINING	.00	964.42	149.36	329.04	6,000	5.5
01-46-5065 WORKERS COMP	.00	.00	352.02	653.29	4,500	14.5
01-46-5066 HEALTH INSURANCE	.00	.00	2,127.36	3,267.56	34,819	9.4
01-46-5067 MEDICAL SAVINGS	.00	.00	95.81	133.30	1,100	12.1
01-46-5070 DEFERRED COMPENSATION	.00	.00	518.39	1,119.61	11,872	9.4
01-46-6104 COMPUTER/TECHNOLOGY FEES	.00	.00	54.36	54.36	3,000	1.8
01-46-6110 TELEPHONE	.00	.00	72.00	112.01	1,536	7.3
01-46-6111 UTILITIES	.00	.00	2,013.60	3,758.00	20,000	18.8
01-46-6113 TRASH REMOVAL	.00	.00	177.25	354.50	1,500	23.6
01-46-6114 PEST CONTROL	.00	.00	.00	.00	2,500	.0
01-46-6121 PRINTING EXPENSE	.00	179.50	.00	.00	1,000	.0
01-46-6126 COPIER EXPENSES	.00	.00	77.79	484.34	2,500	19.4
01-46-6134 EV CHARGING STATION EXPENSES	.00	.00	.00	.00	4,000	.0
01-46-6135 RECREATION PROGRAMS	.00	17,363.44	6,978.10	15,191.63	75,000	20.3
01-46-6199 OTHER PROFESSIONAL SERVICES	.00	.00	225.20	450.40	8,000	5.6
01-46-6210 EMPLOYMENT/RECRUITMENT EXP	.00	.00	50.67	239.95	2,500	9.6
01-46-6211 COMMUNITY DAY	.00	.00	.00	.00	72,000	.0
01-46-6214 TOWN EVENTS	.00	1,860.00	.00	2,990.00	90,000	3.3
01-46-6301 PROPERTY & LIABILITY INSURANCE	.00	1,888.93	184.74	3,838.95	12,600	30.5
01-46-6311 INTERNET/WEBSITE SERVICES	.00	.00	168.45	499.96	4,000	12.5
01-46-6511 POSTAGE	.00	.00	.00	.00	500	.0
01-46-6512 MILEAGE	.00	.00	.00	.00	500	.0
01-46-6610 DUES & SUBSCRIPTIONS	.00	804.87	445.00	9,320.13	5,000	186.4
01-46-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	470.00	470.00	10,000	4.7
01-46-6805 REPAIRS & MTNCE--FLEET	.00	.00	20.00	30.00	2,000	1.5
01-46-6823 CLEANING SERVICES	.00	.00	3,510.00	7,020.00	45,000	15.6
01-46-6999 OTHER CONTRACTUAL SERVICES	.00	.00	1,232.00	8,260.00	32,000	25.8
01-46-7010 OFFICE SUPPLIES	.00	.00	381.84	558.29	2,000	27.9
01-46-7020 OPERATING SUPPLIES	.00	.00	393.24	1,122.47	10,000	11.2
01-46-7051 UNIFORMS	.00	373.94	1,430.78	1,430.78	5,000	28.6
01-46-7101 GAS & OIL	.00	.00	.00	.00	1,200	.0
01-46-7254 OPERATING EQUIPMENT	.00	.00	.00	.00	5,000	.0
01-46-7255 SAFETY EQUIPMENT	.00	.00	.00	.00	5,000	.0
01-46-7550 FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-46-7801 MERCHANDISE FOR RESALE	.00	.00	.00	.00	5,000	.0
01-46-7999 OTHER COMMODITIES	.00	.00	.00	.00	2,000	.0
01-46-8510 CAPITAL OUTLAY--OTHER EQUIP	.00	.00	.00	.00	10,000	.0
01-46-8516 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	.00	10,000	.0
01-46-8531 CAPITAL OUTLAY-COMPUTERS	.00	.00	.00	.00	5,000	.0
01-46-8532 CAPITAL OUTLAY---SFTWR UPGRADE	.00	.00	.00	.00	5,000	.0
01-46-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	10,000	.0
TOTAL COMMUNITY CENTER	.00	23,435.10	51,489.98	117,107.20	894,489	13.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ENGINEERING</u>						
01-47-5001 SALARIES & WAGES	64,209.08	68,852.40	38,256.03	73,961.68	450,088	16.4
01-47-5002 OVERTIME	.00	.00	2,551.83	3,325.11	500	665.0
01-47-5055 OVERTIME	285.70	.00	.00	.00	0	.0
01-47-5060 PAYROLL TAXES	4,849.21	5,323.65	3,161.04	5,982.24	37,863	15.8
01-47-5063 TRAINING	.00	726.50	175.00	400.00	10,000	4.0
01-47-5065 WORKERS COMP	941.81	1,110.96	663.09	1,270.49	8,000	15.9
01-47-5066 HEALTH INSURANCE	6,572.36	4,048.19	3,541.28	5,425.10	34,387	15.8
01-47-5067 MEDICAL SAVINGS	3,213.58	120.38	87.06	130.59	1,045	12.5
01-47-5068 MEDICAL SAVINGS	240.76	.00	.00	.00	0	.0
01-47-5070 DEFERRED COMPENSATION	.00	3,451.21	1,791.12	3,520.87	22,365	15.7
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	180.30	.00	.00	.00	0	.0
01-47-5200 OFFICE SUPPLIES	547.68	.00	.00	.00	0	.0
01-47-5203 UNIFORMS	519.40	.00	.00	.00	0	.0
01-47-5210 OPERATING SUPPLIES	2,565.16	.00	.00	.00	0	.0
01-47-5215 REPAIRS & MAINTENANCE	3,006.26	.00	.00	.00	0	.0
01-47-5216 REPAIR & MAINTENANCE--FLEET	82.92	.00	.00	.00	0	.0
01-47-5253 GAS & OIL	204.19	311.01	.00	.00	0	.0
01-47-5300 TELEPHONE	340.03	.00	.00	.00	0	.0
01-47-5305 UTILITIES	2,276.47	.00	.00	.00	0	.0
01-47-5310 TRASH	369.92	.00	.00	.00	0	.0
01-47-5315 COPIER EXPENSES	190.59	.00	.00	.00	0	.0
01-47-5320 PROPERTY & LIABILITY INSURANCE	2,350.50	.00	.00	.00	0	.0
01-47-5331 DUES & SUBSCRIPTIONS	38.75	.00	.00	.00	0	.0
01-47-5399 OTHER PROFESSIONAL SERVICES	105.00	.00	.00	.00	0	.0
01-47-5700 MISC. EXPENSE	8.00	.00	.00	.00	0	.0
01-47-6104 COMPUTER/TECHNOLOGY SERVICES	.00	275.00	32.63	75.14	10,000	.8
01-47-6108 ENGINEERING FEES	.00	7,598.05	7,652.80	10,499.80	60,000	17.5
01-47-6110 TELEPHONE	.00	430.08	110.00	330.10	1,320	25.0
01-47-6111 UTILITIES	.00	3,290.12	1,875.31	3,501.44	22,000	15.9
01-47-6113 TRASH REMOVAL	.00	371.60	188.36	933.22	5,000	18.7
01-47-6126 COPIER EXPENSES	.00	258.70	229.78	372.73	2,500	14.9
01-47-6134 EV CHARGING STATION EXPENSES	.00	165.22	.00	.00	0	.0
01-47-6199 OTHER PROFESSIONAL SERVICES	.00	285.00	.00	.00	3,000	.0
01-47-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	375.00	.00	.00	1,500	.0
01-47-6301 PROPERTY & LIABILITY INSURANCE	.00	2,287.11	246.32	1,397.11	10,000	14.0
01-47-6610 DUES & SUBSCRIPTIONS	.00	930.75	2,876.80	3,466.55	8,000	43.3
01-47-6801 REPAIR & MTNCE--BUILDINGS	.00	279.00	3,617.22	4,025.70	30,000	13.4
01-47-6805 REPAIR & MTNCE--FLEET	.00	1,150.87	50.00	120.98	2,500	4.8
01-47-6823 CLEANING SERVICES	.00	1,618.10	885.00	1,770.00	13,000	13.6
01-47-6851 VEHICLE LEASE EXPENSES	.00	2,052.88	3,256.22	13,216.95	49,030	27.0
01-47-6999 OTHER CONTRACTUAL SERVICES	.00	20.50	.00	.00	0	.0
01-47-7010 OFFICE SUPPLIES	.00	984.01	280.34	537.86	5,000	10.8
01-47-7020 OPERATING SUPPLIES	.00	2,174.07	885.65	1,720.11	12,500	13.8
01-47-7051 UNIFORMS	.00	842.32	.00	.00	2,750	.0
01-47-7101 GAS & OIL	.00	381.28	.00	403.72	7,000	5.8
01-47-7305 TOOLS	.00	298.47	.00	.00	5,000	.0
01-47-7550 FURNISHINGS	.00	1,315.29	.00	.00	10,000	.0
01-47-7999 OTHER COMMODITIES	.00	150.74	.00	.00	1,500	.0
01-47-8580 CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	38,000	.0
TOTAL ENGINEERING	93,097.67	111,478.46	72,412.88	136,387.49	863,848	15.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>MUNICIPAL COURT</u>						
01-48-5001 SALARIES & WAGES	7,819.08	8,992.63	7,831.22	12,513.56	77,372	16.2
01-48-5002 OVERTIME	.00	13.03	.00	.00	1,000	.0
01-48-5040 JUDGE	1,500.00	4,000.00	.00	2,000.00	32,000	6.3
01-48-5060 PAYROLL TAXES	593.68	689.62	618.63	984.53	7,047	14.0
01-48-5063 TRAINING	.00	.00	.00	.00	4,000	.0
01-48-5065 WORKERS COMP	9.20	10.63	9.28	14.95	600	2.5
01-48-5066 HEALTH INSURANCE	1,292.56	1,106.60	755.42	1,151.11	12,457	9.2
01-48-5067 MEDICAL SAVINGS	170.00	27.06	6.24	9.36	400	2.3
01-48-5068 MEDICAL SAVINGS	54.12	.00	.00	.00	0	.0
01-48-5070 DEFERRED COMPENSATION	.00	189.98	93.82	185.38	2,084	8.9
01-48-5320 PROPERTY & LIABILITY INSURANCE	1,175.25	.00	.00	.00	0	.0
01-48-5399 OTHER PROFESSIONAL SERVICES	860.40	.00	.00	.00	0	.0
01-48-5455 PROSECUTING ATTORNEY	2,000.00	.00	.00	.00	0	.0
01-48-5700 MISC. EXPENSE	13.47	.00	.00	.00	0	.0
01-48-6102 PROSECUTING ATTORNEY	.00	2,000.00	1,000.00	2,000.00	20,000	10.0
01-48-6103 PUBLIC DEFENDER	.00	.00	.00	.00	5,000	.0
01-48-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	4,000	.0
01-48-6199 OTHER PROFESSIONAL SERVICES	.00	501.90	225.20	225.20	5,000	4.5
01-48-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-48-6301 PROPERTY & LIABILITY INSURANCE	.00	1,143.55	123.16	698.56	5,800	12.0
01-48-6510 COURT COSTS	.00	712.68	200.00	200.00	4,000	5.0
01-48-6610 DUES & SUBSCRIPTIONS	.00	.00	.00	.00	250	.0
01-48-7051 UNIFORMS	.00	.00	.00	.00	500	.0
01-48-7999 OTHER COMMODITIES	.00	.00	.00	.00	1,000	.0
TOTAL MUNICIPAL COURT	15,487.76	19,387.68	10,862.97	19,982.65	183,010	10.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY ENGAGEMENT</u>						
01-49-5001 SALARIES & WAGES	36,740.28	41,534.93	10,810.55	21,212.76	167,583	12.7
01-49-5002 OVERTIME	.00	38.11	.00	.00	500	.0
01-49-5060 PAYROLL TAXES	2,797.61	3,231.79	805.30	1,595.69	14,777	10.8
01-49-5061 WELLNESS PROGRAM	.00	5,769.08	4,013.00	6,082.85	36,920	16.5
01-49-5062 TUITION REIMBURSEMENT	.00	.00	.00	.00	3,000	.0
01-49-5063 TRAINING	.00	.00	.00	.00	7,000	.0
01-49-5065 WORKERS COMP	539.55	644.28	193.94	385.14	5,000	7.7
01-49-5066 HEALTH INSURANCE	3,242.74	2,747.57	2,174.23	3,312.19	21,206	15.6
01-49-5067 MEDICAL SAVINGS	910.40	99.98	33.32	49.98	600	8.3
01-49-5068 MEDICAL SAVINGS	199.96	.00	.00	.00	0	.0
01-49-5070 DEFERRED COMPENSATION	.00	1,185.68	166.81	423.48	8,357	5.1
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	117.52	.00	.00	.00	0	.0
01-49-5202 PRINTING EXPENSE	4,029.88	.00	.00	.00	0	.0
01-49-5205 POSTAGE	1,196.82	.00	.00	.00	0	.0
01-49-5220 TOWN DECORATIONS	69.96	.00	.00	.00	0	.0
01-49-5236 COMMUNITY ENGAGEMENT	7,193.91	.00	.00	.00	0	.0
01-49-5253 GAS & OIL	31.82	.00	.00	.00	0	.0
01-49-5260 RECREATION PROGRAMS	4,407.63	.00	.00	.00	0	.0
01-49-5262 TOWN EVENTS	129.00	.00	.00	.00	0	.0
01-49-5265 SENIOR EVENTS	3,550.23	.00	.00	.00	0	.0
01-49-5300 TELEPHONE	232.01	.00	.00	.00	0	.0
01-49-5320 GENERAL LIABILITY INSURANCE	2,350.50	.00	.00	.00	0	.0
01-49-5330 TRAINING	1,970.62	.00	.00	.00	0	.0
01-49-5331 DUES/MEMBERSHIPS	5,976.13	.00	.00	.00	0	.0
01-49-5349 WELLNESS PROGRAM	2,566.78	.00	.00	.00	0	.0
01-49-5399 OTHER PROFESSIONAL SERVICES	3,023.50	.00	.00	.00	0	.0
01-49-5560 CAPITAL OUTLAY--SFTWR UPGRADES	7,156.59	.00	.00	.00	0	.0
01-49-6104 COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	2,995.50	3,000	99.9
01-49-6109 CONSULTING FEES	.00	.00	.00	.00	30,000	.0
01-49-6110 TELEPHONE	.00	176.02	64.00	715.04	960	74.5
01-49-6121 PRINTING EXPENSE	.00	4,277.85	135.00	5,128.14	15,000	34.2
01-49-6149 COMMUNITY ENGAGEMENT	.00	130.00	.00	4,208.75	10,000	42.1
01-49-6199 OTHER PROFESSIONAL SERVICES	.00	27,993.27	.00	4,800.00	40,000	12.0
01-49-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	53.54	105.54	2,000	5.3
01-49-6301 PROPERTY & LIABILITY INSURANCE	.00	1,888.93	184.74	1,283.44	5,800	22.1
01-49-6311 INTERNET/WEBSITE EXPENSE	.00	.00	.00	.00	12,300	.0
01-49-6402 ECONOMIC DEVELOPMENT PROGRAMS	.00	20,457.69	1,446.11	16,446.11	50,000	32.9
01-49-6511 POSTAGE	.00	.00	.00	.00	4,000	.0
01-49-6610 DUES & SUBSCRIPTIONS	.00	6,473.37	1,284.87	3,716.83	25,000	14.9
01-49-6805 REPAIR & MTNCE--FLEET	.00	20.00	.00	.00	0	.0
01-49-6999 OTHER CONTRACTUAL SERVICES	.00	270.46	.00	.00	10,000	.0
01-49-7026 TOWN DECORATIONS	.00	803.94	.00	.00	10,000	.0
01-49-7051 UNIFORMS	.00	.00	.00	.00	1,000	.0
01-49-7101 GAS & OIL	.00	56.73	.00	.00	0	.0
01-49-7550 FURNISHINGS	.00	.00	.00	.00	2,000	.0
01-49-7999 OTHER COMMODITIES	.00	153.91	30.82	137.17	2,000	6.9
01-49-8501 CAPITAL OUTLAY--WAYFINDING	.00	.00	.00	.00	200,000	.0
01-49-8532 CAPITAL OUTLAY--SOFTWAREUPGRAD	.00	.00	.00	.00	20,000	.0
TOTAL COMMUNITY ENGAGEMENT	88,433.44	117,953.59	21,396.23	72,598.61	708,003	10.3

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	NON-DEPARTMENTAL						
01-90-5001	SALARIES & WAGES ADJ	.00	.00	.00	.00	275,000	.0
01-90-8151	SPECIAL PROJECTS	.00	.00	.00	.00	8,871	.0
	TOTAL NON-DEPARTMENTAL	.00	.00	.00	.00	283,871	.0
	TOTAL FUND EXPENDITURES	1,178,884.24	1,355,768.82	720,770.95	1,418,845.72	11,440,975	12.4
	NET REVENUE OVER EXPENDITURES	34,798.24	261,395.81-	148,703.08	133,761.25	3-	4458

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	1,848,290.30	
04-01-1301	A/R - GENERAL	349,847.85	
04-01-1302	PREPAID EXPENSES	250.00	
	TOTAL ASSETS		2,198,388.15

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	45,269.63	
04-02-2005	RETAINAGE PAYABLE	498.75	
04-02-2300	457(B) DEFERRED COMP PAYABLE	1,177.50	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(2,921.59)	
04-02-2400	FED. WITHHOLDING TAX PAYABLE	1,798.04	
04-02-2401	SOCIAL SECURITY TAX PAYABLE	2,021.12	
04-02-2402	MEDICARE TAX PAYABLE	472.70	
04-02-2403	STATE WITHHOLDING TAX PAYABLE	1,242.70	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	171.27	
04-02-2410	ACCRUED PAYROLL & BENEFITS	2,294.64	
	TOTAL LIABILITIES		52,024.76

FUND EQUITY

04-02-3001	FUND BALANCE	1,778,801.21	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	367,562.18	
	BALANCE - CURRENT DATE	367,562.18	
	TOTAL FUND EQUITY		2,146,363.39
	TOTAL LIABILITIES AND EQUITY		2,198,388.15

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET IMPROVEMENT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>							
04-10-4005	HIGHWAY USERS TAX	42,149.10	51,837.07	26,056.39	55,672.89	338,960	16.4
04-10-4010	SALES TAX	349,596.05	354,610.57	262,412.46	410,239.65	2,340,000	17.5
04-10-4015	ROAD & BRIDGE TAX	.00	7,951.07	8,224.69	16,175.73	100,000	16.2
04-10-4025	M.V. REGISTSTRATION	4,090.57	4,968.34	908.30	908.30	85,000	1.1
04-10-4030	BUILDING USE TAX	41,580.39	25,791.92	23,756.82	35,164.88	288,535	12.2
	TOTAL TAXES	437,416.11	445,158.97	321,358.66	518,161.45	3,152,495	16.4
<u>FEES AND PERMITS</u>							
04-11-4102	RIGHT-OF-WAY PERMITS	5,824.00	6,889.50	1,010.00	9,020.00	75,000	12.0
04-11-4141	ADMINISTRATIVE CHARGES	.00	.00	.00	.00	15,580	.0
	TOTAL FEES AND PERMITS	5,824.00	6,889.50	1,010.00	9,020.00	90,580	10.0
<u>MISCELLANEOUS</u>							
04-18-4619	INTEREST INCOME	16,542.76	9,247.85	5,162.00	10,382.44	38,500	27.0
	TOTAL MISCELLANEOUS	16,542.76	9,247.85	5,162.00	10,382.44	38,500	27.0
	TOTAL FUND REVENUE	459,782.87	461,296.32	327,530.66	537,563.89	3,281,575	16.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>STREETS</u>						
04-44-5001 SALARIES & WAGES	59,590.04	67,081.41	34,625.21	69,312.60	441,514	15.7
04-44-5002 OVERTIME	.00	377.46	.00	392.79	10,000	3.9
04-44-5055 OVERTIME	762.31	1,100.10	.00	.00	0	.0
04-44-5060 PAYROLL TAXES	4,479.72	5,194.51	2,541.08	5,200.13	41,388	12.6
04-44-5063 TRAINING	.00	1,249.50	20.19	20.19	15,000	.1
04-44-5065 WORKERS COMPENSATION	3,036.25	3,781.69	1,875.85	3,812.34	26,510	14.4
04-44-5066 HEALTH INSURANCE	9,483.57	9,493.71	7,334.58	11,303.00	87,127	13.0
04-44-5067 MEDICAL SAVINGS	1,607.93	91.66	116.66	174.99	1,130	15.5
04-44-5068 MEDICAL SAVINGS	178.32	.00	.00	.00	0	.0
04-44-5070 DEFERRED COMPENSATION	.00	2,467.06	1,111.47	2,284.97	14,483	15.8
04-44-5201 COMPUTER/TECHNOLOGY	4,576.87	.00	.00	.00	0	.0
04-44-5203 UNIFORMS	4,696.28	.00	.00	.00	0	.0
04-44-5210 OPERATING SUPPLIES	49.97	.00	.00	.00	0	.0
04-44-5216 REPAIR & MAINT.--FLEET	630.86	.00	.00	.00	0	.0
04-44-5252 STREET SIGNS & MARKERS	5,525.22	.00	.00	.00	0	.0
04-44-5253 GAS & OIL	41.73	1,088.92	.00	.00	0	.0
04-44-5254 TOOLS	396.24	.00	.00	.00	0	.0
04-44-5300 TELEPHONE	415.33	.00	.00	.00	0	.0
04-44-5305 UTILITIES	2,726.82	.00	.00	.00	0	.0
04-44-5320 PROPERTY & LIABILITY INSURANCE	8,814.38	.00	.00	.00	0	.0
04-44-5331 DUES & MEMBERSHIPS	240.00	.00	.00	.00	0	.0
04-44-5364 SNOW REMOVAL	839.84	.00	.00	.00	0	.0
04-44-5369 EQUIPMENT RENTAL	18,196.59	.00	.00	.00	0	.0
04-44-5491 VEHICLE LEASE EXPENSES	1,358.64	.00	.00	.00	0	.0
04-44-5500 CAPITAL OUTLAY	4,342.07	.00	.00	.00	0	.0
04-44-6104 COMPUTER/TECHNOLOGY SERVICES	.00	9,145.04	8,202.50	8,591.71	21,000	40.9
04-44-6108 ENGINEERING FEES	.00	.00	.00	.00	30,000	.0
04-44-6110 TELEPHONE	.00	332.94	198.00	265.82	4,376	6.1
04-44-6111 UTILITIES	.00	7,041.06	4,998.58	9,528.28	50,000	19.1
04-44-6113 TRASH REMOVAL	.00	.00	.00	.00	1,000	.0
04-44-6121 PRINTING EXPENSE	.00	.00	.00	.00	5,000	.0
04-44-6123 MATERIALS TESTING	.00	.00	.00	.00	25,000	.0
04-44-6210 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	1,500	.0
04-44-6301 PROPERTY & LIABILITY INSURANCE	.00	8,576.65	923.70	5,239.18	33,700	15.6
04-44-6405 EQUIPMENT RENTAL	.00	15.30	9,103.66	18,207.32	40,000	45.5
04-44-6610 DUES & SUBSCRIPTIONS	.00	950.00	10,048.00	10,398.00	25,300	41.1
04-44-6802 REPAIR & MTNCE--STREETS	.00	497.58	.00	.00	2,210,000	.0
04-44-6803 REPAIR & MTNCE--DRAINAGE	.00	.00	.00	.00	30,000	.0
04-44-6805 REPAIR & MTNCE--FLEET	.00	815.63	853.05	12,206.20	50,000	24.4
04-44-6810 REPAIR & MTNCE--BRIDGES	.00	.00	.00	.00	35,000	.0
04-44-6831 SNOW REMOVAL	.00	68,730.73	.00	.00	120,000	.0
04-44-6832 SEALCOATING	.00	.00	.00	.00	225,000	.0
04-44-6833 STREET SWEEPING	.00	8,532.00	79.34	113.13	10,000	1.1
04-44-6834 DUST CONTROL	.00	.00	.00	.00	55,000	.0
04-44-6835 WEED CONTROL	.00	.00	.00	.00	15,000	.0
04-44-6836 STREET STRIPING	.00	.00	.00	.00	150,000	.0
04-44-6851 VEHICLE LEASE EXPENSES	.00	25,418.59	1,333.38	2,870.57	123,800	2.3
04-44-6999 OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	50,000	.0
04-44-7020 OPERATING SUPPLIES	.00	189.99	395.47	956.97	20,000	4.8
04-44-7041 STREET SIGNS & MARKERS	.00	364.07	5,993.73	5,993.73	120,000	5.0
04-44-7051 UNIFORMS	.00	3,657.94	645.87	1,436.31	12,000	12.0
04-44-7101 GAS & OIL	.00	597.67	.00	1,416.33	25,000	5.7

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET IMPROVEMENT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
04-44-7255 SAFETY EQUIPMENT	.00	.00	.00	.00	3,500	.0
04-44-7305 TOOLS	.00	491.11	27.99	277.15	15,000	1.9
04-44-7605 GRAVEL	.00	.00	.00	.00	50,000	.0
04-44-8151 SPECIAL PROJECTS	.00	.00	.00	.00	50,000	.0
04-44-8505 GRADER SHED	.00	.00	.00	.00	35,000	.0
04-44-9110 CONTINGENCY	.00	.00	.00	.00	100,000	.0
04-44-9541 LEASE PURCH PRIN--2025 SWEEPER	.00	.00	.00	.00	73,629	.0
04-44-9542 LEASE PURCH INT--2025 SWEEPER	.00	.00	.00	.00	14,175	.0
TOTAL STREETS	131,988.98	227,282.32	90,428.31	170,001.71	4,466,132	3.8
TOTAL FUND EXPENDITURES	131,988.98	227,282.32	90,428.31	170,001.71	4,466,132	3.8
NET REVENUE OVER EXPENDITURES	327,793.89	234,014.00	237,102.35	367,562.18	1,184,557-	31.0

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

CONSERVATION TRUST FUND

ASSETS

05-01-0100	CASH IN COMMON - CTF	16,837.12	
	TOTAL ASSETS		16,837.12

LIABILITIES AND EQUITY

FUND EQUITY

05-02-3001	FUND BALANCE	16,736.54	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	100.58	
	BALANCE - CURRENT DATE	100.58	
	TOTAL FUND EQUITY		16,837.12
	TOTAL LIABILITIES AND EQUITY		16,837.12

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CONSERVATION TRUST FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>LOTTERY REVENUE</u>						
05-17-4630	LOTTERY REVENUE	.00	.00	.00	.00	80,000	.0
	TOTAL LOTTERY REVENUE	.00	.00	.00	.00	80,000	.0
	<u>MISCELLANEOUS REVENUE</u>						
05-18-4619	INTEREST & DIVIDEND INCOME	992.08	1,177.21	47.03	100.58	1,000	10.1
	TOTAL MISCELLANEOUS REVENUE	992.08	1,177.21	47.03	100.58	1,000	10.1
	TOTAL FUND REVENUE	992.08	1,177.21	47.03	100.58	81,000	.1
	<u>PARKS</u>						
05-45-8510	CAPITAL OUTLAY--OTHER EQUIP	.00	.00	.00	.00	75,000	.0
	TOTAL PARKS	.00	.00	.00	.00	75,000	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	75,000	.0
	NET REVENUE OVER EXPENDITURES	992.08	1,177.21	47.03	100.58	6,000	1.7

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,614,632.38	
06-01-1302	PREPAID EXPENSE	1,035.55	
06-01-1305	ACCUM DEPRECIATION - PLANT & E	(4,245,172.40)	
06-01-1306	A/R-UTILITY BILLING	124,422.54	
06-01-1501	LAND	294,834.95	
06-01-1502	LAND IMPROV.	322,159.37	
06-01-1503	SEWER COLLECTION SYSTEM	1,898,634.76	
06-01-1504	BUILDINGS	281,750.60	
06-01-1506	MACH. & EQUIP.	179,757.28	
06-01-1507	WASTEWATER TREATMENT PLANT	7,423,326.00	
TOTAL ASSETS			7,895,381.03

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	25,747.42	
06-02-2005	RETAINAGE PAYABLE	11,282.50	
06-02-2200	LOAN PAYABLE CWRPDA--LT	1,224,209.64	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT	85,193.24	
06-02-2300	EMPLOYEE PENSION PAYABLE	888.44	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(8,201.97)	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	(876.74)	
06-02-2314	401(A) CONTRIBUTIONS PAYABLE	62.82	
06-02-2400	FED. WITHHOLDING TAX PAYABLE	1,253.90	
06-02-2401	SOCIAL SECURITY TAX PAYABLE	1,339.00	
06-02-2402	MEDICARE TAX PAYABLE	313.42	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	757.75	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	99.80	
06-02-2410	ACCRUED PAYROLL & BENEFITS	1,116.75	
06-02-2500	ACC'D COMPENSATED ABS--CURRENT	1,221.50	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT	10,993.48	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA	19,040.90	
06-02-2601	BOND PREMIUM--UNAMORTIZED	42,556.94	
TOTAL LIABILITIES			1,416,998.79

FUND EQUITY

06-02-3001	FUND BALANCE	6,036,324.42	
UNAPPROPRIATED FUND BALANCE:			
06-02-3010	CONTRIBUTIONS FROM DEVELOPERS	15,000.00	
06-02-3020	CONTRIBUTIONS SEWER TAPS	425,400.00	
	REVENUE OVER EXPENDITURES - YTD	1,657.82	
BALANCE - CURRENT DATE		442,057.82	
TOTAL FUND EQUITY			6,478,382.24

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

SEWER FUND

TOTAL LIABILITIES AND EQUITY	<u>7,895,381.03</u>
------------------------------	---------------------

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

SEWER FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>CHARGES FOR SERVICES</u>							
06-11-4150	SEWER USER FEES	157,594.24	169,520.64	82,621.87	165,213.96	1,064,000	15.5
06-11-4152	RATERINK LIFT STA. SURCHARGE	2,040.00	2,400.00	1,200.00	2,400.00	15,264	15.7
06-11-4160	SEWER LATE/NSF FEES	2,600.00	2,785.95	1,866.09	3,531.09	16,500	21.4
06-11-4165	SEWER TAP FEES	44,849.00	27,164.00	7,640.00	22,920.00	156,566	14.6
06-11-4166	RATERINK CAPITAL MTNCE FEE	.00	5,140.00	2,570.00	5,140.00	50,000	10.3
	TOTAL CHARGES FOR SERVICES	207,083.24	207,010.59	95,897.96	199,205.05	1,302,330	15.3
<u>MISCELLANEOUS REVENUE</u>							
06-18-4619	INTEREST & DIVIDEND INCOME	12,072.51	11,425.84	4,509.42	9,683.20	50,000	19.4
06-18-4620	MISC. INCOME	.00	.00	.00	.00	1,000,000	.0
	TOTAL MISCELLANEOUS REVENUE	12,072.51	11,425.84	4,509.42	9,683.20	1,050,000	.9
	TOTAL FUND REVENUE	219,155.75	218,436.43	100,407.38	208,888.25	2,352,330	8.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

SEWER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
06-40-5001 SALARIES & WAGES	29,575.92	34,378.09	19,083.78	36,973.98	232,927	15.9
06-40-5002 OVERTIME	.00	262.91	640.99	899.78	1,000	90.0
06-40-5055 OVERTIME	266.08	.00	.00	.00	0	.0
06-40-5060 PAYROLL TAXES	2,286.28	2,680.84	1,528.82	2,934.04	20,481	14.3
06-40-5063 TRAINING	.00	.00	.00	.00	2,500	.0
06-40-5065 WORKERS COMP	619.25	610.58	321.10	640.71	0	.0
06-40-5066 HEALTH INSURANCE	4,055.46	3,412.13	2,579.09	3,963.41	27,982	14.2
06-40-5067 MEDICAL SAVINGS	1,458.76	73.87	186.44	341.76	710	48.1
06-40-5068 HSA CONTRIBUTIONS	145.76	.00	18.76	28.14	0	.0
06-40-5070 DEFERRED COMPENSATION	.00	1,893.62	753.07	1,445.18	11,153	13.0
06-40-5205 POSTAGE	407.66	.00	.00	.00	0	.0
06-40-5300 TELEPHONE	131.03	.00	.00	.00	0	.0
06-40-5320 GENERAL LIABILITY INSURANCE	2,938.13	.00	.00	.00	0	.0
06-40-5331 DUES AND MEMBERSHIP	1,050.00	.00	.00	.00	0	.0
06-40-5399 OTHER PROFESSIONAL SERVICES	3,010.40	.00	.00	.00	0	.0
06-40-5400 LEGAL FEES	985.16	.00	.00	.00	0	.0
06-40-5401 CONSULTING FEES	651.62	.00	.00	.00	0	.0
06-40-5410 PLANNING/CONSULTANTS	211.97	.00	.00	.00	0	.0
06-40-5701 BANK FEES	672.54	.00	.00	.00	0	.0
06-40-5705 MILEAGE	100.00	.00	.00	.00	0	.0
06-40-6101 LEGAL FEES	.00	1,276.58	1,032.18	1,032.18	15,836	6.5
06-40-6104 COMPUTER/TECHNOLOGY SERVICES	.00	1,101.25	.00	.00	5,000	.0
06-40-6105 AUDIT FEES	.00	.00	.00	.00	8,193	.0
06-40-6106 PLANNING FEES	.00	421.28	412.13	822.69	2,400	34.3
06-40-6108 ENGINEERING FEES	.00	20,506.70	.00	387.00	25,000	1.6
06-40-6109 CONSULTING FEES	.00	1,832.39	397.00	804.75	25,000	3.2
06-40-6110 TELEPHONE	.00	139.52	59.50	99.51	714	13.9
06-40-6199 OTHER PROFESSIONAL SERVICES	.00	1,756.65	788.20	1,576.40	8,000	19.7
06-40-6301 PROPERTY & LIABILITY INSURANCE	.00	2,858.88	307.90	1,746.39	12,300	14.2
06-40-6316 BANK FEES	.00	1,512.30	1,739.84	1,739.84	7,500	23.2
06-40-6511 POSTAGE	.00	878.30	274.76	548.47	7,500	7.3
06-40-6512 MILEAGE	.00	50.00	50.00	50.00	600	8.3
06-40-6610 DUES & SUBSCRIPTIONS	.00	1,050.00	.00	1,552.50	2,500	62.1
06-40-6801 REPAIR & MTNCE--BUILDINGS	.00	.00	300.00	300.00	50,000	.6
06-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	12,353	.0
TOTAL ADMINISTRATION	48,566.02	76,695.89	30,473.56	57,886.73	479,649	12.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

SEWER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>OPERATIONS</u>						
06-47-5215 REPAIRS & MAINT	12,292.50	.00	.00	.00	0	.0
06-47-5231 SLUDGE DISPOSAL	6,375.18	.00	.00	.00	0	.0
06-47-5253 GAS & OIL	184.21	196.56	.00	.00	0	.0
06-47-5305 UTILITIES	5,826.82	.00	.00	.00	0	.0
06-47-5306 UTILITIES--RATERINK	59.61	.00	.00	.00	0	.0
06-47-5310 TRASH	222.95	.00	.00	.00	0	.0
06-47-5348 PEST CONTROL	1,263.60	.00	.00	.00	0	.0
06-47-5390 SEWER MAINT. CONTRACT	5,558.82	.00	.00	.00	0	.0
06-47-5391 SEWER TESTING	659.52	.00	.00	.00	0	.0
06-47-5392 LINE LOCATOR	528.90	.00	.00	.00	0	.0
06-47-5396 R&M--RATERINK LIFT STATION	786.45	.00	.00	.00	0	.0
06-47-5558 CAPITAL OUTLAY-BLOWER REPLACE	1,275.92	.00	.00	.00	0	.0
06-47-6111 UTILITIES	.00	8,100.65	6,756.15	14,484.50	80,000	18.1
06-47-6112 UTILITIES--RATERINK	.00	93.69	50.79	129.27	1,000	12.9
06-47-6113 TRASH REMOVAL	.00	270.00	146.75	293.50	2,000	14.7
06-47-6114 PEST CONTROL	.00	.00	.00	.00	1,500	.0
06-47-6120 LINE LOCATIONING SERVICE	.00	1,053.25	408.39	816.96	7,200	11.4
06-47-6125 SEWER TESTING	.00	2,001.44	.00	514.56	8,000	6.4
06-47-6601 SLUDGE DISPOSAL	.00	12,480.76	14,306.30	14,306.30	80,000	17.9
06-47-6610 DUES AND SUBSCRIPTIONS	.00	450.00	.00	.00	1,000	.0
06-47-6803 REPAIR & MTNCE--DRAINAGE	.00	1,009.15	.00	.00	5,000	.0
06-47-6804 REPAIR & MTNCE--SEWER LINES	.00	.00	.00	.00	15,000	.0
06-47-6807 REPAIR & MTNCE--RATERINKLIFTS	.00	11,373.62	.00	364.00	65,000	.6
06-47-6808 REPAIR & MTNCE--WWTP	.00	9,742.31	.00	5,616.62	65,000	8.6
06-47-6835 WEED CONTROL	.00	.00	.00	.00	1,000	.0
06-47-6837 SEWER MTNCE CONTRACT	.00	12,738.16	.00	6,560.15	90,000	7.3
06-47-6838 SEWER LINE FLUSHING	.00	.00	.00	.00	200,000	.0
06-47-7020 OPERATING SUPPLIES	.00	.00	.00	.00	1,000	.0
06-47-7101 GAS & OIL	.00	262.34	.00	263.41	4,000	6.6
06-47-7305 TOOLS	.00	1,378.91	.00	.00	2,000	.0
06-47-7401 STATE DISCHARGE PERMIT	.00	.00	.00	92.00	3,000	3.1
06-47-7601 CHEMICALS	.00	.00	.00	.00	1,250	.0
06-47-8512 CAPITAL OUTLAY--COAT CHANNELS	.00	.00	.00	.00	75,000	.0
06-47-8525 CAPITAL OUTLAY--CIPP	.00	3,124.00	.00	.00	0	.0
06-47-8527 CAPITAL OUTLAY--BLOWER REPLMT	.00	18,435.00	35,250.00	35,546.40	385,000	9.2
06-47-8599 OTHER CAPITAL OUTLAY	.00	.00	4,776.57	4,776.57	1,763,000	.3
06-47-9110 CONTINGENCY	.00	.00	.00	502.20	100,000	.5
TOTAL OPERATIONS	35,034.48	82,709.84	61,694.95	84,266.44	2,955,950	2.9
<u>DEBT SERVICE</u>						
06-98-9610 2007 CWRPDA LOAN--PRINCIPAL	.00	42,228.18	.00	42,965.06	88,192	48.7
06-98-9611 2007 CWRPDA LOAN--INTEREST	.00	22,849.08	.00	22,112.20	41,962	52.7
06-98-9801 2007 CWRPDA LOAN--PRINCIPAL	40,792.11	.00	.00	.00	0	.0
06-98-9802 2007 CWRPDA LOAN--INTEREST	24,285.15	.00	.00	.00	0	.0
TOTAL DEBT SERVICE	65,077.26	65,077.26	.00	65,077.26	130,154	50.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

SEWER FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUND EXPENDITURES	148,677.76	224,482.99	92,168.51	207,230.43	3,565,753	5.8
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NET REVENUE OVER EXPENDITURES	70,477.99	6,046.56-	8,238.87	1,657.82	1,213,423-	.1
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

POLICE IMPACT FUND

ASSETS

08-01-0100	CASH IN COMMON - POLICE	43,803.13	
	TOTAL ASSETS		43,803.13

LIABILITIES AND EQUITY

LIABILITIES

08-02-2000	ACCOUNTS PAYABLE	8,848.36	
	TOTAL LIABILITIES		8,848.36

FUND EQUITY

08-02-3001	FUND BALANCE	34,788.68	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	166.09	
	BALANCE - CURRENT DATE	166.09	
	TOTAL FUND EQUITY		34,954.77
	TOTAL LIABILITIES AND EQUITY		43,803.13

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

POLICE IMPACT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>FEEES AND PERMITS</u>						
08-11-4165	IMPACT FEES	10,687.00	5,990.00	5,706.00	8,771.00	73,007	12.0
	TOTAL FEES AND PERMITS	10,687.00	5,990.00	5,706.00	8,771.00	73,007	12.0
	<u>MISCELLANEOUS</u>						
08-18-4619	INTEREST & DIVIDEND INCOME	1,216.55	769.51	122.33	243.45	2,200	11.1
	TOTAL MISCELLANEOUS	1,216.55	769.51	122.33	243.45	2,200	11.1
	TOTAL FUND REVENUE	11,903.55	6,759.51	5,828.33	9,014.45	75,207	12.0
	<u>POLICE</u>						
08-42-5491	VEHICLE LEASE EXPENSES	15,019.92	.00	.00	.00	0	.0
08-42-5511	CAPITAL OUTLAY--BLDGS & IMPVTS	9,046.20	.00	.00	.00	0	.0
08-42-6851	VEHICLE LEASE EXPENSES	.00	15,456.76	8,848.36	8,848.36	103,114	8.6
	TOTAL POLICE	24,066.12	15,456.76	8,848.36	8,848.36	103,114	8.6
	TOTAL FUND EXPENDITURES	24,066.12	15,456.76	8,848.36	8,848.36	103,114	8.6
	NET REVENUE OVER EXPENDITURES	12,162.57-	8,697.25-	(3,020.03)	166.09	27,907-	.6

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

MUNIL FACILITIES IMPACT FUND

<u>ASSETS</u>			
09-01-0100	COMBINED CASH	2,670,019.81	
	TOTAL ASSETS		2,670,019.81
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
09-02-2000	ACCOUNTS PAYABLE	22,475.50	
09-02-2005	RETAINAGE PAYABLE	119,810.41	
	TOTAL LIABILITIES		142,285.91
<u>FUND EQUITY</u>			
09-02-3003	FUND BALANCE-MUNICIPAL	2,260,179.99	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	267,553.91	
	BALANCE - CURRENT DATE	267,553.91	
	TOTAL FUND EQUITY		2,527,733.90
	TOTAL LIABILITIES AND EQUITY		2,670,019.81

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MUNIL FACILITIES IMPACT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>FEES</u>						
09-11-4165	IMPACT FEES	89,928.00	52,530.00	50,040.00	76,919.00	588,870	13.1
	TOTAL FEES	89,928.00	52,530.00	50,040.00	76,919.00	588,870	13.1
	<u>GRANTS</u>						
09-15-4545	GRANTS--EIAF 9349 STATE FUNDS	.00	.00	.00	.00	150,000	.0
09-15-4546	DOLA EIAF GRANT-COMMUNITY CENT	.00	.00	211,410.70	216,675.70	0	.0
	TOTAL GRANTS	.00	.00	211,410.70	216,675.70	150,000	144.5
	<u>MISCELLANEOUS REVENUE</u>						
09-18-4619	INTEREST & DIVIDEND INCOME	33,908.50	26,912.76	7,456.97	15,187.63	45,000	33.8
	TOTAL MISCELLANEOUS REVENUE	33,908.50	26,912.76	7,456.97	15,187.63	45,000	33.8
	TOTAL FUND REVENUE	123,836.50	79,442.76	268,907.67	308,782.33	783,870	39.4
	<u>ADMINISTRATION</u>						
09-40-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	.00	15,000	.0
09-40-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	125,000	.0
	TOTAL ADMINISTRATION	.00	.00	.00	.00	140,000	.0
	<u>DEPARTMENT 42</u>						
09-42-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	15,415.00	34,167.92	420,000	8.1
	TOTAL DEPARTMENT 42	.00	.00	15,415.00	34,167.92	420,000	8.1
	<u>STREETS</u>						
09-44-9531	LEASE PUCH PRIN--2025 DUMP TRU	.00	.00	.00	.00	53,613	.0
09-44-9532	LEASE PURCH INT-2025 DUMP TRUC	.00	.00	.00	.00	14,277	.0
	TOTAL STREETS	.00	.00	.00	.00	67,890	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MUNIL FACILITIES IMPACT FUND

		YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	<u>PARKS</u>						
09-45-5491	VEHICLE LEASE EXPENSES	9,973.40	.00	.00	.00	0	.0
09-45-6851	VEHICLE LEASE EXPENSES	.00	11,654.14	4,977.07	4,977.07	58,300	8.5
	<u>TOTAL PARKS</u>	<u>9,973.40</u>	<u>11,654.14</u>	<u>4,977.07</u>	<u>4,977.07</u>	<u>58,300</u>	<u>8.5</u>
	<u>COMMUNITY ENGAGEMENT</u>						
09-49-5491	VEHICLE LEASE EXPENSES	1,868.60	.00	.00	.00	0	.0
09-49-6851	VEHICLE LEASE EXPENSES	.00	1,868.60	883.43	883.43	11,300	7.8
09-49-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	1,066,504.48	.00	1,200.00	0	.0
	<u>TOTAL COMMUNITY ENGAGEMENT</u>	<u>1,868.60</u>	<u>1,068,373.08</u>	<u>883.43</u>	<u>2,083.43</u>	<u>11,300</u>	<u>18.4</u>
	<u>EXPENDITURES</u>						
09-50-5500	CAPITAL OUTLAY--BOARD/CT ROOM	8,095.50	.00	.00	.00	0	.0
	<u>TOTAL EXPENDITURES</u>	<u>8,095.50</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>0</u>	<u>.0</u>
	<u>OTHER CAPITAL OUTLAY</u>						
09-51-5500	CAPITAL OUTLAY	2,500.00	.00	.00	.00	0	.0
	<u>TOTAL OTHER CAPITAL OUTLAY</u>	<u>2,500.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>0</u>	<u>.0</u>
	<u>TOTAL FUND EXPENDITURES</u>	<u>22,437.50</u>	<u>1,080,027.22</u>	<u>21,275.50</u>	<u>41,228.42</u>	<u>697,490</u>	<u>5.9</u>
	<u>NET REVENUE OVER EXPENDITURES</u>	<u>101,399.00</u>	<u>1,000,584.46-</u>	<u>247,632.17</u>	<u>267,553.91</u>	<u>86,380</u>	<u>309.7</u>

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

TRANSPORTATION IMPACT FUND

ASSETS

14-01-0100	COMBINED CASH	343,301.23	
14-01-1011	CASH WITH ESCROW AGENT	524,872.77	
	TOTAL ASSETS		868,174.00

LIABILITIES AND EQUITY

LIABILITIES

14-02-2000	ACCOUNTS PAYABLE	133,932.54	
14-02-2005	RETAINAGE PAYABLE	484,794.14	
14-02-2014	DUE TO CONTRACTOR	(51,163.06)	
	TOTAL LIABILITIES		567,563.62

FUND EQUITY

14-02-3001	FUND BALANCE	798,467.34	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(497,856.96)	
	BALANCE - CURRENT DATE	(497,856.96)	
	TOTAL FUND EQUITY		300,610.38
	TOTAL LIABILITIES AND EQUITY		868,174.00

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

TRANSPORTATION IMPACT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>							
14-11-4165	IMPACT FEES	124,452.00	72,700.00	69,255.00	106,455.00	950,061	11.2
	TOTAL FEES	124,452.00	72,700.00	69,255.00	106,455.00	950,061	11.2
<u>GRANTS</u>							
14-15-4570	CDOT GRANT--SAFE ROUTES TO SCH	11,440.86	.00	.00	21,080.18	318,000	6.6
14-15-4571	CDOT GRANT--UNDERPASS	54,689.80	.00	.00	.00	3,710,000	.0
14-15-4575	CDOT GRANT--CR 34 BRIDGE	15,423.20	.00	.00	.00	1,585,726	.0
14-15-4580	FEDERAL GRANT--3RD & WELKER	.00	.00	.00	.00	1,000,000	.0
14-15-4586	CONTRIBUTION FR WC & DEV WCR 9	.00	3,000,000.00	.00	.00	0	.0
14-15-4901	CONTRIBUTIONS FR OTHER GOV'TS	.00	39,305.06	.00	.00	100,000	.0
14-15-4902	CONTRIBUTIONS FROM DEVELOPERS	.00	2,000,000.00	.00	.00	0	.0
	TOTAL GRANTS	81,553.86	5,039,305.06	.00	21,080.18	6,713,726	.3
<u>MISCELLANEOUS REVENUE</u>							
14-18-4619	INTEREST & DIVIDEND INCOME	53,240.83	70,606.95	958.79	3,082.83	225,000	1.4
	TOTAL MISCELLANEOUS REVENUE	53,240.83	70,606.95	958.79	3,082.83	225,000	1.4
<u>OTHER SOURCES</u>							
14-19-4941	P.I.L.O.CONSTRUCTION	.00	.00	.00	266,105.45	300,000	88.7
	TOTAL OTHER SOURCES	.00	.00	.00	266,105.45	300,000	88.7
	TOTAL FUND REVENUE	259,246.69	5,182,612.01	70,213.79	396,723.46	8,188,787	4.8
<u>EXPENDITURES</u>							
14-40-5500	CAPITAL OUTLAY--WELKER/3RD	592,177.81	.00	.00	.00	0	.0
14-40-5501	CAPITAL OUTLAY--SAFE RTE TO SCH	6,143.23	.00	.00	.00	0	.0
14-40-5565	CAPITAL OUTLAY-SH66/CR7 UNDER	17,880.50	.00	.00	.00	0	.0
14-40-8539	CAPITAL OUTLAY-ALLEY IMPTS	.00	1,125.00	.00	.00	0	.0
14-40-8549	CAPITAL OUTLAY-WCR 9.5 (34-36)	.00	.00	177,222.00	311,399.26	0	.0
14-40-9110	CONTINGENCY	.00	.00	.00	.00	150,000	.0
	TOTAL EXPENDITURES	616,201.54	1,125.00	177,222.00	311,399.26	150,000	207.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

TRANSPORTATION IMPACT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>STREETS</u>						
14-44-8503 CAPITAL OUTLAY--3RD/WELKER INT	.00	326,323.63	9,118.79	12,429.91	1,800,000	.7
14-44-8506 CAPITAL OUTLAY--SAFE RTESTOSCH	.00	4,336.00	.00	3,221.50	450,000	.7
14-44-8533 CAPITAL OUTLAY--Y BRIDGEDESIGN	.00	8,682.00	.00	.00	1,932,000	.0
14-44-8536 CAPITAL OUTLAY--SH66/CR7 UNDRP	.00	2,710.75	75,813.75	561,839.75	4,700,000	12.0
14-44-8538 CAPITAL OUTLAY--N.CRK DESIGN	.00	17,577.80	.00	.00	10,000	.0
14-44-8540 CAPITAL OUTLAY--INT CR38 & I25	.00	.00	.00	.00	200,000	.0
14-44-8542 CAPITAL OUTLAY--XBRIDGE DESIGN	.00	.00	.00	.00	100,000	.0
14-44-8544 CAPITAL OUTLAY--WCR 7 NORTH	.00	31,372.10	.00	5,690.00	200,000	2.9
14-44-9110 CONTINGENCY	.00	.00	.00	.00	500,000	.0
TOTAL STREETS	.00	391,002.28	84,932.54	583,181.16	9,892,000	5.9
TOTAL FUND EXPENDITURES	616,201.54	392,127.28	262,154.54	894,580.42	10,042,000	8.9
NET REVENUE OVER EXPENDITURES	356,954.85-	4,790,484.73	(191,940.75)	(497,856.96)	1,853,213-	26.9-

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

PARKS & OPEN SPACE IMPACT FUND

ASSETS

18-01-0100	CASH IN COMMON - PARKS & OPEN	323,121.68	
	TOTAL ASSETS		323,121.68

LIABILITIES AND EQUITY

LIABILITIES

18-02-2005	RETAINAGE PAYABLE	12,227.25	
	TOTAL LIABILITIES		12,227.25

FUND EQUITY

18-02-3001	FUND BALANCE	264,280.41	
18-02-3005	FUND BALANCE - OPEN SPACE	17,690.50	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	28,923.52	
	BALANCE - CURRENT DATE	28,923.52	
	TOTAL FUND EQUITY		310,894.43
	TOTAL LIABILITIES AND EQUITY		323,121.68

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PARKS & OPEN SPACE IMPACT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>FEES</u>							
18-11-4165	IMPACT FEES	55,476.00	32,410.00	30,870.00	47,453.00	311,211	15.3
	TOTAL FEES	55,476.00	32,410.00	30,870.00	47,453.00	311,211	15.3
<u>MISCELLANEOUS REVENUE</u>							
18-18-4528	GRANTS FOR TRAILS MASTER PLAN	.00	.00	.00	.00	85,000	.0
18-18-4619	INTEREST & DIVIDEND INCOME	4,260.94	4,631.96	902.43	1,895.88	9,500	20.0
	TOTAL MISCELLANEOUS REVENUE	4,260.94	4,631.96	902.43	1,895.88	94,500	2.0
	TOTAL FUND REVENUE	59,736.94	37,041.96	31,772.43	49,348.88	405,711	12.2
<u>ADMINISTRATION</u>							
18-40-6106	PLANNING FEES	.00	.00	.00	14,349.50	125,000	11.5
18-40-9110	CONTINGENCY	.00	.00	.00	.00	100,000	.0
	TOTAL ADMINISTRATION	.00	.00	.00	14,349.50	225,000	6.4
<u>PARKS</u>							
18-45-5500	CAPITAL OUTLAY--LIBERTY RANCH	3,439.00	.00	.00	.00	0	.0
18-45-8504	CAPITAL OUTLAY--LIBERTY RANCH	.00	.00	.00	5,837.40	0	.0
18-45-8507	CAPITAL OUTLAY--GOLD STAR MEM	.00	.00	.00	238.46	0	.0
	TOTAL PARKS	3,439.00	.00	.00	6,075.86	0	.0
<u>COMMUNITY ENGAGEMENT</u>							
18-49-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	125,000	.0
	TOTAL COMMUNITY ENGAGEMENT	.00	.00	.00	.00	125,000	.0
<u>CAPITAL PROJECTS</u>							
18-52-5500	CAPITAL OUTLAY	15,964.00	.00	.00	.00	0	.0
18-52-5501	CAPITAL OUTLAY--GOLD STAR	1,149.00	.00	.00	.00	0	.0
	TOTAL CAPITAL PROJECTS	17,113.00	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	20,552.00	.00	.00	20,425.36	350,000	5.8

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PARKS & OPEN SPACE IMPACT FUND

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
NET REVENUE OVER EXPENDITURES	39,184.94	37,041.96	31,772.43	28,923.52	55,711	51.9

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

ASSETS

19-01-0100	COMBINED CASH	3,773,707.68	
	TOTAL ASSETS		3,773,707.68

LIABILITIES AND EQUITY

FUND EQUITY

19-02-3001	FUND BALANCE	3,751,639.09	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	22,068.59	
	BALANCE - CURRENT DATE	22,068.59	
	TOTAL FUND EQUITY		3,773,707.68
	TOTAL LIABILITIES AND EQUITY		3,773,707.68

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

		YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	<u>MISCELLANEOUS REVENUE</u>						
19-18-4619	INTEREST & DIVIDEND INCOME	35,060.92	32,855.72	10,539.40	22,543.59	144,400	15.6
	TOTAL MISCELLANEOUS REVENUE	35,060.92	32,855.72	10,539.40	22,543.59	144,400	15.6
	TOTAL FUND REVENUE	35,060.92	32,855.72	10,539.40	22,543.59	144,400	15.6
	<u>ADMINISTRATION</u>						
19-40-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	645,300	.0
19-40-9110	CONTINGENCY	.00	.00	.00	.00	1,800,000	.0
	TOTAL ADMINISTRATION	.00	.00	.00	.00	2,445,300	.0
	<u>DEPARTMENT 44</u>						
19-44-8546	CAPITAL OUTLAY--I-25 IMPRVTS	.00	.00	475.00	475.00	1,000,000	.1
	TOTAL DEPARTMENT 44	.00	.00	475.00	475.00	1,000,000	.1
	TOTAL FUND EXPENDITURES	.00	.00	475.00	475.00	3,445,300	.0
	NET REVENUE OVER EXPENDITURES	35,060.92	32,855.72	10,064.40	22,068.59	3,300,900-	.7

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	6,451,685.73	
20-01-1250	PROPERTY TAX RECEIVABLE	157,358.91	
20-01-1301	A/R - MURA	438.81	
	TOTAL ASSETS		6,609,483.45

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	13,686.78	
20-02-2300	EMPLOYEE PENSION PAYABLE	878.53	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	(1,828.24)	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	(828.66)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	314.10	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	1,649.39	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	1,408.90	
20-02-2402	MEDICARE TAX PAYABLE	329.89	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	859.28	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	115.52	
20-02-2410	ACCRUED PAYROLL & BENEFITS	1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	157,358.91	
	TOTAL LIABILITIES		175,304.74

FUND EQUITY

20-02-3001	FUND BALANCE	6,421,479.39	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	12,699.32	
	BALANCE - CURRENT DATE	12,699.32	
	TOTAL FUND EQUITY		6,434,178.71
	TOTAL LIABILITIES AND EQUITY		6,609,483.45

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MEAD URBAN RENEWAL AUTHORITY

		<u>YTD ACTUAL2024-</u>	<u>YTD ACTUAL 2025-</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCNT</u>
	<u>TAXES</u>						
20-10-4050	TAX INCREMENT REVENUE (TIF)	213.75	38,719.16	37,684.33	37,684.33	4,393,543	.9
	TOTAL TAXES	213.75	38,719.16	37,684.33	37,684.33	4,393,543	.9
	<u>FEES</u>						
20-11-4110	ADMINISTRATIVE FEE	.00	.00	.00	.00	22,000	.0
	TOTAL FEES	.00	.00	.00	.00	22,000	.0
	<u>MISCELLANEOUS REVENUE</u>						
20-18-4619	INTEREST & DIVIDEND INCOME	29,094.62	33,555.05	18,018.59	38,526.10	235,750	16.3
	TOTAL MISCELLANEOUS REVENUE	29,094.62	33,555.05	18,018.59	38,526.10	235,750	16.3
	TOTAL FUND REVENUE	29,308.37	72,274.21	55,702.92	76,210.43	4,651,293	1.6

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MEAD URBAN RENEWAL AUTHORITY

	YTD ACTUAL 2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
<u>ADMINISTRATION</u>						
20-40-5001 SALARIES & WAGES	40,803.33	38,948.35	21,640.65	40,772.04	290,388	14.0
20-40-5002 OVERTIME	.00	9.50	.51	.51	1,000	.1
20-40-5060 PAYROLL TAXES	3,136.59	3,007.81	1,696.49	3,177.13	25,824	12.3
20-40-5065 WORKERS COMP	455.43	382.75	197.33	386.26	2,600	14.9
20-40-5066 HEALTH INSURANCE	4,260.56	3,432.01	2,207.36	3,396.25	36,709	9.3
20-40-5067 MEDICAL SAVINGS	2,140.92	56.38	671.98	1,318.44	800	164.8
20-40-5068 HSA CONTRIBUTIONS	114.64	.00	15.62	23.43	0	.0
20-40-5070 DEFERRED COMPENSATION	.00	2,343.76	511.73	1,060.09	16,796	6.3
20-40-5300 TELEPHONE	97.00	.00	.00	.00	0	.0
20-40-5320 GENERAL LIABILITY INSURANCE	1,175.23	.00	.00	.00	0	.0
20-40-5400 LEGAL FEES	280.34	.00	.00	.00	0	.0
20-40-5401 CONSULTING FEES	605.16	.00	.00	.00	0	.0
20-40-5425 COUNTY TREASURER'S FEE	3.22	.00	.00	.00	0	.0
20-40-5705 MILEAGE	500.00	.00	.00	.00	0	.0
20-40-6101 LEGAL FEES	.00	.00	4,289.12	11,001.85	40,000	27.5
20-40-6105 AUDIT FEES	.00	.00	.00	.00	2,731	.0
20-40-6109 CONSULTING FEES	.00	1,738.76	397.00	804.75	15,000	5.4
20-40-6110 TELEPHONE	.00	50.50	56.50	56.50	870	6.5
20-40-6301 PROPERTY & LIABILITY INSURANCE	.00	1,143.55	123.16	698.56	5,800	12.0
20-40-6312 PUBLISHED NOTICES	.00	.00	.00	.00	500	.0
20-40-6314 COUNTY TREASURER'S FEES	.00	580.82	565.30	565.30	65,000	.9
20-40-6404 TIF ADVANCE	.00	112.51	.00	.00	1,100,000	.0
20-40-6512 MILEAGE	.00	250.00	250.00	250.00	3,000	8.3
20-40-6822 PUBLIC RELATIONS/ECON DEVEL	.00	.00	.00	.00	20,000	.0
20-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	12,353	.0
20-40-8499 OTHER PROJECTS	.00	.00	.00	.00	1,000,000	.0
20-40-8599 OTHER CAPITAL OUTLAY	.00	.00	.00	.00	60,000	.0
20-40-9810 TIF REVENUE SHARING	.00	.00	.00	.00	2,251,653	.0
TOTAL ADMINISTRATION	53,572.42	52,056.70	32,622.75	63,511.11	4,951,024	1.3
TOTAL FUND EXPENDITURES	53,572.42	52,056.70	32,622.75	63,511.11	4,951,024	1.3
NET REVENUE OVER EXPENDITURES	24,264.05-	20,217.51	23,080.17	12,699.32	299,731-	4.2

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

ELEVATION 25 GEN'L IMPVT DIST.

ASSETS

30-01-0100	COMBINED CASH	39,090.97	
30-01-1301	A/R - GENERAL	30.48	
	TOTAL ASSETS		39,121.45

LIABILITIES AND EQUITY

FUND EQUITY

30-02-3001	FUND BALANCE	38,837.11	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	284.34	
	BALANCE - CURRENT DATE	284.34	
	TOTAL FUND EQUITY		39,121.45
	TOTAL LIABILITIES AND EQUITY		39,121.45

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

ELEVATION 25 GEN'L IMPV'T DIST.

	YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>TAXES</u>						
30-10-4000 PROPERTY TAX	.00	.00	.00	164.51	46,500	.4
30-10-4020 SPECIFIC OWNERSHIP TAX	.00	124.38	122.29	122.29	528	23.2
30-10-4050 PROPERTY TAX	30.89	30.48	.00	.00	0	.0
TOTAL TAXES	30.89	154.86	122.29	286.80	47,028	.6
<u>MISCELLANEOUS</u>						
30-18-4619 INTEREST & DIVIDEND INCOME	.00	.00	.00	.00	1,500	.0
TOTAL MISCELLANEOUS	.00	.00	.00	.00	1,500	.0
TOTAL FUND REVENUE	30.89	154.86	122.29	286.80	48,528	.6
<u>ADMINISTRATION</u>						
30-40-6312 PUBLISHED NOTICES	.00	.00	.00	.00	750	.0
30-40-6314 COUNTY TREASURER'S FEES	.00	.00	.00	2.46	0	.0
30-40-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	7,500	.0
TOTAL ADMINISTRATION	.00	.00	.00	2.46	8,250	.0
<u>STREETS</u>						
30-44-6802 REPAIR & MTNCE--STREETS	.00	.00	.00	.00	28,000	.0
TOTAL STREETS	.00	.00	.00	.00	28,000	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	2.46	36,250	.0
NET REVENUE OVER EXPENDITURES	30.89	154.86	122.29	284.34	12,278	2.3

TOWN OF MEAD
BALANCE SHEET
FEBRUARY 28, 2026

HIGHWAY 66 & I-25 GENERAL IMPR

ASSETS

31-01-0100	COMBINED CASH	2,301.82	
	TOTAL ASSETS		2,301.82

LIABILITIES AND EQUITY

FUND EQUITY

31-02-3001	FUND BALANCE	2,245.79	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	56.03	
	BALANCE - CURRENT DATE	56.03	
	TOTAL FUND EQUITY		2,301.82
	TOTAL LIABILITIES AND EQUITY		2,301.82

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

HIGHWAY 66 & I-25 GENERAL IMPR

	YTD ACTUAL2024-	YTD ACTUAL 2025-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
<u>SOURCE 10</u>						
31-10-4000 PROPERTY TAX	.00	.00	.00	.00	15,554	.0
31-10-4020 SPECIFIC OWNERSHIP TAX	.00	.00	42.41	42.41	528	8.0
31-10-4050 MURA REVENUE SHARING	.00	.00	.00	.00	16,202	.0
TOTAL SOURCE 10	.00	.00	42.41	42.41	32,284	.1
<u>SOURCE 18</u>						
31-18-4619 INTEREST INCOME	.00	.00	6.43	13.62	600	2.3
TOTAL SOURCE 18	.00	.00	6.43	13.62	600	2.3
TOTAL FUND REVENUE	.00	.00	48.84	56.03	32,884	.2
31-44-6314 COUNTY TREASURER'S FEE	.00	.00	.00	.00	235	.0
31-44-6802 REPAIR & MTNCE--STREETS	.00	.00	.00	.00	22,500	.0
31-44-6891 ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	7,500	.0
TOTAL DEPARTMENT 44	.00	.00	.00	.00	30,235	.0
TOTAL FUND EXPENDITURES	.00	.00	.00	.00	30,235	.0
NET REVENUE OVER EXPENDITURES	.00	.00	48.84	56.03	2,649	2.1

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41353	21st Century Equipment	P41834	01-45-6805	Repair and Mtnce - Fleet	277.83
Total 41353:							277.83
03/26	03/30/2026	41354	4Rivers Equipment	1867016	04-44-6805	Repairs and Mtnce	205.47
Total 41354:							205.47
03/26	03/30/2026	41355	A-1 Natural Arbor Care	1368	01-45-6133	Crown Clean - North Creek Park	5,600.00
03/26	03/30/2026	41355	A-1 Natural Arbor Care	1369	01-45-6133	Crown Clean/Raise Canopy & Deadwoo	2,400.00
Total 41355:							8,000.00
03/26	03/30/2026	41356	ADAMSON POLICE PRODUCTS	INV448474	01-42-7305	Begano Patrol Pants	247.48
Total 41356:							247.48
03/26	03/30/2026	41357	Alderman Bernstein LLC	21616	14-44-8536	SH66 / CR7 Underpass	1,987.50
03/26	03/30/2026	41357	Alderman Bernstein LLC	21704-1	14-44-8536	SH 66 / CR 7 Underpass	300.00
Total 41357:							2,287.50
03/26	03/30/2026	41358	Alerus	128471	01-40-5067	FSA/HSA Administration	255.00
Total 41358:							255.00
03/26	03/30/2026	41359	Alexandra Wilson	0005	01-46-6999	Yoga Feb. 15- March 12, 2026	360.00
Total 41359:							360.00
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5050551	01-42-6126	Copier Copies - PD	137.41
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5050552	01-40-6126	Copier Copies - TH	266.33
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5057025	01-40-6126	Copier Copies - TH	189.83
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5081468	01-40-6126	Copier Copies - TH	79.60
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5089901	01-47-6126	PW - Copies	56.90
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5089902	01-46-6126	All Copy Jan. 2026 - Copies	59.20
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5089903	01-40-6126	Copier Copies - TH	163.87
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5121425	01-42-6126	Copier Copies - PD	139.15
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5121426	01-40-6126	Copier Copies - TH	149.68
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5127794	01-47-6126	PW - Copies	73.32
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5127795-	01-46-6126	All Copy Feb. 2026 - Copies	45.94
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5127796	01-40-6126	Copier Copies - TH	209.34
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5156287	01-42-6126	Copier Copies - PD	78.12
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5156288	01-40-6126	Copier Copies - TH	115.85
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5161478	01-47-6126	Copies - PW	66.36
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5161479	01-46-6126	Copies - CC	32.98
03/26	03/30/2026	41360	All Copy Products, Inc.	AR5161480	01-40-6126	Copies - TH	256.17
03/26	03/30/2026	41360	All Copy Products, Inc.	KM-1304022-	01-40-6316	Finance Changes	21.45
Total 41360:							2,141.50
03/26	03/30/2026	41361	Amazon Capital Services Inc	!WM4-LLVK-	01-46-7020	Light for Safe	9.99
03/26	03/30/2026	41361	Amazon Capital Services Inc	17FV-WRQT-	01-42-7010	Compressed Air Duster	37.99
03/26	03/30/2026	41361	Amazon Capital Services Inc	19CC-9NW9-	01-42-7010	Office Supplies	22.00
03/26	03/30/2026	41361	Amazon Capital Services Inc	1F3C-MTDV-	01-42-7010	Office Supplies, Computer Monitors, Cab	20.08

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41361	Amazon Capital Services Inc	1F3C-MTDV-	01-42-6104	Office Supplies, Computer Monitors, Cab	303.76
03/26	03/30/2026	41361	Amazon Capital Services Inc	1K37-NXP3-	01-43-7010	Office Supplies	45.98
03/26	03/30/2026	41361	Amazon Capital Services Inc	1KGK-MNQC	01-46-7010	Office/Operating Supplies	10.95
03/26	03/30/2026	41361	Amazon Capital Services Inc	1KGK-MNQC	01-46-7020	Office/Operating Supplies	15.84
03/26	03/30/2026	41361	Amazon Capital Services Inc	1KGK-MNQC	01-46-6135	Office/Operating Supplies	19.94
03/26	03/30/2026	41361	Amazon Capital Services Inc	1L6T-DC6N-	01-42-7254	Jugs for Gun Cleaner, Window Film	37.00
03/26	03/30/2026	41361	Amazon Capital Services Inc	1L6T-DC6N-	01-42-7020	Jugs for Gun Cleaner, Window Film	7.77
03/26	03/30/2026	41361	Amazon Capital Services Inc	1R9P-DG9D-	01-46-6214	Egg Hunt Event	49.99
03/26	03/30/2026	41361	Amazon Capital Services Inc	1V4M-PJTW-	01-42-7020	Microchip Scanner, batteries	35.39
03/26	03/30/2026	41361	Amazon Capital Services Inc	1V4M-PJTW-	01-46-7010	Ink Cartridge	35.98
03/26	03/30/2026	41361	Amazon Capital Services Inc	1XTK-3NNK-	01-46-7010	Office Supplies/ Office Clock	49.55
03/26	03/30/2026	41361	Amazon Capital Services Inc	1XTK-3NNK-	01-46-7550	Office Supplies/ Office Clock	69.99
03/26	03/30/2026	41361	Amazon Capital Services Inc	1XTK-3NNK-	01-46-6135	Soccer Balls/ Pump Needles	244.84
Total 41361:							1,017.04
03/26	03/30/2026	41362	American Red Cross	23132327-1	01-46-5063	Feb. 2026 CPR Class CC & PW	84.00
03/26	03/30/2026	41362	American Red Cross	23132327-1	01-47-5063	Feb. 2026 CPR Class CC & PW	126.00
03/26	03/30/2026	41362	American Red Cross	23132327-1	01-49-5063	Feb. 2026 CPR Class CE	42.00
03/26	03/30/2026	41362	American Red Cross	23132327-1	01-42-5063	Feb. 2026 CPR Class PD	42.00
Total 41362:							294.00
03/26	03/30/2026	41363	Amerigas Propane LP	806446375	06-47-6111	WWTP Propane Tank	1,275.36
Total 41363:							1,275.36
03/26	03/30/2026	41364	API Group Life Safety USA LLC	002089	01-42-7254	STAT-X Device	8,354.20
Total 41364:							8,354.20
03/26	03/30/2026	41365	Arborado, LLC	00002540	01-45-6133	Tree Maint.	3,500.00
Total 41365:							3,500.00
03/26	03/30/2026	41366	Barricade Holdings LLC	65169551-00	04-44-7041	Signs	240.00
03/26	03/30/2026	41366	Barricade Holdings LLC	65169577-00	04-44-7041	Signs	1,393.23
Total 41366:							1,633.23
03/26	03/30/2026	41367	BOWMAN CONSTRUCTION SUP	BCS201377	01-45-6132	Parks	8,925.00
Total 41367:							8,925.00
03/26	03/30/2026	41368	Burnt Mountain Services LLC	8701	14-44-8503	3rd & Welker	375,998.80
03/26	03/30/2026	41368	Burnt Mountain Services LLC	8701	14-02-2005	3rd & Welker	18,799.94-
Total 41368:							357,198.86
03/26	03/30/2026	41369	CARBON VALLEY GARAGE	20839	01-42-6805	VEH 13 Brake Inspection	102.81
Total 41369:							102.81
03/26	03/30/2026	41370	CDW LLC	A137J7P	01-42-6104	MDT Toughbooks	18,554.70
Total 41370:							18,554.70
03/26	03/30/2026	41371	Cecily Begano	03.2026 CB	01-42-5063	Meals - Per Diem	375.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41371:							375.00
03/26	03/30/2026	41372	Challenger Teamwear LLC	1323220	01-46-7801	Youth League Jerseys for Resale	1,192.14
Total 41372:							1,192.14
03/26	03/30/2026	41373	CIRSA	INV1003884	04-44-6301	Property & Liability	1,607.81
03/26	03/30/2026	41373	CIRSA	INV1004003	01-40-6301	Property & Liability Ins	1,060.04
03/26	03/30/2026	41373	CIRSA	INV1004003	01-41-6301	Property & Liability Ins	1,060.04
03/26	03/30/2026	41373	CIRSA	INV1004003	01-42-6301	Property & Liability Ins	26,501.12
03/26	03/30/2026	41373	CIRSA	INV1004003	01-43-6301	Property & Liability Ins	1,060.04
03/26	03/30/2026	41373	CIRSA	INV1004003	04-44-6301	Property & Liability Ins	7,950.34
03/26	03/30/2026	41373	CIRSA	INV1004003	01-45-6301	Property & Liability Ins	5,300.22
03/26	03/30/2026	41373	CIRSA	INV1004003	01-46-6301	Property & Liability Ins	1,590.07
03/26	03/30/2026	41373	CIRSA	INV1004003	01-47-6301	Property & Liability Ins	2,120.09
03/26	03/30/2026	41373	CIRSA	INV1004003	01-48-6301	Property & Liability Ins	1,060.04
03/26	03/30/2026	41373	CIRSA	INV1004003	01-49-6301	Property & Liability Ins	1,590.07
03/26	03/30/2026	41373	CIRSA	INV1004003	20-40-6301	Property & Liability Ins	1,060.04
03/26	03/30/2026	41373	CIRSA	INV1004003	06-40-6301	Property & Liability Ins	2,650.11
Total 41373:							54,610.03
03/26	03/30/2026	41374	Club Car Wash Operating LLC	INV12239	01-40-6805	Repair and Mtnce - Fleet	10.00
03/26	03/30/2026	41374	Club Car Wash Operating LLC	INV12239	01-42-6805	Repair and Mtnce - Fleet	150.00
03/26	03/30/2026	41374	Club Car Wash Operating LLC	INV12239	01-47-6805	Repair and Mtnce - Fleet	30.00
03/26	03/30/2026	41374	Club Car Wash Operating LLC	INV12239	01-46-6805	Repair and Mtnce - Fleet	10.00
Total 41374:							200.00
03/26	03/30/2026	41375	Colorado Association of School R	02031	01-42-5063	2026 CASRO Conference	1,900.00
Total 41375:							1,900.00
03/26	03/30/2026	41376	Colorado Materials, Inc	INV192946	01-45-6132	Topsoil	696.80
03/26	03/30/2026	41376	Colorado Materials, Inc	INV193127	01-45-6132	Compost	681.75
03/26	03/30/2026	41376	Colorado Materials, Inc	INV193374	01-45-6132	Compost	681.75
Total 41376:							2,060.30
03/26	03/30/2026	41377	Colorado Municipal Clerks Associ	1318	01-41-5063	Training - MH	105.00
Total 41377:							105.00
03/26	03/30/2026	41378	Completely IT	TS-INV-2218	01-46-6135	Team Sidelines Schedules	599.00
Total 41378:							599.00
03/26	03/30/2026	41379	Core & Main LP	Y653925	14-44-8503	3rd & Welker Hydrant	12,264.76
Total 41379:							12,264.76
03/26	03/30/2026	41380	Court Refunds	25-10724	01-02-2306	Case 25-10724 Restitution	1,634.80
Total 41380:							1,634.80
03/26	03/30/2026	41381	CTL THOMPSON INC.	763467	14-44-8503	3rd & Welker	2,095.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41381:							2,095.00
03/26	03/30/2026	41382	Custom Ink	86459464	01-46-6135	Summit Singers	726.30
Total 41382:							726.30
03/26	03/30/2026	41383	DAVID ADAMS	03.2026 - DA	01-41-5063	Mileage	101.50
03/26	03/30/2026	41383	DAVID ADAMS	03.2026 - DA	01-41-5063	Meals - Per Diem	454.00
03/26	03/30/2026	41383	DAVID ADAMS	03.2026 - DA	01-41-5063	Uber Rides	64.09
03/26	03/30/2026	41383	DAVID ADAMS	03.2026 - DA	01-41-5063	Airport Parking - Wally Park	65.35
Total 41383:							684.94
03/26	03/30/2026	41384	DBC Irrigation Supply	S6200661.00	01-45-7305	Sub Pump for H2O Tank	620.16
03/26	03/30/2026	41384	DBC Irrigation Supply	S6243501.00	01-45-6806	Irrigation	105.65
03/26	03/30/2026	41384	DBC Irrigation Supply	S6251542.00	01-45-6806	Irrigation	15.75
03/26	03/30/2026	41384	DBC Irrigation Supply	S6253284.00	01-45-7020	Operating Supplies	39.77
03/26	03/30/2026	41384	DBC Irrigation Supply	S6253284.00	01-45-6806	Repair and Mtnce	76.38
03/26	03/30/2026	41384	DBC Irrigation Supply	S6253284.00	01-45-7305	Tools	115.48
Total 41384:							973.19
03/26	03/30/2026	41385	Denali Water Solutions LLC	INV1238278	06-47-6601	Sludge Disposal	5,856.45
Total 41385:							5,856.45
03/26	03/30/2026	41386	Dewberry Engineers, Inc	22482978	14-44-8503	3rd & Welker Project	28,110.00
03/26	03/30/2026	41386	Dewberry Engineers, Inc	22482979	06-47-8599	I25 Sanitary Sewer Relocate	1,840.00
Total 41386:							29,950.00
03/26	03/30/2026	41387	DRCOG	027687	06-40-6104	DRAPP	600.00
03/26	03/30/2026	41387	DRCOG	027687	04-44-6104	DRAPP	600.00
Total 41387:							1,200.00
03/26	03/30/2026	41388	DYNAMIC DESIGNS PRINTING,	16221	01-49-6121	Dynamic Designs Printing Inc.	1,794.36
Total 41388:							1,794.36
03/26	03/30/2026	41389	Employers Council	0000563375	01-40-6210	Employment Posters	406.00
03/26	03/30/2026	41389	Employers Council	0000580020	01-49-6210	Employment Assessments	200.00
03/26	03/30/2026	41389	Employers Council	0000580022	01-49-6210	Employment Assessments	200.00
03/26	03/30/2026	41389	Employers Council	0000586399	01-41-6210	Employment Assessments	100.00
03/26	03/30/2026	41389	Employers Council	0000586404	01-41-6210	Employment Assessments	100.00
Total 41389:							1,006.00
03/26	03/30/2026	41390	EPIC SPORTS, Inc	8789571	01-46-6135	Baseball Hats	1,966.17
Total 41390:							1,966.17
03/26	03/30/2026	41391	Erika Pflipsen	EP 03.2026	01-47-7010	Office Supplies - Coffee Creamer	29.95
Total 41391:							29.95
03/26	03/30/2026	41392	Felsburg Holt & Ullevig	47533	14-44-8503	3rd & Welker	1,090.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41392:							1,090.00
03/26	03/30/2026	41393	Fit For You Mead	1128	01-46-6999	Senior Exercise Class February 2026	272.00
Total 41393:							272.00
03/26	03/30/2026	41394	Flagpoles & Patriot Colors	16422	01-49-7026	Town Decorations	510.00
Total 41394:							510.00
03/26	03/30/2026	41395	Fox Tuttle Transportation Group	19021-83A	01-47-6108	General Engineering	1,995.00
03/26	03/30/2026	41395	Fox Tuttle Transportation Group	19021-83B	01-02-2615	Kiteley Ranch	367.50
Total 41395:							2,362.50
03/26	03/30/2026	41396	Frost Solutions	3387	04-44-6610	Mini-Weather Station	6,448.00
Total 41396:							6,448.00
03/26	03/30/2026	41397	Garretson's Sports Center	29385	04-44-7051	Uniforms	178.00
03/26	03/30/2026	41397	Garretson's Sports Center	29385	01-47-7051	Uniforms	276.00
03/26	03/30/2026	41397	Garretson's Sports Center	29385	01-45-7051	Uniforms	128.00
03/26	03/30/2026	41397	Garretson's Sports Center	29385	01-45-6802	Uniforms	66.00
03/26	03/30/2026	41397	Garretson's Sports Center	29555	01-46-7051	Embroided Logos	60.00
03/26	03/30/2026	41397	Garretson's Sports Center	29555	01-49-7051	Embroided Logos	60.00
Total 41397:							768.00
03/26	03/30/2026	41398	GOPHER EXCAVATION INC	06-2768	14-44-8503	3rd & Welker	24,435.24
Total 41398:							24,435.24
03/26	03/30/2026	41399	Gust Family Enterprises Inc	161453	01-40-6801	Josh's Office R&M	8.99
Total 41399:							8.99
03/26	03/30/2026	41400	Hands On Auto Tech	AB-25MEA-0	01-02-2308	Sign Deposit - 25MEA-00320	500.00
Total 41400:							500.00
03/26	03/30/2026	41401	HIGH PLAINS LIBRARY DIST.	2025 REFUN	20-40-9810	2025 TIF Refund	21,102.10
Total 41401:							21,102.10
03/26	03/30/2026	41402	HIGHLAND LAKE RESERVOIR C	MARCH2026	01-43-6124	2026 Assesments	72.00
Total 41402:							72.00
03/26	03/30/2026	41403	Highway 66 & I-25 General Impro	2025 REFUN	20-40-9810	2025 TIF Refund	4,106.52
Total 41403:							4,106.52
03/26	03/30/2026	41404	Imprints Fort Collins	E35594	01-40-7051	Uniforms	847.60
Total 41404:							847.60
03/26	03/30/2026	41405	J.W. Pepper & Son Inc	368281046	01-46-6135	Summit Singers Music	557.50

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41405:							557.50
03/26	03/30/2026	41406	Jalisco International Inc	12	14-44-8503	3rd & Welker	329,268.11
03/26	03/30/2026	41406	Jalisco International Inc	12	14-44-8503	3rd & Welker	77,500.00-
03/26	03/30/2026	41406	Jalisco International Inc	12	14-02-2005	3rd & Welker	18,057.15-
Total 41406:							233,710.96
03/26	03/30/2026	41407	James Broadbent	INV00707	09-49-8516	Community Center	1,200.00
Total 41407:							1,200.00
03/26	03/30/2026	41408	JDF Metals Corp	1000347	01-45-6802	Materials for H2O Tank/Skid	638.27
Total 41408:							638.27
03/26	03/30/2026	41409	JVA INCORPORATED	28884	01-02-2615	Waterfront Filing #2	488.00
03/26	03/30/2026	41409	JVA INCORPORATED	28885	01-02-2615	O'reilly Auto	698.00
03/26	03/30/2026	41409	JVA INCORPORATED	28886	01-02-2615	Mead Village	2,612.00
03/26	03/30/2026	41409	JVA INCORPORATED	28888	01-02-2615	CR 9.5 (Postle)	336.00
03/26	03/30/2026	41409	JVA INCORPORATED	28889	06-47-8599	I25 Sanitary Sewer Relocate	111.60
03/26	03/30/2026	41409	JVA INCORPORATED	288890	01-02-2615	Ariet's Grove (Kitley Ranch)	756.00
03/26	03/30/2026	41409	JVA INCORPORATED	28900	01-47-6108	General Engineering	3,242.20
03/26	03/30/2026	41409	JVA INCORPORATED	28901	01-02-2615	Waterfront Filing #1	244.00
03/26	03/30/2026	41409	JVA INCORPORATED	28902	01-02-2615	Mead Place Plan Review	262.00
03/26	03/30/2026	41409	JVA INCORPORATED	28903	01-47-6108	Schell Farm Drainage	2,415.60
Total 41409:							11,165.40
03/26	03/30/2026	41410	Kimball Midwest	104216955	01-47-7020	Shop Needs	382.16
03/26	03/30/2026	41410	Kimball Midwest	104260662	04-44-7020	Shop Supplies	368.16
Total 41410:							750.32
03/26	03/30/2026	41411	Kinnon Entertainment	3301	01-46-6214	Summer Concert Production 6/26/2026	7,474.86
03/26	03/30/2026	41411	Kinnon Entertainment	3302	01-46-6214	Summer Concert Production 7/24/2026	7,474.86
03/26	03/30/2026	41411	Kinnon Entertainment	3303	01-46-6211	Community Day Concert Production 9/12	7,474.86
Total 41411:							22,424.58
03/26	03/30/2026	41412	Language Line Services Inc	11737239	01-41-6523	Ballot Translation	75.00
Total 41412:							75.00
03/26	03/30/2026	41413	Little Ann Walking Stick Co	1035	01-49-5061	lunch & learn	100.00
Total 41413:							100.00
03/26	03/30/2026	41414	LITTLE THOMPSON WATER DIS	12300	14-44-8503	Multiple Damages & Repairs to Meters	908.40
03/26	03/30/2026	41414	LITTLE THOMPSON WATER DIS	12345	04-44-6834	Dust Controlust Control	4,923.60
03/26	03/30/2026	41414	LITTLE THOMPSON WATER DIS	12436	04-44-6834	Dust Control	1,839.60
03/26	03/30/2026	41414	LITTLE THOMPSON WATER DIS	12517	04-44-6833	Hydrant Meter - Street Sweeping	33.79
03/26	03/30/2026	41414	LITTLE THOMPSON WATER DIS	12553	04-44-6833	Street Sweeping	79.34
Total 41414:							7,784.73
03/26	03/30/2026	41415	MAIN STREET MAT COMPANY	294667	01-40-7020	Mat svs - TH	73.51

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41415	MAIN STREET MAT COMPANY	314120	01-47-7020	Mat Services - PW	115.68
03/26	03/30/2026	41415	MAIN STREET MAT COMPANY	316162	01-40-7020	Mat svs - TH	73.51
03/26	03/30/2026	41415	MAIN STREET MAT COMPANY	316163	01-46-7020	Mat Svs - CC	148.70
03/26	03/30/2026	41415	MAIN STREET MAT COMPANY	316168	01-47-7020	Mat svs - PW	115.68
Total 41415:							527.08
03/26	03/30/2026	41416	McDonald Farms Enterprises	0181731-IN	01-47-6113	PW - Rolloff	900.50
03/26	03/30/2026	41416	McDonald Farms Enterprises	0181732-IN	06-47-6601	Sludge Disposal	1,326.50
Total 41416:							2,227.00
03/26	03/30/2026	41417	Mead Victory Investments, LLC	MVILLC 03.2	20-40-6404	333 & 339 Main St Funding Request	26,446.75
Total 41417:							26,446.75
03/26	03/30/2026	41418	Mercantile Exchange & Provisions	FEBRUARY	01-49-6402	Business Appreciation Dinner	880.00
Total 41418:							880.00
03/26	03/30/2026	41419	Michael Baker International	206225	04-44-6108	Bridge Inspections	548.00
Total 41419:							548.00
03/26	03/30/2026	41420	Michelle Rae	MR 020526	01-42-5063	Civilian Outside Training	15.41
Total 41420:							15.41
03/26	03/30/2026	41421	Miguel Iraola	MMC022820	01-48-6510	Court Int.	200.00
Total 41421:							200.00
03/26	03/30/2026	41422	Minuteman Press	19674	01-40-7020	Helen Migchelbrink - BC	53.54
03/26	03/30/2026	41422	Minuteman Press	19798	01-41-6210	Milissa Peters-Garcia - BC	53.54
03/26	03/30/2026	41422	Minuteman Press	19798	01-49-6210	Jared Putnam - BC	53.54
03/26	03/30/2026	41422	Minuteman Press	19986	01-46-7020	Business Cards - KB	53.54
03/26	03/30/2026	41422	Minuteman Press	19986	01-43-7999	Desk Name Plates - AA	37.50
Total 41422:							251.66
03/26	03/30/2026	41423	MJT Communications	14461	01-40-6610	Email protection - Sophos	4,370.00
03/26	03/30/2026	41423	MJT Communications	14463	04-44-6104	Computer Hardware	6,630.00
03/26	03/30/2026	41423	MJT Communications	14463	01-45-6104	Computer Hardware	2,110.00
03/26	03/30/2026	41423	MJT Communications	14466	01-40-6109	IT Admin, Sewer, MURA	1,588.00
03/26	03/30/2026	41423	MJT Communications	14466	06-40-6109	IT Admin, Sewer, MURA	198.50
03/26	03/30/2026	41423	MJT Communications	14466	20-40-6109	IT Admin, Sewer, MURA	198.50
Total 41423:							15,095.00
03/26	03/30/2026	41424	Mountain View Fire Rescue	2025 REFUN	20-40-9810	2025 TIF Refund	56,644.31
Total 41424:							56,644.31
03/26	03/30/2026	41425	NEXTRUST INC.	422941	06-40-6106	Sewer Bills	412.13
03/26	03/30/2026	41425	NEXTRUST INC.	422941	06-40-6511	Sewer Bills	274.76
Total 41425:							686.89

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41426	NORTHERN COLO WATER CON	2025 REFUN	20-40-9810	2025 TIF Refund	6,932.36
Total 41426:							6,932.36
03/26	03/30/2026	41427	Northern Overhead Door Co	9845	06-47-6808	R&M	625.00
03/26	03/30/2026	41427	Northern Overhead Door Co	9857	01-47-6801	PW R&M Building	175.00
03/26	03/30/2026	41427	Northern Overhead Door Co	9858	06-40-6801	R&M Building WWTF	204.99
Total 41427:							1,004.99
03/26	03/30/2026	41428	OCCUPATIONAL HEALTH CENT	18916997	01-42-6210	New Hire Med Test - BD	956.00
Total 41428:							956.00
03/26	03/30/2026	41429	One Way Inc	379968	01-46-6113	One Way Trash, Inc. Aug. 2025	141.48
03/26	03/30/2026	41429	One Way Inc	379969	01-46-6113	One Way Trash, Inc. Sep. 2025	177.25
03/26	03/30/2026	41429	One Way Inc	382807	01-46-6113	One Way Trash, Inc. Oct. 2025	177.25
03/26	03/30/2026	41429	One Way Inc	385758	01-46-6113	One Way Trash, Inc. Nov. 2025	177.25
03/26	03/30/2026	41429	One Way Inc	388487	01-46-6113	One Way Trash, Inc. Dec. 2025	177.25
03/26	03/30/2026	41429	One Way Inc	391623	01-46-6113	One Way Trash, Inc. Jan. 2026	177.25
03/26	03/30/2026	41429	One Way Inc	392156	01-46-6113	One Way Trash, Inc. Feb. 2026	177.25
03/26	03/30/2026	41429	One Way Inc	394905	01-46-6113	One Way Trash, Inc. March 2026	177.25
Total 41429:							1,382.23
03/26	03/30/2026	41430	Pace Systems Inc	IN00073647	01-42-6104	Scheduling Software	1,600.00
Total 41430:							1,600.00
03/26	03/30/2026	41431	Paulette Dolin	56	01-46-6999	Fitness Class Instruction Feb. 2026	480.00
Total 41431:							480.00
03/26	03/30/2026	41432	PERMIT REFUNDS	030926	01-02-2308	Deposit Refund	500.00
03/26	03/30/2026	41432	PERMIT REFUNDS	99.00011927	01-02-2308	2022 154 Fire Holding LLC	100.00
Total 41432:							600.00
03/26	03/30/2026	41433	PINNACOL ASSURANCE	INV-2335435	01-02-2312	Worker's Comp	14,445.00
Total 41433:							14,445.00
03/26	03/30/2026	41434	Pioneer Athletics	INV-287297	01-46-6135	Field Paint	1,527.79
Total 41434:							1,527.79
03/26	03/30/2026	41435	Powell Restoration Inc	2024-010-11	18-45-8504	Liberty Ranch Park	7,978.45
03/26	03/30/2026	41435	Powell Restoration Inc	2024-010-11	18-02-2005	Liberty Ranch Park	398.92-
Total 41435:							7,579.53
03/26	03/30/2026	41436	Prairie Mountian Media	0000445255	01-41-6312	Published Notices	290.34
Total 41436:							290.34
03/26	03/30/2026	41437	RAMEY ENVIRONMENTAL COM	30476	06-47-6837	Wastewater svcs - PW	6,369.08
03/26	03/30/2026	41437	RAMEY ENVIRONMENTAL COM	30476	06-47-6808	Wastewater svcs - PW	158.80
03/26	03/30/2026	41437	RAMEY ENVIRONMENTAL COM	30476	06-47-6125	Wastewater svcs - PW	1,184.40

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41437	RAMEY ENVIRONMENTAL COM	30949	06-47-8599	Blower Replacement #2	4,664.97
Total 41437:							12,377.25
03/26	03/30/2026	41438	Rhomar Industries Inc	109384	04-44-6831	Snow Removal	3,815.33
Total 41438:							3,815.33
03/26	03/30/2026	41439	Safebuilt	3053675	01-43-6821	Plan Review/ Permit Inspection	37,406.47
03/26	03/30/2026	41439	Safebuilt	3403749	01-43-6821	Plan Review/ Permit Inspection	47,429.59
Total 41439:							84,836.06
03/26	03/30/2026	41440	Schaeffer Manufacturing Compan	WKR2121-IN	04-44-6805	Repairs and Mtnce	3,389.65
Total 41440:							3,389.65
03/26	03/30/2026	41441	SportsEngine, Inc	66653	01-46-6135	Rec BG Checks	131.94
Total 41441:							131.94
03/26	03/30/2026	41442	ST. VRAIN & LEFT HAND WATE	2025 REFUN	20-40-9810	2025 TIF Refund	9,746.90
Total 41442:							9,746.90
03/26	03/30/2026	41443	ST. VRAIN SANITATION DISTRIC	2025 REFUN	20-40-9810	2025 TIF Refund	876.69
Total 41443:							876.69
03/26	03/30/2026	41444	ST. VRAIN VALLEY SCHOOL DIS	2025 REFUN	20-40-9810	2025 TIF Refund	214,022.20
Total 41444:							214,022.20
03/26	03/30/2026	41445	STAPLES ADVANTAGE	6057030852	01-46-7010	Copy Paper	37.06
03/26	03/30/2026	41445	STAPLES ADVANTAGE	7675688240	01-40-7010	Office Supplies - MPG	54.72
Total 41445:							91.78
03/26	03/30/2026	41446	Stericylce Inc	8013712612	01-41-7999	Document Shreddign	326.00
Total 41446:							326.00
03/26	03/30/2026	41447	STERLING TALENT SOLUTIONS	10603228	01-43-6210	Background Check - LR	65.64
03/26	03/30/2026	41447	STERLING TALENT SOLUTIONS	10603228	01-46-6210	Background Check - KS	50.67
Total 41447:							116.31
03/26	03/30/2026	41448	Stewart & Stevenson	60169806	06-40-6801	Repairs	300.00
03/26	03/30/2026	41448	Stewart & Stevenson	60169856	01-40-6801	Repairs	300.00
03/26	03/30/2026	41448	Stewart & Stevenson	60170332	01-46-6801	Repairs	470.00
Total 41448:							1,070.00
03/26	03/30/2026	41449	SUPPLY IRRIGATING DITCH CO	8798	01-40-6124	WATER SHARES	500.00
03/26	03/30/2026	41449	SUPPLY IRRIGATING DITCH CO	8798	01-40-6124	Special Assessment	100.00
Total 41449:							600.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41450	The Sherwin-Williams Co Inc	8571217755	01-40-6801	Town Hall	11.44
Total 41450:							11.44
03/26	03/30/2026	41451	TOWN OF MEAD	2025 REFUN	20-40-9810	2025 TIF Refund	39,937.32
03/26	03/30/2026	41451	TOWN OF MEAD	31.01 03.202	01-40-6111	201 Welker Sewer - Final Reso 20-R-202	12.39
Total 41451:							39,949.71
03/26	03/30/2026	41452	Tradesman Elevator	13824	01-40-6801	Preventative Services - February	200.00
Total 41452:							200.00
03/26	03/30/2026	41453	TRAFFIC SIGNAL CONTROLS, I	SY39884	04-44-7041	Traffic Cam Controller/Traffic Cam Collab	1,835.00
Total 41453:							1,835.00
03/26	03/30/2026	41454	Trinity Tools Inc	20409-IN	04-44-7041	Signs - CR 28	2,525.50
03/26	03/30/2026	41454	Trinity Tools Inc	28498-IN	04-44-7255	Gloves & Safety Equipment	459.00
Total 41454:							2,984.50
03/26	03/30/2026	41455	U.S. Postal Service	2026	01-40-6511	2026 Mkt. Mail Fee	370.00
Total 41455:							370.00
03/26	03/30/2026	41456	University Auto Parts, Inc	373861	04-44-6805	PW03 - RAM	107.41
03/26	03/30/2026	41456	University Auto Parts, Inc	374379	01-40-6805	Admin Car	20.20
Total 41456:							127.61
03/26	03/30/2026	41457	Voiance Language Services LLC	SUMINV086	01-42-6999	Language Translation Feb 2026	130.41
Total 41457:							130.41
03/26	03/30/2026	41458	WELD COUNTY CHIEFS OF POL	26-10	01-42-6610	WCCPA Dues	350.00
Total 41458:							350.00
03/26	03/30/2026	41459	WELD COUNTY TREASURER	2025 REFUN	20-40-9810	2025 TIF Refund	55,306.36
Total 41459:							55,306.36
03/26	03/30/2026	41460	Westridge Metropolitan District #2	2025 REFUN	20-40-9810	2025 TIF Refund	573.36
Total 41460:							573.36
03/26	03/30/2026	41461	WESTRIDGE METROPOLITAN D	2025 REFUN	20-40-9810	2025 TIF Refund	518.66
Total 41461:							518.66
03/26	03/30/2026	41462	WHITE BEAR ANKELE TANAKA	44784	20-40-6101	MURA Legal - November 2025	2,320.09
03/26	03/30/2026	41462	WHITE BEAR ANKELE TANAKA	45314	20-40-6101	MURA Legal - December 2025	820.00
03/26	03/30/2026	41462	WHITE BEAR ANKELE TANAKA	45919	20-40-6101	MURA Legal - January 2026	6,712.73
03/26	03/30/2026	41462	WHITE BEAR ANKELE TANAKA	46247	20-40-6101	MURA Legal - Feb. 2026	4,289.12
Total 41462:							14,141.94

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/30/2026	41463	Wilson & Company Inc	147441	14-44-8506	SRTS	962.50
03/26	03/30/2026	41463	Wilson & Company Inc	147444	01-02-2615	1601 Access	3,770.00
03/26	03/30/2026	41463	Wilson & Company Inc	147445	14-44-8544	WCR 7 Improvements	3,040.00
Total 41463:							7,772.50
03/26	03/30/2026	41464	Wilson Williams Fellman Dittman	2418	01-40-6101	Sp Counsel - FA	81.00
Total 41464:							81.00
03/26	03/30/2026	41465	Denise Hernandez	25-10724	01-02-2306	Case 25-10724 Restitution	1,634.80
Total 41465:							1,634.80
03/26	03/30/2026	41466	Krische Construction	030926	01-02-2308	Deposit Refund	500.00
Total 41466:							500.00
03/26	03/30/2026	41467	Ty Winthers	99.00011927	01-02-2308	2022 154 Fire Holding LLC	100.00
Total 41467:							100.00
03/26	03/30/2026	41468	Comcast	7928 3.2026	01-46-6311	Internet - CC	168.45
03/26	03/30/2026	41468	Comcast	7928 4.2026	01-46-6311	Internet - CC	183.45
Total 41468:							351.90
03/26	03/31/2026	33126100	All Copy Products Inc	575714365	01-46-6126	Copier Lease	91.05
03/26	03/31/2026	33126100	All Copy Products Inc	577617004	01-40-6126	Copier Lease - TH	126.42
03/26	03/31/2026	33126100	All Copy Products Inc	577617004	01-42-6126	Copier Lease - PD	93.52
Total 33126100:							310.99
03/26	03/31/2026	33126101	CEBT	0082184	01-02-2310	Employee Health Ins.	64,443.13
03/26	03/31/2026	33126101	CEBT	0082184	04-02-2310	Employee Health Ins.	9,576.72
03/26	03/31/2026	33126101	CEBT	0082184	06-02-2310	Employee Health Ins.	3,079.81
03/26	03/31/2026	33126101	CEBT	0082184	20-02-2310	Employee Health Ins.	3,585.37
Total 33126101:							80,685.03
03/26	03/31/2026	33126102	CENTURY LINK	5308 3.26	01-40-6110	Elevator Line - March	99.47
Total 33126102:							99.47
03/26	03/31/2026	33126103	Citi Cards	2481-0326	01-40-6610	Annual Membership Renewal	65.00
03/26	03/31/2026	33126103	Citi Cards	2481-0326	01-49-6610	Annual Membership Renewal	65.00
03/26	03/31/2026	33126103	Citi Cards	2481-0326	01-47-6610	Annual Membership Renewal	65.00
03/26	03/31/2026	33126103	Citi Cards	2481-0326	01-42-6610	Annual Membership Renewal	65.00
03/26	03/31/2026	33126103	Citi Cards	2481-0326	01-42-7010	Office Supplies / Coffe Etc.	144.94
Total 33126103:							404.94
03/26	03/31/2026	33126104	City of Loveland	7777 3.26	01-47-6111	PW Internet	269.90
Total 33126104:							269.90
03/26	03/31/2026	33126105	Fusion Cloud Company	10242385	01-40-6110	Phone Bill March	325.86

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 33126105:							325.86
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	1023382	01-47-7020	Shop Needs	339.82
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	3010430	01-47-6801	Repairs	14.60
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	5515826	04-44-7305	Tools - PW 35	111.85
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	7613413	01-47-7020	Operating Supplies	168.67
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	7901548	01-45-6801	Repairs	303.44
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	9010198	01-42-6801	Repairs	27.30
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	9010198	01-47-6801	Repairs	27.30
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	9010198	04-44-7020	Operating Supplies	27.31
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	90793	01-45-7305	Tools	583.38-
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	9644683	01-47-6801	Repairs	408.48
03/26	03/31/2026	33126106	HOME DEPOT CREDIT SERVIC	9876313	01-47-7020	Repairs	319.00
Total 33126106:							1,164.39
03/26	03/31/2026	33126107	JOHN DEERE FINANCIAL	27406 02.20	04-44-7051	Uniforms - DM	370.45
03/26	03/31/2026	33126107	JOHN DEERE FINANCIAL	27406 03.20	04-44-7051	Uniforms - LR	119.99
Total 33126107:							490.44
03/26	03/31/2026	33126108	Official with the Whistle	0014	01-46-6135	Spring Soccer Game Referees	2,100.00
Total 33126108:							2,100.00
03/26	03/31/2026	33126109	SAMSClub	1040060512	01-46-6135	Summit Singers - Movie Night Snacks	35.31
Total 33126109:							35.31
03/26	03/31/2026	33126110	UNITED POWER, INC.	123402	04-44-6111	1785 cr 32 - Grader Shed 02/2026	70.24
03/26	03/31/2026	33126110	UNITED POWER, INC.	12650791	01-45-6111	16445 9th St - Booster Pump 02/2026	43.85
03/26	03/31/2026	33126110	UNITED POWER, INC.	12952800	01-45-6111	1501 CR 34 - Mead Ponds 02/2026	23.00
03/26	03/31/2026	33126110	UNITED POWER, INC.	14305100	06-47-6111	4504 Welker Ave - WWTF 02/2026	4,867.26
03/26	03/31/2026	33126110	UNITED POWER, INC.	16836300	01-45-6111	2690 Bridle Dr - Park Sprinkler Timer 02/	27.57
03/26	03/31/2026	33126110	UNITED POWER, INC.	16909300	01-45-6111	160 Eagle Ave - Irrigation Sprinkler Feath	23.06
03/26	03/31/2026	33126110	UNITED POWER, INC.	17618300	01-40-6111	441 Third St.- Town Hall Unit A 02/2026	692.65
03/26	03/31/2026	33126110	UNITED POWER, INC.	17770000	01-45-6111	Main & Martin Ave - Gazebo Service 02/	26.04
03/26	03/31/2026	33126110	UNITED POWER, INC.	18949400	01-42-6111	535 4th St - PD 02/2026	625.23
03/26	03/31/2026	33126110	UNITED POWER, INC.	21881700	01-47-6111	1341 CR 34 2/2026	718.12
03/26	03/31/2026	33126110	UNITED POWER, INC.	22092202	06-47-6112	4133 CR 34 - rATERINK 02/2026	50.79
03/26	03/31/2026	33126110	UNITED POWER, INC.	23534100	01-46-6111	401 3rd St - Mead Community Center 02/	1,490.51
03/26	03/31/2026	33126110	UNITED POWER, INC.	242400200	01-40-6134	441 Thhird St. - EV Station 02/2026	149.31
03/26	03/31/2026	33126110	UNITED POWER, INC.	24257400	01-45-6111	1501 CR 34 02/2026	38.90
03/26	03/31/2026	33126110	UNITED POWER, INC.	24740700	01-40-6111	501 3rd St 02/2026	45.48
03/26	03/31/2026	33126110	UNITED POWER, INC.	24770900	14-44-8503	242 Dillingham Ave - T Construction Trai	88.79
03/26	03/31/2026	33126110	UNITED POWER, INC.	25019600.03	04-44-6111	3rd Street Light	59.27
03/26	03/31/2026	33126110	UNITED POWER, INC.	61303.0318	04-44-6111	CR5 Lights	13.33
03/26	03/31/2026	33126110	UNITED POWER, INC.	6753101	01-45-6111	Westview Dr - Irrigation Sprinkler 02/202	23.06
03/26	03/31/2026	33126110	UNITED POWER, INC.	7490500	06-47-6111	5423 CR 32 - Pump Lake Thomas Lago	39.96
03/26	03/31/2026	33126110	UNITED POWER, INC.	83701	01-42-6111	535 4th St - PW Shop 02/2026	151.49
03/26	03/31/2026	33126110	UNITED POWER, INC.	88601.0318	04-44-6111	Street Lights	4,309.48
03/26	03/31/2026	33126110	UNITED POWER, INC.	96302	01-45-6111	234 1st St - Aims/Lagoons 02/2026	42.78
Total 33126110:							13,620.17
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	01-40-6110	Wireless bill	40.01
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	01-41-7020	Wireless bill	37.96

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	01-46-6110	Wireless bill	40.01
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	01-49-6110	Wireless bill	51.05
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	01-47-6110	Wireless bill	220.10
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	04-44-6110	Wireless bill	67.82
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955366	06-40-6110	Wireless bill	40.01
03/26	03/31/2026	33126111	VERIZON WIRELESS	6137955367	01-42-6110	Cell Service/ Equipment	1,575.92
Total 33126111:							2,072.88
03/26	03/31/2026	33126112	XCEL ENERGY	945303800	01-46-6111	CC Utilities	57.39
03/26	03/31/2026	33126112	XCEL ENERGY	949739153	01-46-6111	CC Utilities	125.07
03/26	03/31/2026	33126112	XCEL ENERGY	953489549	01-46-6111	CC Utilities	350.91
03/26	03/31/2026	33126112	XCEL ENERGY	957986311	01-46-6111	CC Utilities	715.97
03/26	03/31/2026	33126112	XCEL ENERGY	962029540	01-46-6111	CC Utilities	773.25
03/26	03/31/2026	33126112	XCEL ENERGY	966193577	01-46-6111	CC Utilities	838.36
03/26	03/31/2026	33126112	XCEL ENERGY	970399182	01-46-6111	CC Utilities	545.35
Total 33126112:							3,406.30
Grand Totals:							1,580,428.40

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	583.38	354,806.69-	354,223.31-
01-02-2306	3,269.60	.00	3,269.60
01-02-2308	1,700.00	.00	1,700.00
01-02-2310	64,443.13	.00	64,443.13
01-02-2312	14,445.00	.00	14,445.00
01-02-2615	9,533.50	.00	9,533.50
01-40-5067	255.00	.00	255.00
01-40-6101	81.00	.00	81.00
01-40-6109	1,588.00	.00	1,588.00
01-40-6110	465.34	.00	465.34
01-40-6111	750.52	.00	750.52
01-40-6124	600.00	.00	600.00
01-40-6126	1,557.09	.00	1,557.09
01-40-6134	149.31	.00	149.31
01-40-6210	406.00	.00	406.00
01-40-6301	1,060.04	.00	1,060.04
01-40-6316	21.45	.00	21.45
01-40-6511	370.00	.00	370.00
01-40-6610	4,435.00	.00	4,435.00
01-40-6801	520.43	.00	520.43
01-40-6805	30.20	.00	30.20
01-40-7010	54.72	.00	54.72
01-40-7020	200.56	.00	200.56
01-40-7051	847.60	.00	847.60
01-41-5063	789.94	.00	789.94
01-41-6210	253.54	.00	253.54
01-41-6301	1,060.04	.00	1,060.04
01-41-6312	290.34	.00	290.34
01-41-6523	75.00	.00	75.00
01-41-7020	37.96	.00	37.96
01-41-7999	326.00	.00	326.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-42-5063	2,332.41	.00	2,332.41
01-42-6104	20,458.46	.00	20,458.46
01-42-6110	1,575.92	.00	1,575.92
01-42-6111	776.72	.00	776.72
01-42-6126	448.20	.00	448.20
01-42-6210	956.00	.00	956.00
01-42-6301	26,501.12	.00	26,501.12
01-42-6610	415.00	.00	415.00
01-42-6801	27.30	.00	27.30
01-42-6805	252.81	.00	252.81
01-42-6999	130.41	.00	130.41
01-42-7010	225.01	.00	225.01
01-42-7020	43.16	.00	43.16
01-42-7254	8,391.20	.00	8,391.20
01-42-7305	247.48	.00	247.48
01-43-6124	72.00	.00	72.00
01-43-6210	65.64	.00	65.64
01-43-6301	1,060.04	.00	1,060.04
01-43-6821	84,836.06	.00	84,836.06
01-43-7010	45.98	.00	45.98
01-43-7999	37.50	.00	37.50
01-45-6104	2,110.00	.00	2,110.00
01-45-6111	248.26	.00	248.26
01-45-6132	10,985.30	.00	10,985.30
01-45-6133	11,500.00	.00	11,500.00
01-45-6301	5,300.22	.00	5,300.22
01-45-6801	303.44	.00	303.44
01-45-6802	704.27	.00	704.27
01-45-6805	277.83	.00	277.83
01-45-6806	197.78	.00	197.78
01-45-7020	39.77	.00	39.77
01-45-7051	128.00	.00	128.00
01-45-7305	735.64	583.38-	152.26
01-46-5063	84.00	.00	84.00
01-46-6110	40.01	.00	40.01
01-46-6111	4,896.81	.00	4,896.81
01-46-6113	1,382.23	.00	1,382.23
01-46-6126	229.17	.00	229.17
01-46-6135	7,908.79	.00	7,908.79
01-46-6210	50.67	.00	50.67
01-46-6211	14,949.72	.00	14,949.72
01-46-6214	29,949.43	.00	29,949.43
01-46-6301	1,590.07	.00	1,590.07
01-46-6311	351.90	.00	351.90
01-46-6801	470.00	.00	470.00
01-46-6805	10.00	.00	10.00
01-46-6999	1,112.00	.00	1,112.00
01-46-7010	133.54	.00	133.54
01-46-7020	228.07	.00	228.07
01-46-7051	60.00	.00	60.00
01-46-7550	69.99	.00	69.99
01-46-7801	1,192.14	.00	1,192.14
01-47-5063	126.00	.00	126.00
01-47-6108	7,652.80	.00	7,652.80
01-47-6110	220.10	.00	220.10
01-47-6111	988.02	.00	988.02
01-47-6113	900.50	.00	900.50
01-47-6126	196.58	.00	196.58
01-47-6301	2,120.09	.00	2,120.09

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-47-6610	65.00	.00	65.00
01-47-6801	625.38	.00	625.38
01-47-6805	30.00	.00	30.00
01-47-7010	29.95	.00	29.95
01-47-7020	1,441.01	.00	1,441.01
01-47-7051	276.00	.00	276.00
01-48-6301	1,060.04	.00	1,060.04
01-48-6510	200.00	.00	200.00
01-49-5061	100.00	.00	100.00
01-49-5063	42.00	.00	42.00
01-49-6110	51.05	.00	51.05
01-49-6121	1,794.36	.00	1,794.36
01-49-6210	453.54	.00	453.54
01-49-6301	1,590.07	.00	1,590.07
01-49-6402	880.00	.00	880.00
01-49-6610	65.00	.00	65.00
01-49-7026	510.00	.00	510.00
01-49-7051	60.00	.00	60.00
04-02-2000	.00	59,903.69-	59,903.69-
04-02-2310	9,576.72	.00	9,576.72
04-44-6104	7,230.00	.00	7,230.00
04-44-6108	548.00	.00	548.00
04-44-6110	67.82	.00	67.82
04-44-6111	4,452.32	.00	4,452.32
04-44-6301	9,558.15	.00	9,558.15
04-44-6610	6,448.00	.00	6,448.00
04-44-6805	3,702.53	.00	3,702.53
04-44-6831	3,815.33	.00	3,815.33
04-44-6833	113.13	.00	113.13
04-44-6834	6,763.20	.00	6,763.20
04-44-7020	395.47	.00	395.47
04-44-7041	5,993.73	.00	5,993.73
04-44-7051	668.44	.00	668.44
04-44-7255	459.00	.00	459.00
04-44-7305	111.85	.00	111.85
06-02-2000	.00	36,130.48-	36,130.48-
06-02-2310	3,079.81	.00	3,079.81
06-40-6104	600.00	.00	600.00
06-40-6106	412.13	.00	412.13
06-40-6109	198.50	.00	198.50
06-40-6110	40.01	.00	40.01
06-40-6301	2,650.11	.00	2,650.11
06-40-6511	274.76	.00	274.76
06-40-6801	504.99	.00	504.99
06-47-6111	6,182.58	.00	6,182.58
06-47-6112	50.79	.00	50.79
06-47-6125	1,184.40	.00	1,184.40
06-47-6601	7,182.95	.00	7,182.95
06-47-6808	783.80	.00	783.80
06-47-6837	6,369.08	.00	6,369.08
06-47-8599	6,616.57	.00	6,616.57
09-02-2000	.00	1,200.00-	1,200.00-
09-49-8516	1,200.00	.00	1,200.00
14-02-2000	114,357.09	780,549.10-	666,192.01-
14-02-2005	.00	36,857.09-	36,857.09-
14-44-8503	774,259.10	77,500.00-	696,759.10
14-44-8506	962.50	.00	962.50
14-44-8536	2,287.50	.00	2,287.50
14-44-8544	3,040.00	.00	3,040.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
18-02-2000	398.92	7,978.45-	7,579.53-
18-02-2005	.00	398.92-	398.92-
18-45-8504	7,978.45	.00	7,978.45
20-02-2000	.00	455,199.38-	455,199.38-
20-02-2310	3,585.37	.00	3,585.37
20-40-6101	14,141.94	.00	14,141.94
20-40-6109	198.50	.00	198.50
20-40-6301	1,060.04	.00	1,060.04
20-40-6404	26,446.75	.00	26,446.75
20-40-9810	409,766.78	.00	409,766.78
Grand Totals:	1,833,531.76	1,811,107.18-	22,424.58

Report Criteria:
Report type: GL detail



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Ordinance No. 1101 — An Ordinance of the Town of Mead, Colorado, Amending Article VI of Chapter 7 of the Mead Municipal Code, Entitled Animals, to Remove the Town of Mead's Mandatory Licensing for Domestic Dogs and Cats

Presented by: Helly Arellano, Community Service Officer

Summary:

The proposed Ordinance No. 1101 (the "Ordinance") amends Article VI of Chapter 7 of the Mead Municipal Code (the "MMC") to remove the Town of Mead's (the "Town's") licensing requirements and associated fee for domestic dogs and cats.

Article VI of Chapter 7 of the MMC, entitled Animals, in part, sets forth a licensing scheme by which owners of any domestic dog or domestic cat are required to obtain a license from the Town for such animal. Town staff has determined that there are low compliance rates for the current licensing scheme and that the required license fee of \$5.00 does not contribute significantly to Town funds or incentivize pet owners to license their pets. To improve the Town's ability to reunite lost pets with their owners and encourage the proper identification of pets, Town staff recommends removing the Town's current pet license requirements and replacing them with a voluntarily online pet registration system through an authorized third party, DocuPet. DouPet is free for users and does not charge the Town for its registration services. Town staff plans to promote the registration of dogs and cats via DocuPet on the Town website and on social media platforms to encourage higher rates of registration.

Town staff recommends adoption of the Ordinance to amend various sections in Article VI of Chapter 7 of the MMC to remove pet licensing requirements and the associated license fee.

Financial Considerations:

None. The Ordinance will remove the requirement for a pet license fee (currently set at \$5.00). The license fee does not contribute substantially to the Town's funds.

Staff Recommendation / Actions Required:

Staff recommends adopting the Ordinance, amending Article VI of Chapter 7 of the MMC to remove the Town's mandatory licensing for domestic dogs and cats. A motion to approve the March 30, 2026 consent agenda will approve the Ordinance. If this item is pulled from the consent agenda for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Ordinance No. 1101, An Ordinance of the Town of Mead, Colorado, Amending Article VI of Chapter 7 of the Mead Municipal Code, Entitled Animals, to Remove the Town of Mead's Mandatory Licensing for Domestic Dogs and Cats."

Attachments:

1. Ordinance No. 1101
2. MMC ARTICLE VI - Animals Amended

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1101**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING ARTICLE VI OF
CHAPTER 7 OF THE MEAD MUNICIPAL CODE, ENTITLED *ANIMALS*, TO REMOVE THE
TOWN OF MEAD'S MANDATORY LICENSING FOR DOMESTIC DOGS AND CATS**

WHEREAS, the Board of Trustees of the Town of Mead (the "Board of Trustees") has the authority pursuant to its general police powers to pass and enforce regulations which may be necessary or expedient for the promotion of the health, safety, and welfare of the citizens of the Town of Mead (the "Town"); and

WHEREAS, Article VI of Chapter 7 of the Mead Municipal Code (the "MMC"), entitled *Animals*, in part, sets forth a licensing scheme by which owners of any domestic dog or domestic cat are required to obtain a license from the Town for such animal; and

WHEREAS, due to low levels of compliance with the current licensing scheme, the Town desires to replace the Town's mandatory pet licensing and fees with a voluntary online pet registration system through an authorized third party to encourage the efficient identification of pets and the reunification of lost pets and their owners; and

WHEREAS, the Board of Trustees desires to amend Article VI of Chapter 7 of the MMC to remove the Town's current domestic dog and cat licensing requirements to encourage pet owners to use a free and efficient online registration system; and

WHEREAS, the Board of Trustees finds that the amendments to the MMC as set forth herein are in the best interests of the health, safety and welfare of the public.

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

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

Section 2. Section 7-6-210 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-210. - Reserved.

Section 3. Section 7-6-220 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-220. - Reserved.

Section 4. Section 7-6-230 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-230. - Reserved.

Section 5. Section 7-6-250 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-250. - Reserved.

Section 6. Section 7-6-260 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-260. - Reserved.

Section 7. Section 7-6-270 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-270. - Reserved.

Section 8. Section 7-6-280 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-280. - Reserved.

Section 9. Section 7-6-290 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-290. - Reserved.

Section 10. Section 7-6-330 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

Sec. 7-6-330. Notice to owner of impoundment.

As soon as practicable after the date of impoundment, the Code Enforcement Officer or other employee, agent, or official of the Town shall send a notice of such impounding to the owner of such dog or cat if the address of such person is known. If the owner, custodian, or keeper of such dog or cat is not known, or if such address cannot be determined, the Code Enforcement Officer or other employee will utilize available resources to attempt to locate the owner.

Section 11. Section 7-6-340 of the MMC is hereby amended as follows with additions shown in underline and deletions appearing in ~~striketrough~~:

Sec. 7-6-340. Redemption of dogs or cats; impoundment charges.

Any owner of a dog or cat desiring to redeem such dog or cat from impoundment shall pay to the Town a redemption fee as established herein. ~~In addition, if such dog or cat is unlicensed, the owner must license the dog or cat pursuant to the provisions of this Article prior to the animal's release. If such dog or cat is licensed but the license has been lost, the license tag must be replaced prior to the release of the dog or cat.~~ The charges assessed against each dog or cat impounded shall be:

- (1) The Board of Trustees shall set by resolution a separate impoundment fee for each animal pickup. Such impoundment fees shall, at a minimum, cover the Town's actual cost of impoundment of the animal.
- (2) The Board of Trustees shall set by resolution an additional charges for each day or portion thereof for feeding and maintenance of an impounded animal.

Section 12. Section 7-6-350 of the MMC is hereby amended as follows with additions shown in underline and deletions appearing in ~~strike~~through:

Sec. 7-6-350. Sale or other disposal of impounded dogs and cats.

Any dog or cat which has not been redeemed within five (5) days of the time of such impoundment may at once be put up for adoption in accordance with the normal procedure of the impounding facility. Any owner or keeper of a dog or cat who does not claim or redeem said dog within the five-day impounding period shall forfeit all right, title and interest to said dog or cat. Any dog or cat which has not been redeemed or adopted as herein provided may be humanely destroyed under the direction of the impounding facility and be removed and buried or cremated, provided that no dog or cat shall be put up for adoption or destroyed until the owner has received notice, if the whereabouts of such owner is known or can be ascertained from a ~~license~~ tag or other identification found on the dog or cat. Receipt of notice by the owner shall be presumed three (3) days after such notice is mailed. Notice may be either written or oral. If notice is given orally, the designated agent shall make a written record of the time and date of the notice and the name of the individuals giving and receiving such notice.

Section 13. **Effective Date.** This ordinance shall be published and become effective as provided by law.

Section 14. **Remaining provisions.** Except as specifically amended hereby, all other provisions of the MMC shall continue in full force and effect.

Section 15. **Codification Amendments.** The codifier of the MMC is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this ordinance within the MMC.

Section 16. **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 17. **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 18. **Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 30TH DAY OF MARCH, 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

ARTICLE VI Animals

Sec. 7-6-10. Scope.

The provisions of this Article are intended to provide for the health, safety and welfare of the residents and visitors to the Town by providing for animal control. The matters herein are declared to be of local concern. The provisions of this Article are applicable to all premises within the corporate limits of the Town (i.e., all parcels annexed into the Town), except that the provisions of Sections 7-6-40 through 7-6-90, 7-6-130 and 7-6-385 shall not be applicable to annexed or undeveloped parcels still used for agricultural or ranching purposes. The term *undeveloped* means property that is not subdivided into lots for sale or use by other parties and does not contain infrastructure such as streets and utilities.

Sec. 7-6-20. Definitions.

As used in this Article, the following words shall be construed to have the meanings defined below:

Adequate food and water means food, mineral supplements and water of the type, quality and quantity sufficient to maintain good health in an animal. Water shall be maintained fresh daily, in a container of an appropriate size for the animal and protected from freezing and contamination.

Animal shall include but not be limited to any cattle, swine, horses, mules, sheep, goats, llamas, livestock or other hard-hoofed animals and shall include dogs, cats, members of the weasel family, skunks, raccoons, bears and other similar animals.

Animal unit equals one (1) of any of the following domestic hoofed livestock: horse, cow, mule or llama. One (1) *animal unit* equals three (3) of any of the following domestic livestock: sheep or goats.

Best management practices are recommended methods, structures and practices designed to prevent or reduce water pollution while maintaining economic returns.

Cat means any member of the family *Felidae*, including the domestic cat, and any nondomestic cat, including but not limited to the lion, tiger, leopard, jaguar, wildcat, lynx, cheetah and any other member of the feline family of either sex and of any age.

Corral means an enclosure or pen where animals are kept.

Dog means any member of the family *Canidae*, including any dog, whelp, pup, bitch or hound and any nondomestic dog, including but not limited to the coyote, fox, wolf and any other member of the canine family of either sex and of any age.

Domestic hoofed livestock includes but is not limited to horses, mules, donkeys, llamas, alpacas, sheep and goats, or other hard-hoofed animals, but shall exclude swine.

Forage grasses shall include those grasses approved by the Colorado State University Extension Service as appropriate for grazing domestic hoofed animals or for harvesting as hay.

Forage legumes shall include those legumes approved by the Colorado State University Extension Service as appropriate for grazing domestic hoofed animals or for harvesting as hay.

Fowl includes but is not limited to chickens, roosters, hens, doves, pheasants, ducks, turkeys, geese, guineas, pigeons, birds and other like fowl.

Habitually noisy animal means any animal, domestic hoofed livestock, small livestock, fowl or household pet which by any sound, cry or other offensive noise or other activity shall disturb the peace, comfort or enjoyment of their property by the inhabitants of the neighborhood for a continuous period in excess of fifteen (15) minutes.

Harboring. The occupant of any premises on which an animal, domestic hoofed livestock, small livestock, fowl or household pet is kept or to which it customarily returns daily for food and care is presumed to be *harboring* or keeping the animal, domestic hoofed livestock, small livestock, fowl or household pet within the meaning of this Article.

Household pets means those small animals customarily permitted to be kept in dwellings for company and pleasure, including but not limited to domestic dogs, domestic cats and common house birds.

Impound means to seize or take possession of an animal by the code enforcement officer on behalf of the Town. Animals impounded are subject to all fees and penalties imposed by the Town, without regard to the length of possession by the Town.

Irrigated forage means land that is watered or has a water source in close proximity to forage originating on property itself, available in such a manner so as to create pasturage for animal feeding through natural growth of grasses and plants.

Keep means to harbor, confine or be in possession of.

Owner means every person who owns, keeps, harbors or is in possession or control of any animal, domestic hoofed livestock, small livestock, fowl, reptile or household pet or every person who allows such animal, domestic hoofed livestock, small livestock, fowl, reptile or household pet to remain in or about his or her premises.

Reptile shall include but not be limited to snakes, lizards and other similar reptiles.

Running at large means that the animal, domestic hoofed livestock, small livestock, fowl, reptile or household pet is not under the owner's direct physical control.

Small livestock includes but is not limited to rabbits, chinchillas and similar animals.

Stable means any building, structure or shed, whether or not entirely or partially enclosed by walls and/or roofs, in which animals are kept.

Swine means any member of the pig family, whether domesticated or not, including but not limited to Vietnamese potbellied pigs.

Vicious animal is defined as an animal that bites, attempts to bite, attacks or attempts to attack a human or another animal, or approaches a human in an apparent attitude of attack, whether or not an attack actually occurs.

Wild animal includes but is not limited to weasels, skunks, raccoons, opossums, prairie dogs, rats, bears, deer, antelope, buffalo, exotic animals such as kangaroos and other similar animals.

Sec. 7-6-30. Keeping of animals.

It shall be unlawful for any person to own, harbor, have custody or keep any animal, domestic hoofed livestock, small livestock, fowl, household pet or reptile on his or her premises, whether such premises are owned, rented or otherwise occupied, within the corporate limits of the Town, except as provided by this Article or unless such premises have been granted a special use permit as provided by Section 7-6-40 below.

Sec. 7-6-35. Prohibited animals.

The keeping of wild animals, non-domestic cats, non-domestic dogs, and dangerous or poisonous reptiles shall be prohibited within the corporate limits of the Town.

Sec. 7-6-40. Special use permits for keeping animals.

The Town may issue a special use permit for the keeping of domestic hoofed livestock, small livestock, fowl, reptiles, swine or other animals not otherwise prohibited by Section 7-6-35 above or regulated by this Article. Such special use permits shall be issued administratively by the code enforcement officer after placing appropriate conditions upon the permit, including the term of the permit and the conditions of confinement and care of the animal. Criteria to be considered in the issuance of the permit shall include but not be limited to noise, smell, proximity to adjacent property, the kind and number of animals, the size of animals, the facilities of the applicant, sanitation facilities and requirements, and other neighborhood considerations. The special use permit may not be transferred to another owner or to another property. Property owners within three hundred (300) feet of any lot line of the premises of the applicant shall be given written notice by first-class mail, not less than fifteen (15) days prior to the date of issuance of the permit. The application fee for a special use permit shall be set by resolution of the Board of Trustees, which is not refundable and includes the Town's cost to mail the notices to adjacent property owners.

A special use permit for keeping of animals may be revoked for failure to comply with the requirements stated in the special use permit. Revocation is administrative following investigation and fact-finding by the code enforcement officer. An appeal of the revocation may be made to the Board of Trustees, which following a public hearing that purpose, may uphold the revocation, or modify the order of the code enforcement officer, or repeal the revocation.

Sec. 7-6-45. Backyard chicken hens.

The Town may issue a special use permit for the keeping of backyard chicken hens. Such special use permit shall be issued administratively as provided by Section 7-6-40 above, without requiring a public hearing and subject to the following criteria:

- (1) For parcels less than one (1) acre in size, no more than six (6) chicken hens are permitted per parcel. For parcels greater than one (1) acre in size, no more than twelve (12) chicken hens are permitted per parcel.
- (2) Roosters are prohibited. No person may own or keep a rooster in any district not zoned agricultural. Upon determining that a chick is actually a rooster, the permit holder shall have seven (7) days to remove the rooster from the property.
- (3) Backyard chicken hens are restricted to the rear yard or backyard of any lot in a residential zoning district or the rear yard or backyard of a residential use in all other zoning districts.
- (4) All chicken hens shall be kept in a coop that shall meet the following requirements:
 - a. Be predator-proof with a solid top.
 - b. Provide water at all times.
 - c. Are limited to a maximum of one hundred twenty (120) square feet (including coop and chicken run) with at least four (4) square feet of space per chicken for the chicken coop and run.
 - d. Be no taller than seven (7) feet at the highest point of the roof.
 - e. Not be located between the rear of the dwelling and the front yard lot line.

-
- f. Meet the setback requirement for the zoning district in which the property is located, and not encroach into or over an easement.
 - g. All coops shall be regularly cleaned, not less than monthly to control dust, odor and waste, and shall not constitute a nuisance, safety hazard or health problem to surrounding properties. All waste shall be removed from the premises.
 - h. No slaughtering allowed.
 - i. Chicken feed must be stored in a re-sealable, airtight, metal, rat proof container to discourage attracting mice, rats and other vermin.
 - j. The minimum lot size required for a permit to be issued shall be seven thousand (7,000) square feet.
- (5) The cost of the special use permit shall be an amount set by resolution of the Board of Trustees, which is non-refundable.
 - (6) Inspections of the coop shall be conducted by the Town Code Enforcement Official prior to issuance of a permit.
 - (7) A permit may be revoked administratively for a violation of this Section.

~~(Ord. No. 1048, § 1, 11-27-2023)~~

Sec. 7-6-50. Lot area requirements for domestic hoofed livestock; number permitted.

To be eligible for a special use permit for the keeping of domestic hoofed livestock, the property must have a minimum of one (1) acre devoted exclusively to fenced pasture (dry-land or irrigated), stable and corral. Lots with pastures one (1) to two and nine-tenths (2.9) acres in size may harbor two (2) animal units; lots with pastures three (3) to three and nine-tenths (3.9) acres in size may harbor three (3) animal units; and lots with pastures four (4) acres in size or larger may harbor a maximum of four (4) animal units. Young animals under four (4) months of age, or until weaned, may be kept without counting toward the allowable number of animals. Property with a land use designation of "Agricultural" may harbor a maximum of four (4) animal units per acre, subject to the special use permit required by Section 7-6-40 above. With the exception of the corral area, pastures shall be planted and maintained in forage grasses.

Sec. 7-6-55. Cultivation of irrigated and dryland forage grasses and forage legumes for the feeding of resident domestic hoofed livestock.

Notwithstanding the provisions of Section 7-4-20 to the contrary, the holders of a special use permit for the keeping of domestic hoofed livestock may use a portion of their property for the cultivation of irrigated or dryland forage grasses and/or forage legumes to feed their animals. Cultivation of said forage grasses and forage legumes shall be performed in accordance with a best management practices plan developed in cooperation with and approved by the Colorado State University Extension Service and with the following restrictions:

- (1) Cultivation of forage grasses and/or legumes may occur only within areas between the rear building line of the house and the rear lot line. However, upon a written request and a showing that the cultivation of forage grasses and/or legumes in the side yard or yards of a specific property are not injurious or objectionable to the owners of the adjacent property, the Board of Trustees may permit such cultivation in side yards, beginning only at the front plane of the house towards the rear, and provided that a minimum of twenty-five (25) feet surrounding the house is landscaped and/or maintained in ornamental grasses or xeriscape as a fire prevention measure. Cultivation of the land

~~(Supp. No. 20)~~

Created: 2025-08-01 18:16:55 [EST]

shall conform with a best management practices plan approved by the Extension Service that controls or prevents nuisances caused by wind and water erosion and water pollution.

- (2) Forage grasses and/or legumes, if not pastured, shall be harvested in accordance with a best management practices plan approved by the Extension Service and stored on the property for supplemental feeding of the resident animals.
- (3) Forage grasses and/or legumes, when pastured by the resident animals, shall be fenced in accordance with the provisions of this Article.
- (4) The growing of forage grasses and/or legumes is intended for only properties that have domestic hoofed livestock special use permits for the feeding of such animals, and not to permit the growing or harvesting of such vegetation as solely an independent business operation in a residential district.
- (5) A copy of the approved best management practices plan for the particular property shall be provided to the Town upon demand.

Sec. 7-6-60. Lot area requirements for small livestock; number permitted.

No owner shall keep more than ten (10) small livestock on the premises regardless of the size of the premises. Young animals under six (6) months of age may be kept without counting toward the allowable number of animals.

Sec. 7-6-70. Lot area requirements for household pets; number permitted.

Household pets may be kept regardless of the size of the premises, provided that the number is limited as provided in Section 7-6-300 and they are housed, penned and controlled in the manner prescribed by this Article.

Sec. 7-6-80. Animals not to be raised or kept for commercial purposes.

No domestic hoofed livestock, small livestock, fowl, reptile or household pets shall be raised or kept for commercial purposes. The offering for sale of one (1) litter, brood or offspring of any animal domiciled on the premises, under four (4) months of age or until weaned for domestic hoofed livestock and under six (6) months of age for small livestock and household pets, each year, shall be permitted. Kennels, animal boarding facilities, pet shops, veterinary clinics or hospitals and other similar commercial activities are not allowed except as permitted by zoning regulations and as licensed by the Town, and unless such premises have been granted a special use permit as provided by Section 7-6-40 above.

Sec. 7-6-90. Fences and gates.

Fences and gates shall be constructed in accordance with all municipal ordinances and shall be suitable in design, construction and strength of materials for properly enclosing the animals to be kept. Barbed wire fences are prohibited. *Electrical fences*, defined as fences that transmit an electrical charge in any fashion that will shock an animal or human if the fence is touched, are permitted only if they are constructed as a second fence on the inside perimeter of an outer fence that is not electrically charged, by commercially manufactured, non-conductive "stand-offs," in such a manner that the electrified fence is not less than six (6) inches inside the perimeter of the primary outer fence. Electrified fences shall have a commercially manufactured AC or DC controller capable of producing a "shock" within the range of 0.32 joules to 8.17 joules. At least one (1) commercially available warning sign, facing outward from the primary fence, and warning that the inner fence is electrified, shall be attached to the electrified fence for each one hundred fifty (150) lineal feet of fencing. Warning signs shall be legible from beyond the primary fence and shall be maintained in good repair. Fences that consist of a buried transmitter wire

that operates in conjunction with animal collars designed to transmit a shock to the animal if it attempts to go past the wire boundary, also known as "invisible fences," are not defined herein as electrical fences and are permitted.

Sec. 7-6-100. Minimum area of corrals.

Although the entire lot may be fenced, a corral must be provided where domestic hoofed livestock will normally be penned and given supplementary feed. The corral shall be adequate in size for the number of animals involved and shall not exceed twenty-five percent (25%) of the gross lot acreage or one-quarter (¼) acre, whichever size is smaller.

Sec. 7-6-105. Shelter requirements for domestic hoofed livestock.

To be eligible for a special use permit for the keeping of domestic hoofed livestock, the property owner must provide a manmade shelter from the elements (heat, cold, wind and moisture) for the animals. The shelter shall be maintained in a clean condition and be well-ventilated with no drafts. A "run-in shelter" or "loafing shed" shall provide not less than one hundred (100) square feet of covered area for each animal kept on the property. Ceilings in all shelters and box stalls shall be high enough to allow horses to move their heads up and down fully. Box stalls, if provided, shall be sized adequately for the size of animal to be sheltered. When provided, access doors to box stalls shall be a minimum of four (4) feet in width and eight (8) feet in height. Exceptions to the above-stated minimum standards may be allowed by the Board of Trustees as determined appropriate during the granting of a special use permit.

Sec. 7-6-110. Small livestock enclosures; distance.

Small livestock must have proper shelter available to the animal (i.e., rabbit hutches or within an enclosed building), which shelter shall not be located closer to the adjacent property than the setback requirements of Chapter 16 of this Code. If a containment area for small livestock is provided, it shall be fenced in such a manner as to prevent the escape of the animal and prevent the entrance of other animals or unauthorized persons into the containment area.

Sec. 7-6-120. Household pets housing; enclosures; distance.

Household pets must have proper shelter available (i.e., within a residence or an enclosed building or structure or other appropriate shelter), which shelter shall not be located closer to the adjacent property than the setback requirements of Chapter 16 of this Code. If an outdoor containment area is provided, it shall be fenced in such a manner as to prevent the escape of the animal.

Sec. 7-6-130. Sanitation.

The grounds, bases and floors of lots, pens, cages, stables and corrals shall be cleaned not less frequently than weekly by removal of manure and other material soiled by animal wastes. Every place, property or premises in the Town where any domestic hoofed livestock, small livestock, fowl or household pet is kept shall be clean, sanitary and free of obnoxious odors and shall be maintained in such a manner as will effectively prevent reproduction of flies in or about such places or premises. Other than a light spread of manure which may be applied on lawns, gardens or pastures for fertilizing purposes, manure shall not be kept on any property for any purpose, or kept in any place for later use, but shall be either plowed under or removed by the owner.

Sec. 7-6-140. Corral drainage.

Drainage facilities or improvements in corral areas must be approved by the Town before construction. Animal or fowl waste shall not be allowed to wash into any drainage facility, such as a lake or ditch, that will pollute water or to accumulate on the property in pooled standing water so as to create a health hazard or nuisance.

Sec. 7-6-150. Abatement of unclean conditions.

If any of the premises are not kept in a clean and sanitary condition or become dangerous or detrimental to human health, the Code Enforcement Officer or other designated employee, agent or official of the Town shall have the power to declare such premises a nuisance and the same shall be abated as such.

Sec. 7-6-160. Authority to enter on property.

The Code Enforcement Officer or other designated employee, agent or official of the Town may enter upon or into any lot, house or other building or premises, with proper respect for the occupant's constitutional rights, to examine the same and to ascertain whether any such nuisance exists, and shall be free from any action of liability on account thereof.

Sec. 7-6-170. Cruelty to animals.

- (a) No owner or other person shall fail to provide his or her animal, domestic hoofed livestock, small livestock, fowl or household pet with adequate food and water, proper shelter and protection from the weather, veterinary care when necessary and humane care and treatment. A fenced containment area or run shall be of a sufficient size to provide adequate maneuvering room and be so situated on the premises to provide adequate protection from the elements for the animal.
- (b) No person shall beat, cruelly mistreat, torment, needlessly mutilate, needlessly kill, carry in or upon any vehicle in a cruel manner or otherwise neglect, abandon or abuse any animal, domestic hoofed livestock, small livestock, fowl or household pet. Branding of domestic hoofed livestock as a standard practice in animal husbandry for identification purposes shall not be considered as mutilation.
- (c) It is unlawful for any person to poison any animal, domestic hoofed livestock, small livestock, fowl or household pet or to distribute poison in any manner whatsoever with the intent of poisoning any animal, domestic hoofed livestock, small livestock, fowl or household pet. This provision shall not apply to the control of wild animals if it is necessary to use poison methods for proper control.
- (d) No person shall sell, offer for sale or give away as a pet or prize any rabbit or fowl which has been dyed, colored or otherwise treated to impart an artificial color thereto. No baby chicks, ducklings, goslings, turtles or other animals, except for fish, shall be sold, offered for sale, bartered or given away as pets, novelties, prizes or incentives for the purpose of attracting business.
- (e) It shall be unlawful for any person to kill or wound, or attempt to kill or wound, any squirrel or bird, or for any person to take the eggs or young of any bird from their nesting place within the Town limits.
- (f) It shall be unlawful for any person who, as operator of a motor vehicle, strikes a domestic animal or household pet to fail to stop and immediately report such injury to the Town or an appropriate police or sheriff's officer.
- (g) Commission of any of the acts designated in this Section shall be deemed cruelty to animals.

(Ord. 153 §1, 1987; Ord. 199 §2, 1991; Ord. 316 §1, 1997; Ord. 451 §1, 2002)

Sec. 7-6-180. Vicious animal.

It is unlawful for any person to own, keep, possess or harbor a vicious animal within the Town. Any vicious animal shall be deemed a public nuisance and may be seized by any police officer, animal control officer, Code Enforcement Officer or other designated employee, agent or official of the Town and, upon appropriate complaint and order of the Municipal Court or any other court of competent jurisdiction, may be humanely destroyed or otherwise disposed of, as the Court may determine in the abatement of nuisances and protection of public safety. It shall be an affirmative defense to prosecution under this Section that a dog is under the control of a law enforcement agency. Nothing in this Section shall be construed to prevent the immediate killing of a vicious animal if, under the circumstances, such action is required to protect the public safety.

Sec. 7-6-185. Hearing on destruction of vicious animal.

- (a) Upon the filing of a motion for destruction of a vicious animal, the Municipal Court shall set a hearing as soon as practical. The Court shall promptly serve the owner, if known or reasonably discoverable, with written notice of the hearing and a copy of the motion at least five (5) days before the hearing. Service shall be pursuant to C.M.C.R. 204(e) and 249(b) and C.R.C.P. 5(b).
- (b) The hearing shall be for the purpose of deciding if the animal is a public nuisance. The Town shall bear the burden of proof at the hearing, by a preponderance of the evidence. If the owner, without good cause, fails to appear at the hearing, at arraignment or at trial, the dog shall be deemed abandoned and, upon proper proof of the public nuisance, may be destroyed or otherwise disposed of consistent with this Article.
- (c) A continuance of the hearing on the motion for destruction or a stay of the destruction order may be granted only if the owner posts a bond sufficient to cover the total costs of the impoundment and destruction.

~~(Ord. 153 §1, 1987; Ord. 316 §1, 1997; Ord. 365 §2, 1999; Ord. 451 §1, 2002)~~

Sec. 7-6-190. Injured animals.

Animals injured on public property may be impounded and given adequate veterinary medical treatment pending notification of the owner. If the injured animal is treated and/or impounded, the owner of such animal shall be liable for all expenses of the treatment and/or the impoundment.

Sec. 7-6-200. Impoundment of animals found running at large.

It shall be the duty of the Code Enforcement Officer or other designated employee, agent or official of the Town to take up any animal found running at large as defined in this Article, impound the animal and proceed as provided by the law or by Town ordinances with the disposition of the animal.

Sec. 7-6-210. ~~Reserved.~~ License for dogs and domestic cats.

~~No person shall own, harbor, have custody of or keep any domestic dog or domestic cat of six (6) months of age or older in the Town without first obtaining a license therefor from the Town.~~

Sec. 7-6-220. License fee.

~~There shall be imposed an annual license fee set by resolution of the Board of Trustees for each neutered or spayed domestic dog and domestic cat and a license fee set by resolution of the Board of Trustees for each unneutered or unspayed domestic dog and domestic cat. Reserved.~~

Sec. 7-6-230. License term.

~~Each dog or cat license obtained shall be valid between January 1 and December 31 of the year purchased unless sooner revoked. Reserved.~~

Sec. 7-6-240. Rabies vaccination required.

The owner of each dog or cat within the Town shall have such dog or cat inoculated against rabies by a veterinarian licensed to practice veterinary medicine in the State.

Sec. 7-6-250. Prerequisite for license.

~~(a) Upon application for a dog or cat license, the applicant shall exhibit to the Town employee a certificate of inoculation from a state licensed veterinarian that the dog or cat has been inoculated against rabies and that the inoculation is currently effective. Any lapse of the effective inoculation shall be unlawful and shall constitute a revocation of any license hereunder.~~

~~(b) Microchipping of animals being licensed is encouraged, although not required. If the animal is microchipped, the applicant shall provide the information regarding the location of the microchip, the unique identification code contained on the microchip, and the microchip registration information. Reserved.~~

~~{Ord. 153 §1, 1987; Ord. 200 §1, 1991; Ord. 316 §1, 1997; Ord. 451 §1, 2002; Ord. 769 §15, 2015; Ord. No. 941, §6, 2020}~~

Sec. 7-6-260. Tag requiredReserved.

Upon approval of the license application and payment of the required fee, the Town shall issue a numbered tag which shall be worn at all times by the dog or cat for which the tag is issued.

Sec. 7-6-270. Duplicate tags.

~~In the event of loss or destruction of the original license tag, the owner shall obtain a duplicate tag from the Town at a cost set by resolution of the Board of Trustees for each tag. Reserved.~~

Sec. 7-6-280. ~~False and stolen license documents.~~

~~It shall be unlawful for any person to make use of a stolen, counterfeit or forged license receipt, license tag, rabies vaccination certificate, rabies vaccination tag or other form or to provide false or materially misleading information on any license application. Reserved.~~

Sec. 7-6-290. ~~License not transferable.~~

~~Licenses are not transferable and it shall be unlawful for any person to use any license or rabies tag for any dog or cat other than the dog or cat for which such tag was originally issued. Reserved.~~

Sec. 7-6-300. Number of dogs and cats.

There shall be kept no more than four (4) dogs or four (4) cats, or any combination thereof equaling four (4) animals, more than six (6) months of age on any one (1) premises at any one (1) time. Young animals under six (6) months of age or until weaned may be kept without being counted toward the allowable number of animals. This Section shall not apply to:

- (1) A zoned and licensed veterinary clinic or hospital operated by a licensed veterinarian which retains animals for veterinary medical care.
- (2) A zoned and licensed pet shop.
- (3) A zoned and licensed kennel or animal boarding facility.

Sec. 7-6-310. Dog running at large.

- (a) It shall be unlawful for any owner, possessor or keeper of any dog in the Town to permit the same to run at large within the Town. A dog shall be deemed to be running at large when off or away from the premises of the owner, possessor, keeper or his or her agent or servant or a member of his or her immediate family, and not restrained, either by leash, cord or chain of not more than six (6) feet in length.
- (b) For the purposes of prosecution for violation of this Section, it shall not be necessary in order to obtain a conviction to prove notice or knowledge on the part of the owner, possessor or keeper of the dog in question that such dog was violating any of the provisions of this Section at the time and place charged, it being the purpose and intent of this Section to impose strict liability under the owner, possessor or keeper of any dog for the actions, conduct or condition of such dog.

~~(Ord. 316 §1, 1997; Ord. 451 §1, 2002)~~

Sec. 7-6-320. Dogs and cats may be impounded.

It shall be lawful for the Code Enforcement Officer or other employee, agent or official of the Town to impound any dog or cat which is not wearing an appropriate tag as herein provided and any dog or cat which he or she reasonably feels to be in violation of any of the provisions of this Article, whether such dog or cat is wearing a

tag or not. It shall be lawful for the Code Enforcement Officer or other employee, agent or official of the Town to go upon private property for the purpose of catching any dog or cat.

Sec. 7-6-330. Notice to owner of impoundment.

~~As soon as practicable after the date of impoundment, the Code Enforcement Officer or other employee, agent or official of the Town shall send by regular mail a written notice of such impounding to the owner of such dog or cat if the address of such person is known. If the owner, custodian or keeper of such dog or cat is not known, or if such address cannot be determined, the Code Enforcement Officer shall cause a notice of impoundment to be posted for seventy-two (72) consecutive hours. The notice shall be posted in the manner specified for the posting of ordinances in Section 1-3-60. Whether the notice herein provided is mailed or posted, it shall describe the dog or cat, state the date of impoundment and set forth the location from which the dog or cat was taken. The posting shall also be placed on the Town's website.~~

As soon as practicable after the date of impoundment, the Code Enforcement Officer or other employee, agent or official of the Town shall send a notice of such impounding to the owner of such dog or cat if the address of such person is known. If the owner, custodian or keeper of such dog or cat is not known, or if such address cannot be determined, the Code Enforcement Officer or other employee will utilize available resources to attempt to locate the owner.

Sec. 7-6-340. Redemption of dogs or cats; impoundment charges.

Any owner of a dog or cat desiring to redeem such dog or cat from impoundment shall pay to the Town a redemption fee as established herein. ~~In addition, if such dog or cat is unlicensed, the owner must license the dog or cat pursuant to the provisions of this Article prior to the animal's release. If such dog or cat is licensed but the license has been lost, the license tag must be replaced prior to the release of the dog or cat.~~ The charges assessed against each dog or cat impounded shall be:

- (1) The Board of Trustees shall set by resolution a separate impoundment fee for each animal pickup. Such impoundment fees shall, at a minimum, cover the Town's actual cost of impoundment of the animal.
- (2) The Board of Trustees shall set by resolution an additional charges for each day or portion thereof for feeding and maintenance of an impounded animal.

Sec. 7-6-345. Reserved.

~~Editor's note(s)—Ord. No. 859b, §1, adopted February 12, 2018, repealed §7-6-345, which pertained to the surrender of dogs or cats for adoption and derived from Ord. 769, §18 adopted in 2015.~~

Sec. 7-6-350. Sale or other disposal of impounded dogs and cats.

Any dog or cat which has not been redeemed within five (5) days of the time of such impoundment may at once be put up for adoption in accordance with the normal procedure of the impounding facility. Any owner or keeper of a dog or cat who does not claim or redeem said dog within the five-day impounding period shall forfeit all right, title and interest to said dog or cat. Any dog or cat which has not been redeemed or adopted as herein provided may be humanely destroyed under the direction of the impounding facility and be removed and buried or cremated, provided that no dog or cat shall be put up for adoption or destroyed until the owner has received notice, if the whereabouts of such owner is known or can be ascertained from a ~~license~~-tag or other identification found on the dog or cat. Receipt of notice by the owner shall be presumed three (3) days after such notice is mailed. Notice may be either written or oral. If notice is given orally, the designated agent shall make a written record of the time and date of the notice and the name of the individuals giving and receiving such notice.

Sec. 7-6-360. Liability for accident or subsequent disease from impoundment.

The Town, its designated agent, assistants or employees or any person enforcing the provisions of this Article shall not be held responsible for any accident, loss or harm or any subsequent disease an animal is subjected to in connection with the administration of this Article.

Sec. 7-6-370. Impoundment services.

The Board of Trustees shall have the right to contract with or otherwise use a public or private person or organization for impoundment services for and on behalf of the Town.

Sec. 7-6-380. Confinement of diseased dogs, cats or other animals.

- (a) The owner of any dog, cat or animal which has bitten or which is suspected to have bitten any person or which is suspected of having rabies or being otherwise afflicted with a contagious or infectious disease shall immediately notify the Code Enforcement Officer, any police or sheriff's officer or designated Town employee or official of such fact.
- (b) Any dog, cat or animal which has bitten or is suspected to have bitten any person, or which is believed to have rabies, to have been exposed to rabies or to be otherwise afflicted with a contagious or infectious disease may be confined, upon order of the Code Enforcement Officer, any police or sheriff's officer or designated Town employee or official for a period of ten (10) days for observation. Such dog, cat or animal shall either be confined at the residence of the owner thereof, if such confinement can be accomplished without exposing such dog, cat or animal to the public or, at the option of the Town, such dog, cat or animal shall be confined at a private veterinary facility or other suitable facility designated by the Board of Trustees, at the expense of the owner of the dog or cat or animal. It shall be unlawful for any owner of such dog, cat or animal to permit such dog, cat or animal during confinement to come into contact with the public or to be at large for any reason.
- (c) It shall be unlawful for any person to knowingly bring into or keep a diseased animal in the Town.
- (d) Any dog, cat or animal which has bitten, or is suspected to have bitten any person, or which is suspected of having rabies, or being otherwise afflicted with a contagious infectious disease shall be reported to the Weld County Department of Health and Environment.

~~(Ord. 153 §1, 1987; Ord. 316 §1, 1997; Ord. 451 §1, 2002; Ord. 769 §19, 2015)~~

Sec. 7-6-385. Removal of excreta.

The keeper of every dog, cat or other animal shall be responsible for removal and sanitary disposition of any excreta deposited by the animal anywhere in the Town. The excreta deposited on the keeper's premises shall be removed and properly disposed of no less often than weekly. All excreta shall be disposed of sanitarily and in no case shall be removed by redepositing it on other property or in any alley, street or public place. When accompanying a dog, cat or animal outside of the keeper's premises, the keeper shall carry suitable means for the removal of such excreta, and it shall be unlawful to fail to remove such excreta. It shall be unlawful to allow excreta to accumulate in any such manner on any premises so as to create a public health hazard or a visible, odorous, noxious or offensive nuisance.

Sec. 7-6-386. Wild animal control.

The control and removal of live wild animals and the disposal of dead wild animals shall be the responsibility of the owner of the property. The responsibility of the Town shall be limited to animal control as otherwise provided for in this Article.

Sec. 7-6-390. Nuisance.

It shall be unlawful for any owner to fail to exercise proper care and control of his or her dog or cat to prevent it from becoming a public nuisance. Any habitually noisy animal, as defined in this Article, or any dog or cat which molests passersby, chases vehicles, habitually attacks other domestic animals, trespasses upon school grounds or trespasses upon private property in such a manner as to damage property shall be deemed a nuisance.

Sec. 7-6-400. Animal and fowl fights.

- (a) It shall be unlawful for any person to cause, instigate or encourage any animal or fowl fight within the Town.
- (b) No person shall cause, sponsor, arrange, hold or encourage a fight between animals or fowl for the purpose of monetary gain or entertainment.
- (c) For the purpose of this Section, a person encourages a fight between animals or fowl for the purpose of monetary gain or entertainment if he or she:
 - (1) Is knowingly present at such a fight;
 - (2) Owns, trains, transports, possesses or equips an animal or fowl with the intent that such animal or fowl will engage in such a fight; or
 - (3) Knowingly allows any such fight to occur on any property owned or controlled by him or her.
- (d) Nothing in this Section shall prohibit normal hunting practices as approved by the State Department of Wildlife.
- (e) Nothing in this Section shall be construed to prohibit the training of dogs or the use of equipment in the training of dogs for any purpose not prohibited by law.

~~(Ord. 153 §1, 1987; Ord. 316 §1, 1997; Ord. 451 §1, 2002)~~

Sec. 7-6-410. Knowledge of violations not necessary.

For the purpose of prosecution for violations of this Article, it shall not be necessary to prove notice or knowledge on the part of the owner, custodian or keeper of the animal in question that such animal was violating any of the provisions of this Article at the time and place charged in order to obtain a conviction. It is the purpose and intent of this Article to impose strict liability upon the owner, custodian or keeper of any animal for the actions, conduct and conditions of such animal.

Sec. 7-6-420. Interference with Code Enforcement Officer or other officer, agent or employee performing duties.

It shall be unlawful for any person to interfere with, molest, hinder or obstruct the Code Enforcement Officer, any police or sheriff's officer or any other designated employee, agent or official of the Town in the discharge of their official duties under this Section. This Section is designated a criminal violation and, upon conviction, the defendant is subject to the penalties set forth in Section 1-4-20 of this Code.

~~(Supp. No. 20)~~

—Created: 2025-08-01 18:16:56 [EST]

Sec. 7-6-430. Violations and penalties.

- (a) Unless specifically provided otherwise, every section of this Article shall be designated a noncriminal violation. Any person convicted of violating any such section shall be subject to the fines and penalties set forth in Section 1-4-20 of this Code.
- (b) Cumulative with the above remedy for the violation of this Article, the Town may maintain a suit to enjoin any violation of the provisions hereof.
- (c) In addition to any of the foregoing remedies, the Town Attorney, acting on behalf of the Board of Trustees, may institute injunction, abatement or any other appropriate action to prevent, enjoin, abate or remove such violations.
- (d) The following sections of this Article are designated as criminal violations, and as such, any person convicted of violating the section shall be subject to the fines and penalties set forth in Section 1-4-20 of this Code: Section 7-6-170, Cruelty to animals; Section 7-6-180, Vicious animal; and Section 7-6-400, Animal and fowl fights.

(Ord. 451 §1, 2002)



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Resolution No. 23-R-2026 – A Resolution of the Town of Mead, Colorado Approving a Professional Services Agreement Between the Town of Mead and The Garland Company, Inc. for Roof Repair Services

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

Summary:

Staff is requesting the approval of a professional services agreement between the Town of Mead (The "Town") and The Garland Company, Inc. (the "Contractor") for professional roof repair services. The Town obtained three (3) bids for long-term preventative roof repairs to Town Hall, the wastewater treatment plant, and the grader shed. The bids were obtained as a part of the Omni cooperative public purchasing organization that holds competitively solicited cooperative contracts ready for use by government, education, and nonprofit organizations. Cooperative purchasing allows the Town to utilize competitive solicitations that meet or exceed local requirements and obtain the best pricing due to volume discounts.

As part of the Town's long-term preventative maintenance program, the following facilities and outbuilding show roof aging and require maintenance:

- Town Hall will require a single-ply membrane roof coating. The bid includes a prep (pressure wash with a ten percent TSP solution), base coat of gray LiquiTec, with a topcoat of white LiquiTec.
- The wastewater treatment plant requires a metal roof coating. The bid includes a pressure wash, seal penetrations with Unibond, and a base plus topcoat of Cool-Sil.
- The grader shed outbuilding also requires a metal roof coating. The bid includes a pressure wash, seal penetrations with Unibond, and a base plus topcoat of Cool-Sil.

COMPANY NAME	TOWN HALL	WASTEWATER TREATMENT PLANT	GRADER SHED	PROJECT TOTAL
The Garland Company, Inc.	\$51,207.00	\$39,187.00	\$18,317.00	\$108,711.00
Empire	\$70,465.00	\$36,562.00	\$18,357.00	\$125,384.00
CMC	\$65,180.00	\$47,070.00	\$21,860.00	\$134,110.00

Based on the bids received and reference checks, Town Staff is recommending that the Board approve a professional services agreement with the Contractor (as the lowest bidder) in the not-to-exceed amount of \$108,711.00 (the "Agreement").

Resolution No. 23-R-2026 (the "Resolution"): (a) approves the Agreement; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the Agreement that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the Agreement when in final form.

Financial Considerations:

As stated above, the not-to-exceed amount for the Agreement is \$108,711.00.

The Town's 2026 Budget approved and appropriated these funds to the following:

01-40-8518 - Capital Outlay – TH Improvements	\$185,000.00
04-44-8505 - Street Improvement Funds – Grader shed	\$35,000.00
06-40-6801 – Sewer Fund – Repairs & Maintenance Buildings	\$50,000.00

Staff Recommendation / Actions Required:

A motion to approve the March 30, 2026, consent agenda will approve the Resolution, approving the Agreement and authorizing the Town Manager to execute the same once in final form. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

I move to adopt Resolution No. 23-R-2026 - A Resolution of the Town of Mead, Colorado Approving a Professional Services Agreement Between the Town of Mead and The Garland Company, Inc. for Roof Repair Services.

Attachments:

1. Resolution No. 23-R-2026
2. PSA - The Garland Company Roof Repairs

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 23- R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A
PROFESSIONAL SERVICES AGREEMENT BETWEEN THE TOWN OF MEAD
AND THE GARLAND COMPANY, INC. FOR ROOF REPAIR SERVICES**

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

WHEREAS, the Town has need of professional roof repair services including coating and waterproofing on several Town facilities, including Town Hall, a grader shed, and the wastewater treatment plant (the "Services"); and

WHEREAS, The Garland Company, Inc., an Ohio corporation (the "Contractor") has the required expertise to perform the Services; and

WHEREAS, the Town desires to enter into a professional services agreement (the "Agreement") with the Contractor to complete the Services for an amount not to exceed One Hundred Eight Thousand Seven Hundred Eleven and 00/100 Dollars (\$108,711.00); and

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

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

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

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

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 30TH DAY OF MARCH, 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Town of Mead, Colorado
AGREEMENT FOR PROFESSIONAL SERVICES

Project/Services Name: Roof Repairs to Town Facilities

THIS AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") is made and entered into by and between the Town of Mead, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the "Town"), and The Garland Company, Inc., an Ohio corporation with offices at 3800 E 91st Street, Cleveland, OH 44105 ("Contractor") (each individually a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the Town requires certain professional services as more fully described in **Exhibit A**; and

WHEREAS, Contractor represents that it has the requisite expertise and experience to perform the professional services; and

WHEREAS, the Town desires to contract with the Contractor subject to the terms of this Agreement.

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

I. SCOPE OF SERVICES

A. Services. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Services" or "Scope of Services"). The Parties recognize and acknowledge that, although the Town has requested certain general services to be performed or certain work product to be produced, the Contractor has offered to the Town the process, procedures, terms, and conditions under which the Contractor plans and proposes to achieve or produce the services and/or work product(s) and the Town, through this Agreement, has accepted such process, procedures, terms, and conditions as binding on the Parties.

B. Changes to Services. A change in the Scope of Services shall not be effective unless authorized through a written amendment to this Agreement signed by both Parties. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum meruit or implied contract. Except as expressly provided herein or as otherwise provided in writing by the Town, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement.

C. Duty to Inform. The Contractor shall perform the Services in accordance with this Agreement and shall promptly inform the Town concerning ambiguities and uncertainties related to the Contractor's performance that are not addressed by the Agreement.

D. Time of Performance. The Contractor shall perform all Services in accordance with this Agreement commencing on the Effective Date, as set forth in Section II of this Agreement, until such Services are completed, or terminated or suspended in accordance with this Agreement. The Contractor shall not temporarily delay, postpone, or suspend the performance of the Services without the written consent of the Town Board of Trustees, Town Manager, or a person expressly authorized in writing to direct the Contractor's services.

II. TERM AND TERMINATION

A. Term. This Agreement shall commence on the date of mutual execution of the Parties (the "Effective Date") and shall continue for forty-five (45) calendar days following the date of the commencement of the Services or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to extend the term of this Agreement, subject to annual appropriation.

B. Town Unilateral Termination. This Agreement may be terminated by the Town for any or no reason upon written notice delivered to the Contractor at least ten (10) days prior to termination. In the event of the Town's exercise of the right of unilateral termination as provided by this paragraph:

1. Unless otherwise provided in any notice of termination, the Contractor shall provide no further services in connection with this Agreement after Contractor's receipt of a notice of termination; and

2. The Contractor shall deliver all finished or unfinished documents, data, studies and reports prepared by the Contractor pursuant to this Agreement to the Town and such documents, data, studies, and reports shall become the property of the Town; and

3. The Contractor shall submit to the Town a final accounting and final invoice of charges for all outstanding and unpaid Services and reimbursable expenses authorized by this Agreement and performed prior to the Contractor's receipt of notice of termination and for any Services authorized to be performed by the notice of termination as provided by Section II.B of this Agreement. The Contractor shall deliver such final accounting and final invoice to the Town within thirty (30) days of the date of termination; thereafter, the Town shall not accept and Contractor shall not submit any other invoice, bill, or other form of statement of charges owing to the Contractor.

C. Termination for Non-Performance. Should a party to this Agreement fail to materially perform in accordance with the terms and conditions of this Agreement, this Agreement may be terminated by the performing party if the performing party first provides written notice to the non-performing party. Such notice shall specify the non-performance, provide a demand to cure the non-performance and reasonable time to cure the non-performance, and state a date upon which the Agreement shall be terminated if there is a failure to timely cure the non-performance.

For purpose of this Section II.C, “reasonable time” shall not be less than five (5) business days. In the event of a failure to timely cure a non-performance and upon the date of the resulting termination for non-performance, the Contractor shall prepare a final accounting and final invoice of charges for all performed but unpaid Services and any reimbursable expenses authorized by this Agreement. Such final accounting and final invoice shall be delivered to the Town within fifteen (15) days of the termination date contained in the written notice. Thereafter, the Town shall not accept and Contractor shall not submit any other invoice, bill, or other form of statement of charges owing to the Contractor. Provided that notice of non-performance is provided in accordance with this Section II.C, nothing in this Section II.C shall prevent, preclude, or limit any claim or action for default or breach of contract resulting from non-performance by a Party.

D. Suspension of Services. The Town may suspend the Contractor’s performance of the Services at the Town’s discretion and for any reason by delivery of written notice of suspension to the Contractor, which notice shall state a specific date of suspension. Upon Contractor’s receipt of such notice of suspension from the Town, the Contractor shall immediately cease performance of the Services on the date of suspension except: (1) as may be specifically authorized by the notice of suspension (e.g., to secure the work area from damage due to weather or to complete a specific report or study); or (2) for the submission of an invoice for Services performed prior to the date of suspension in accordance with this Agreement. Contractor shall not re-commence performance of the Services until it receives written notice of re-commencement from the Town.

E. Delivery of Notices. Any notice permitted by this Section II and its subsections shall be addressed to the Town Representative or the Contractor Representative at the address set forth in Section XII.D of this Agreement or such other address as either Party may notify the other of and shall be deemed given upon delivery if personally delivered, or forty-eight (48) hours after deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested.

III. REPRESENTATIVES AND SUPERVISION

A. Town Representative. The Town representative responsible for oversight of this Agreement and the Contractor’s performance of Services hereunder shall be the Town Manager or his or her designee (“Town Representative”). The Town Representative shall act as the Town’s primary point of contact with the Contractor.

B. Contractor Representative. The Contractor representative under this Agreement shall be Bart Sadleir, General Manager (“Contractor Representative”). The Contractor Representative shall act as the Contractor’s primary point of contact with the Town. The Contractor shall not designate another person to be the Contractor Representative without prior written notice to the Town.

C. Town Supervision. The Contractor shall provide all Services with little or no daily supervision by Town staff or other contractors. Inability or failure of the Contractor to perform with little or no daily supervision which results in the Town’s need to allocate resources in time or expense for daily supervision shall constitute a material breach of this Agreement and be subject to cure or remedy, including possible termination of the Agreement, as provided in this Agreement.

IV. COMPENSATION

A. Not-to-Exceed Amount. Following execution of this Agreement by the Parties, the Contractor shall be authorized to and shall commence performance of the Services as described in **Exhibit A**, subject to the requirements and limitations on compensation as provided by this Section IV and its subsections. Compensation to be paid hereunder shall not exceed **One Hundred Eight Thousand Seven Hundred Eleven and 00/100 Dollars (\$108,711.00)** (“Not-to-Exceed Amount”) unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. Notwithstanding the amount specified in this Section, Contractor shall be paid only for work performed. Contractor shall not be paid until tasks identified in the Scope of Services are performed to the satisfaction of the Town. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor as follows:

- ☐ If this box is checked, the Town shall pay Contractor on a time and materials basis in accordance with the rate schedule shown in **Exhibit B**. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for any fees, costs and expenses. Final payment may be requested by the Contractor upon completion of the Services and the Town’s acceptance of all work or Services as set forth in **Exhibit A**.
- ☒ If this box is checked, the Town shall pay the Contractor a down payment equal to twenty-five percent (25%) of the Not-to-Exceed Amount (Twenty-Seven Thousand One Hundred Seventy-Seven and 75/100 Dollars (\$27,177.75)) following the Effective Date of this Agreement (the “Down Payment”) and shall pay the remaining seventy-five percent (75%) of the Not-to-Exceed Amount (Eighty-One Thousand Five Hundred Thirty-Three and 25/100 Dollars (\$81,533.25)) in a single lump sum payment upon the Town’s acceptance of the completed Services.

B. Receipts. The Town, before making any payment, may require the Contractor to furnish at no additional charge releases or receipts from any or all persons performing work under this Agreement and/or supplying material or services to the Contractor, or any subcontractor if this is deemed necessary to protect the Town’s interest. The Town, however, may in its discretion make payment in part or full to the Contractor without requiring the furnishing of such releases or receipts.

C. Reimbursable Expenses.

1. If this Agreement is for lump sum compensation, there shall be no reimbursable expenses.
2. If the Agreement is for compensation based on a time and materials basis, the following shall be considered “reimbursable expenses” for purposes of this Agreement and may be billed to the Town without administrative mark-up, which must be accounted for by the Contractor, and proof of payment shall be provided by the Contractor with the Contractor’s monthly invoices:

- ☒ None
- ☐ Vehicle Mileage (billed at not more than the prevailing per mile charge permitted by the IRS as a tax-deductible business expense)
- ☐ Printing and Photocopying Related to the Services (billed at actual cost)
- ☐ Long Distance Telephone Charges Related to the Services
- ☐ Postage and Delivery Services
- ☐ Lodging and Meals (but only with prior written approval of the Town as to dates and maximum amount)

3. Other Expenses. Any fee, cost, charge, or expense incurred by the Contractor not otherwise specifically authorized by this Agreement shall be deemed a non-reimbursable cost that shall be borne by the Contractor and shall not be billed or invoiced to the Town and shall not be paid by the Town.

D. No Waiver. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

V. PROFESSIONAL RESPONSIBILITY

A. General. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing required by law.

B. Standard of Performance. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations including environmental, health and safety laws and regulations.

C. Subcontractors. The Parties recognize and agree that subcontractors may be utilized by the Contractor for the performance of certain Services if included and as described more particularly in **Exhibit A**; however, the engagement or use of subcontractors will not relieve or excuse the Contractor from performance of any obligations imposed in accordance with this Agreement and Contractor shall remain solely responsible for ensuring that any subcontractors engaged to perform Services hereunder shall perform such Services in accordance with all terms and conditions of this Agreement.

VI. INDEPENDENT CONTRACTOR

A. General. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

B. Liability for Employment-Related Rights and Compensation. The Contractor shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with the Contractor, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment. The Contractor will comply with all laws, regulations, municipal codes, and ordinances and other requirements and standards applicable to the Contractor's employees, including, without limitation, federal and state laws governing wages and overtime, equal employment, safety and health, employees' citizenship, withholdings, reports and record keeping. Accordingly, the Town shall not be called upon to assume any liability for or direct payment of any salaries, wages, contribution to pension funds, insurance premiums or payments, workers' compensation benefits or any other amenities of employment to any of the Contractor's employees or any other liabilities whatsoever, unless otherwise specifically provided herein.

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

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

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

VII. INSURANCE

A. General. During the term of this Agreement, the Contractor shall obtain and shall continuously maintain, at the Contractor's expense, insurance of the kind and in the minimum amounts specified as follows by checking the appropriate boxes:

- ☐ The Contractor shall obtain and maintain the types, forms, and coverage(s) of insurance deemed by the Contractor to be sufficient to meet or exceed the Contractor's minimum statutory and legal obligations arising under this Agreement ("Contractor Insurance"); OR
- ☒ The Contractor shall secure and maintain the following ("Required Insurance"):
 - ☒ Worker's Compensation Insurance in the minimum amount required by applicable law for all employees and other persons as may be required by law. Such policy of insurance shall be endorsed to include the Town as a Certificate Holder.
 - ☒ Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000.00) each occurrence and of Two Million Dollars (\$2,000,000.00) aggregate. The policy shall be applicable to all premises and all operations of the Contractor. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.
 - ☒ Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than One Million Dollars (\$1,000,000.00) each occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Services. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all levels of subcontractors. Such coverage must include all automotive equipment used in the performance of the Services, both on the work site and off the work site, and such coverage shall include non-ownership and hired cars coverage. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.
 - ☐ Professional Liability (errors and omissions) Insurance with a minimum limit of coverage of One Million Dollars (\$1,000,000.00) per claim and

annual aggregate. Such policy of insurance shall be obtained and maintained for one (1) year following completion of all Services under this Agreement. Such policy of insurance shall be endorsed to include the Town as a Certificate Holder.

B. Additional Requirements. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least thirty (30) days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Insurance Certificates. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect prior to the commencement of the Services. The certificate shall identify this the Project/Services Name as set forth on the first page of this Agreement.

D. Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and continuously maintain policies of insurance shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Agreement. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Agreement upon which the Town may immediately terminate this Agreement, or, at its discretion, the Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith. All monies so paid by the Town, together with an additional five percent (5%) administrative fee, shall be repaid by the Contractor to the Town immediately upon demand by the Town. At the Town's sole discretion, the Town may offset the cost of the premiums against any monies due to the Contractor from the Town pursuant to this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any

subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. RESERVED

X. REMEDIES

A. In addition to any other remedies provided for in this Agreement, and without limiting its remedies available at law, the Town may exercise the following remedial actions if the Contractor substantially fails to perform the duties and obligations of this Agreement. Substantial failure to perform the duties and obligations of this Agreement shall mean a significant, insufficient, incorrect, or improper performance, activities or inactions by the Contractor. The remedial actions include:

1. Suspend the Contractor's performance pending necessary corrective action as specified by the Town without the Contractor's entitlement to an adjustment in any charge, fee, rate, price, cost, or schedule; and/or

2. Withhold payment to the Contractor until the necessary services or corrections in performance are satisfactorily completed; and/or

3. Deny payment for those services which have not been satisfactorily performed, and which, due to circumstances caused by the Contractor, cannot be performed, or if performed would be of no value to the Town; and/or

4. Terminate this Agreement in accordance with this Agreement.

B. The foregoing remedies are cumulative and the Town, in its sole discretion, may exercise any or all of the remedies individually or simultaneously.

XI. RECORDS AND OWNERSHIP

A. Retention and Open Records Act Compliance. All records of the Contractor related to the provision of Services hereunder, including public records as defined in the Colorado Open Records Act ("CORA"), and records produced or maintained in accordance with this Agreement, are to be retained and stored in accordance with the Town's records retention and disposal policies. Those records which constitute "public records" under CORA are to be at the Town offices or accessible and opened for public inspection in accordance with CORA and Town policies. Public records requests for such records shall be processed in accordance with Town policies. Contractor agrees to allow access by the Town and the public to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section

shall result in the immediate termination of this Agreement by the Town. For purposes of CORA, the Town Clerk is the custodian of all records produced or created as a result of this Agreement. Nothing contained herein shall limit the Contractor's right to defend against disclosure of records alleged to be public.

B. Town's Right of Inspection. The Town shall have the right to request that the Contractor provide to the Town a list of all records of the Contractor related to the provision of Services hereunder retained by the Contractor in accordance with this subsection and the location and method of storage of such records. Contractor agrees to allow inspection at reasonable times by the Town of all documents and records produced or maintained in accordance with this Agreement.

C. Ownership. Any work product, materials, and documents produced by the Contractor pursuant to this Agreement shall become property of the Town of Mead upon delivery and shall not be made subject to any copyright by the Contractor unless authorized by the Town. Other materials, statistical data derived from other clients and other client projects, software, methodology and proprietary work used or provided by the Contractor to the Town not specifically created and delivered pursuant to the Services outlined in this Agreement shall not be owned by the Town and may be protected by a copyright held by the Contractor and the Contractor reserves all rights granted to it by any copyright. The Town shall not reproduce, sell, or otherwise make copies of any copyrighted material, subject to the following exceptions: (1) for exclusive use internally by Town staff and/or employees; or (2) pursuant to a request under the Colorado Open Records Act, § 24-72-203, C.R.S., to the extent that such statute applies; or (3) pursuant to law, regulation, or court order. The Contractor waives any right to prevent its name from being used in connection with the Services. The Contractor may publicly state that it performs the Services for the Town.

D. Return of Records to Town. At the Town's request, upon expiration or termination of this Agreement, all records of the Contractor related to the provision of Services hereunder, including public records as defined in the CORA, and records produced or maintained in accordance with this Agreement, are to be returned to the Town in a reasonable format and with an index as determined and requested by the Town.

XII. MISCELLANEOUS

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

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

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

D. Notice. Unless otherwise provided in this Agreement, any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent via pre-paid, first class United States Mail, to the party at the address set forth below.

If to the Town:

If to Contractor:

Town of Mead Attn: Town Manager 441 Third Street P.O. Box 626 Mead, Colorado 80542	The Garland Company, Inc. 3800 E 91 st Street Cleveland, OH 44105
With Copy to: Michow Guckenberger McAskin LLP Attn: Mead Town Attorney 5299 DTC Blvd, Suite 300 Greenwood Village, Colorado 80111	With Copy to:

E. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

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

G. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

H. Affirmative Action. The Contractor warrants that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Contractor warrants that it will take affirmative action to ensure applicants are employed, and employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

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

J. Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement

shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted.

K. Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, and thus any obligations of the Town hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

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

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

N. Release of Information. The Contractor shall not, without the prior written approval of the Town, release any privileged or confidential information obtained in connection with the Services or this Agreement.

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

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

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

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

non-performing or delayed party.

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

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

U. Protection of Personal Identifying Information. In the event the Services include or require the Town to disclose to Contractor any personal identifying information as defined in C.R.S. § 24-73-101, Contractor shall comply with the applicable requirements of C.R.S. §§ 24-73-101, et seq., relating to third-party service providers.

V. Web Accessibility Compliance Requirements. In the event the Services include Services related to the Town internet or intranet, or otherwise require the Contractor to provide documents that will be posted to the Town website, Contractor shall provide the Services subject to all applicable web accessibility requirements of C.R.S. § 24-34-802, as the same may be amended from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGES FOLLOW

THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By: _____

Printed Name: Helen Migchelbrink

Title: Town Manager

Date of execution: _____

ATTEST:

Mary Strutt, MMC, Town Clerk

APPROVED AS TO FORM (*excluding exhibits*):

Marcus McAskin, Town Attorney

THE GARLAND COMPANY, INC. :

By: _____

Printed Name: _____

Title: _____

Date of execution: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Agreement for Professional Services was subscribed, sworn to and acknowledged before me this ____ day of _____, 2026, by _____ as _____ of The Garland Company, Inc., an Ohio corporation.

My commission expires: _____

(S E A L)

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

EXHIBIT A
SCOPE OF SERVICES

[See attached Proposal dated February 24, 2026]

PROPOSAL

CLIENT

Garland Company
3800 E 91st Street
Cleveland, OH 44105

PROJECT

Town of Mead, CO City Hall
441 Third Street
Mead, CO 80542

DATE

February 24, 2026

SCOPE OF WORK

UNIT

TOTAL

Singly-Ply Membrane Roof Coating

- Prep: Pressure wash with 10% TSP solution. Verify all patched and seams for integrity.
- Base Coat: Apply LiquiTec Base Coat Gray per manufactures recommendation. Immediately embed polyester fabric reinforcement into base coat.
- Top Coat: Apply LiquiTec White per manufactures recommendation.

1,000 SF

\$51,207

Parapet Walls

- Prep: Pressure wash with 10% TSP solution. Verify all patched and seams for integrity.
- Seams: Apply Unibond to all seams on parapet walls
- Base Coat: Apply LiquiTec FG Gray per manufactures recommendation.
- Top Coat: Apply LiquiTec FG White per manufactures recommendation.

NOTE: Thermal roof scan included in price. If full depth repairs are needed they will incur an additional charge of \$50 / sq.ft.

Project Notes, Exclusions, & Assumptions

- Project duration will be 7-10 days. Weather, and unforeseen condition dependent.
- Client to provide water access.
- Client to provide area for parking, sanitation, and storage area for on-site materials.
- Areas of work will be blocked off for the duration of the project.
- Sloping and moisture mitigation are not included in this proposal.
- For interior work or anywhere ventilation is needed; exhaust fans need to function at 100% capacity, plus or minus airflow not included. If needed, there will be additional cost.
- Permits & inspections not included. If needed they can be added at additional cost.
- Pricing is based on all work awarded as 1 contract. Pricing may change with reduced scope.

EXCLUSIONS: Touch up of repairs caused by others | Repairs and materials needed due to unforeseen conditions | Permits | Traffic Control | Concrete Repairs unless noted | Moisture Mitigation | Protection and masking alarms and property from dust | Substrate contaminate mitigation | Additional mobilizations due to delays | Cracks | Previous and other trades work | Substrate issues

ACCEPTANCE OF PROPOSAL/CONTRACT

Owner/Client hereby agrees to the terms, conditions, and specifications in this proposal/contract. This proposal/contract is an addendum to, contractual extension of, any existing "Construction Agreements". Owner/Client acknowledges receipt and approval of the Proposal and accepts it as a contractual agreement. DCPS is hereby authorized to commence work.

SIGNATURE _____ NAME/TITLE _____ DATE _____



(This proposal is valid for 60 days)

(858) 437-7111
bart.sadleir@DCPS.com

(720) 717-0227
daryl.sadler@DCPS.com

PROPOSAL

CLIENT

Garland Company
3800 E 91st Street
Cleveland, OH 44105

PROJECT

Town of Mead, Storage Facility
1795 CO RD 32
Mead, CO 80542

DATE

February 24, 2026

SCOPE OF WORK	UNIT	TOTAL
Metal Roof Coating • Prep: Pressure Wash. Verify all fasteners are in place and tight. • Penetrations: Apply Unibond to perimeters of all penetrations. • Prime: Prime entire roof with Metal Roof Primer per manufactures recommendation. • Base Coat: Apply Cool-Sil Base Coat Gray per manufactures recommendation. • Top Coat: Apply Cool-Sil White per manufactures recommendation.	1,500 SF	\$18,317
Project Notes, Exclusions, & Assumptions • Project duration will be 3-5 days. Weather, and unforeseen condition dependent. • Client to provide water access. • Client to provide area for parking, sanitation, and storage area for on-site materials. • Areas of work will be blocked off for the duration of the project. • Sloping and moisture mitigation are not included in this proposal. • For interior work or anywhere ventilation is needed; exhaust fans need to function at 100% capacity, plus or minus airflow not included. If needed, there will be additional cost. • Permits & inspections not included. If needed they can be added at additional cost. • Pricing is based on all work awarded as 1 contract. Pricing may change with reduced scope.		

EXCLUSIONS: Touch up of repairs caused by others | Repairs and materials needed due to unforeseen conditions | Permits | Traffic Control | Concrete Repairs unless noted | Moisture Mitigation | Protection and masking alarms and property from dust | Substrate contaminate mitigation | Additional mobilizations due to delays | Cracks | Previous and other trades work | Substrate issues

ACCEPTANCE OF PROPOSAL/CONTRACT

Owner/Client hereby agrees to the terms, conditions, and specifications in this proposal/contract. This proposal/contract is an addendum to, contractual extension of, any existing "Construction Agreements". Owner/Client acknowledges receipt and approval of the Proposal and accepts it as a contractual agreement. DCPS is hereby authorized to commence work.

SIGNATURE _____ NAME/TITLE _____ DATE _____

(This proposal is valid for 60 days)



(858) 437-7111
bart.sadleir@DCPS.com

(720) 717-0227
daryl.sadler@DCPS.com

PROPOSAL

CLIENT

Garland Company
3800 E 91st Street
Cleveland, OH 44105

PROJECT

Town of Mead, WWTP Roofs
4504 Walker Ave
Mead, CO 80542

DATE

February 24, 2026

SCOPE OF WORK

UNIT

TOTAL

Metal Roof Coating

- Prep: Pressure Wash. Verify all fasteners are in place and tight.
- Penetrations: Apply Unibond to perimeters of all penetrations.
- Prime: Prime entire roof with Metal Roof Primer per manufactures recommendation.
- Base Coat: Apply Cool-Sil Base Coat Gray per manufactures recommendation.
- Top Coat: Apply Cool-Sil White per manufactures recommendation.

3,240 SF

\$39,187

Project Notes, Exclusions, & Assumptions

- Project duration will be 5 to 7 days. Weather, and unforeseen condition dependent.
- Client to provide water access.
- Client to provide area for parking, sanitation, and storage area for on-site materials.
- Areas of work will be blocked off for the duration of the project.
- Sloping and moisture mitigation are not included in this proposal.
- For interior work or anywhere ventilation is needed; exhaust fans need to function at 100% capacity, plus or minus airflow not included. If needed, there will be additional cost.
- Permits & inspections not included. If needed they can be added at additional cost.
- Pricing is based on all work awarded as 1 contract. Pricing may change with reduced scope.

EXCLUSIONS: Touch up of repairs caused by others | Repairs and materials needed due to unforeseen conditions | Permits | Traffic Control | Concrete Repairs unless noted | Moisture Mitigation | Protection and masking alarms and property from dust | Substrate contaminate mitigation | Additional mobilizations due to delays | Cracks | Previous and other trades work | Substrate issues

ACCEPTANCE OF PROPOSAL/CONTRACT

Owner/Client hereby agrees to the terms, conditions, and specifications in this proposal/contract. This proposal/contract is an addendum to, contractual extension of, any existing "Construction Agreements". Owner/Client acknowledges receipt and approval of the Proposal and accepts it as a contractual agreement. DCPS is hereby authorized to commence work.

SIGNATURE _____ NAME/TITLE _____ DATE _____



(This proposal is valid for 60 days)

(858) 437-7111
bart.sadleir@DCPS.com

(720) 717-0227
daryl.sadler@DCPS.com

PROPOSAL

GENERAL TERMS OF CONTRACT & PROPOSAL

- I. This proposal is not all inclusive of the possible repairs on your property. It is understood that the scope of work and associated contract price may require changes as the work progresses due to unforeseen conditions.
- II. DCPS will not be liable for tangible, intangible, incidental, or consequential damages and costs due to delays or failure in performance of materials or work provided caused by weather, abuse, movement, dropping items, snow removal, chemicals, wear and tear, existing designs, and any other conditions outside to the direct control of DCPS.
- III. Coatings, sealants, sealers, and waterproofing do not stop a building from moving or surfaces from cracking and breathing (vapor). If issues arise due to these very common conditions the coating may also fail and are not warranted.
- IV. It is assumed that the scope of work will be performed during weekdays and regular business hours.
- V. Permits, traffic control, and unforeseen conditions are excluded from this proposal.
- VI. This report does not diagnose or claim to make specific structural repair recommendations. Structural issues require a licensed engineer. If you suspect structural integrity might be at risk, and would like a structural assessment be performed, please let us know, and we can facilitate that with a 3rd party structural engineer(s), who can diagnose and specify structural concerns and repairs.
- VII. 1 Mobilization included unless otherwise noted within scope of work document. Additional mobilizations may cost extra.
- VIII. Site Conditions; Customer shall provide, at no cost to contractor; (i) proper space for storage for materials and equipment (ii) sufficient water and power for work (iii) clearing of obstructions in order to perform the work.
- IX. Moisture, mold, mildew, or other fungal, bacterial, or similar substance is excluded from any and all warranties.
- X. Moisture drive mitigation, substrate movement, cracks, and other "Acts of God" are outside contractors' control and contractor shall have no liability or responsibility for such.
- XI. We require a 25% down payment for all jobs over \$50K and a \$100K progress payments on all jobs over \$200K that will take over 30 days.
- XII. Costs and damages due to weather and conditions beyond DCPS control are not covered and are the risk and cost of the building owner.

STANDARD INSURANCE STATEMENT

Each Occurrence; \$2MM | Personal Injury; \$1MM | General Aggregate \$2MM | Excess
 Umbrella \$5MM Worker's Compensation \$500,000 | Comprehensive Automobile Liability
 \$1MM | Products COMAGG \$2MM





Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Mead Municipal Code Amendment - Wildfire Resiliency -
CANCELLED

Presented by: Todd Bjerkaas, Community Development Director

Summary:

A Notice of Public Hearing was published in the Longmont Times Call Newspaper and posted on the Town's website on March 1, 2026 advertising a public hearing on Mead Municipal Code Amendments regarding Wildfire Resiliency. This hearing is being cancelled.

The adoption of codes by reference is governed by state statute (C.R.S. § 31-16-203), which requires that the Ordinance be introduced at one meeting and also considered at a public hearing ordered by the Board. This item will be considered under New Business with a First Reading today (March 30, 2026) followed by a public hearing to be scheduled in April.

Financial Considerations:

None

Staff Recommendation / Actions Required:

No Board action required on this item.

Attachments:

None



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Ordinance No. 1102 — An Ordinance of the Town of Mead, Colorado, Approving Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guideline Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards

Presented by: Todd Bjerkaas, Community Development Director

Summary:

For Consideration by the Town of Mead Board of Trustees (“Board”), Town staff has prepared amendments to the Land Use Code, attached to this Agenda Item Summary and as detailed in Ordinance No. 1102 (“Amendments”), to establish a Public Facilities (PF) Zoning District and provide standards and guidelines thereto.

Generally, the Amendments:

- Establish a Public Facilities (PF) zoning district for Town-owned properties
- Provide standards and guidelines applicable to the Public Facilities zoning district
- Provide code sections to allow flexibility necessary to accommodate the specific and unique character and function of such Town-owned properties while achieving the intent and objectives of the underlying standards

Overview:

The Town of Mead owns parcels of land that provide specific municipal services and uses. Examples include but are not limited to the Town of Mead Town Hall, Community Center, Police Station, Public Works Facility, Wastewater Treatment Facility, Ames Park, Mead Town Park, Mead Ponds, lift stations, etc. These facilities can provide specific, narrow, and unique services to the Town and its residents with programmatic and design needs that vary from other governmental, quasi-governmental, and private counterparts if they exist. As a result, the Land Use Code does not include, anticipate, and/or standardize such facilities or future facilities in a complete and comprehensive way. The proposed Text Amendments allow for flexibility to accommodate the specific and unique uses, characteristics, design parameters, site compatibility, access, circulation, program and other relevant factors of Town-owned properties while achieving the intent and objectives of the underlying standards.

The Text Amendments further several goals of the Town of Mead’s 2018 Comprehensive Plan including:

- Thoughtful Community Planning, Facilities and Services (“TCPFS”) Goal 1: Ensure government services, building and equipment needs respond to growth with a cost-effective, high level of service to residents; and

- TCPFS Goal 2: Encourage and support community activities to bring together the residents of the community and foster community leadership; and
- Dynamic Parks, Recreation and Open Space (“PROS”) Goal 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promotes healthy living

Reiew Criteria:

The criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 – Amendments, subsection (f), as follows:

“For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the text of this Article shall not be amended except:

- (1) To correct a manifest error in the text of this Article; or
- (2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; or
- (3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article; or
- (4) To further the implementation of the goals and objectives of the Town Comprehensive Plan.”

Staff Analysis:

Only one of the above review criteria listed must be met for proposed amendments to be approved. Staff have determined that the proposed Amendments meet criteria (2), (3), and (4) as stated below:

- (2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff
- (3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article
- (4) To further the implementation of the goals and objectives of the Town Comprehensive Plan

Financial Considerations:

None

Staff Recommendation / Actions Required:

Staff have determined that the proposed revisions satisfactorily meet applicable criteria for approval as set forth in Section 16-3-160 of the Mead Municipal Code and recommends that the Board of Trustees approve the Amendments by adopting Ordinance 1102.

Planning Commission Recommendation:

The Planning Commission conducted a public hearing on March 18, 2026 to consider the Amendments and recommended approval to the Board of Trustees as memorialized in Resolution No. 02-PC-2026, attached to this AIS.

Suggested Motion:

I move to approve Ordinance No. 1102, an Ordinance of the Board of Trustees of the Town of Mead, Colorado Approving Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guidelines Applicable Thereto, Including Amendments to Section 16-2-10 General Provisions, Section 16-3-30 Zoning Districts and Boundaries, 16-3-40 Use Regulations, 16-3-50 Specific Use Standards, 16-3-70 Temporary Uses, and 16-3-80 Density and Dimensional Standards

Attachments:

1. Planning Commission Resolution No. 02-PC-2026
2. Ordinance No. 1102
3. Exhibit A Section 16-3-40. Use Regulations
4. Exhibit B Section 16-3-80. Density and Dimensional Standards

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 02-PC-2026**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF CERTAIN TEXT AMENDMENTS TO THE MEAD LAND USE CODE TO ESTABLISH A PUBLIC FACILITY (PF) ZONING DISTRICT AND PROVIDE STANDARDS AND GUIDELINES APPLICABLE THERETO, INCLUDING AMENDMENTS TO SECTION 16-2-10—GENERAL PROVISIONS, SECTION 16-3-30—ZONING DISTRICTS AND BOUNDARIES, SECTION 16-3-40—USE REGULATIONS, SECTION 16-3-50—SPECIFIC USE STANDARDS, SECTION 16-3-70—TEMPORARY USES, AND SECTION 16-3-80—DENSITY AND DIMENSIONAL STANDARDS

WHEREAS, Section 16-3-160(a) of the Town of Mead Municipal Code ("MMC") provides the Board of Trustees ("Board") with the authority to amend, supplement, change or repeal the regulations and provisions of Chapter 16 of the MMC ("Land Use Code") from time to time; and

WHEREAS, Section 16-3-160(a)(2) sets forth that amendments to the text of the Land Use Code may be initiated by Town staff, and any such text amendment shall be reviewed and considered at duly noticed public hearings by the Planning Commission and the Board, and shall be enacted by ordinance; and

WHEREAS, Town staff proposes amendments to Land Use Code Sections 16-2-10, 16-3-30, 16-3-40, 16-3-50, 16-3-70, and 16-3-80, as more fully set forth in this Resolution (collectively, the "Text Amendments"); and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 - Amendments of the MMC; and

WHEREAS, on March 18, 2026, the Planning Commission held a duly noticed public hearing to review the proposed Text Amendments; and

WHEREAS, the Text Amendments further several goals of the Town of Mead's 2018 Comprehensive Plan including:

- Thoughtful Community Planning, Facilities and Services ("TCPFS") Goal 1: Ensure government services, building and equipment needs respond to growth with a cost-effective, high level of service to residents; and
- TCPFS Goal 2: Encourage and support community activities to bring together the residents of the community and foster community leadership; and
- Dynamic Parks, Recreation and Open Space ("PROS") Goal 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promotes healthy living; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing before the Planning Commission, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(2), (f)(3), and (f)(4) of the MMC have been satisfied in that the Text Amendments will: provide for changes in administrative practices that are necessary to accommodate changing needs of the community, accommodate innovations in land use and development practices that were not contemplated when the Land Use Code was

adopted, and further the implementation of the goals and objectives of the Town's Comprehensive Plan.

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

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

Section 2. Findings. The Planning Commission finds and determines that it reviewed the Text Amendments in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Text Amendments was held, conducted, and concluded in accordance with Sec. 16-3-160 of the MMC.

Section 3. Recommendation. The Planning Commission recommends that the Board of Trustees approve the Text Amendments, as set forth below:

- a. Amend Section 16-2-10 of the Land Use Code, titled "General Provisions," to add the language shown in bold and underline and to delete the language shown in bold and strike-through, as follows:

"Sec. 16-2-10. General provisions.

(a) Applicability.

(1) Except as provided in Subsection (a)(2) below, All development applications and building permit applications shall comply with the applicable standards contained in this Article.

(2) Public Facility (PF) zoning district. The standards contained in this Article are not mandatory requirements for development within the Public Facility (PF) zoning district. The Director may apply the standards in whole or in part, or establish alternative development parameters, as appropriate for a proposed development, based on consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors. The Director shall document in writing the standards applied and any alternative development parameters established for a proposed development.

(b) In the event of a conflict between a standard or requirement contained in the Density and Dimensional Chart in Article III of this Chapter and text in this Article, the standard in the chart in Article III shall prevail."

- b. Amend Section 16-3-30 of the Land Use Code, titled "Zoning District and Boundaries," by the addition of the following new Subsection (a)(4) and by renumbering the existing Subsections (a)(4) and (a)(5) to Subsections (a)(5) and (a)(6) respectively:

“(4) Public Facility (PF) zoning district. This district is established to accommodate governmental, quasi-governmental, and community-serving uses on property owned by the Town. In recognition of the operational and functional characteristics of such uses and the public purposes they serve, the PF zoning district provides flexibility in the application of the standards of this Code, including the community design and development standards in Article II and the use and dimensional standards in this Article, subject to consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors.”

- c. Amend Section 16-3-40 of the Land Use Code, titled “Use Regulations,” by repealing in its entirety and reenacting “Table 3.1 Principal Uses Allowed” as set forth in **Exhibit A**, to add the Public Facility (PF) zoning district and specify the principal uses permitted therein.

- d. Amend Subsection 16-3-50(5)a. of the Land Use Code, under Section 16-3-50 titled “Specific use standards,” to add the language shown in bold and underline and to delete the language shown in bold and strike-through as follows:

“a. Avoid passing through, or within one (1) mile of any residential, ~~or~~ **nonresidential, or Public Facility** zoning district; ~~wherever possible; and~~”

- e. Amend Section 16-3-70 of the Land Use Code, titled “Temporary uses,” by the addition of the following new Subsection (a)(b)(14):

“(14) Uses within the PF zoning district. The Town Manager may approve any temporary use, activity, or special event within the PF zoning district, including temporary uses of the nature described in this Subsection (b), if the Town Manager determines that the approval criteria in Subsection (d) below are met.”

- f. Amend Section 16-3-80 of the Land Use Code, titled “Density and dimensional standards,” by repealing in its entirety and reenacting “Table 3-3 Density and Dimensional Standards” as set forth in **Exhibit B**, to add the Public Facility (PF) zoning district to and to establish the applicable density and dimensional requirements for such district.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF MARCH 2026.

ATTEST:

TOWN OF MEAD PLANNING
COMMISSION:

By: Ana Maria Bohl
Ana Bohl, Secretary

By: Karen Petersen
Planning Commission Chair

**TOWN OF MEAD, COLORADO
BOARD OF TRUSTEES
ORDINANCE NO. 1102**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING TEXT AMENDMENTS TO THE MEAD LAND USE CODE TO ESTABLISH A PUBLIC FACILITY (PF) ZONING DISTRICT AND PROVIDE STANDARDS AND GUIDELINES APPLICABLE THERETO, INCLUDING AMENDMENTS TO SECTION 16-2-10—GENERAL PROVISIONS, SECTION 16-3-30—ZONING DISTRICTS AND BOUNDARIES, SECTION 16-3-40—USE REGULATIONS, SECTION 16-3-50—SPECIFIC USE STANDARDS, SECTION 16-3-70—TEMPORARY USES, AND SECTION 16-3-80—DENSITY AND DIMENSIONAL STANDARDS

WHEREAS, Section 16-3-160 of the Town of Mead Municipal Code ("MMC") provides the Board of Trustees ("Board") with the authority to amend, supplement, change or repeal the regulations and provisions of Chapter 16 of the MMC ("Land Use Code") from time to time; and

WHEREAS, Section 16-3-160(a)(2) sets forth that text amendments to the Land Use Code may be initiated by Town Staff, and any such text amendment shall be reviewed and considered at public hearings by the Planning Commission and the Board, and shall be enacted by ordinance; and

WHEREAS, Town Staff proposes amendments to Land Use Code Sections 16-2-10, 16-3-30, 16-3-40, 16-3-50, 16-3-70, and 16-3-80 (collectively, the "Text Amendments"); and

WHEREAS, notice of the public hearings before the Planning Commission and the Board on the Text Amendments was published in a newspaper of general circulation in accordance with Subsection 16-3-160(d) of the Land Use Code; and

WHEREAS, the Planning Commission and the Board are required to review the Text Amendments based on the criteria set forth in Subsection 16-3-160(f) of the Land Use Code; and

WHEREAS, following a public hearing, the Planning Commission determined that the criteria in Subsection 16-3-160(f)(2), (3), and (4) were met and therefore adopted Resolution 02-PC-2026 recommending that the Board approve the Text Amendments; and

WHEREAS, the Text Amendments further several goals of the Town of Mead's 2018 Comprehensive Plan including:

- Thoughtful Community Planning, Facilities and Services ("TCPFS") Goal 1: Ensure government services, building and equipment needs respond to growth with a cost-effective, high level of service to residents; and
- TCPFS Goal 2: Encourage and support community activities to bring together the residents of the community and foster community leadership; and
- Dynamic Parks, Recreation and Open Space ("PROS") Goal 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promotes healthy living; and

WHEREAS, based upon the Planning Commission's and Town Staff's recommendations, the evidence set forth in the Agenda Item Summary that was presented to the Board, and other evidence offered and accepted at the public hearing before the Board, the Board finds that the Text Amendments provide for changes in administrative practices that are

necessary to accommodate changing needs of the community, accommodate innovations in land use and development practices that were not contemplated when the Land Use Code was adopted, and further the implementation of the goals and objectives of the Town Comprehensive Plan.

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

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

Section 2. Section 16-2-10 of the Land Use Code, titled “General provisions,” is amended to add the language shown in bold and underline and to delete the language shown in bold and strike-through as follows:

“Sec. 16-2-10. General provisions.

(a) Applicability.

(1) Except as provided in Subsection (a)(2) below, All development applications and building permit applications shall comply with the applicable standards contained in this Article.

(2) Public Facility (PF) zoning district. The standards contained in this Article are not mandatory requirements for development within the Public Facility (PF) zoning district. The Director may apply the standards in whole or in part, or establish alternative development parameters, as appropriate for a proposed development, based on consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors. The Director shall document in writing the standards applied and any alternative development parameters established for a proposed development.

(b) In the event of a conflict between a standard or requirement contained in the Density and Dimensional Chart in Article III of this Chapter and text in this Article, the standard in the chart in Article III shall prevail.”

Section 3. Section 16-3-30 of the Land Use Code, titled “Zoning districts and boundaries,” is amended by the addition of the following new Subsection (a)(4) and by renumbering the existing Subsections (a)(4) and (a)(5) to Subsections (a)(5) and (a)(6) respectively:

“(4) Public Facility (PF) zoning district. This district is established to accommodate governmental, quasi-governmental, and community-serving uses on property owned by the Town. In recognition of the operational and functional characteristics of such uses and the public purposes they serve, the PF zoning district provides flexibility in the application of the standards of this Code, including the community design and development standards in Article II and the use and dimensional standards in this Article, subject to consideration of the

intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors.”

Section 4. Section 16-3-40 of the Land Use Code, titled “Use Regulations,” is hereby repealed in its entirety and reenacted as set forth in **Exhibit A** to this Ordinance to add the Public Facility (PF) zoning district to “Table 3.1 Principal Uses Allowed” and to specify the principal uses permitted therein.

Section 5. Subsection 16-3-50(5)a. of the Land Use Code, under Section 16-3-50 titled “Specific use standards,” is amended to add the language shown in bold and underline and to delete the language shown in bold and strike-through as follows:

“a. Avoid passing through, or within one (1) mile of any residential, ~~or~~ nonresidential, **or Public Facility** zoning district; ~~wherever possible; and~~”

Section 6. Section 16-3-70 of the Land Use Code, titled “Temporary uses,” is amended by the addition of the following new Subsection (a)(b)(14):

“(14) Uses within the PF zoning district. The Town Manager may approve any temporary use, activity, or special event within the PF zoning district, including temporary uses of the nature described in this Subsection (b), if the Town Manager determines that the approval criteria in Subsection (d) below are met.”

Section 7. Section 16-3-80 of the Land Use Code, titled “Density and dimensional standards,” is hereby repealed in its entirety and reenacted as set forth in **Exhibit B** to this Ordinance to add the Public Facility (PF) zoning district to “Table 3-3 Density and Dimensional Standards” and to establish the applicable density and dimensional requirements for such district.

Section 8. Remaining provisions. Except as specifically amended hereby, all other provisions of the Land Use Code shall continue in full force and effect.

Section 9. Codification Amendments. The codifier of the MMC is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Land Use Code of the MMC.

Section 10. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 11. 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 this Ordinance. The Board hereby declares that it would have passed this 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 12. 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 13. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Land Use Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 30TH DAY OF MARCH, 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT A TO ORDINANCE 1102

Sec. 16-3-40. Use regulations.

The principal uses allowed within the Residential, Nonresidential, Agricultural, and Public Facility zoning districts are identified in Table 3.1 of this Section.

- (1) Use categories and specific uses. All of the use categories listed in the first column of Table 3.1 are defined in this code (Definitions and Terms). The first column of each of the use tables contains an abbreviated definition of the respective use category. If there is a conflict between the abbreviated definition and the full explanation contained in this code the provisions of full explanation will control. In some cases, "Specific Use Type" is listed in the second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts that allow the broader use category.
- (2) Allowed uses. An "A" indicates that the listed use is allowed by right within the respective zoning district. Allowed uses are subject to all other applicable standards of the land use code.
- (3) Conditional uses. A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures in this code. Conditional uses are subject to all other applicable standards of the land use code.
- (4) Prohibited uses. A blank cell (one without an "A" or "C") indicates that the listed use type is not allowed within the respective zoning district, unless it is expressly allowed by other regulation of this land use code.
- (5) Uses subject to specific regulations. Many uses are subject to use-specific regulations (in addition to general regulations that apply to development in general). The last column of the use table contains references to applicable use-specific standards.

Table 3.1 Principal Uses Allowed

Use Category	Specific Use Type	Residential					Nonresidential				T		Specified Use Standard (Reference No.)
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	PF	
	RESIDENTIAL												
Household Living	Accessory dwelling unit	A	A	C			A				A		
	Duplex				A	A	C	C					
	Manufactured housing park			C	C	A	C						
	Multi-family units				A	A	A	C	C				16-3-50(14)
	Rooming/boarding house				A	A	A						
	Single-family detached (include manufactured housing)	A	A	A	A	A	C				A		
	Townhomes				A	A	A	C	C				
	All other household living			A	A	A	A	C	C				

Created: 2022-12-06 15:20:19 [EST]

(Supp. No. 18, Update 1)

Group Living	Assisted living facility	C	C	C	C	C	C	C	C		C		16-3-50(9)
	Large group living facility				C	C	C	C	C	C			
	Small group living facility	C	C	C	C	C	C	C	C		C		
	Treatment facility	C	C	C	C	C	C	C	C	C	C		
INSTITUTIONAL AND CIVIC													
Colleges & Vocational Schools	Colleges & universities				C	C	C	A	A	C			
	Vocational/technical/trade schools						C	A	A	A			
	All other educational institutions						C	C	C	C			
Community Service	Community activity building	A	A	A	A	A	A	A	A		C	A	
	All other community services	C	C	C	C	C	C	A	A	C	C	A	
Cultural	Museums, art galleries, libraries						A	A	A	C	C	A	
Day Care	Child care center, large					C	C	A	A	C			
	Child care center, small	C	C	C	C	C	C	C	A	C			
	Family child care, home	A	A	A	A	A							
Detention Facilities	Jails, honor camps, reformatories									C			Vote by Trustees
	Law enforcement rehab centers									C			Vote by Trustees
Hospital/Clinic	Medical & dental clinics					C	A	A	A	A			
	Counseling centers (nonresidential)						A	A	A	A			
	Hospital/mental hospital						C	A	C	A			
	Physical & mental rehab (residential)						C	A	C	A			
	All other						C	C	C	C			
Public Property	Cemetery	A	C	C	C	C	C	C	A	A	A	A	
	Golf course	A	A	C	C	A	C	C	A	A	A	A	
	Golf driving range	A	C	C	C	C	C	C	A	A	C	A	
	Parks	A	A	A	A	A	A	A	A	A	A	A	
	Lakes and Reservoirs	A	A	C	C	C	C	C	C	A	A	A	
	All other Define	A	A	A	A	A	A	A	A	A	A	A	
Religious Assembly	Churches, temples, synagogues & mosques	A	A	A	A	A	A	A	A	A	A	A	16-3 50(15)
Safety Services	Fire station, police station, all others	C	C	C	C	C	A	A	A	A	C	A	
Schools	Boarding school	C	C	C	C	A	A	A	A				
	Elementary schools	A	A	A	A	A	A	A	A		A		

Created: 2022-12-06 15:20:19 [EST]

(Supp. No. 18, Update 1)

	Secondary schools	A	A	A	A	A	A	A	A	A		A		
Utilities, Basic	Utility service facilities (underground)	A	A	A	A	A	A	A	A	A	A	A		
	All other basic utilities	C	C	C	C	C	C	C	A	A	C			
Utility Corridors	Transmission lines (aboveground)	C	C	C	C	C	C	C	C	A	C		16-3-50(5)	
	Transmission lines (underground)						C	C	A	A	C			
	Utility treatment, production or service facility								C	C				
	All other	C	C	C	C	C	C	C	C	C	C			
COMMERCIAL														
Entertainment Event, Major	Indoor facilities						C	C	C	C	C	A		
	Outdoor facilities							C	C	C	C	A		
Lodging	Bed & breakfast (1—3 guest rooms)	A	A	A	A	A	A	A	A		A		16-3-50(2)	
	Bed & breakfast (4—5 guest rooms)	C	C	C	C	C	A	A	A		A			
	Hotels and motels						A	A	A					
Mixed Use Building	Mixed use building						A	A	A					
Offices	General offices						C	A	A	A		A		
	Office with drive-through							A	A					
Parking, Commercial	Parking lots or structure						A	A	A	A		A		
Recreation & Entertainment , Outdoor	Amusement park							C	C	C				
	Campgrounds							A	A		A		16-3-50(4)	
	Drive-in theater							C	C	C				
	Miniature golf								A	A				
	Riding academy or equestrian area										A			
	RV park										C			
	Shooting ranges										C			
	Swimming pools					A	A	A	A		A	A		
	Zoos							C	C		C			
	All other outdoor recreation							C	C	C	C	A		
Retail Sale & Services	Adult entertainment									C			Subject to site approval.	
	Alcohol sales, retail						A	A	A	C				
	Alcohol sales, by the drink (primary use)						A	A	A	C				

Created: 2022-12-06 15:20:19 [EST]

Animal care/boarding/sales, indoor	A						A	A	A	A		
Animal care/boarding/sales, outdoor							C	C	C			
Brew pub						A	A	A	C			As accessory to an allowed restaurant use only
Contractors & trade shops, indoor operation & storage							A	A	A		A	
Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles)								C	A	A	A	
Contractors & trade shops, outdoor operation & outdoor storage							C	C	A		A	
Deliver & dispatch service (vehicles on-site)							C	C	A		A	
Drive-through uses							C	C	C			
Farm implement/equipment sales & service							A	A	A	C		Site Plan Required, 16-4-100
Farmer's market/flea market						A	A	A	A	A		Subject to Site Approval.
Feed store								A	A	C		
Food services, catering						A	A	A	A			
Food services, restaurant (including alcohol sales)						A	A	A	A			
Food services, restaurant with drive-through							C	C	C			
Fuel sales, automotive/appliance							A	A	A			
Fuel sales, heavy vehicle							A		A			

Created: 2022-12-06 15:20:19 [EST]

Retail Sale & Services, (cont'd>	General retail sales, indoor operations display & storage						A	A	A	A			
	General retail sales, outdoor operations display & storage							C	C	A			16-350(11) 16-350(16)
	Landscape material sales									A	A		
	Manufactured building sales, service & storage									A			
	Rental service, indoor display/storage							A	A	A			
	Rental service, outdoor display/storage							C	C	A			
	Repair, small appliance							A	A	A			
	Repair, large appliance									A	A		
	Personal services						A	A	A	A			
	All other retail sales & services						A	A	A	C			
Self-Service Storage	Mini-storage warehouse, self-service storage, open air storage facilities								A	A			16-3-50(18), Site Plan Required, 16-4-100
Vehicle Repair	Auto & light truck mechanical repair							A	A	A			
	Body shop								A	A			
	Truck stop/travel plaza							C		A			
	Tire recapping & storage									A			
	All other vehicle repair								C	A			
	Car wash							C	C	A			
Vehicle Service, Limited	Gasoline service station							A	A	A			
	Quick lubrication							A	A	A			
	All other vehicle service, limited								A	A			
INDUSTRIAL													
Manufacturing & Production - Indoor Operation - Indoor Storage	Assembly									A			
	Brewery, distillery, winery (5,000 sq. ft. or less, with an on-site tasting room)						A	A	A	A	A		

	Brewery, distillery, winery (over 5,000 sq. ft. with an onsite tasting room)							A	A	A	A		
	Brewery, distillery, winery without an on-site tasting room									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processing									A			
Manufacturing & Production - indoor Operation - Outdoor Storage	Assembly									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processing									A			
Outdoor Operations & Storage	Assembly									A			
	Hazardous materials									C			
	Food products									A			
	Manufacturing/processing									A			
	All other industrial service									A			
Warehouse & Freight Movement	Indoor operation, storage & loading									A			
	Hazardous materials									C			
	Indoor operation, with outdoor loading docks									A			
	Outdoor storage or loading									A			
	Gas or petroleum storage									A			
	Sand or gravel storage									A			
	All other									A			
Waste-Related Activities	Nonhazardous waste transfer									C			
	Medical/hazardous waste transfer station									C			
	Recycling collection									A	A		
	All other waste related									A	A		

Wholesale Sales	Wholesale business (no highly flammable materials/liquids)								C	A			
	Hazardous waste									C			
	Agricultural products								A	A			
	All other wholesale uses								C	A			
OTHER													
Agricultural	Animal confinement	A								C	A		16-3-50(6)
	Beekeeping	A	A	A							A		
	Hazardous materials									C	C		
	Dairy										A		
	Confined animal feeding operation, feedlot	C									C		16-3-50(6)
	Pasture	A									A		
	All other agriculture	C									A		
Aviation or Surface Passenger Terminal	Airports/heliports										C		
	Hazardous materials										C		
	Bus/commuter stops	A	A	A	A	A	A	A	A	A	A		
	Bus/railroad depot								C	C	A		
	All other aviation or surface passenger terminal								C	C	C		
Mining	Oil and gas drilling	C	C	C	C	C	C	C	C	C	C	C	16-3 50(19)
	Hazardous materials										C		
	Sand or gravel extraction or processing										C		16-3 50(13)
	All other mining										C		
Telecom Facilities	Telecommunication support structures							C	C	C	C	A	Ch. 16, Art. IX
	Telecommunications facilities						C	C	C	C	C	A	Ch. 16, Art. IX
Parks, Open Space, Public Buildings, Publicly Owned Maintenance Facilities, Water And Sewer Facilities		A	A	A	A	A	A	A	A	A	A	A	

EXHIBIT B TO ORDINANCE 1102

Sec. 16-3-80. Density and dimensional standards.

Table 3-3 lists the density and dimensional standards that apply within zoning districts. These are base standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this land use code or site-specific conditions may further limit development.

Table 3-3 Density and Dimensional Standards

Zoning district	Density (dwelling units per acre)		Minimum lot size (net) ^{7, 15}		Min. Street Front-age ⁴ (feet)	Minimum Setbacks Principal/Accessory ^{9, 15}			Max. Lot Cover-age (%)	Max. Building Size ³ (sq. ft.)	Max. Height (feet)
	Max	Min.	Area (sq. ft.)	Width (ft.)		Street ¹ (feet)	Side ² (feet)	Rear (feet)			
Residential zoning districts											
RSF-E	1 per 2.5 Ac.	na	2.5 Ac	100	50	20/25	15/5	25/10	15	na	35/30
RSF-1	1.0	2.5	43,560	100	50	20/25	15/10	30/10	20	na	35/30
RSF-4 ⁸	4	2	6,250	50	40	20/25	5/5	25/10	50	na	35/30
RMF-8	8	4	5,000 ^{7, 15}	50 ¹⁵	20	20/25 ¹⁵	See Notes 10, 15	25/10 ¹⁵	70	na	35/30
RMF-14	14	8	4,000 ^{7, 15}	40 ¹⁵	20	20/25	5/5	25/10 ¹⁵	75	na	47
Nonresidential zoning districts											
DMU	14	na	5,000 ¹⁵	50 ¹⁵	na	0/0 ^{11, 15}	0/0 ^{6, 15}	0/0 ^{6, 15}	100	15,000	40
HC	8	na	7,500 ¹⁵	50 ¹⁵	na	20/25 ¹⁵	0/0	0/0 ⁶	75		40
GC	8	na	1 ac ¹⁵	50 ¹⁵	na	20/25 ¹⁵	0/0	0/0 ⁶	80	125,000 per business use	40
LI	8	na	1 ac	100	na	20/25	0/0	25/25	80		40
Rural Zoning District											
AG	1 per 5 Ac.	na	na	na	na	na	na	na	na	na	na
Public Facility Zoning District ¹⁶											
PF	na	na	na	50	na	20/25	5/5	25/10	80	na	na

Notes to Table 3-3

- ¹ Garages with street facing doors shall be setback 23 feet from the street property line in all urban residential zones. Garages may be up to 5 feet in front of enclosed living areas of the home.
- ² Side setbacks for accessory structures apply to those that are located on the rear half of the lot. Principal setbacks apply to accessory structures that are not located on the rear half of the lot.
- ³ Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in this Code.
- ⁴ Minimum street frontage on a cul-de-sac is reduced to 30 feet.
- ⁶ Five (5) foot setback between adjacent residential uses, ten (10) foot setback between residential zone or use and a commercial use.
- ⁷ In RSF-4 and all RMF districts the minimum lot area is required for each dwelling unit.
- ⁸ In RSF-4 districts, lot size may be reduced by not more than ten percent (10%), provided that the overall average lot size within the district is 6,250 square feet, (i.e., total area within the lots/number of lots = 6,250 square feet) The ten percent (10%) lot reduction provision does not trigger the clustering of lots as provided in Section 16-3-110(4).
- ⁹ A Principal structure is defined as the structure containing the principal use on the property including structures which are attached to and architecturally integrated with the principal structure. An accessory structure is defined in other sections of this Code.
- ¹⁰ RMF-8 Side yard setbacks for single family residences require a minimum of 5 feet from side lot line on one side and a minimum of 10 feet from side lot line on the other side retaining a minimum separation between adjacent principal structures of 15 feet. Accessory structures may be located 3 feet from side lot line. Multi-family setbacks for principal structures are 20 feet minimum from one side yard property and a minimum of 5 feet from the other side property line retaining a required minimum separation of 25 feet between multi-family principal structures on adjacent lots. Accessory structures to multi-family structures must be set back 5 feet from the property line.
- ¹¹ In DMU districts the minimum street setback for residential property is 20/25.
- ¹² In RSF-4 districts, on corner lots, the side lot line adjacent to a street shall have a minimum setback of 15 feet.
- ¹³ In RSF-4 districts, ranch style homes may have a maximum lot coverage of 60%.
- ¹⁴ General Note: See the Alternative Residential Development Standards of this Code for additional information regarding Flagpole Lots, Attached Housing, Zero Lot Line and Cluster Development.
- ¹⁵ Single-Family Attached Density and Dimensional Standards:
 - (1) The minimum lot size shall be one thousand six hundred (1,600) square feet.
 - (2) The front setback shall be ten (10) feet from the lot line, rear setback shall be twenty (20) feet, side setbacks shall be zero (0) for interior lots and ten (10) feet for end or corner lots, or the same as the underlying zone district.

(3) For additional clarification, refer to Land Use Code Section 16-3-110 alternative residential development options (2)a., (2)b., and (2)c.

¹⁶ The dimensional standards for the PF zoning district are intended to provide the flexibility in site design for governmental, quasi-governmental, and community-serving uses developed by or for the Town. The Town shall determine the dimensional standards appropriate for a particular PF site based on consideration of the intent and objectives underlying the standards, the nature of the proposed use, site characteristics, compatibility with surrounding properties, access and circulation, and other relevant factors.

(Ord. 653 §1, 2009; Ord. 719 §10, 2012; Ord. 724 §5, 2013; Ord. 729 §7, 2013; Ord. 740 §2, 2014; Ord. 843, §1, 2017; Ord. 864, §4, 2018; Ord. 889 §8, 2019; Ord. No. 1049, § 2(Exh. A), 11-27-2023)



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Ordinance No.1103 — An Ordinance of the Town of Mead, Colorado Approving with Conditions the Rezoning of the Mead Village Property from Highway Commercial (HC) and Single-Family Residential (RSF-4) to Single-Family Residential (RSF-4) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map

Presented by: Alex Ailey, Planner II

Summary:

Karen Henry of Henry Design Group, Inc., on behalf of D.R. Horton – Northern Colorado and Property owner Weld Development Company, LLC, a Colorado limited liability company (together, the “Applicants”), has submitted a rezoning application for the Mead Village property, as more particularly described herein (“Application”). The Application is for approval of the proposed Single-Family Residential (RSF-4) zoning with Planned Unit Development Overlay (“PUD”) for the approximately 181.186-acre property generally located south of Welker Avenue (WCR 34) and east of WCR 5, known as Mead Village, as more particularly described in the PUD (the “Property”). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, and Cottage Homes. The PUD would also rezone a portion of the property currently zoned Highway Commercial (HC) to match the RSF-4 zoning of the remainder of the property.

The Property is designated by the Town of Mead’s Comprehensive Plan as being appropriate for Single-Family Residential (RSF-4) development. The Comprehensive Plan defines Single-Family Residential (SFR) as clustered, medium-density single-family residential development with a density of up to four (4) units per acre. Single-Family Residential is intended to promote stable, well-established neighborhoods with a mix of densities, with lots that are of a sufficient size to allow for off-street parking. The Property was zoned HC (Highway Commercial) and RSF-4 (Single-Family Residential) by Ordinance No. 702 in December of 2011. The Property is currently vacant.

The PUD establishes eight (8) planning areas. Planning Area 1 is located on the northwestern portion of the Property and would allow for cottage dwelling housing types. Planning Area 2 is located on the western and southwestern portions of the Property and would allow for single-family detached housing types. Planning Area 3 is located on the northern portion of the Property and would allow for single-family detached housing types. Planning Area 4 is located in the center of the Property and would allow for a variety of housing types including duplex, single-family detached, and cottage dwelling housing types. Planning Area 5 is located in the center of the Property and would allow for front-loaded duplex housing types. Planning Area 6 is located on the southeastern portion of the Property and would allow for single-family detached housing types. Planning Area 7 is located on the northeastern portion of the Property and would allow for cottage dwelling housing types. Planning Area 8 is designated as a temporary wildlife easement and designated for future development of approximately 97

dwelling units upon permanent vacation of an existing bald eagle's nest. The PUD provides for a maximum of 701 dwelling units. The PUD establishes design and dimensional standards for residential land uses.

Additionally, the PUD establishes architectural and landscaping standards to create a cohesive look and feel to the Mead Village neighborhood, and is anticipated to function in tandem with existing neighborhoods of similar densities in the area, creating a development pattern that closely resembles the development pattern found in Mead's core town center and downtown. In order to accomplish a mixture of densities as is outlined in the Comprehensive Plan, this PUD provides for smaller residential lots and tighter dimensional standards for setbacks to conform with the dimensions and development patterns found in a traditional vibrant and pedestrian-oriented downtown or core town center. The smaller lots provide for a denser residential area that is compatible with downtown housing patterns, as well as providing for diverse housing options in Mead. The Planning Commission recommended approval of the PUD following the conclusion of a public hearing held on 3/18/2026.

Review Criteria:

A PUD Overlay is a special purpose zoning district set forth in Mead Municipal Code (MMC) Section 16-3-30(a)(4) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development.

PUD Overlays may be used to modify the standards of the underlying zoning district if they are “consistent with the Comprehensive Plan” and “the development is found to be an improvement over what would be required under otherwise applicable standards.”

The proposed Mead Village PUD is generally consistent with the Single-Family Residential (SFR) land use designation identified in the 2018 Comprehensive Plan. Staff also finds the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts. The proposed PUD provides the following advantages over the underlying zoning and traditional development:

- The PUD provides consistency of design and compatible design for architecture and landscaping across the Property.
- The PUD provides for a flexible mix of medium-density housing types, which is more compatible with the type of development pattern anticipated in the SFR Comprehensive Plan designation.
- The PUD proposes multiple regional roadway and trail connections that will help to establish an interconnected network of multi-modal transportation within the Property and to the surrounding areas and future developments.
- The PUD pays special attention to the existing surrounding properties, including Mead Middle School by incorporating landscaping and designs standards that acknowledge and buffer the development from those properties. In addition, the PUD outlines a proposed neighborhood park of approximately 8.4 acres adjacent to the Mead Middle School parcel, and proposes a trail connection along the existing Upper Highland Ditch on the southwestern boundary of the Property and along the perimeter of the temporary wildlife easement which is proposed to eventually connect to the 2nd Filing of the Range View Estates development.
- The development would add diversity to the Town's housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead.
- The development proposes that 24.1% of the total site acreage be dedicated to parks and open space, which far exceeds the required 15% in the RSF-4 zoning district, and

the required 20% in Planned Unit Developments.

- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

The establishment of a zoning designation is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the proposed PUD zoning. This PUD meets criterion no. 6 – shown in bold text below:

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

The Applicant has requested that the zoning of the property be established as Single-Family (RSF-4) with a PUD Overlay. Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of “missing middle” housing options to promote a community for citizens in various stages of life, a well-planned multi-modal roadway and trails network, and a cohesive and unique development pattern that will help to establish the new downtown expansion area anticipated in the Comprehensive Plan.

Financial Considerations:

None

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve Ordinance No.1103, with the following motion:

Suggested Motion:

“I move to approve Ordinance No.1103, an Ordinance of the Town of Mead, Colorado, Approving with Conditions the Rezoning of the Mead Village Property from Highway Commercial (HC) & Single-Family Residential (RSF-4) to Single-Family Residential (RSF-4) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map.”

Attachments:

1. Resolution 03-PC-2026
2. Ordinance No. 1103
3. Exhibit 1: Mead Village PUD
4. Applicant Presentation - Mead Village PUD

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 03-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING
DESIGNATION OF SINGLE-FAMILY RESIDENTIAL (RSF-4) WITH PLANNED
UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY KNOWN AS
MEAD VILLAGE**

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code ("MMC"), Weld Development Company, LLC, a Colorado limited liability company, by and through its authorized representatives (the "Applicant"), submitted an application to amend the official Town zoning map and rezone certain real property, consisting of approximately 181.34 acres of land, more or less, and generally located south of Welker Avenue (CR 34) and east of Weld County Road 5, generally known as Mead Village, as more particularly described in Exhibit 1, attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Applicant is the fee owner of the Property; and

WHEREAS, the Property is currently zoned Highway Commercial (HC) and Single-Family Residential (RSF-4); and

WHEREAS, the Applicant is proposing to rezone the Property to RSF-4 with a Planned Unit Development (PUD) Overlay to allow for residential land uses, as shown in the Mead Village PUD Plan, attached hereto as Exhibit 1 ("Mead Village PUD" or "PUD"); and

WHEREAS, the Future Land Use Plan, from the Town's 2018 Comprehensive Plan, designates the Property as Single Family-Residential ("SFR"), which anticipates development with clustered, medium-density single-family residential development with a density of up to four (4) units per acre; and

WHEREAS, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on March 18, 2026, to review and consider the proposed Mead Village PUD; and

WHEREAS, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town staff at or prior to the public hearing, and desires to recommend approval of the Mead Village PUD to the Board of Trustees.

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

Section 1. The Planning Commission finds that the public hearing on the Mead Village PUD was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends that the Town of Mead Board of Trustees approve the Mead Village PUD, in substantially the form attached hereto as Exhibit 1, based on a determination that the applicable review criteria set forth in Sections 16-3-160 and 16-3-30(a)(4) of the MMC have been satisfied.

Section 3. Town staff shall cause a copy of this Resolution to be provided to the

Board of Trustees, on or before the date of the Board of Trustees hearing.

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

INTRODUCED AND PASSED, THIS 18TH DAY OF MARCH, 2026.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: 
Ana Bohl, Secretary

By: 
Planning Commission Chair

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1103**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH CONDITIONS
THE REZONING OF THE MEAD VILLAGE PROPERTY FROM HIGHWAY COMMERCIAL
(HC) AND SINGLE-FAMILY RESIDENTIAL (RSF-4) TO SINGLE-FAMILY RESIDENTIAL
(RSF-4) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND AMENDING THE
OFFICIAL ZONING MAP**

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

WHEREAS, Weld Development Company, LLC, a Colorado limited liability company, by and through its authorized representatives (the “Applicant”) submitted a rezoning application for the Mead Village Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 181.34 acre property known as Mead Village, generally located south of Welker Ave. (WCR 34), and east of Weld County Road 5, in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

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

WHEREAS, the Future Land Use Plan in the Town’s 2018 Comprehensive Plan, designates the Property as Single-Family Residential (SFR) which corresponds with Single-Family Residential (RSF-4) in Chapter 16 of the MMC (“Land Use Code”); and

WHEREAS, the PUD proposes clustered, medium-density single-family residential development with a density of up to four (4) units per acre, intended to promote stable, well-established neighborhoods with a mix of densities, with lots that are of a sufficient size to allow for off-street parking; and

WHEREAS, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on March 18, 2026, to consider the PUD; and

WHEREAS, following the conclusion of the public hearing on March 18, 2026, the Planning Commission adopted Resolution No. 03-PC-2026, recommending approval of the PUD to the Board of Trustees; and

WHEREAS, the Board of Trustees considered the PUD during a public hearing held on March 30, 2026; and

WHEREAS, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Town Land Use Code; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the PUD, any

and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustees meetings at which this application was considered; and

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

WHEREAS, the Board of Trustees has determined that the PUD request satisfies at least one of the review criteria applicable to amendments to the Town's official zoning map set forth in Section 16-3-160(e) of the MMC, specifically that the rezoning to Planned Unit Development Overlay district will encourage innovative and creative design and promote a desirable mix of land uses.

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

Section 1. Rezoning of Property Approved. The Board of Trustees hereby grants and approves rezoning of the Property from Highway Commercial (HC) and Single-Family Residential (RSF-4) to Single-Family Residential (RSF-4) with a Planned Unit Development Overlay under the Town's Land Use Code, as depicted on the PUD Overlay/Zoning map attached hereto as **Exhibit 1**, subject to the conditions below:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an invoice from the Town.

Following the effective date of this Ordinance, the Property shall be zoned RSF-4 with a PUD Overlay.

Section 2. Amendment of Zoning Map. The Town Clerk is instructed to record the PUD Overlay/Zoning for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance. In accordance with Sec. 16-3-160(g) of the MMC, the official zoning map of the Town of Mead shall be amended to conform and reflect the Property's DMU with PUD Overlay zone district classification.

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

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

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 30TH DAY OF MARCH, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
Mead Village PUD/Zoning Map

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

PROJECT TEAM

APPLICANT / DEVELOPER:

D.R. HORTON
CONTACT: BRYAN REID
11347 Business Park Circle
Firestone, CO 80504
BAReid1@drhorton.com
(303) 669-5133

LAND SURVEYOR

CAGE ENGINEERING, INC.
CONTACT: GERALD KWIATKOWSKI, PLS
405 URBAN ST., SUITE 404
LAKEWOOD, CO 80228
(720) 277-5326

CIVIL ENGINEER

CAGE ENGINEERING, INC.
CONTACT: TYLER ROBINSON, PE
405 URBAN ST., SUITE 404
LAKEWOOD, CO 80228
trobinson@cagecivil.com
(720) 277-5326

PLANNING AND LANDSCAPE ARCHITECTURE

HENRY DESIGN GROUP, INC
CONTACT: KAREN HENRY, PLA
1501 WAZEE ST, STE-1C
DENVER, CO 80202
khenry@henrydesigngroup.com
(303) 446-2368

Applicant



D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect



Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering



405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

COVER SHEET

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions	Rev#	Date	Revisions
1	11/03/2025	2nd Submittal	2	12/22/2025	3rd Submittal
2	12/22/2025	3rd Submittal	3	02/23/2026	4th Submittal
3	02/23/2026	4th Submittal			

Sheet Name:

COVER SHEET

Sheet Number

1 OF 9

OWNERSHIP CERTIFICATE

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF -WAY:

LEGAL DESCRIPTION

(DESCRIPTION PER TITLE COMMITMENT NOTED IN "SCHEDULE B-2 EXCEPTIONS" TABLE HEREON)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH 88°38'25" EAST, A DISTANCE OF 337.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1440 UNDER RECEPTION NO. 2387415 BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°38'25" EAST A DISTANCE OF 2281.71 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, NORTH 89°13'47" EAST A DISTANCE OF 529.38 FEET;

THENCE SOUTH 00°34'11" EAST A DISTANCE OF 699.89 FEET;

THENCE NORTH 89°25'28" EAST A DISTANCE OF 1482.44 FEET TO THE WESTERLY LINE OF THE GREAT WESTERN RAILWAY COMPANY RIGHT OF WAY AS RECORDED IN BOOK 228 PAGE 96 AND BOOK 234 PAGE 92 IN WELD COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE SOUTH 20°28'45" WEST A DISTANCE OF 2089.17 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°03'36" WEST A DISTANCE OF 1246.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°03'24" WEST A DISTANCE OF 521.53 FEET;

THENCE NORTH 29°01'54" WEST A DISTANCE OF 209.82 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3260.00 FEET AND A CENTRAL ANGLE OF 05°33'58" FOR AN ARC LENGTH OF 316.70 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 26°14'55" WEST A DISTANCE OF 316.57 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 2440.00 FEET AND A CENTRAL ANGLE OF 23°33'13" FROM WHICH THE RADIUS POINT BEARS SOUTH 66°32'04" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 1003.05 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 35°14'32" WEST A DISTANCE OF 996.00 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 10°22'42" FROM WHICH THE RADIUS POINT BEARS SOUTH 42°58'52" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 61.59 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 52°12'29" WEST A DISTANCE OF 61.50 FEET;

THENCE NORTH 57°23'50" WEST A DISTANCE OF 124.86 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 53°11'02" FOR AN ARC LENGTH OF 208.85 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 83°59'21" WEST A DISTANCE OF 201.43 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 33°04'54" FROM WHICH THE RADIUS POINT BEARS NORTH 20°34'52" WEST, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 311.79 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 85°57'34" WEST A DISTANCE OF 307.47 FEET;

THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 34°48'55" FROM WHICH THE RADIUS POINT BEARS SOUTH 12°30'01" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 115.45 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 85°05'34" WEST A DISTANCE OF 113.68 FEET;

THENCE SOUTH 67°41'06" WEST A DISTANCE OF 253.19 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1770.00 FEET AND A CENTRAL ANGLE OF 10°02'25" FOR AN ARC LENGTH OF 310.17 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 62°39'54" WEST A DISTANCE OF 309.77 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

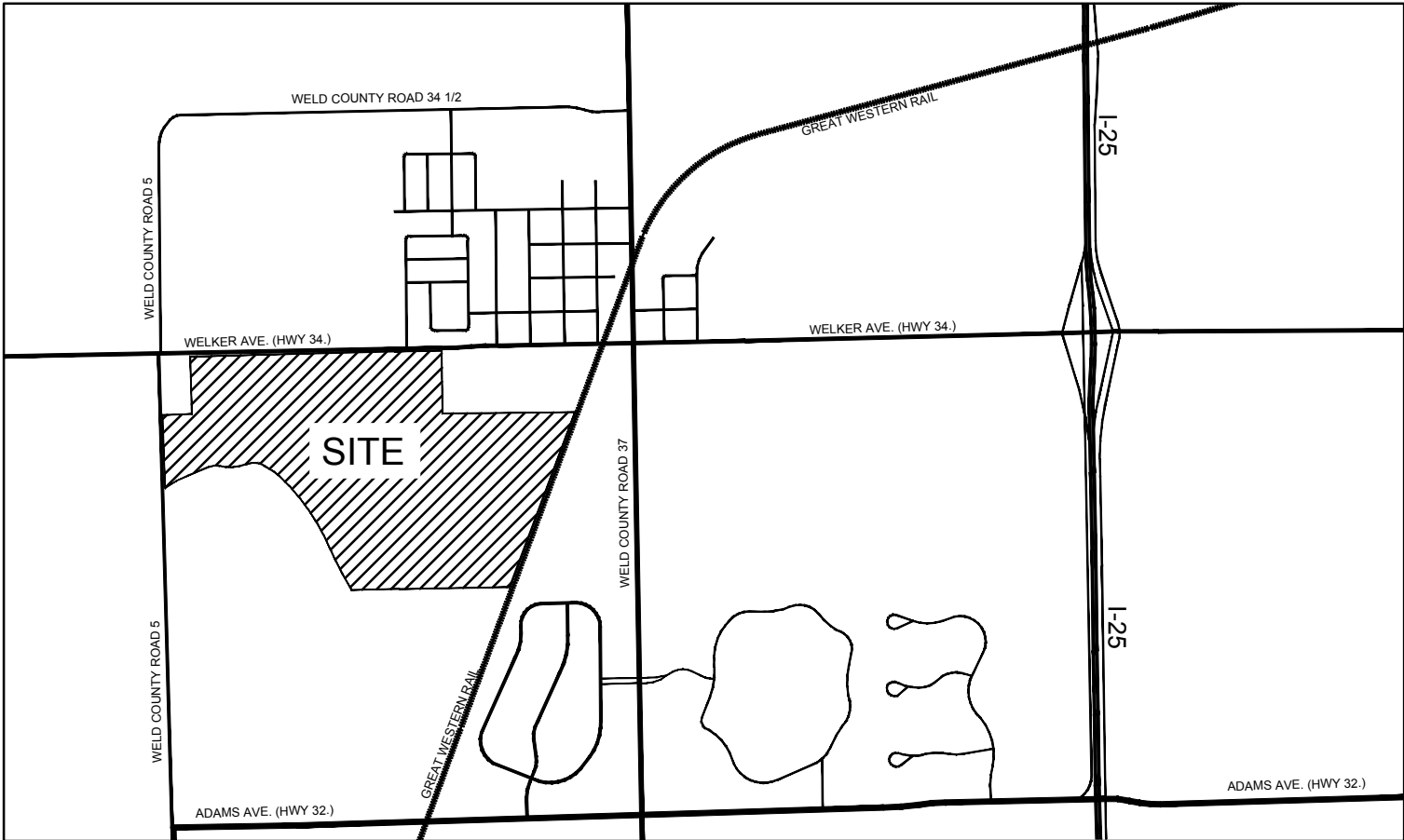
THENCE ALONG SAID WEST LINE, NORTH 01°31'13" WEST A DISTANCE OF 820.47 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1440 UNDER RECEPTION NO. 2387415;

THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 88°38'25" EAST A DISTANCE OF 331.94 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°00'00" WEST A DISTANCE OF 644.78 FEET TO THE POINT OF BEGINNING.

(THE LEGAL DESCRIPTION ABOVE INCLUDES LOTS 1 THROUGH 40, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 5, AND LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 6 IN MEAD VILLAGE SUBDIVISION FILING NO. 1)

VICINITY MAP



SCALE: 1" = 2,000'

OWNERSHIP CERTIFICATE (CONTINUED)

AND DOES HEREBY LAY OUT AND ESTABLISH THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP OF THE ABOVE- DESCRIBED LAND UNDER THE NAME AND STYLE OF MEAD VILLAGE, IN ACCORDANCE WITH THE MEAD LAND USE CODE; AND FURTHER ACKNOWLEDGE THAT: A) ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 181.34 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

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

Weld Development Company, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____)

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

AS _____ OF WELD DEVELOPMENT COMPANY, LLC

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, _____ BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE P.U.D. PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS P.U.D. PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____.

LICENSED LAND SURVEYOR

DATE

CERTIFICATE OF LIENHOLDER / DEED OF TRUST HOLDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER / DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP, DOES HEREBY CERTIFY THAT IT ACKNOWLEDGES THE ESTABLISHMENT OF SUCH PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP, AND ACCEPTS THE CONDITIONS AND RESTRICTIONS (IF ANY) SET FORTH HEREIN.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____)

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

AS _____ OF _____

_____.

A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20____.

MAYOR

ATTEST:

TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

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

CHAIRPERSON

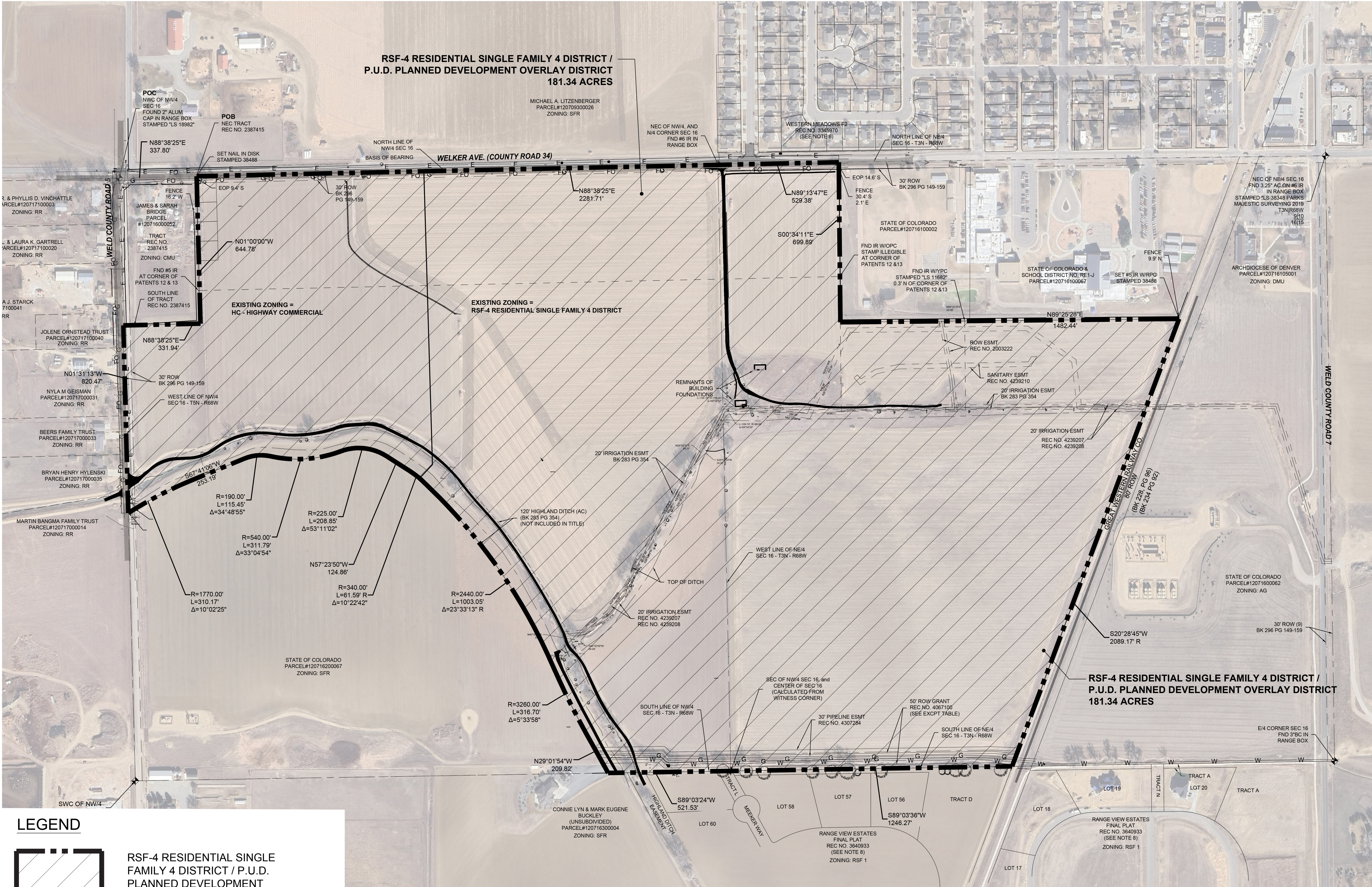
PLANNING COMMISSION SECRETARY

SHEET INDEX

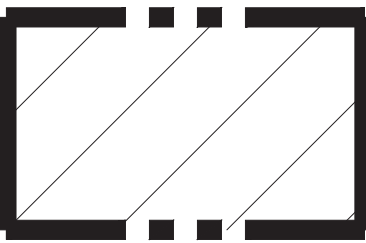
PAGE NO.	SHEET NAME
1	COVER SHEET
2	ZONING MAP
3	P.U.D. PLAN
4	DEVELOPMENT STANDARDS
5	DEVELOPMENT STANDARDS
6	CONCEPTUAL LANDSCAPE PLAN
7-9	CONCEPTUAL ARCHITECTURE

MEAD VILLAGE - P.U.D. PLAN

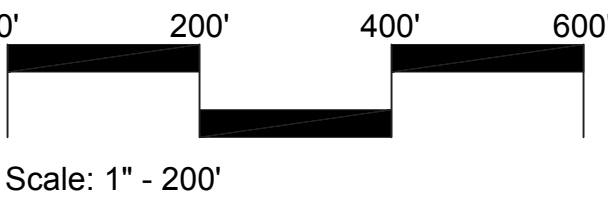
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO



LEGEND



RSF-4 RESIDENTIAL SINGLE
FAMILY 4 DISTRICT / P.U.D.
PLANNED DEVELOPMENT
OVERLAY DISTRICT



Applicant

D.R.HORTON

America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE

405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC.
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

ZONING MAP

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions
1	11/03/2025	2nd Submittal
2	12/22/2025	3rd Submittal
3	02/23/2026	4th Submittal

Sheet Name:

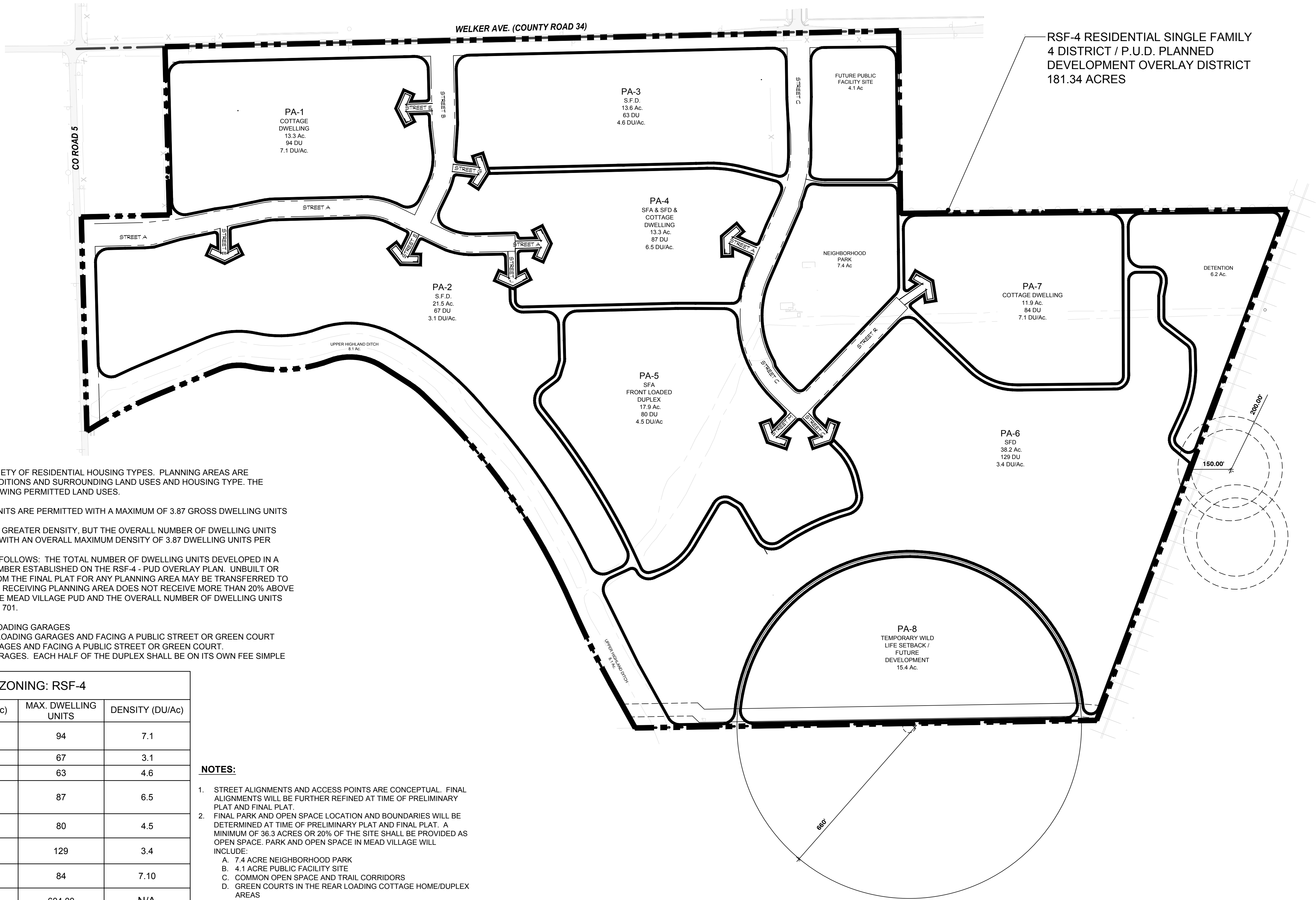
ZONING MAP

Sheet Number

2 OF 9

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO



- LAND USE:**
MEAD VILLAGE IS DESIGNED TO PERMIT A VARIETY OF RESIDENTIAL HOUSING TYPES. PLANNING AREAS ARE DELINEATED BASED UPON EXISTING SITE CONDITIONS AND SURROUNDING LAND USES AND HOUSING TYPE. THE PLANNING AREAS ARE DEFINED BY THE FOLLOWING PERMITTED LAND USES.
- DENSITY: A MAXIMUM OF 701 DWELLING UNITS ARE PERMITTED WITH A MAXIMUM OF 3.87 GROSS DWELLING UNITS PER ACRE.
 - INDIVIDUAL PLANNING AREAS MAY HAVE A GREATER DENSITY, BUT THE OVERALL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 701 DWELLING UNITS WITH AN OVERALL MAXIMUM DENSITY OF 3.87 DWELLING UNITS PER ACRE.
 - DENSITY TRANSFERS ARE PERMITTED AS FOLLOWS: THE TOTAL NUMBER OF DWELLING UNITS DEVELOPED IN A PLANNING AREA MAY VARY FROM THE NUMBER ESTABLISHED ON THE RSF-4 - PUD OVERLAY PLAN. UNBUILT OR UNUSED DWELLING UNITS RESULTING FROM THE FINAL PLAT FOR ANY PLANNING AREA MAY BE TRANSFERRED TO ANOTHER PLANNING AREA PROVIDED THE RECEIVING PLANNING AREA DOES NOT RECEIVE MORE THAN 20% ABOVE THE ORIGINAL DENSITY PERMITTED BY THE MEAD VILLAGE PUD AND THE OVERALL NUMBER OF DWELLING UNITS WITHIN MEAD VILLAGE DOES NOT EXCEED 701.
 - PERMITTED LAND USES:
 - SINGLE FAMILY DETACHED - FRONT LOADING GARAGES
 - DETACHED COTTAGE HOMES - REAR LOADING GARAGES AND FACING A PUBLIC STREET OR GREEN COURT
 - DUPLEX HOMES - REAR LOADING GARAGES AND FACING A PUBLIC STREET OR GREEN COURT.
 - DUPLEX HOMES - FRONT LOADING GARAGES. EACH HALF OF THE DUPLEX SHALL BE ON ITS OWN FEE SIMPLE LOT.

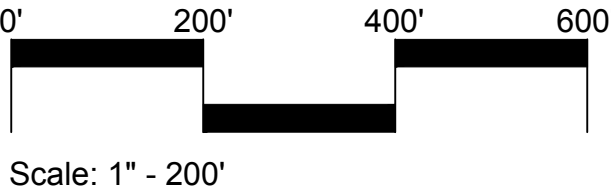
LAND USE SUMMARY - ZONING: RSF-4				
PLANNING AREA	USE	AREA (Ac)	MAX. DWELLING UNITS	DENSITY (DU/Ac)
1	COTTAGE DWELLING	13.3	94	7.1
2	SFD	21.5	67	3.1
3	SFD	13.6	63	4.6
4	DUPLEX, SFD & COTTAGE DWELLING UNITS	13.3	87	6.5
5	DUPLEX (FRONT LOADED)	17.9	80	4.5
6	SFD	38.2	129	3.4
7	COTTAGE DWELLING	11.9	84	7.10
SUBTOTAL RESIDENTIAL		129.7	604.00	N/A
8	TEMPORARY WILDLIFE EASEMENT FUTURE DEVELOPMENT	15.4	97 DU ⁽⁵⁾	6.29
NEIGHBORHOOD PARK		7.4	N/A	N/A
DETENTION		6.2		
HIGHLAND DITCH		8.1		
PUBLIC FACILITY SITE		4.1		
RIGHT-OF-WAY		10.4		
TOTAL		181.34	701 DU ⁽⁵⁾	3.87

- NOTES:**
- STREET ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL. FINAL ALIGNMENTS WILL BE FURTHER REFINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.
 - FINAL PARK AND OPEN SPACE LOCATION AND BOUNDARIES WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT. A MINIMUM OF 36.3 ACRES OR 20% OF THE SITE SHALL BE PROVIDED AS OPEN SPACE. PARK AND OPEN SPACE IN MEAD VILLAGE WILL INCLUDE:
 - 7.4 ACRE NEIGHBORHOOD PARK
 - 4.1 ACRE PUBLIC FACILITY SITE
 - COMMON OPEN SPACE AND TRAIL CORRIDORS
 - GREEN COURTS IN THE REAR LOADING COTTAGE HOME/DUPLEX AREAS
 - LANDSCAPE BUFFERS
 - POCKET PARKS
 - STORMWATER DETENTION AREAS THAT PROVIDE AMENITIES (50% OF AREA ELIGIBLE FOR OPEN SPACE CREDIT.)
 - UPPER HIGHLAND DITCH EASEMENT RECORDED IN WELD COUNTY BOOK 283, PAGE 354.
 - TRAIL ALIGNMENTS WILL BE FINALIZED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT
 - STORMWATER DETENTION AREAS BOUNDARIES WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.
 - THE TEMPORARY WILDLIFE BUFFER IS INCLUDED IN THE RSF-4- PUD OVERLAY ZONING. UPON VACATION OF THE BALD EAGLES AND CONFIRMATION FROM COLORADO PARKS AND WILDLIFE THAT THE SITE IS PERMANENTLY ABANDONED, PROPERTY OWNER MAY SUBMIT A PRELIMINARY PLAT AMENDMENT APPLICATION TO THE TOWN.
 - THE FUTURE TOWN OF MEAD PUBLIC FACILITY SITE IS INCLUDED IN THE RSF-4-PUD OVERLAY ZONING.
 - PLANNING AREAS INCLUDE OPEN SPACE, MINI-PARKS, DETENTION, AND LOCAL STREET RIGHT-OF-WAY.

LEGEND

PLANNING AREA BOUNDARY

ACCESS POINT



RSF-4 RESIDENTIAL SINGLE FAMILY
4 DISTRICT / P.U.D. PLANNED
DEVELOPMENT OVERLAY DISTRICT
181.34 ACRES

Applicant

D-R HORTON
America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE

405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

PROJECT NAME	MEAD VILLAGE			
	TOWN OF MEAD, COLORADO			
	P.U.D. PLAN			
	P.U.D. PLAN			
LOCATION				
PLAN SET				
SHEET NAME				

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions			
		2nd Submittal	3rd Submittal	4th Submittal	
1	11/03/2025				
2	12/22/2025				
3	02/23/2026				

Sheet Name:

P.U.D. PLAN

Sheet Number

3 OF 9

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

PROJECT CONTEXT

THE PARCEL OF LAND IS LOCATED SOUTH OF WELKER AVENUE (COUNTY ROAD 34), EAST OF COUNTY ROAD 5, SOUTH AND WEST OF MEAD MIDDLE SCHOOL, WEST OF THE GREAT WESTERN RAILROAD, AND NORTH OF THE UPPER HIGHLAND DITCH AND RANGE VIEW ESTATES SUBDIVISION.

THE SITE IS GENERALLY DESCRIBED AS LOCATED IN A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PM, WELD COUNTY, TOWN OF MEAD, STATE OF COLORADO.

EXISTING CONDITIONS

THE 181-ACRE SITE IS GENERALLY A FARM FIELD WITH SLIGHTLY ROLLING TOPOGRAPHY IN THE 0 TO 3% SLOPE RANGE. OVER THE YEARS, THE PROPERTY HAS BEEN USED FOR CROP PRODUCTION. THE ONLY SIGNIFICANT SITE FEATURES ARE THE UPPER HIGHLAND DITCH AND THE ASSOCIATED IRRIGATION LATERALS. NO IMPROVEMENTS OR ENCROACHMENTS ARE PROPOSED TO THE UPPER HIGHLAND DITCH RIGHT-OF-WAY. PORTIONS OF THE IRRIGATION LATERAL WILL BE RELOCATED IN A PIPE TO ACCOMMODATE THE DEVELOPMENT. SEVERAL EXISTING TREES ARE LOCATED ON THE SITE ADJACENT TO THE DITCHES. THE TREES HAVE BEEN INVENTORIED AND ANALYZED TO DETERMINE HEALTH AND CONDITION. THE NEIGHBORHOOD PARK, ENTRY DRIVE AND CENTRAL TRAIL AND OPEN SPACE CORRIDOR WERE DESIGNED TO PRESERVE AS MANY OF THE EXISTING TREES AS PRACTICAL.

A 660-FOOT RADIUS TEMPORARY BUFFER IS PROVIDED TO PROTECT AN ACTIVE EAGLE'S NEST LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE ALONG THE SOUTHERN PROPERTY LINE. THE BUFFER IS INCLUDED IN THE RSF-4 - PUD OVERLAY ZONING WITH THE ANTICIPATION OF FUTURE DEVELOPMENT OF THE BUFFER AREA ONCE THE NEST IS VACATED.

OFFSITE CONDITIONS WERE CONSIDERED IN THE DESIGN OF THE NEIGHBORHOOD INCLUDING WELKER AVENUE AND CO ROAD-5 WHERE A CONSISTENT LANDSCAPE BUFFER IS PROVIDED. THE GREAT WESTERN RAILROAD DEFINES THE EASTERN PROPERTY LINE. A 30-FOOT-WIDE OPEN SPACE BUFFER IS PROVIDED ALONG THE RAILROAD TO AID IN MITIGATING NOISE AND VIBRATION. MEAD MIDDLE SCHOOL BORDERS THE SITE TO THE NORTH. AN OPEN SPACE BUFFER IS PROVIDED FOR SEPARATION BETWEEN THE SCHOOL FACILITIES AND MEAD VILLAGE PRIVATE LOTS. OIL AND GAS FACILITIES ARE LOCATED EAST OF THE RAILROAD. SETBACKS FROM THE WELLS TO THE SINGLE- FAMILY LOTS ARE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT.

PROPOSED ZONING

MEAD VILLAGE WAS ANNEXED IN 2013 AND CONCURRENTLY ZONED FOR 147.8 ACRES OF RESIDENTIAL SINGLE FAMILY -4 (RSF-4) AND 37.5 ACRES OF HIGHWAY COMMERCIAL (HC). THE PROPOSED ZONING IS FOR THE UNDERLYING TOWN OF MEAD ZONE DISTRICT RSF-4 WITH A PUD OVERLAY.

THE PROPOSED DEVELOPMENT COMPLIES WITH THE TOWN'S LAND USE FOR RSF-4 WHERE THE INTENT IS MEDIUM DENSITY RESIDENTIAL OF FOUR (4) DWELLING UNITS PER ACRE. THE PROPOSED PUD OVERLAY-ZONING PROVIDES A MIX OF RESIDENTIAL HOUSING TYPES INCLUDING ALLEY LOADED COTTAGE HOMES, SINGLE FAMILY DETACHED HOMES AND FRONT-LOADING DUPLEX HOMES. THE DUPLEX HOMES ADD TO THE MIX OF HOUSING TYPES TO ATTRACT A WIDE VARIETY OF DEMOGRAPHICS. THE RSF-4- PUD OVERLAY INCLUDES THE TEMPORARY BUFFER SITE AND THE TOWN OF MEAD PUBLIC FACILITY LOCATED EAST OF GINGER AVENUE, SOUTH OF WELKER AVENUE, WEST OF THE MIDDLE SCHOOL AND NORTH OF THE PROPOSED NEIGHBORHOOD PARK.

PROJECT OVERVIEW

THE INTENT IS TO DEVELOP MEAD VILLAGE AS A FAMILY FRIENDLY NEIGHBORHOOD WITH 701 HOMES ON LOTS OF A VARIETY OF SIZES IN SEVERAL SMALL SUB-NEIGHBORHOODS. THE HOMES WILL INCLUDE SINGLE FAMILY HOMES, ALLEY LOADED COTTAGE HOMES AND DUPLEX HOMES. THE CENTRAL NEIGHBORHOOD PARK IS THE FOCAL POINT AND ORGANIZING ELEMENT AND STRONG CENTER OF THE NEIGHBORHOOD ON WHICH MEAD VILLAGE IS PLANNED. PRIMARY ACCESS TO THE PARCEL IS AT GINGER AVENUE FROM WELKER AVENUE. THE ENTRY DRIVE WITH LANDSCAPED MEDIAN CREATES A SENSE OF ARRIVAL INTO THIS UNIQUE NEIGHBORHOOD. EAST OF THE ENTRY DRIVE IS THE PROPOSED TOWN OF MEAD PUBLIC FACILITY AND NEIGHBORHOOD PARK. THE PUBLIC FACILITY SITE WILL BE PROVIDED TO THE TOWN PER PREVIOUS AGREEMENTS.

IN COMPLIANCE WITH THE GENERAL INTENT OF THE TOWN'S COMPREHENSIVE PLAN, THE PUD PROVIDES THE TOWN WITH A COORDINATED AND HARMONIOUS DEVELOPMENT WHICH WILL BEST PROMOTE HEALTH, SAFETY, ORDER, CONVENIENCE, PROSPERITY, AND GENERAL WELFARE OF ITS RESIDENTS. THE PUD RESPONDS TO THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN AND IS PLANNED TO ENSURE HIGH QUALITY DEVELOPMENT COMPATIBLE WITH THE SURROUNDING LAND USES AND THE NATURAL ENVIRONMENT.

OVERALL, MEAD VILLAGE IS PLANNED AS A CLUSTERED, MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT WITH AN OVERALL DENSITY OF 3.87 DWELLING UNITS PER ACRE. MEAD VILLAGE WILL CREATE A STABLE AND WELL-ESTABLISHED NEIGHBORHOOD WITH A MIX OF HOUSING ATTRACTING A VARIED DEMOGRAPHIC.

GENERAL PROVISIONS

UPON APPROVAL OF AND ADOPTION OF THIS RSF-4 PUD OVERLAY (PUD) BY THE TOWN OF MEAD BOARD OF TRUSTEES, THIS DOCUMENT SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES WITHIN THE MEAD VILLAGE. THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MEAD VILLAGE PROVIDED HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE TOWN OF MEAD MUNICIPAL CODE FOR THE UNDERLYING ZONE DISTRICT SHALL APPLY.

COMPREHENSIVE PLAN COMPLIANCE

THE TOWN OF MEAD COMPREHENSIVE PLAN PROVIDES A SHARED COMMUNITY VISION INCLUDING QUALITY OF LIFE AS AN IMPORTANT TENET AS THE TOWN CONTINUES TO GROW. THIS PROJECT ADDRESSES THE FOLLOWING VISION THEMES THAT ARE PRIORITIES AND SHOULD GUIDE GROWTH:

I. SMALL-TOWN COMMUNITY CHARACTER

THE PROPOSED PLAN MATCHES THE TOWN'S DESIRED LOCATION, DENSITY AND INTENSITY OF LAND USES PER THE FUTURE LAND USE PLAN. OVERALL, THIS IS CONSISTENT WITH THE COMMUNITY'S PAST AND CURRENT GROWTH PATTERNS.

THE PROJECT WILL INCORPORATE THE TOWN'S DESIGN GUIDELINES FOR NEW CONSTRUCTION AND LANDSCAPING THAT WILL RESULT IN THE SMALL-TOWN FEEL AND THE DISTINCTIVE, RURAL IMAGES THAT IS DESIRED. MINOR VARIATIONS TO THE TOWN'S DESIGN GUIDELINES ARE PROPOSED BY THE PUD TO MEET THE DESIGN INTENT OF MEAD VILLAGE.

II. DIVERSE ECONOMY

- A DIVERSE ECONOMY MEANS CREATING DESIRABLE HOUSING FOR A COMMUNITY, THAT FURTHER ENSURES A MIX OF HOUSING TYPES TO ACCOMMODATE WORKING FAMILIES AND YOUNG PROFESSIONALS. BY:
- PROVIDING MULTI-GENERATIONAL HOUSING.
 - PROVIDING ADDITIONAL HOUSING WHICH WILL SUPPORT NEW AND EXISTING COMMERCIAL.
 - EXPANDING THE MIX OF HOUSING AND DENSITIES IN A VIBRANT AND ACCESSIBLE NEIGHBORHOOD.
 - COMPLETING A COMPREHENSIVE NETWORK OF TRAILS THROUGHOUT THE SITE AND INTO THE DOWNTOWN AREA.
 - PROVIDING RECREATIONAL FACILITIES THROUGH A WELL-DEVELOPED TRAIL NETWORK CONNECTING MINI AND NEIGHBORHOOD PARKS WITHIN THE NEIGHBORHOOD AND TO COMMUNITY AND REGIONAL PARKS THROUGHOUT THE TOWN.
 - MAINTAINING THE NATURAL RESOURCE OF THE UPPER HIGHLAND DITCH WITH A PARALLELING 30-FOOT-WIDE BUFFER AND TRAIL CORRIDOR.
 - PROVISIONS FOR A VARIETY OF HOUSING OPTIONS THAT PROMOTE WALKABILITY AND BIKABILITY. THIS HOUSING WILL SUPPORT THE COMMERCIAL USES IN THE TOWN'S CORE, THAT WILL KEEP THE TOWN OF MEAD'S ECONOMY GROWING.

III. FRIENDLY NEIGHBORHOODS

THIS PROJECT WILL CREATE A HIGH-QUALITY, MULTI-GENERATION NEIGHBORHOOD THAT WILL INCLUDE HOUSING OPTIONS THAT SUPPORT FUTURE RESIDENTS IN ALL LIFE STAGES. THE HOMES WILL BE OF HIGH-QUALITY DESIGN AND THE NEIGHBORHOOD WILL BE EASILY CONNECTED TO RETAIL AND SERVICE OPTIONS IN THE DOWNTOWN CORE. RECREATIONAL OPPORTUNITIES WILL ALSO BE AVAILABLE TO RESIDENTS WITH AN EXTENSIVE TRAIL SYSTEM AND OPEN SPACE AMENITIES.

IV. STRONG CONNECTIVITY

THE PROPOSED DEVELOPMENT IS WELL CONNECTED BOTH INTERNALLY AND TO THE GREATER COMMUNITY. INTERNALLY, VEHICLES CAN CONNECT TO THEIR NEIGHBORS THROUGH AN INTERCONNECTED STREET SYSTEM IN A MODIFIED GRID PATTERN.

V. DYNAMIC PARKS, RECREATION AND OPEN SPACE

THE PROPOSED DEVELOPMENT IS UNIQUE BECAUSE OF ITS INTERCONNECTED SYSTEM OF OPEN SPACE. MOST HOMES WILL HAVE DIRECT ACCESS TO EITHER OPEN SPACE OR TRAILS. THE TRAILS WILL CONNECT TO PARK AMENITIES WHICH WILL PROVIDE RESIDENTS WITH A SAFE AND CONVENIENT OPPORTUNITY FOR PHYSICAL ACTIVITY AND BETTER HEALTH.

VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING

THIS PROPOSED DEVELOPMENT PROMOTES ACCESS TO NATURE, OPEN SPACE AND ENVIRONMENTAL STEWARDSHIP. THE NATURAL GRADE OF THE LAND WILL CONTINUE TO FLOW TO THE NORTHEAST CORNER OF THE SITE, WHERE THE STORM WATER DETENTION FACILITY WILL BE LOCATED. THE INTENT OF THE SITE'S LANDSCAPE IS KEEP MUCH OF IT IN ITS NATURAL STATE OR REESTABLISH A MORE NATIVE XERIC PLANT ENVIRONMENT.

VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

THIS PROJECT MEETS THE NEEDS OF THE TOWN MEAD BY PROVIDING ACCESSIBLE PUBLIC FACILITIES, RELIABLE PUBLIC SAFETY AND CONNECTIONS TO THE SCHOOLS TO THE NORTH. FIRE AND SAFETY ACCESS WILL BE PROVIDED THROUGH THE PROPER STREET AND ALLEY DESIGN. UTILITIES WILL BE INSTALLED ACCORDING TO THE TOWN'S STANDARDS AND WILL PROVIDE RESIDENTS ACCESS TO PUBLIC SERVICES SUCH AS SEWER AND WATER. THE LAYOUT OF THE NEIGHBORHOOD WILL SUPPORT AND ENCOURAGE COMMUNITY ACTIVITIES THAT BRING PEOPLE TOGETHER BECAUSE OF ITS INTERCONNECTED OPEN SPACE DESIGN.

MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT- WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT- WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT- WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
STANDARD						
MINIMUM LOT AREA PER DWELLING	6,250 SF	4,000 SF	5,000 SF	6,000 SF	2,400 SF	2,700 SF (EACH UNIT)
MINIMUM GROSS DENSITY	2.0 DWELLING UNITS PER ACRE	NA	NA	NA	NA	NA
MAXIMUM GROSS DENSITY	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD
MINIMUM LOT WIDTH (FEET PER DWELLING)	50-FEET	40-FEET	50-FEET	60-FEET	30-FEET	40-FEET
MINIMUM STREET FRONTAGE	40-FEET	40-FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	50- FEET ON A STRAIGHT FRONTAGE; 30- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	60- FEET ON A STRAIGHT FRONTAGE; 35- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	30- FEET	40- FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC

SETBACKS					
FRONT YARD SETBACK					
FRONT LOADED GARAGE	20-FOOT	20- FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT-OF-WAY		NA	20- FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT-OF-WAY
PRIMARY STRUCTURE OR COVERED PORCH	NA	10- FEET		10- FEET	10- FEET
PRIMARY STRUCTURE OR COVERED PORCH ON AN OPEN SPACE/GREEN COURT	NA	NA		10- FEET	NA
ACCESSORY STRUCTURE	25- FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF THE PRIMARY STRUCTURE			
SIDE YARD SETBACK					
PRINCIPAL BUILDING	5- FEET	5- FEET			
ACCESSORY STRUCTURE	5- FEET	5- FEET – MAY NOT ENCROACH EASEMENT			
CORNER SIDE YARD SETBACK	NA	10- FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT-OF-WAY			
REAR YARD SETBACK					
PRINCIPAL BUILDING	25- FEET	15- FEET		5- FEET	15- FEET
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	NA	NA		18- FEET	NA
ACCESSORY STRUCTURE	10- FEET	10- FEET			

MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT-WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
BUILDING HEIGHTS						
MAXIMUM BUILDING HEIGHT- PRINCIPAL STRUCTURE	35-FEET	35- FEET				
MAXIMUM BUILDING HEIGHT- ACCESSORY STRUCTURE	30- FEET	30- FEET*				
*ACCESSORY DETACHED GARAGES ARE SUBJECT TO THE MAXIMUM HEIGHT LIMITATION OF 20- FEET, AS PROVIDED UNDER BUILDING AND LOT STANDARDS.						
LOT COVERAGE						
MAXIMUM LOT COVERAGE	50%	60%	60%	60%	60%	60%
ACCESSORY STRUCTURE	5- FEET	5- FEET – MAY NOT ENCROACH EASEMENT				
CORNER SIDE YARD SETBACK	NA	10- FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT- OF- WAY				

DEFINITIONS

1. SINGLE FAMILY DETACHED (SFD) A SINGLE DWELLING UNIT IN A SINGLE BUILDING ON A SINGLE LOT OF RECORD, NOT ATTACHED TO ANY OTHER BUILDINGS OTHER THAN THOSE ACCESSORY TO THE DWELLING, REGARDLESS OF THE SIZE OF THE DWELLING UNIT. THIS DEFINITION INCLUDES STANDARD FRONT LOADED SINGLE-FAMILY DETACHED DWELLING.
2. DUPLEX (SFA) A SINGLE STRUCTURE DESIGNED FOR OCCUPANCY BY TWO SEPARATE DWELLING UNITS IN A SIDE-BY-SIDE CONFIGURATION AND NOT ATTACHED TO ANY OTHER BUILDINGS AND ATTACHED BY A PARTY WALL TO ONLY ONE OTHER DWELLING UNIT, WITH EACH UNIT LOCATED ON ITS OWN LOT.
3. COTTAGE HOME (SMALL SFD): A SMALL DETACHED ONE-FAMILY HOUSE FACING EITHER A PUBLIC STREET OR GREEN COURT WITH A REAR LOADING GARAGE FROM AN ALLEY OR PRIVATE DRIVE.
4. GREEN COURT: ALLOWS FOR HOMES ARRANGED ON A COMMON OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT, INTENDED FOR USE BY RESIDENTS AND GUESTS AND DESIGNED TO ENCOURAGE RESIDENT INTERACTION. GREEN COURTS SHALL BE LANDSCAPED. GREEN COURTS VARY IN WIDTH WITH A MINIMUM STANDARD OF 25- FEET.
5. DU: A DU IS DEFINED AS A SINGLE DWELLING UNIT.

BUILDING AND LOT STANDARDS

1. LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE. STREET FRONTAGE IS MEASURED AT THE STREET RIGHT-OF-WAY.
2. SETBACKS ARE MEASURED FROM THE LOT LINE, PUBLIC STREET RIGHT-OF-WAY, PAVEMENT EDGE ON A PRIVATE DRIVE/ALLEY, OR THE LOT LINE ON A GREEN COURT UNLESS OTHERWISE NOTED ABOVE.
3. BUILDING HEIGHT IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE PARAPET OR DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND ITS EAVE OF A GABLE, HIP, OR GAMBREL ROOF.
4. DRIVEWAY APRONS FROM ALLEYS OR PRIVATE DRIVES MUST BE AT A MINIMUM 18- FEET IN LENGTH AS MEASURED FROM THE PAVEMENT EDGE OF THE PRIVATE DRIVE/ALLEY TO THE GARAGE.
5. WITH THE EXCEPTION OF THE PERMITTED ENCROACHMENTS LISTED BELOW, NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED WITHIN OR ON AN EASEMENT.
6. DETACHED GARAGES SHALL MEET THE FOLLOWING STANDARDS:
 - SEPARATED A MINIMUM OF 10- FEET FROM THE PRINCIPAL STRUCTURE.
 - LOCATED BEHIND THE FRONT FAÇADE OF THE PRINCIPAL STRUCTURE OR COVERED PORCH.
 - MAXIMUM HEIGHT OF 20- FEET.
7. LOT COVERAGE IS DEFINED AS THE TOTAL AREA OF A LOT OCCUPIED BY BUILDINGS AND STRUCTURES.

PERMITTED ENCROACHMENTS		
FEATURE	PERMITTED ENCROACHMENT	ENCROACHMENT ON EASEMENTS
ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEDGES, CANTILEVERS, COUNTERFORTS, CORNICES, CANOPIES, AND LIKE ARCHITECTURAL FEATURES NOT PART OF THE HOME'S FOUNDATION	2- FEET	YES
WINDOW WELLS PROVIDING EGRESS	3- FEET	NO
UNENCLOSED OR UNCOVERED SIDE PATIOS LESS THAN 30 INCHES ABOVE GRADE	5- FEET	NO
COVERED SIDE AND WRAP PORCHES	2- FEET	NO
COVERED REAR PATIOS AND DECKS	10- FEET	NO
UNCOVERED REAR PATIOS AND DECKS LESS THAN 30-INCHES ABOVE GRADE	10- FEET	NO
10- FEET	10- FEET	NO
ARBOR/TRELLIS ATTACHED OR DETACHED FROM THE HOUSE	2- FEET	NO

Applicant



D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect



Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering



405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

DEVELOPMENT STANDARDS

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Date

11/03/2025

12/22/2025

02/23/2026

Revisions

2nd Submittal

3rd Submittal

4th Submittal

Rev#

1

2

3

Sheet Name:

DEVELOPMENT STANDARDS

Sheet Number

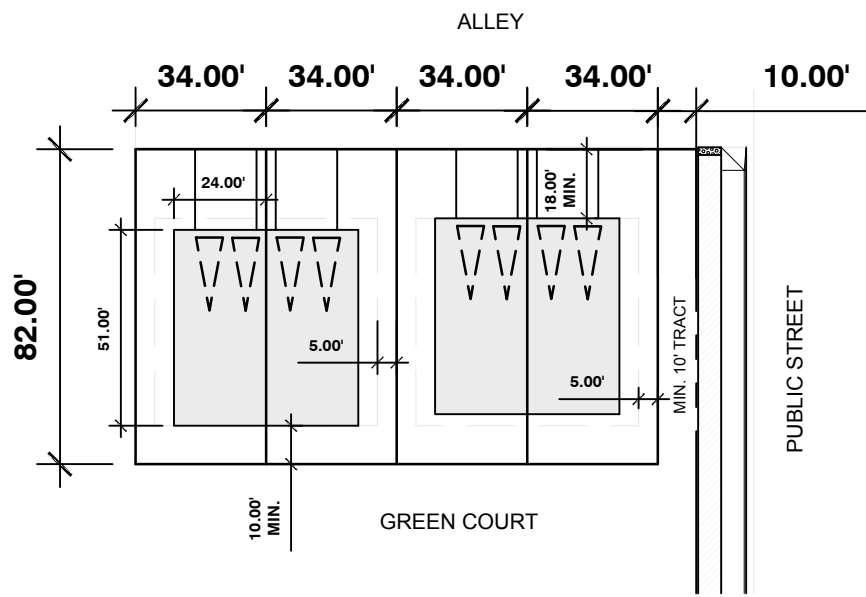
4 OF 9

Page 177 of 201

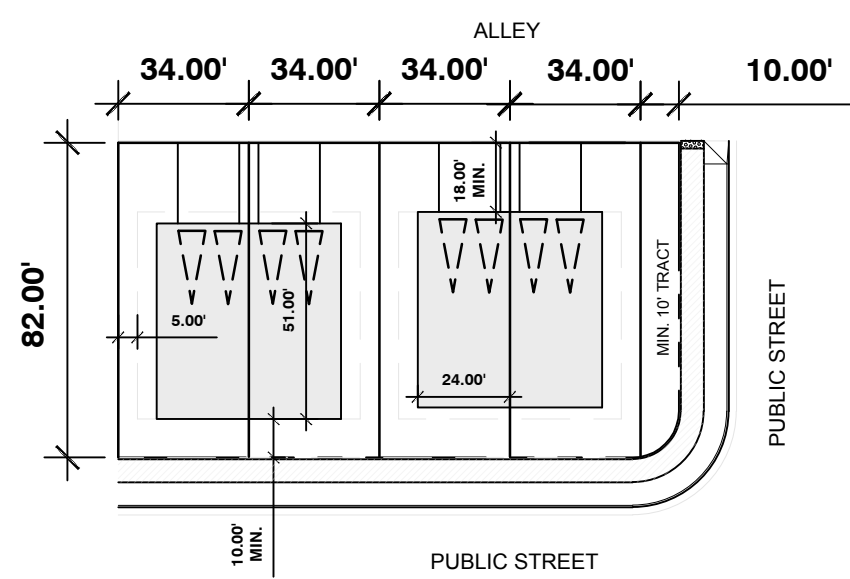
MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

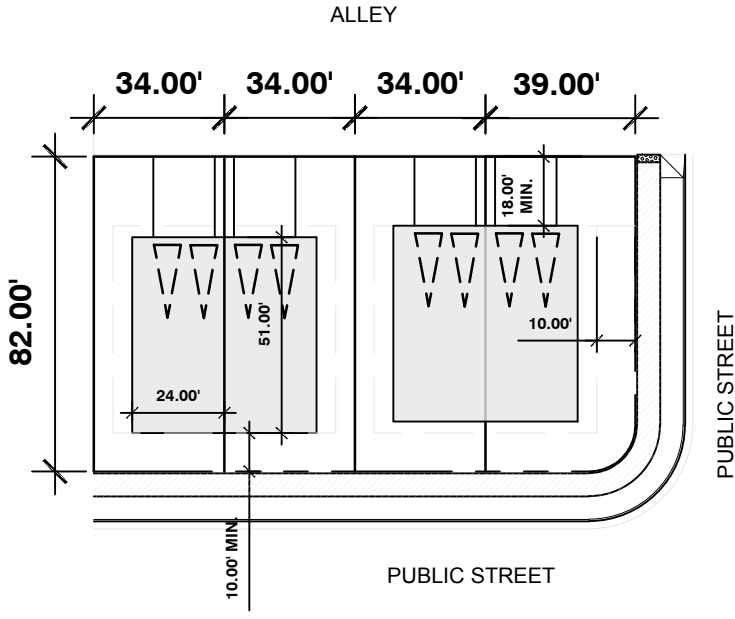
OPTIONAL REAR LOADED DUPLEX - GREEN COURT
W/ 10' TRACT



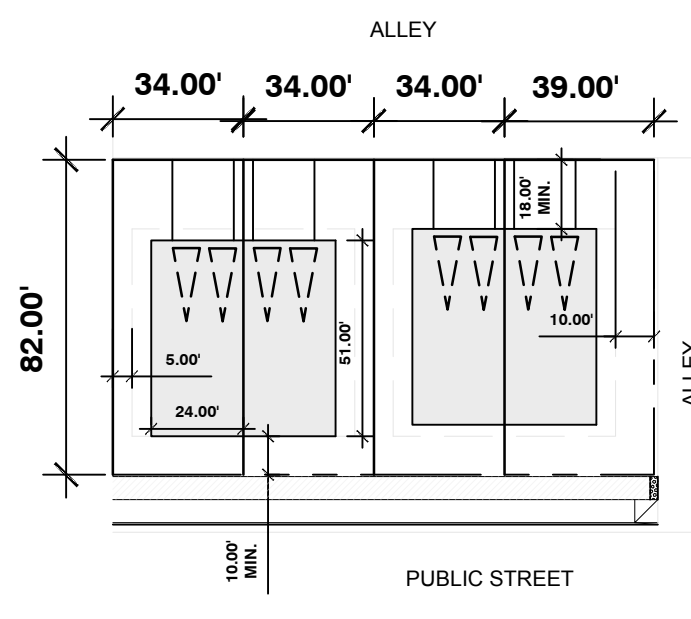
OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET
W/ 10' TRACT



OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET CORNER



OPTIONAL REAR LOADED DUPLEX - ALLEY CORNER



FRONT YARD LANDSCAPING

1. THE HOME BUILDER SHALL INSTALL FRONT YARD LANDSCAPING FOLLOWING XERISCAPE PRINCIPLES AND INSTALL AN AUTOMATIC IRRIGATION SYSTEMS AS FOLLOWS:
 - 1.1. AN AVERAGE OF ONE (1) DECIDUOUS TREE FOR EVERY FORTY (40) LINEAR FEET OF TREE LAWN IN FRONT OF THE HOME OR PORTION THEREOF BASED ON THE LOCATION OF THE DRIVEWAY, UTILITY SERVICES AND SIGHT VISIBILITY TRIANGLES.
 - 1.2. SEVEN (7) XERISCAPE SHRUBS FOR THE FRONT YARD SETBACK OF EACH HOME MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY IN ACCORDANCE WITH TOWN REGULATIONS.
 - 1.3. SOD FOR THE FRONT YARD SETBACK OF EACH HOME SHALL NOT EXCEED 50% OF THE FRONT YARD GROUND AREA.
 - 1.4. THERE SHALL BE A MINIMUM OF SEVENTY-FIVE PERCENT (75%) LIVE MATERIALS BETWEEN THE FRONT OF THE HOUSE AND THE CURB UNLESS OTHERWISE APPROVED BY THE TOWN.
 - 1.5. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE FROM THE DOMESTIC TAP FOR THE HOME.
2. HOMEOWNER INSTALLED LANDSCAPING
 - 2.1. THE HOMEOWNER SHALL INSTALL REMAINDER OF YARD, AND IS ENCOURAGED TO PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS USING XERISCAPE PRINCIPLES AND THE GENERAL PROVISIONS SET FORTH IN TOWN REGULATIONS.
 - 2.2. THE HOMEOWNER SHALL MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY IN ACCORDANCE WITH TOWN REGULATIONS.

FENCING

THE FENCING PROGRAM FOR MEAD VILLAGE SHALL BE OF A CONSISTENT DESIGN AND COLOR THROUGHOUT THE NEIGHBORHOOD AND SHALL INCLUDE THE FOLLOWING. HOWEVER, FENCING IS OPTIONAL.

1. FENCING FOR RESIDENTIAL LOTS WITHIN THE MEAD VILLAGE SHALL BE STAINED WOOD. WOOD FENCING SHALL BE OF A COLOR COMPLEMENTARY TO THE PRIMARY COLOR OF THE HOMES WITHIN THE NEIGHBORHOOD.
2. PERIMETER PRIVACY FENCES WHERE PROPOSED FOR THE OVERALL PROJECT PERIMETER SHALL BE STAINED WOOD A MAXIMUM OF SIX (6) FEET IN HEIGHT. WHERE FENCES OF DIFFERING HEIGHTS ABUT, THE TALLER FENCE SHALL TAPER (AT A MAXIMUM 2:1 RATIO) TO THE HEIGHT OF THE LOWER FENCE.
3. OPEN RAIL FENCING SHALL BE STAINED WOOD RAILS, A MAXIMUM OF FOUR (4) FEET IN HEIGHT ON PROPERTY LINES ADJACENT TO INTERNAL OPEN SPACE. A 2 X 4 INCH METAL GRID IS PERMITTED ON THE INSIDE OF THE FENCE FOR PET ENCLOSURE.
4. INTERNAL LOT LINE FENCING SHALL BE STAINED WOOD PRIVACY OR OPEN RAIL AND SHALL BE OF A CONSISTENT DESIGN.
5. FRONT YARD FENCES ARE PERMITTED BUT NOT REQUIRED. THE MAXIMUM HEIGHT OF FRONT YARD FENCING SHALL BE THREE (3) FEET.
6. A SIX (6) FOOT HIGH PERIMETER FENCE IS PERMITTED ON THE LOT LINES ADJACENT TO WELKER AVENUE AND COUNTY ROAD 5. THE FENCE SHALL BE LOCATED ON THE LOT SIDE OF THE LANDSCAPE BUFFER.
7. ALL FENCING SHALL BE STAINED A CONSISTENT COLOR AS DETERMINED AT TIME OF FINAL LANDSCAPE PLAN.

ARCHITECTURAL STANDARDS

THE INTENT WITHIN THE MEAD VILLAGE PUD AND SUBDIVISION IS TO BUILD HOMES OF VARIOUS ARCHITECTURAL DESIGNS THAT RELATE TO THE STREET AND CREATE DIVERSITY AND VARIETY ALONG RESIDENTIAL STREETS. MANY OF THE HOMES SHALL HAVE:

1. FRONT PORCHES
2. STAGGERED SETBACKS
3. VARIATION IN GARAGE PLACEMENT
4. VARIETY OF CLADDING THAT REFLECTS TRADITIONAL COLORADO STYLES AND NEIGHBORHOODS.

THESE PUD STANDARDS ARE INTENDED TO ENSURE THAT AN ADEQUATE MIX OF MODELS AND STYLES ARE OFFERED WITHIN THE NEIGHBORHOOD AND WITHIN EACH BLOCK FACE. THE STANDARDS INCLUDED HEREIN VARY SLIGHTLY FROM THE TOWN'S REQUIREMENTS AS STATED IN ARTICLE-II - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS. THE INTENT IS TO PROVIDE DESIGN CRITERIA, WHETHER STRICTER OR MORE LENIENT THAN CODE, THAT IN COMBINATION WITH THE OVERALL COMMUNITY DESIGN ELEMENTS PROVIDE FOR A HIGH QUALITY, ATTRACTIVE AND DESIRABLE LIVING ENVIRONMENT.

THE DEVELOPER/BUILDER, ALONG WITH THE TOWN SHALL ENFORCE THESE REQUIREMENTS AS INDIVIDUAL HOMES ARE BUILT ON SAID LOTS. THE FOLLOWING STANDARDS SHALL REPLACE THE RESIDENTIAL ARCHITECTURAL STANDARDS LISTED IN THE TOWN OF MEAD MUNICIPAL CODE. ITEMS NOT LISTED SHALL COMPLY WITH TOWN STANDARDS.

SINGLE FAMILY DETACHED HOMES, DUPLEX AND COTTAGE HOMES

MODEL DIVERSITY WILL BE REQUIRED.

1. EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT MODELS. DIFFERENTIATION IN MODELS REQUIRES THREE (3) OF THE FOLLOWING VARIATIONS:
 - 1.1. SIZE
 - 1.2. COLOR SCHEME
 - 1.3. USE OF EXTERIOR MATERIALS
 - 1.4. ROOF FORM
 - 1.5. MASSING
 - 1.6. SINGLE AND TWO STORY HOMES
2. THE SAME MODEL WITH THE SAME ARCHITECTURAL ELEVATIONS SHALL NOT BE PLACED ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.
3. EACH HOME MODEL SHALL HAVE AT LEAST THREE (3) ELEVATIONS TO PROVIDE STYLISTIC DIVERSITY. THIS MAY INCLUDE:
 - 3.1. ROOF FORMS/LINES AND PROFILES
 - 3.2. VARIED WINDOW AND DOOR STYLES
 - 3.3. VARIED ENTRY TREATMENTS AND LOCATIONS INCLUDING PORCHES, COLUMNS, ETC.
4. THE MASS OF THE HOUSE SHOULD STRONGLY REFLECT THE ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH. REDUCE BOXINESS AND ACHIEVE AN ARTICULATED FORM ON THE FRONT OF THE HOMES.
5. ENHANCEMENTS ON ELEVATIONS SHALL BE PROVIDED FOR HOMES ON CORNER LOTS THAT SIDE A STREET OR PARK (NOT NECESSARY ON OPEN SPACE) PER CODE.
6. TO ACHIEVE AN OVERALL AESTHETIC APPEARANCE A VARIETY OF EXTERIOR FINISH MATERIALS ARE REQUIRED. MATERIALS SUCH AS BRICK, STONE OR OTHER APPROVED MASONRY MATERIALS ARE ENCOURAGED BUT NOT REQUIRED.
7. WINDOWS SHALL BE PROVIDED ON ALL BUILDING ELEVATIONS.
8. HOMES NOT GARAGES SHALL BE EMPHASIZED ON RESIDENTIAL STREETS. VARIATIONS IN GARAGE PLACEMENT IN RELATION TO THE FACE OF THE STRUCTURE SHALL BE IMPLEMENTED ALONG THE BLOCK FACE TO INCLUDE, GARAGE FLUSH, GARAGE FORWARD AND RECESSED GARAGES. ALTERNATE-LOADED GARAGES ARE ENCOURAGED BUT NOT REQUIRED.

GARAGE FRONTAGE STANDARDS - SINGLE FAMILY DETACHED HOMES

(DOES NOT INCLUDE GARAGES ON AN ALLEY)

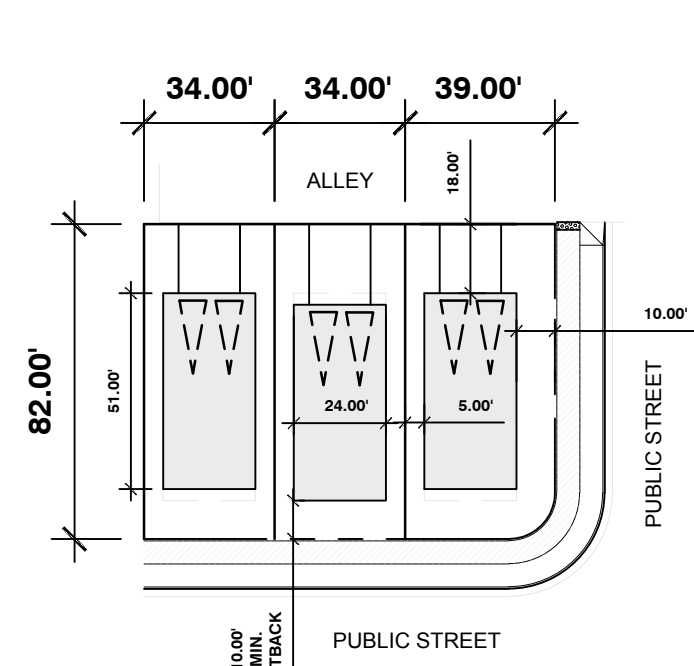
1. A MINIMUM OF 75% OF THE HOMES (IN EACH PLANNING AREA) SHALL HAVE THE FACE OF THE GARAGE DOORS RECESSED A MINIMUM OF TWO (2) FEET FROM THE FACE OF THE STRUCTURE OR COVERED PORCH.
2. GARAGE DOORS SHALL BE A MINIMUM OF 16-FEET IN WIDTH FOR A TWO (2) BAY GARAGE AND 24-FEET IN WIDTH FOR A THREE (3) BAY GARAGE. GARAGE DOOR WIDTH TO LINEAR BUILDING FAÇADE RATIOS SHALL BE:
 - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE SHALL NOT COMPRISE MORE THAN 56% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 40-FOOT-WIDE LOT.
 - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE OR THREE (3) BAY GARAGE SHALL NOT COMPRISE MORE THAN 64% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 50-FOOT- WIDE LOT.
 - THE GARAGE DOORS FOR A TWO (2) BAY GARAGE OR THREE (3) BAY GARAGE SHALL NOT COMPRISE MORE THAN 56% OF THE STREET FACING LINEAR BUILDING FRONTAGE FOR A HOME ON A 60-FOOT- WIDE LOT OR LARGER.
3. THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FAÇADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST ONE FOOT OFF SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST ONE FOOT WIDE.
4. FOR HOMES WITH ALTERNATIVE LOAD GARAGES, THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE OTHER LIVING PORTIONS OF THE DWELLING.
5. NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN EIGHT (8) FEET FROM THE MOST FORWARD FRONT FAÇADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH. A MAXIMUM OF 25% OF THE HOMES MAY HAVE GARAGE FORWARD DESIGNS.
6. 50% OF THE HOMES SHALL HAVE A FRONT PORCH TO ENHANCE THE HOME FRONTAGE.

GARAGE FRONTAGE STANDARDS - DUPLEX DWELLING

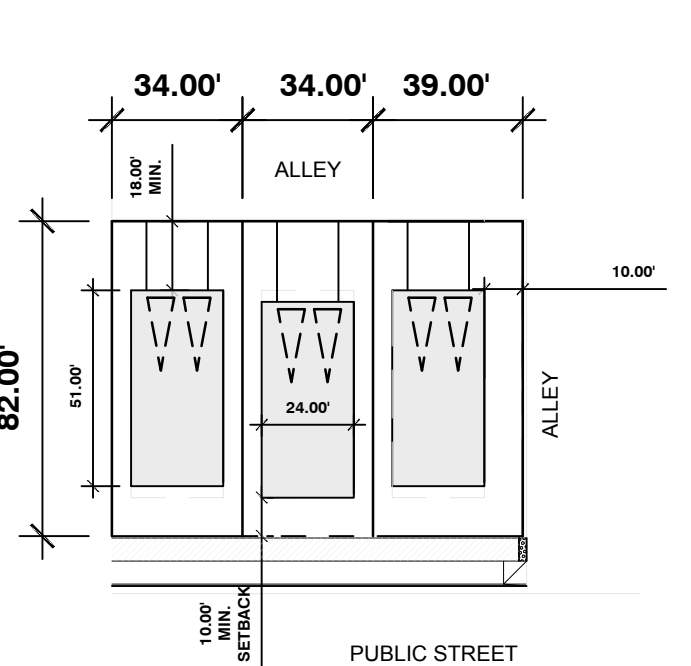
(DOES NOT INCLUDE GARAGES ON AN ALLEY)

1. 50% OF THE HOMES SHALL HAVE A FRONT PORCH TO ENHANCE THE HOME FRONTAGE.
2. NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN TWELVE FEET FROM THE COVERED PORCH. A MAXIMUM OF 50% OF THE HOMES MAY HAVE GARAGE FORWARD DESIGNS. THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FAÇADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST TWO FEET OFF SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST TWO FEET WIDE.
3. SIXTEEN-FOOT-WIDE DRIVEWAYS ARE PERMITTED TO ACCESS THE STREET PROVIDED A MINIMUM FOUR (4) FOOT WIDE LANDSCAPE AREA IS PROVIDED FOR SINGLE STORY HOMES AND A THREE (3) FOOT WIDE LANDSCAPE AREA IS PROVIDED FOR TWO-STORY HOMES.

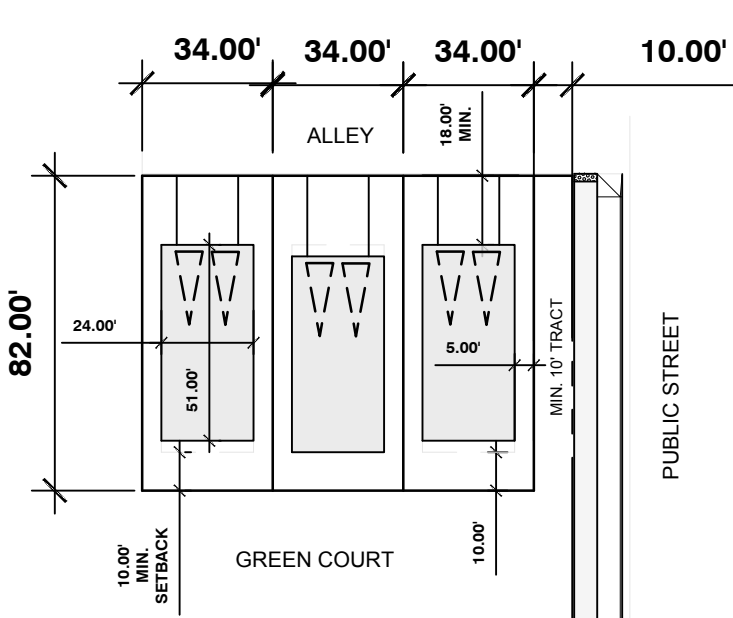
COTTAGE UNIT - PUBLIC STREET CORNER



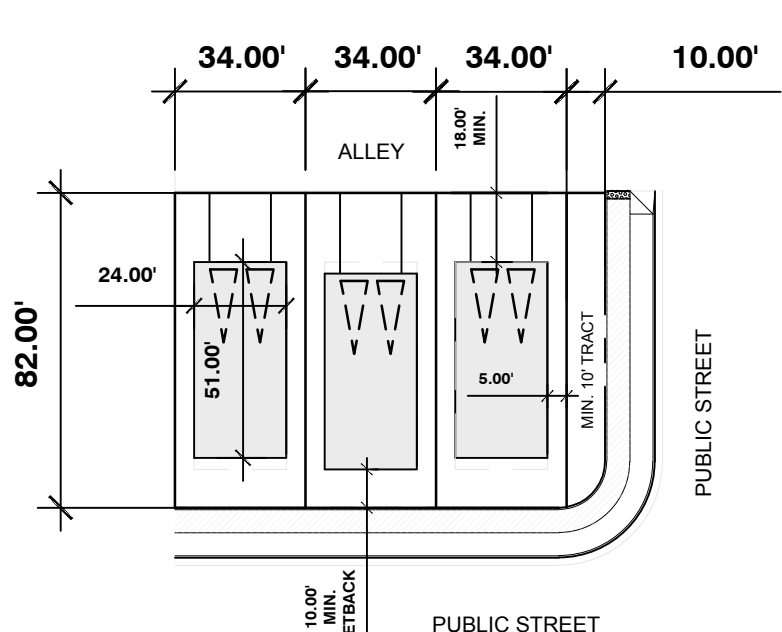
COTTAGE UNIT - ALLEY CORNER



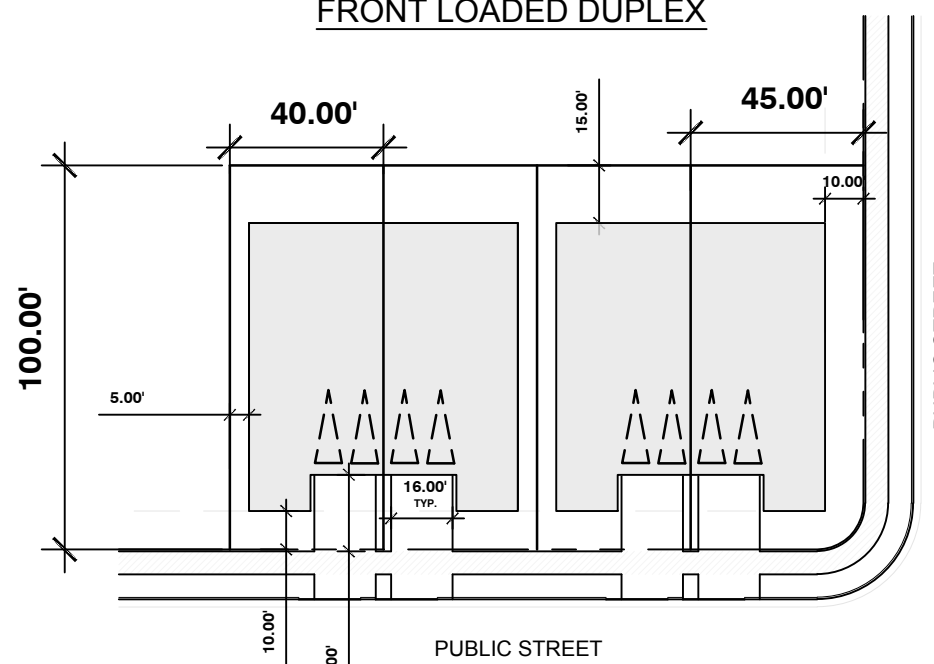
COTTAGE UNIT - GREEN COURT
W/ 10' TRACT



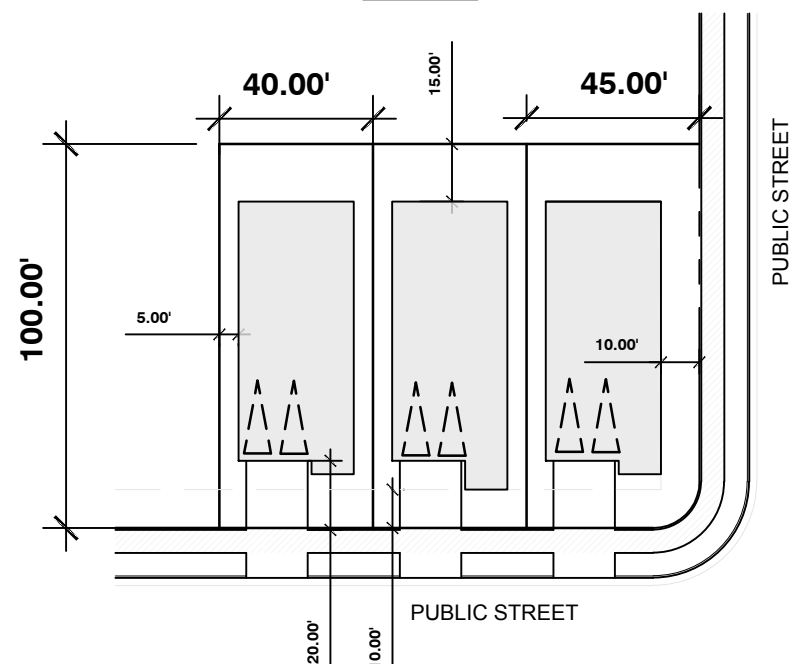
COTTAGE UNIT - PUBLIC STREET
W/ 10' TRACT



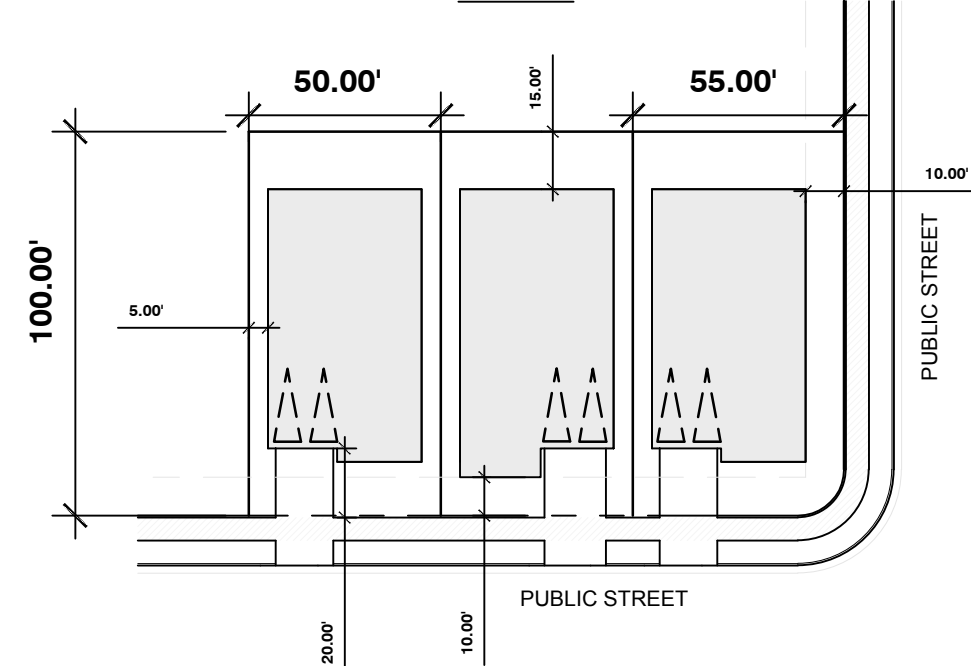
FRONT LOADED DUPLEX



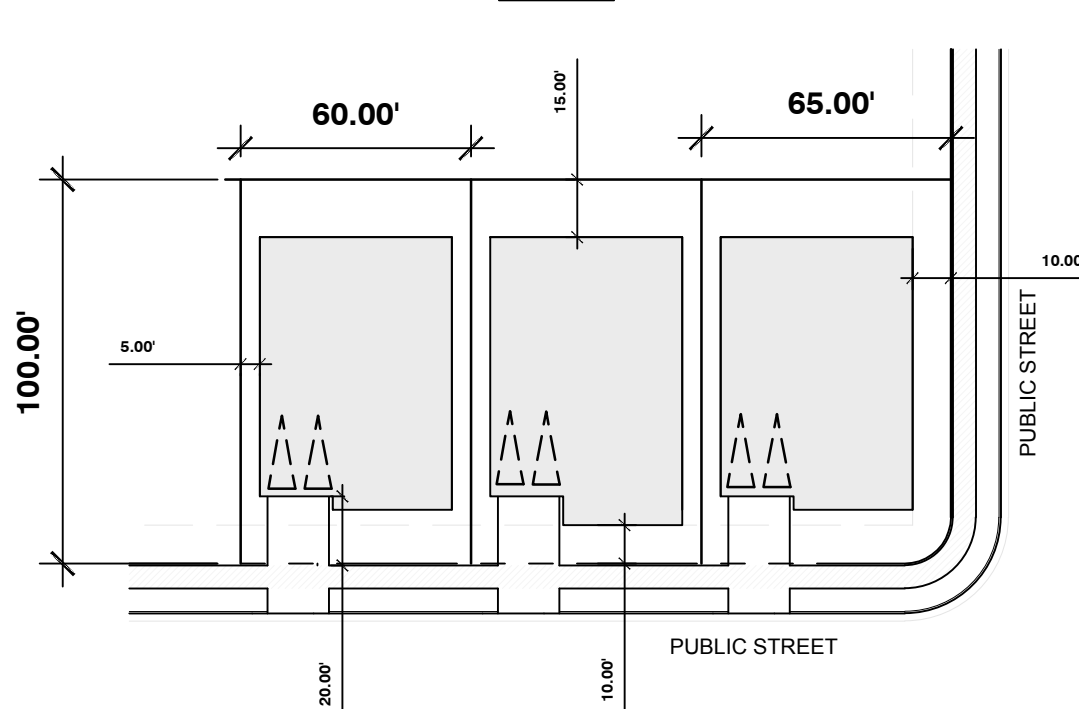
SFD 40'



SFD 50'



SFD 60'



PARKS AND OPEN SPACE

PARKS, TRAILS AND OPEN SPACE CORRIDORS ARE A KEY COMPONENT OF MEAD VILLAGE. MINI PARKS ARE LOCATED STRATEGICALLY TO SERVE HOMES IN THE IMMEDIATE AREA AND PROVIDE KEY FOCAL POINTS. THESE PUBLIC SPACES ALSO AID IN CREATING NEIGHBORHOOD BLOCKS AND CIRCULATION PATTERNS. TWO MINI PARKS ARE PROPOSED RANGING IN SIZE FROM 1.01 ACRE TO 2.25 ACRES. ALL OF THE MINI PARKS ARE CONNECTED THROUGH OPEN SPACE TRAIL CORRIDORS WHICH ULTIMATELY LEAD TO THE CENTRAL NEIGHBORHOOD PARK AND PROPOSED PUBLIC FACILITY.

APPROXIMATELY 20% OF THE SITE IS PROPOSED AS PARKS AND OPEN SPACE. OPEN SPACE CREDIT IS BEING REQUESTED FOR THE UPPER HIGHLANDS DITCH AND THE 30' TRAIL CORRIDOR PARALLELING THE DITCH WITH THE ANTICIPATION THAT AT SOME POINT THIS TRAIL WILL BECOME PART OF A REGIONAL SYSTEM THAT TIES MEAD VILLAGE INTO ALL AREAS OF THE TOWN. THE TWO MINI PARKS ARE ALSO BEING REQUESTED AS PART OF THE REQUIRED DEDICATION GIVEN THEY PROVIDE A KEY ROLE IN THE INTERCONNECTIVITY OF THE NEIGHBORHOOD WHICH IS A KEY COMPONENT OF THE TOWN'S LAND USE CODE - COMMUNITY DESIGN AND DEVELOPMENT STANDARDS.

THE NEIGHBORHOOD PARK AND TOWN OF MEAD'S PUBLIC FACILITY ARE PLANNED AS THE ACTIVITY CENTER OF MEAD VILLAGE THAT WILL DRAW THE RESIDENTS TOGETHER. TOGETHER THESE FACILITIES WILL MEET THE RECREATIONAL AND SOCIAL NEEDS NOT ONLY OF THE RESIDENTS OF MEAD VILLAGE BUT ALSO THE SURROUNDING NEIGHBORHOODS AS WELL.

TRAIL CONNECTIONS

TRAILS ARE PROPOSED THROUGHOUT THE NEIGHBORHOOD. THESE TRAILS ARE PLANNED TO LINK THE RESIDENTS TO PARKS, SCHOOLS, OPEN SPACES AND COMMUNITY FACILITIES. THE TRAILS PROVIDE AN ALTERNATIVE MEANS OF TRAVEL AS WELL AS RECREATIONAL OPPORTUNITIES. THE TRAILS WILL ALSO CONNECT TO THE SIDEWALK SYSTEMS ALONG WELKER AVENUE AND COUNTY ROAD 5. THE FOCUS OF THE TRAILS IS TO CONNECT PEDESTRIANS FROM ALL AREAS OF THE SITE TO ON AND OFF-SITE AMENITIES.

LANDSCAPE STANDARDS

COMMUNITY DESIGN ELEMENTS WILL CONTRIBUTE TO MAKING MEAD VILLAGE A QUALITY COMMUNITY. THESE ELEMENTS WILL INCLUDE INTERNAL PARK AMENITY AREAS, CONNECTING OPEN SPACE CORRIDORS, GREEN COURTS, LANDSCAPED ENTRY FEATURES AND MONUMENTATION, APPROPRIATE LIGHTING, PEDESTRIAN AND BICYCLE CIRCULATION PATHS, STREET TREES IN FRONT OF EACH HOME, UNIFORM PERIMETER FENCING AND OTHER APPROPRIATE DESIGN FEATURES.

A. ENTRY MONUMENT

THE PRIMARY ENTRY STATEMENTS ARE PROPOSED AT THE ACCESS POINT INTO THE NEIGHBORHOOD FROM WELKER AVENUE AT GINGER AVENUE AND COUNTY ROAD 5. A SECONDARY ENTRY STATEMENT IS ALSO PROPOSED AT THE WESTERN COLLECTOR STREET ACCESS FROM WELKER AVENUE. THESE AREAS WILL INCLUDE AN ENTRY MONUMENT AND ENHANCED LANDSCAPING TO ANNOUNCE ARRIVAL INTO THE NEIGHBORHOOD.

B. STREET TREES

STREET TREES SHALL BE PLANTED WITHIN THE TREE LAWN PORTION OF THE RIGHT-OF-WAY WITH ADEQUATE SPACING TO ALLOW FOR THE MATURE SPREAD OF THE TREES. PLANTING SHALL OCCUR ALONG INTERNAL STREETS AND ALONG WELKER AVENUE AND COUNTY ROAD 5. THE TREES WILL BE PLANTED APPROXIMATELY 40' APART AND WILL SET BACK FROM INTERSECTIONS, SIGHT VISIBILITY TRIANGLES, DRIVEWAYS, STREET LIGHTS, FIRE HYDRANTS, UTILITY SERVICES, SIGNAGE AND OTHER PERMANENT FEATURES PER TOWN STANDARDS. A SPACING OF 40-FEET MAY NEED TO BE REDUCED TO ACCOMMODATE THESE RESTRICTIONS. TAHOMA 31 - LOW WATER USE TURF, SHRUBS, GROUND COVERS, PERENNIALS, AND ORNAMENTAL GRASSES ARE PROPOSED IN THE TREE LAWNS. ALL LANDSCAPING WITH THE EXCEPTION OF THE TURF WILL BE PLANTED IN ROCK OR BARK MULCH OR A COMBINATION OF BOTH.

C. LANDSCAPE BUFFERS

1. LANDSCAPE BUFFERS A MINIMUM OF 20-FEET IN WIDTH FOR HOMES SIDING ON WELKER AVENUE AND 25-FEET IN WIDTH FOR HOMES BACKING ON WELKER AVENUE AND SIDING ON COUNTY ROAD 5. A 23-FOOT- WIDE BUFFER IS PROVIDED FOR HOMES BACKING ON WELKER AVENUE WHERE THE HOMES ARE LOCATED ON A LOCAL STREET KNUCKLE. THE BUFFER AS STATED ARE LOCATED BETWEEN THE RIGHT-OF-WAY AND THE ADJACENT LOT LINE. THE BUFFER MAY INCLUDE THE REQUIRED STREET TREE.
2. LANDSCAPING IN BUFFER AREAS SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND TEN SHRUBS PER 40-LINEAR FEET ALONG ARTERIAL STREETS AND SHALL BE CLUSTERED INTO PLANTING BEDS.
3. LANDSCAPE BUFFERS ARE PROVIDED ADJACENT TO OFFSITE FACILITIES INCLUDING ADJACENT TO THE RAILROAD TRACK ALONG THE EASTERN EDGE OF THE SITE, ADJACENT TO THE SCHOOL SITE AND IN THE SETBACK FROM THE OFFSITE OIL/GAS WELL FACILITIES.

Applicant

D.R. HORTON
America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE
405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

MEAD VILLAGE	PROJECT NAME
TOWN OF MEAD, COLORADO	LOCATION
P.U.D. PLAN	PLAN SET
DEVELOPMENT STANDARDS	SHEET NAME

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Date	Revisions	Rev#
11/03/2025	2nd Submittal	1
12/22/2025	3rd Submittal	2
02/23/2026	4th Submittal	3

Sheet Name:

DEVELOPMENT STANDARDS

Sheet Number

5 OF 9

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

NOTE:
THE CONCEPTUAL LANDSCAPE PLAN ON THIS SHEET IS INTENDED SOLELY TO ILLUSTRATE OVERALL
LANDSCAPE DESIGN INTENT. SITE PLAN AND LANDSCAPE PLAN WILL BE PROVIDED AT TIME OF
PRELIMINARY PLAT AND FINAL PLAT.

Applicant

D.R.HORTON

America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry

design

group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE

405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC.
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

LOT LEGEND	
LOT TYPE	COLOR
34' LOT (REAR LOADED COTTAGE OR REAR LOADED DUPLEX)	
40' LOT (FRONT LOADED DUPLEX OR FRONT LOADED SFD)	
50' LOT (FRONT LOADED SFD)	
60' LOT (FRONT LOADED SFD)	

SHADE TREES							
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
-	GH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	25" CAL	55' x 45'	B4B	LOW
-	GL	GREENPINE LINDEN	TILIA CORDATA GREENPINE	25" CAL	35' x 35'	B4B	MODERATE
-	HO	HERITAGE OAK	QUERCUS X NUCLOMELLI (SEBONI)	25" CAL	55' x 45'	B4B	LOW
-	HO	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. IMPERIAL	25" CAL	45' x 35'	B4B	LOW
-	KC	KENTUCKY COFFEE TREE	GYNODIADUS DIOGUS	25" CAL	55' x 45'	B4B	LOW
-	NRD	NORTHERN RED OAK	QUERCUS RUBRA	25" CAL	50' x 35'	B4B	MODERATE
-	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. NORTIS SHADEMASTER	25" CAL	45' x 35'	B4B	LOW
-	SBH	STATE STREET MAPLE	ACER NITIDIPALMIFOLIUM	25" CAL	25' x 25'	B4B	MODERATE
-	SD	SUNNY WHITE OAK	QUERCUS BICOLO	25" CAL	50' x 30'	B4B	LOW
-	UC	WESTERN CATALPA	CATALPA SPECIOSA	25" CAL	50' x 40'	B4B	LOW
ORNAMENTAL TREES							
-	ABD	AUTUMN BRILLIANCE SERVICEBERRY	ATRIPLACHNE X GRANDIFLORA	2" CAL	15' x 15'	B4B	LOW
-	PAH	FLAME JEWEL MAPLE	ACER SPANULA FLAME	2" CAL	15' x 15'	B4B	LOW
-	BSC	SPRING BLOSSOM PEAR	PAULUS SPRING BLOSSOM	2" CAL	15' x 15'	B4B	MODERATE
-	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOCARPUM	2" CAL	15' x 15'	B4B	LOW
EVERGREEN TREES							
-	JP	AUSTRIAN PINE	PINUS NIGRA	6"	50' x 35'	B4B	LOW
-	CB	COLORADO BLUE SPRUCE	PICEA PARSONS	6"	40' x 25'	B4B	LOW
-	PP	PONDEROSA PINE	PINUS PONDEROSA	8"	40' x 35'	B4B	LOW
-	VP	VANDERBILT'S PYRAMID PINE	PINUS FLEXILIS VANDERBILT'S	6"	50' x 30'	B4B	LOW
DECIDUOUS SHRUBS							
-	APL	APACHE PLUME	FALLUGIA PARADOXA	45" x 45"	9 GALLON	LOW	
-	BPB	BLUE HIB SPIREA	GARTYFERIS X CLAUDONENSIS	2" x 4"	9 GALLON	LOW	
-	CB	CREeping BANCHERRY	FRAXINUS BENTLEYI	15" x 5"	9 GALLON	LOW	
-	LDP	LODGEPIE PRIVET	LIGUSTRUM VULGARE LODGEPIE	25" x 35"	9 GALLON	MODERATE	
-	LSC	LOW SCAPED YOUNG CLOVERBERRY	ARONIA MELANOCARPA LOW SCAPED	15" x 35"	9 GALLON	LOW	
-	NUR	NEARLY WILD ROSE	ROSA X NEARLY WILD	2" x 3"	5 GALLON	LOW	
-	RS	RUSSIAN SAGE	PEROVSKIA ATRIPLEXIFOLIA	3" x 3"	5 GALLON	LOW	
-	SB	SARAGATON SERVICEBERRY	ATRIPLACHNE ALBA	8" x 8"	9 GALLON	LOW	
-	SUN	SUNNY WHITE VINEBARK	PHYTOCARPUS ORNIFOLIUS	5" x 5"	9 GALLON	MODERATE	
EVERGREEN SHRUBS							
-	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS MONDOP	10" x 45"	9 GALLON	LOW	
-	CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS ANDORRA COMPACTA	15" x 45"	9 GALLON	LOW	
-	SBP	WHITE BUD MUSSO PINE	PINUS MUSSO WHITE BUD	4" x 5"	9 GALLON	LOW	
ORNAMENTAL GRASSES							
-	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEPTENTRIONENSIS	2" x 2"	1 GALLON	LOW	
-	BLG	BLONDE ARISTIDA BLUE GRASS	BOUTELOUIDA GRACILIS BLONDE ARISTIDA	2" x 2"	1 GALLON	LOW	
-	KPS	KARL FORSTERER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA X KARL FORSTERER	2" x 5"	1 GALLON	LOW	
-	LBS	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	2" x 5"	1 GALLON	LOW	
-	VPS	VARGATED HAIR GRASS	POCTANTHUS SPENSIS VARGATUS	5" x 5"	1 GALLON	LOW	

PARK AND OPEN SPACE SUMMARY

USE	AREA (Ac)	% OF TOTAL SITE
PARK	10.7	5.90%
DEDICATED OPEN SPACE	33.7	18.59%
PUBLIC FACILITY SITE	4.1	2.26%
DETENTION (50% CREDIT)	1.2	0.66%
TOTAL	49.7	27.41%



CONCEPTUAL LANDSCAPE PLAN NOTES:

- THE CONCEPTUAL LANDSCAPE PLAN IDENTIFIES AREAS DESIGNED FOR LANDSCAPE BUFFERS, PUBLIC STREET TREE LAWNS, PARKS, TRIALS, GREEN COURTS, STORM WATER DETENTION AREAS AND OPEN SPACE WITHIN THE OVERALL CONTEXT OF THE PUD. THE PLAN ILLUSTRATES THE CONCEPT AND CHARACTER OF THE COMMON LANDSCAPE AREAS.
- XERISCAPE TECHNIQUES SHALL BE USED IN THE OVERALL DEVELOPMENT AND SHALL INCORPORATE TREES, SHRUBS, PERENNIALS AND LOW WATER USE TURF. MANICURED LANDSCAPE SHALL BE DESIGNED TO BLEND INTO ADJACENT NATURAL LANDSCAPE AREAS. LANDSCAPE AND IRRIGATION SHALL MEET THE TOWN OF MEAD LANDSCAPE AND IRRIGATION STANDARDS.
- IRRIGATION OF THE COMMON AREA LANDSCAPE IS PROPOSED VIA A POTABLE WATER SOURCE.
- FURTHER DETAILED LANDSCAPE PLANS SHALL BE PROVIDED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.
- PARK AMENITIES WILL BE DEFINED AT TIME OF PRELIMINARY PLAT AND FINAL PLAT.

LEGEND

LARGE DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

PARK

DRAINAGE

DRAINAGE (50% OPEN SPACE CREDIT)

TRAIL CONNECTION

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

CONCEPTUAL LANDSCAPE PLAN

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Date	Revisions
1	11/03/2025	2nd Submittal
2	12/22/2025	3rd Submittal
3	02/23/2026	4th Submittal

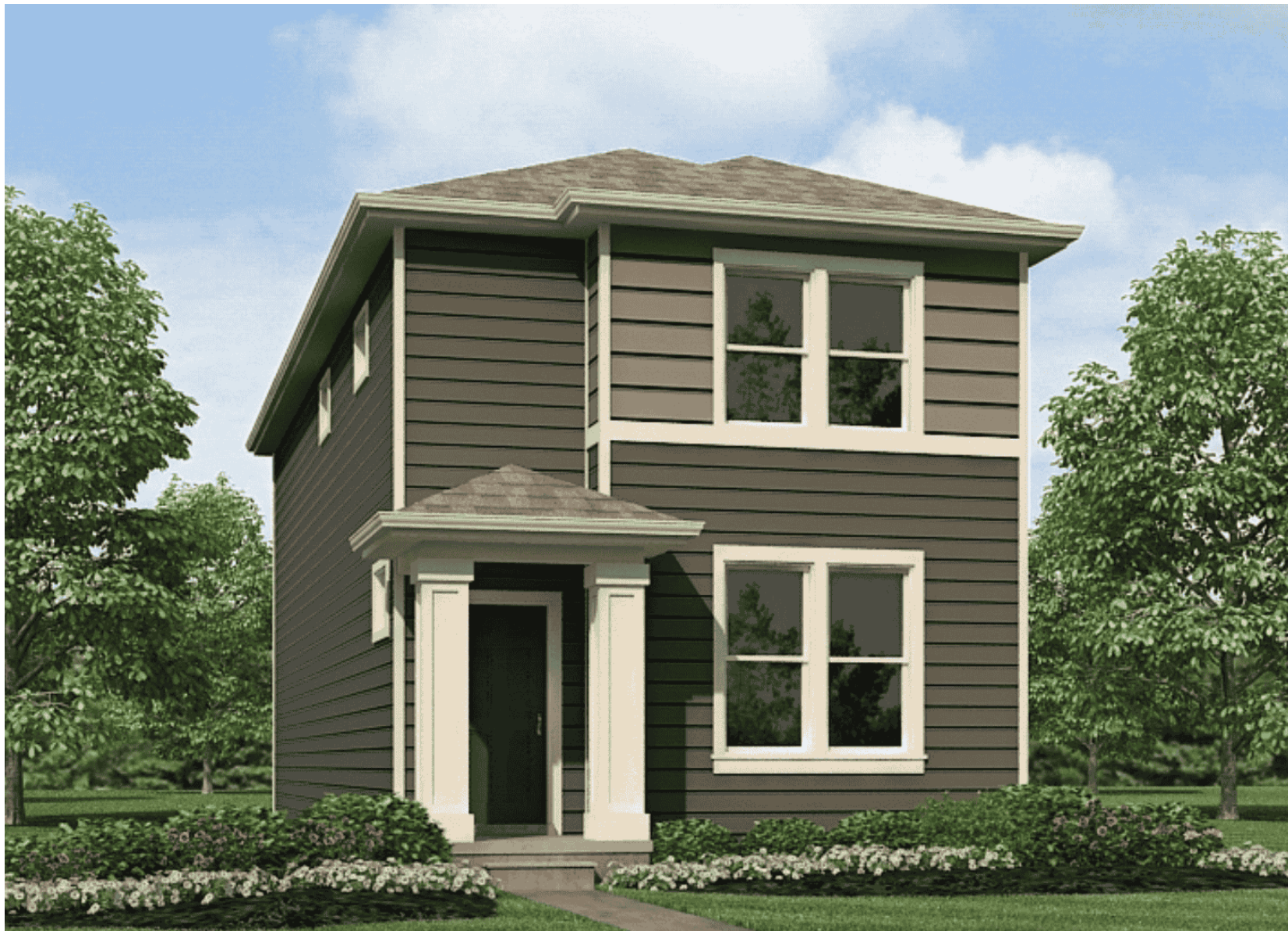
Sheet Name:
CONCEPTUAL LANDSCAPE PLAN

Sheet Number
6 OF 9

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

NOTE: THE ARCHITECTURAL ELEVATION RENDERINGS PROVIDED ON THIS SHEET ARE
CONCEPTUAL AND INTENDED SOLELY TO REPRESENT OVERALL DESIGN
INTENT. FINAL ARCHITECTURAL DESIGN AND FINISHES WILL BE PROVIDED AT
TIME OF ARCHITECTURAL REVIEW BY THE TOWN OF MEAD PRIOR TO BUILDING
PERMIT(S). FINAL ARCHITECTURAL DESIGNS WILL COMPLY WITH THE TOWN OF MEAD
RESIDENTIAL ARCHITECTURE STANDARDS AND AS STATED OR AMENDED BY THIS PUD.



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES

Applicant

D.R.HORTON

America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry
design
group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE

405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC.
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

PROJ. NAME:		MEAD VILLAGE									
LOCATION:		TOWN OF MEAD, COLORADO									
PLAN SET:		P.U.D. PLAN									
SHEET NAME:		COTTAGE DWELLING / REAR LOADED DUPLEX ARCHITECTURE									
Stamp:											
Drawn by:		HDG TEAM									
Checked by:		KZH									
Issue Date:		09/03/2025									
Rev#	Revisions	Date									
1	2nd Submittal	11/03/2025									
2	3rd Submittal	12/22/2025									
3	4th Submittal	02/23/2026									
Sheet Name: COTTAGE DWELLING / REAR LOADED DUPLEX ARCHITECTURE											
Sheet Number											
7 OF 9											

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

NOTE: THE ARCHITECTURAL ELEVATION RENDERINGS PROVIDED ON THIS SHEET ARE
CONCEPTUAL AND INTENDED SOLELY TO REPRESENT OVERALL DESIGN
INTENT. FINAL ARCHITECTURAL DESIGN AND FINISHES WILL BE PROVIDED AT
TIME OF ARCHITECTURAL REVIEW BY THE TOWN OF MEAD PRIOR TO BUILDING
PERMIT(S). FINAL ARCHITECTURAL DESIGNS WILL COMPLY WITH THE TOWN OF MEAD
RESIDENTIAL ARCHITECTURE STANDARDS AND AS STATED OR AMENDED BY THIS PUD.



FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES

Applicant

D.R.HORTON

America's Builder

D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect

henry

design

group

Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • henrydesigngroup.com

Civil Engineering

CAGE

405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner

Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager

MEAD VILLAGE

TOWN OF MEAD, COLORADO

P.U.D. PLAN

FRONT LOADED DUPLEX
HOMES ARCHITECTURE

Stamp:

Drawn by: HDG TEAM

Checked by: KZH

Issue Date: 09/03/2025

Rev#	Revisions	Date
1	2nd Submittal	11/03/2025
2	3rd Submittal	12/22/2025
3	4th Submittal	02/23/2026

Sheet Name:

FRONT LOADED
DUPLEX HOMES
ARCHITECTURE

Sheet Number

8 OF 9

MEAD VILLAGE - P.U.D. PLAN

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF WELD, TOWN OF MEAD, STATE OF COLORADO

NOTE: THE ARCHITECTURAL ELEVATION RENDERINGS PROVIDED ON THIS SHEET ARE
CONCEPTUAL AND INTENDED SOLELY TO REPRESENT OVERALL DESIGN
INTENT. FINAL ARCHITECTURAL DESIGN AND FINISHES WILL BE PROVIDED AT
TIME OF ARCHITECTURAL REVIEW BY THE TOWN OF MEAD PRIOR TO BUILDING
PERMIT(S). FINAL ARCHITECTURAL DESIGNS WILL COMPLY WITH THE TOWN OF MEAD
RESIDENTIAL ARCHITECTURE STANDARDS AND AS STATED OR AMENDED BY THIS PUD.

Applicant
D.R.HORTON
America's Builder
D.R. Horton - Northern Colorado
11347 Business Park Circle
Firestone, CO 80504
(303) 669-5133

Planner / Landscape Architect
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Civil Engineering
CAGE
405 Urban St., Suite 404
Lakewood, CO 80228
(720) 277-5326

Owner
Weld Development Group, LLC,
A Colorado Limited Liability Company
By: Michael A. Richardson, Manager



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME

MEAD VILLAGE	TOWN OF MEAD, COLORADO	P.U.D. PLAN	SINGLE FAMILY DETACHED ARCHITECTURE
PROJ. NAME	LOCATION	PLAN SET	SHEET NAME

Stamp:

Drawn by: HDG TEAM
Checked by: KZH
Issue Date: 09/03/2025

Revisions	Date	Revisions	Date
1	11/03/2025	2nd Submittal	12/22/2025
2		3rd Submittal	02/23/2026
3		4th Submittal	

Sheet Name:
SINGLE FAMILY
DETACHED
ARCHITECTURE

Sheet Number

9 OF 9



MEAD VILLAGE

PUD Board of Trustees

03/30/2026



APPLICANT
Bryan Reid, PE, Entitlement Manager



Town of Mead
PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA



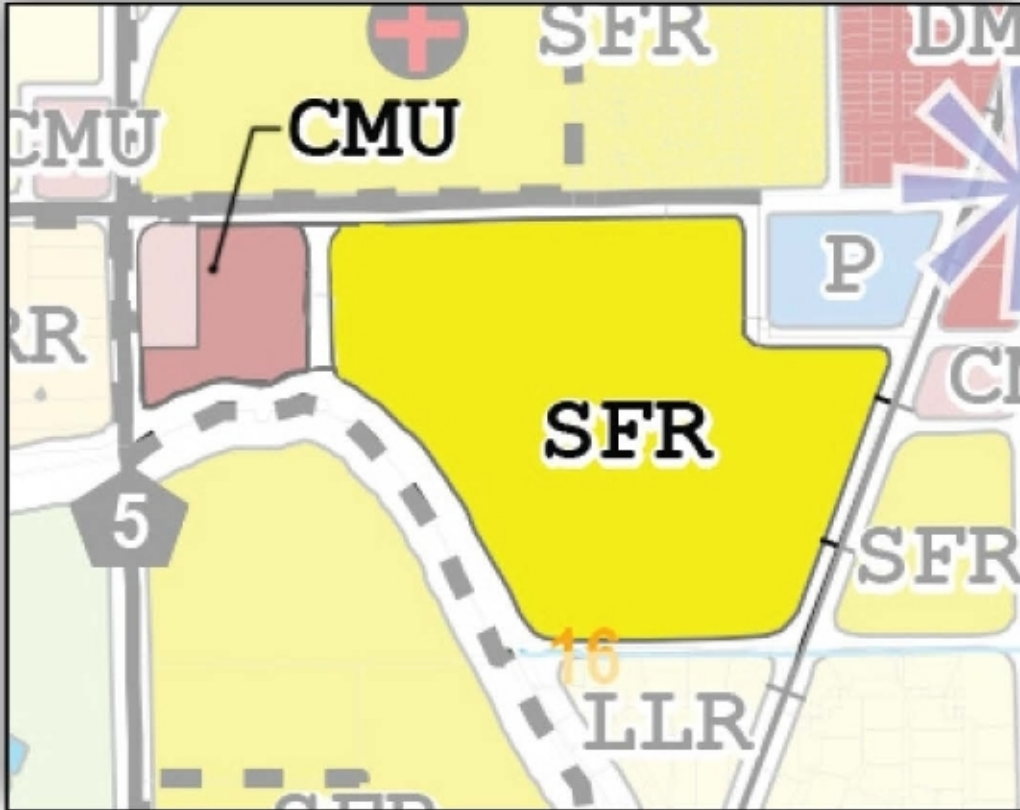
CIVIL ENGINEER
Tyler Robinson, PE



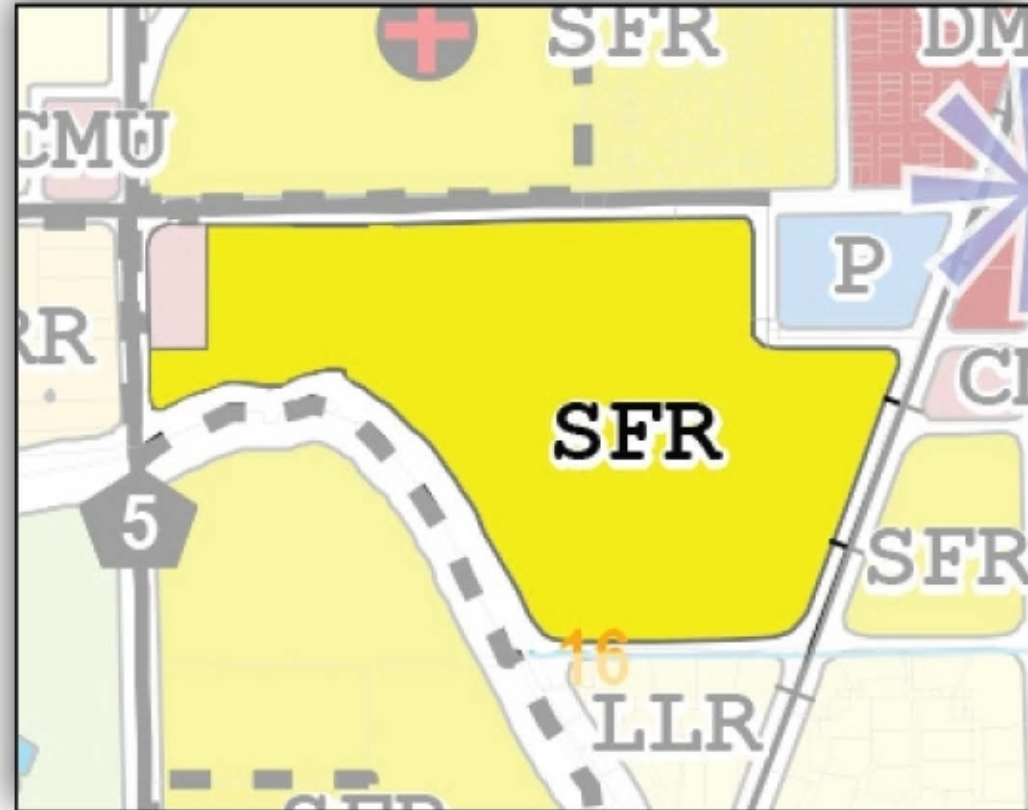
VICINITY MAP



COMPREHENSIVE PLAN AMENDMENT - COMPARISON



FUTURE LAND USE PLAN - PRIOR TO COMP PLAN AMENDMENT



COMPREHENSIVE PLAN AMENDMENT - APPROVED 2025

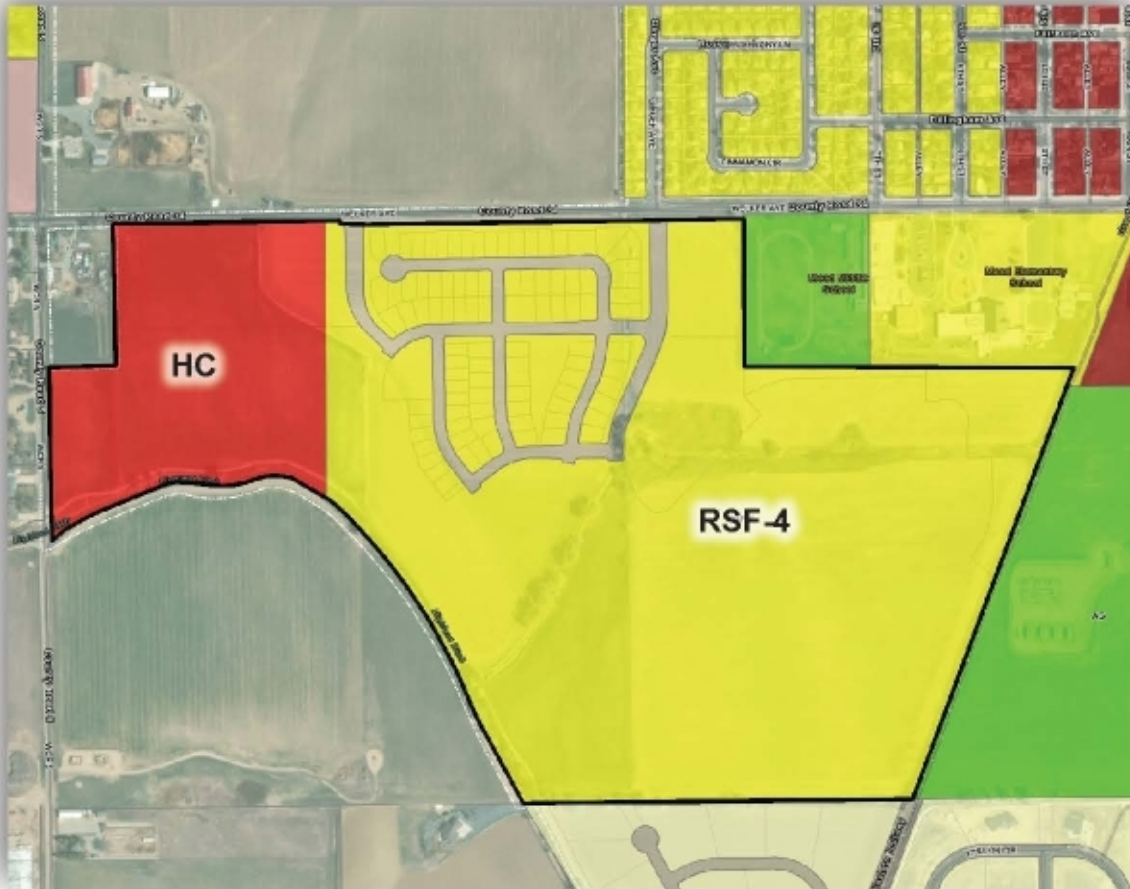
- ### Land Use Categories

- | | |
|---------------------------------|--|
| Single-Family Residential (SFR) | Residential Single-Family District (RSF-4) |
|---------------------------------|--|

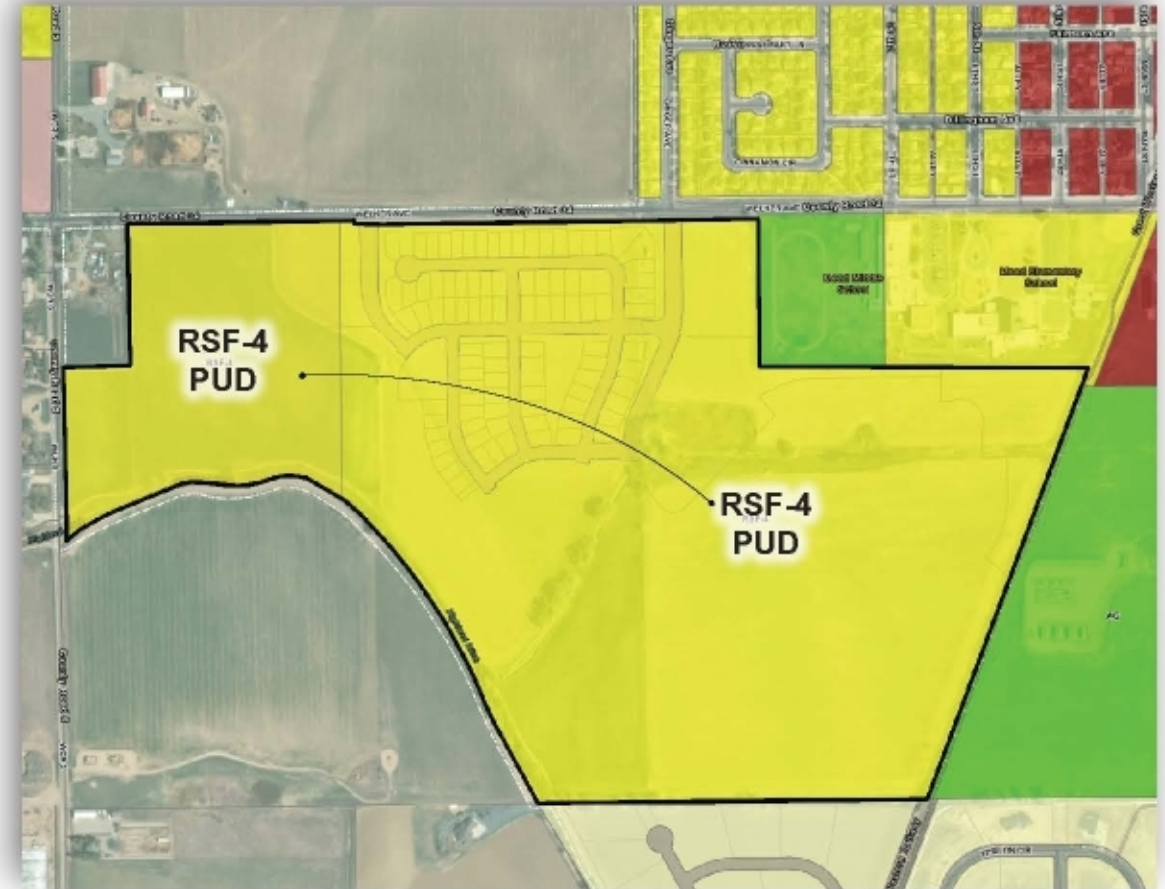
Clustered, medium-density single-family residential development with a density of up to four (4) units per acre, intended to promote stable, well-established neighborhoods with a mix of densities. Lots should be of sufficient size to allow for off-street parking.



LAND USE & ZONING MAP - COMPARISON



EXISTING LAND USE & ZONING MAP



PROPOSED LAND USE & ZONING MAP - RSF-4 OVERLAY DISTRICT



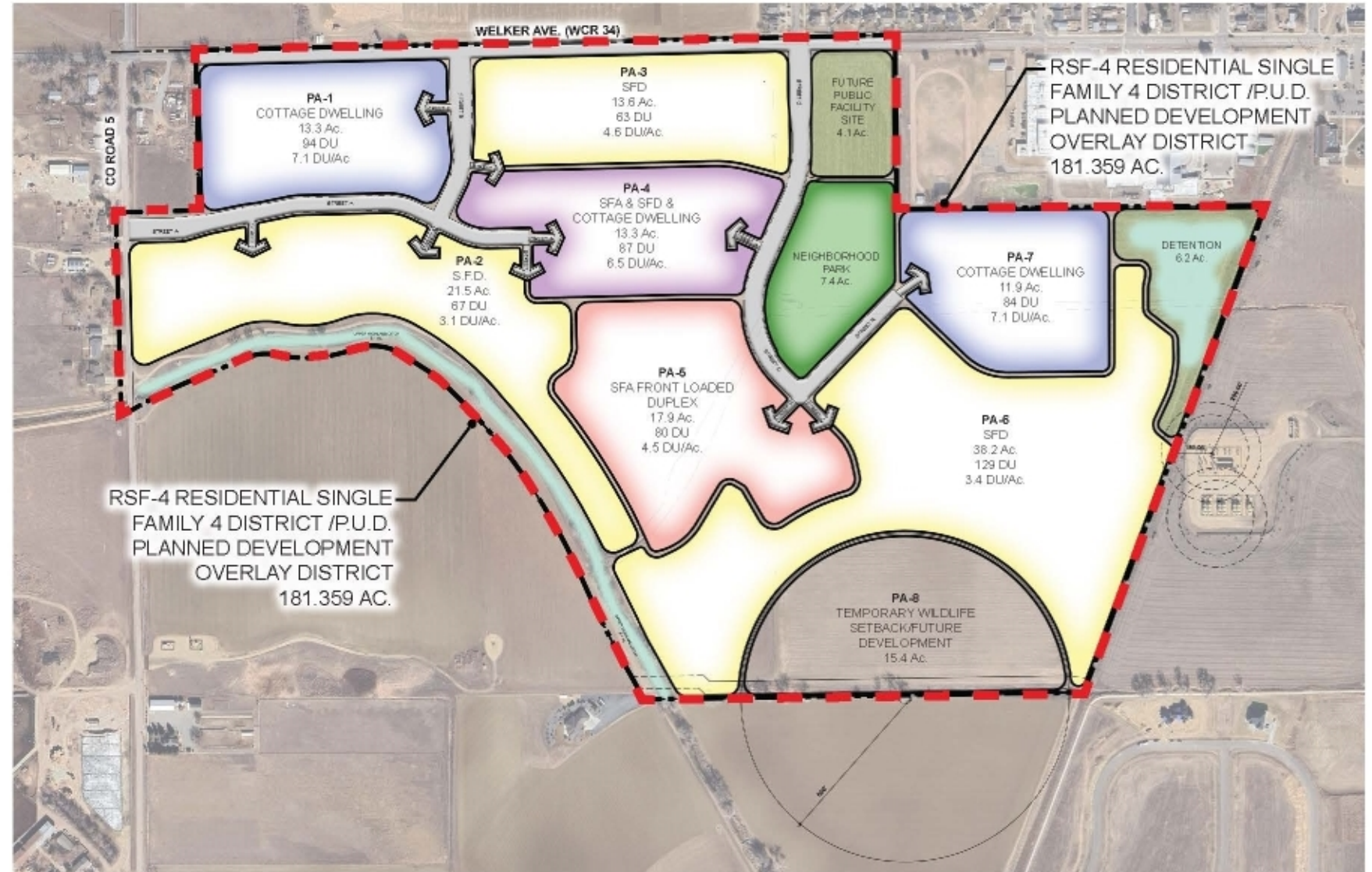
NORTH

PUD PLAN - RSF-4 OVERLAY DISTRICT

LEGEND



LAND USE SUMMARY - ZONING: RSF-4				
PLANNING AREA	USE	AREA (Ac)	MAX DWELLING UNITS	DENSITY (DU/Ac)
1	COTTAGE DWELLING	13.3	94	7.1
2	SFD	21.5	67	3.1
3	SFD	13.6	63	4.6
4	DUPLEX, SFD & COTTAGE DWELLING UNITS	13.3	87	6.5
5	DUPLEX (FRONT LOADED)	17.9	90	4.5
6	SFD	38.2	129	3.4
7	COTTAGE DWELLING	11.9	84	7.10
SUBTOTAL RESIDENTIAL		129.7	604.00	N/A
8	TEMPORARY WILDLIFE EASEMENT/FUTURE DEVELOPMENT	15.4	97 DU ^(B)	6.29
NEIGHBORHOOD PARK		7.4	N/A	N/A
DETENTION		6.2		
HIGHLAND DITCH		8.1		
PUBLIC FACILITY SITE		4.1		
RIGHT-OF-WAY		10.5		
TOTAL		181.359	701 DU ^(B)	3.87



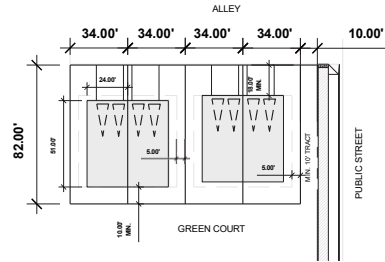
PUD RSF-4 - DEVELOPMENT STANDARDS

MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT-WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
STANDARD						
MINIMUM LOT AREA PER DWELLING	6,250 SF	4,000 SF	5,000 SF	6,000 SF	2,400 SF	2,700 SF (EACH UNIT)
MINIMUM GROSS DENSITY	2.0 DWELLING UNITS PER ACRE	NA	NA	NA	NA	NA
MAXIMUM GROSS DENSITY	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD	4.0 DU/AC OVERALL PUD
MINIMUM LOT WIDTH (FEET PER DWELLING)	50-FEET	40-FEET	50-FEET	60-FEET	30-FEET	40-FEET
MINIMUM STREET FRONTAGE	40-FEET	40-FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	50- FEET ON A STRAIGHT FRONTAGE; 30- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	60- FEET ON A STRAIGHT FRONTAGE; 35- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC	30- FEET	40- FEET ON A STRAIGHT FRONTAGE; 25- FEET ON A CURVED FRONTAGE OR CUL-DE-SAC
BUILDING HEIGHTS						
MAXIMUM BUILDING HEIGHT- PRINCIPAL STRUCTURE	35- FEET	35- FEET				
MAXIMUM BUILDING HEIGHT- ACCESSORY STRUCTURE	30- FEET	30- FEET*				
*ACCESSORY DETACHED GARAGES ARE SUBJECT TO THE MAXIMUM HEIGHT LIMITATION OF 20- FEET, AS PROVIDED UNDER BUILDING AND LOT STANDARDS.						
LOT COVERAGE						
MAXIMUM LOT COVERAGE	50%	60%	60%	60%	60%	60%
ACCESSORY STRUCTURE	5- FEET	5- FEET – MAY NOT ENCROACH EASEMENT				
CORNER SIDE YARD SETBACK	NA	10- FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT-OF-WAY				

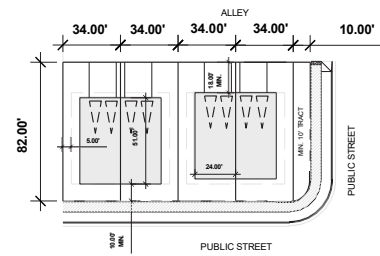
MEAD VILLAGE PUD STANDARDS						
ZONE	RSF-4 TOWN STANDARDS	SINGLE FAMILY DETACHED 40-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 50-FOOT-WIDE LOT (FRONT LOADING)	SINGLE FAMILY DETACHED 60-FOOT-WIDE LOT (FRONT LOADING)	COTTAGE HOME OR DUPLEX HOME (REAR LOADING)	DUPLEX HOME (FRONT LOADING)
SETBACKS						
FRONT YARD SETBACK						
FRONT LOADED GARAGE	20-FEET	20-FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT-OF-WAY			NA	20-FEET TO FACE OF GARAGE DOOR AS MEASURED FROM RIGHT-OF-WAY
PRIMARY STRUCTURE OR COVERED PORCH	NA	10-FEET			10-FEET	10-FEET
PRIMARY STRUCTURE OR COVERED PORCH ON AN OPEN SPACE/GREEN COURT	NA	NA			10-FEET	NA
ACCESSORY STRUCTURE	25-FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF THE PRIMARY STRUCTURE				
SIDE YARD SETBACK						
PRINCIPAL BUILDING	5-FEET	5-FEET				
ACCESSORY STRUCTURE	5-FEET	5-FEET – MAY NOT ENCROACH EASEMENT				
CORNER SIDE YARD SETBACK	NA	10-FEET ADJACENT TO PRIVATE DRIVE OR STREET RIGHT-OF-WAY				
REAR YARD SETBACK						
PRINCIPAL BUILDING	25-FEET	15-FEET			5-FEET	15-FEET
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	NA	NA			18-FEET	NA
ACCESSORY STRUCTURE	10-FEET	10-FEET				
PERMITTED ENCROACHMENTS						
FEATURE				PERMITTED ENCROACHMENT		ENCROACHMENT ON EASEMENTS
ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEDGES, CANTILEVERS, COUNTERFORTS, CORNICES, CANOPIES, AND LIKE ARCHITECTURAL FEATURES NOT PART OF THE HOME'S FOUNDATION				2-FEET		YES
WINDOW WELLS PROVIDING EGRESS				3-FEET		NO
UNENCLOSED OR UNCOVERED SIDE PATIOS LESS THAN 30 INCHES ABOVE GRADE				5-FEET		NO
COVERED SIDE AND WRAP PORCHES				2-FEET		NO
COVERED REAR PATIOS AND DECKS				10-FEET		NO
UNCOVERED REAR PATIOS AND DECKS LESS THAN 30-INCHES ABOVE GRADE				10-FEET		NO
ARBOR/TRELLIS ATTACHED OR DETACHED FROM THE HOUSE				2-FEET		NO

PUD RSF-4 - DEVELOPMENT LOT TYPICALS

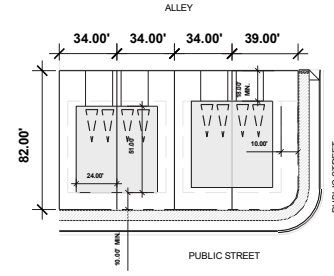
OPTIONAL REAR LOADED DUPLEX - GREEN COURT
W/ 10' TRACT



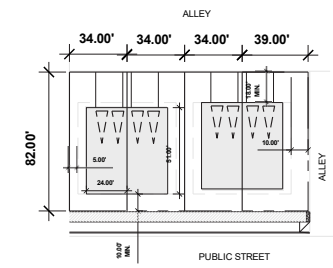
OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET
W/ 10' TRACT



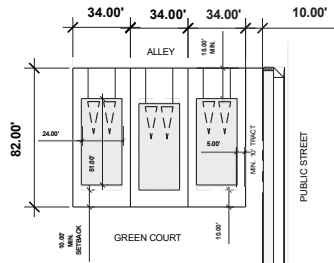
OPTIONAL REAR LOADED DUPLEX - PUBLIC STREET CORNER



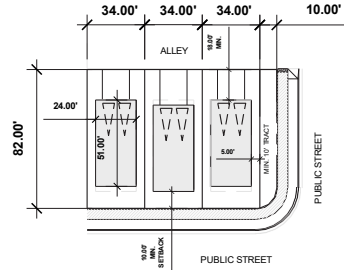
OPTIONAL REAR LOADED DUPLEX - ALLEY CORNER



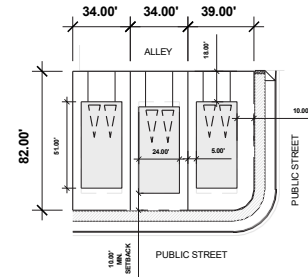
COTTAGE UNIT - GREEN COURT
W/ 10' TRACT



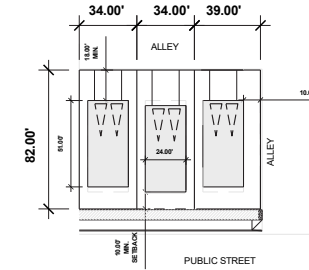
COTTAGE UNIT - PUBLIC STREET
W/ 10' TRACT



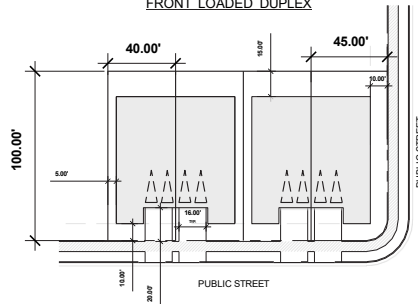
COTTAGE UNIT - PUBLIC STREET CORNER



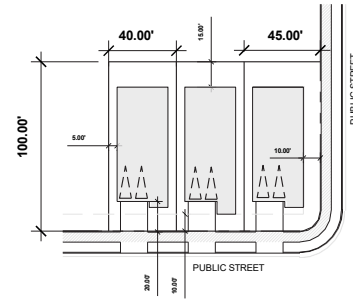
COTTAGE UNIT - ALLEY CORNER



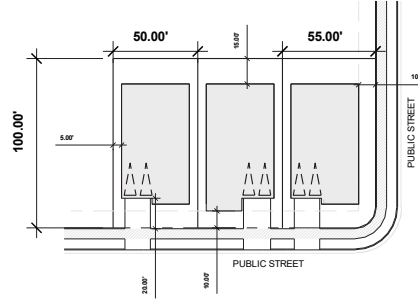
FRONT LOADED DUPLEX



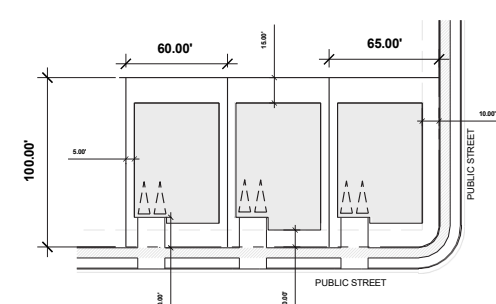
SFD 40'



SFD 50'



SFD 60'



CONCEPTUAL LANDSCAPE PLAN



LOT LEGEND	
LOT TYPE	COLOR
34' LOT (REAR LOADED COTTAGE OR REAR LOADED DUPLEX)	Light Blue
48' LOT (FRONT LOADED DUPLEX OR FRONT LOADED SFD)	Light Orange
50' LOT (FRONT LOADED SFD)	Light Purple
60' LOT (FRONT LOADED SFD)	Light Yellow

LEGEND	
	LARGE DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	PARK
	DRAINAGE
	DRAINAGE (50% OPEN SPACE CREDIT)
	TRAIL CONNECTION



P.U.D. PLAN - CONCEPTUAL ARCHITECTURE - COTTAGE HOMES



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING



COTTAGE DWELLING

P.U.D. PLAN - CONCEPTUAL ARCHITECTURE - DUPLEX HOMES



FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES



FRONT LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES



REAR LOADED DUPLEX HOMES

P.U.D. PLAN - CONCEPTUAL ARCHITECTURE - SINGLE FAMILY DETACHED HOMES



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME



SINGLE FAMILY DETACHED HOME

P.U.D. PLAN - APPROVAL CRITERIA

1. TO CORRECT A MANIFEST ERROR IN AN ORDINANCE ESTABLISHING THE ZONING FOR A SPECIFIC PROPERTY;
 - **NOT APPLICABLE.**
2. TO REZONE AN AREA OR EXTEND THE BOUNDARY OF AN EXISTING DISTRICT BECAUSE OF CHANGED OR CHANGING CONDITIONS IN A PARTICULAR AREA OR IN THE TOWN GENERALLY; OR
 - **ORIGINALLY ZONED HIGHWAY COMMERCIAL AND RSF-4 IN 2013. COMMERCIAL IS NOT VIABLE IN THIS LOCATION AND THE RSF-4 DOES NOT ALLOW FOR A VARIETY OF HOUSING TYPES. THE RSF-4 – PUD OVERLAY MEETS THE INTENT OF THE COMPREHENSIVE PLAN BY PROVIDING A VARIETY OF HOUSING TYPES MEETING THE NEED FOR MULTI-GENERATIONAL HOUSING.**
3. THE LAND TO BE REZONED WAS ZONED IN ERROR AND AS PRESENTLY ZONED IS INCONSISTENT WITH THE POLICIES AND GOALS OF THE TOWN COMPREHENSIVE PLAN; OR
 - **THERE WERE NO ERRORS IN THE ZONING. THE PROPOSED PUD MEETS THE INTENT OF THE COMPREHENSIVE PLAN.**
4. THE PROPOSED REZONING IS NECESSARY TO PROVIDE LAND FOR A COMMUNITY-RELATED USE THAT WAS NOT ANTICIPATED AT THE TIME OF THE ADOPTION OF THE TOWN COMPREHENSIVE PLAN, AND THE REZONING WILL BE CONSISTENT WITH THE POLICIES AND GOALS OF THE COMPREHENSIVE PLAN; OR
 - **THE COMPREHENSIVE PLAN WAS AMENDED IN AUGUST 2025 TO ELIMINATE THE COMMERCIAL USE THAT IS NOT VIABLE AT THIS LOCATION. THE REZONING TO RSF-4 – PUD ELIMINATES THE 37 ACRES OF HC (COMMERCIAL ZONING) AND ESTABLISHES A PUD OVERLAY ON THE RSF-4 ALLOWING FOR A VARIETY OF HOME TYPES.**

P.U.D. PLAN - APPROVAL CRITERIA - CONTINUED

5. THE AREA REQUESTED FOR REZONING HAS CHANGED OR IS CHANGING TO SUCH A DEGREE THAT IT IS IN THE PUBLIC INTEREST TO ENCOURAGE DEVELOPMENT OR REDEVELOPMENT OF THE AREA; OR
 - **THE TOWN HAS CONTINUED TO GROW WITH PRIMARILY SINGLE-FAMILY DETACHED HOMES. THE DESIGN OF THE PUD PROVIDES FOR A VARIETY OF HOUSING OPTIONS INCLUDING AN INTERCONNECTING SYSTEM OF STREETS AND TRAILS THAT WILL PROMOTE WALKABILITY AND BIKABILITY TO THE COMMERCIAL USES IN THE DOWNTOWN CORE. THIS WILL AID IN KEEPING THE TOWN OF MEAD'S ECONOMY GROWING.**
6. A REZONING TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT IS REQUESTED TO ENCOURAGE INNOVATIVE AND CREATIVE DESIGN AND TO PROMOTE A MIX OF LAND USES IN THE DEVELOPMENT.
 - **A MIX OF RESIDENTIAL HOUSING TYPES IS DESIGNED IN AN INNOVATIVE AND CREATIVE MANNER BY MIXING HOUSING TYPES THROUGHOUT THE NEIGHBORHOOD WITH AN INTERCONNECTING SYSTEM OF TRAILS, OPEN SPACE, AND PARKS.**



Agenda Item Summary

Agenda Date: 3/30/2026

Subject: Ordinance No. 1104 — An Ordinance of the Town of Mead, Colorado, Amending Chapter 18 of the Mead Municipal Code by the Addition of a New Article XIV to Adopt by Reference the Colorado Wildfire Resiliency Code, 2025 Edition, and the Colorado Wildfire Resiliency Code Map, 2025 Edition, and Providing Penalties for Violations

Presented by: Todd Bjerkaas, Community Development Director

Summary:

Before the Board of Trustees (the “Board”) for consideration on First Reading is an ordinance which adopts by reference the Colorado Wildfire Resiliency Code relating to building safety, specifically including the following:

1. The Colorado Wildfire Resiliency Code, 2025 version.
2. The Colorado Wildfire Resiliency Code Map, 2025 version.

Pursuant to C.R.S. § 24-33.5-1237(2)(a), each local government with a Wildland-Urban Interface (“WUI”) area shall adopt a code that meets or exceeds the minimum standards of the Colorado Wildfire Resiliency Code (“CWRC”), as adopted by the Colorado Wildfire Resiliency Code Board. The CWRC is a set of standards designed to regulate buildings and properties within WUI’s to enhance life safety and property protection and mitigate risks associated with wildland fires. The CWRC includes a tiered classification approach, identifying certain areas in the CWRC map as low, moderate, and high fire intensity. These levels are determined by expected wildfire behavior analyzed by factors including vegetative fuels, topography, weather patterns, and modeling. The identified fire intensity classification establishes the applicable code requirements for construction such as building materials and mitigation such as defensible space.

The adoption of codes by reference is governed by state statute (C.R.S. § 31-16-203), which requires that the Ordinance be introduced at one meeting and also considered at a public hearing ordered by the Board. The statute requires the Town to publish notice of the public hearing two times, once at least 15 days prior to the scheduled hearing and once at least 8 days before the hearing.

Staff is recommending that the public hearing on the Ordinance be scheduled for the Board’s April 27, 2026 regular meeting.

To comply with the requirements of C.R.S. § 31-16-203, the notice of the April 27, 2026 public hearing is scheduled to be published on the following dates:

Thursday, April 9, 2026, in The Longmont Times-Call

Thursday, April 16, 2026, in The Longmont Times-Call

A copy of the publisher’s affidavit will be made part of the legislative record for the Ordinance on second reading.

Financial Considerations:

None

Staff Recommendation / Actions Required:

Suggested motion:

“I move to adopt Ordinance No.1104, An Ordinance Amending Chapter 18 of the Mead Municipal Code by the Addition of a New Article XIV to Adopt by Reference the Colorado Wildfire Resiliency Code, 2015 Edition, and the Colorado Wildfire Resiliency Code Map, 2025 Edition, and Providing Penalties for Violations, on First Reading. I further move to set second reading and public hearing on the Ordinance for April 27, 2026 at 6:00PM at Town Hall and I further move to ratify all actions of the Town Clerk to finalize and provide timely notice of the April 27, 2026 public hearing in accordance with the applicable requirements of state law.”

Attachments:

1. Ordinance No. 1104

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1104**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING CHAPTER 18 OF
THE MEAD MUNICIPAL CODE BY THE ADDITION OF A NEW ARTICLE XIV TO ADOPT
BY REFERENCE THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION, AND
THE COLORADO WILDFIRE RESILIENCY CODE MAP, 2025 EDITION, AND PROVIDING
PENALTIES FOR VIOLATIONS**

WHEREAS, the Board of Trustees of the Town of Mead ("Board of Trustees") has the authority pursuant to C.R.S. § 31-15-401 and its general police powers to pass and enforce regulations which may be necessary or expedient for the promotion of the health, safety, and welfare of the citizens of the Town of Mead ("Town"); and

WHEREAS, pursuant to C.R.S. § 31-16-202, the Town may adopt any code by reference; and

WHEREAS, pursuant to C.R.S. § 24-33.5-1237(2)(a), each local government with a wildlife urban interface must adopt a code that meets or exceeds the minimum standards of the Colorado Wildfire Resiliency Code, as adopted by the Colorado Wildfire Resiliency Code Board; and

WHEREAS, in furtherance of the public health, safety, and welfare of the Town of Mead, the Board of Trustees desires to amend Chapter 18 of the Mead Municipal Code to create a new article XIV to adopt the 2025 editions of the Colorado Wildfire Resiliency Code (the "CWRC") and the Colorado Wildfire Resiliency Code Map (the "State Map"); and

WHEREAS, the Board held a public hearing, with proper notice provided in accordance with Title 31, Article 16, Part 2 of the Colorado Revised Statutes, to consider adoption of the CWRC and the State Map on the date, time, and place noticed; and

WHEREAS, copies of the CWRC and the State Map are available in the Town Clerk's Office located at Town Hall, 441 Third Street, Mead, CO 80542, for review and inspection by the public during regular business hours; and

WHEREAS, the Board has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the CWRC and the State Map, as amended herein, will further the health, safety, and welfare of the public.

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

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

Section 2. Chapter 18 of the Mead Municipal Code is hereby amended with the addition of a new Article XIV entitled, "Wildfire Resiliency Code" to read in full as follows:

ARTICLE XIV

WILDFIRE RESILIENCY CODE

Sec. 18-14-10. – Title.

The provisions of this Article shall be known as the *Mead Wildfire Resiliency Code*.

Sec. 18-14-20. – Adoption.

- (a) The Colorado Wildfire Resiliency Code, 2025 Edition, as published by the Colorado Wildfire Resiliency Code Board, 1697 Cole Blvd, Lakewood, CO 80401, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the wildfire resiliency code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (b) The Colorado Wildfire Resiliency Code Map, 2025 Edition, as published by the Colorado Wildfire Resiliency Code Board, 1697 Cole Blvd, Lakewood, CO 80401, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the wildfire resiliency map of the Town. Except as otherwise provided, this map is adopted in its entirety.
- (c) One (1) copy of the Colorado Wildfire Resiliency Code, 2025 Edition, and the Colorado Wildfire Resiliency Code Map, 2025 Edition, as amended by this Article, certified to be true copies by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-14-30. – Amendments.

The Colorado Wildfire Resiliency Code, 2025 Edition (“CWRC”), is hereby amended as follows:

- (1) CWRC 101.1 (Title) is amended by the addition of the phrase “Town of Mead” where indicated.
- (2) CWRC 202 (Definitions) is amended by the addition of the definition of Authority Having Jurisdiction (“AHJ”) to appear alphabetically and to read as follows:

Authority Having Jurisdiction (“AHJ”) shall mean the Town of Mead.

Section 3. Penalties for Section 2 Set Forth Herein. Violations of this ordinance shall be punishable as provided in Section 18-1-90 of the Mead Municipal which is set forth below in full:

Sec. 18-1-90. – Violations and Penalty.

Violation of the provisions of this Chapter, including each supplemental code adopted herein, shall be subject to this violation section.

- (1) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, demolish or utilize any building, structure or equipment regulated by this Chapter, or cause the same to be done, in conflict with or in violation of any of the provisions of this Chapter.
- (2) Prosecution of violation. Any person, firm or corporation who violates a provision of this chapter, fails to comply with any of the requirements thereof or erects, installs, alters or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this chapter, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or utilization of the installations on or about any premises.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law. The amendments to the Mead Municipal Code set forth in this Ordinance will be enforced on and after July 1, 2026.

Section 5. Remaining provisions. Except as specifically amended hereby, all other provisions of the Mead Municipal Code shall continue in full force and effect.

Section 6. Codification Amendments. The codifier of Mead's Municipal Code is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Mead Municipal Code.

Section 7. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 8. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 9. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED ON FIRST READING, AND NOTICE OF PUBLIC HEARING ORDERED PUBLISHED PURSUANT TO C.R.S. SECTION 31-16-203 AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 27TH DAY OF APRIL, 2026.

READ, PASSED, AND ADOPTED ON FIRST READING FOLLOWING PUBLIC HEARING, AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 27TH DAY OF APRIL, 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Collen G. Whitlow, Mayor