



BOARD OF TRUSTEES

441 3rd Street, Mead

Monday, July 08, 2024

AGENDA

I. 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 Chris Cartwright
Trustee David Adams
Trustee Debra Brodhead
Trustee Trisha Harris
Trustee Chris Parr
Trustee Herman Schranz

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

[a.](#) Manager Report

6. Informational Items

a. 2023 Audited Financial Statement

7. Proclamations

[a.](#) Parks and Recreation Month July 2024

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

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

[a.](#) Approval of Minutes - Regular Meeting June 24, 2024

[b.](#) June 2024 Aging Report

[c.](#) Check Register July 8, 2024

[d.](#) **Ordinance No. 1055** – An Ordinance of the Town of Mead, Colorado, Approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2

[e.](#) **Ordinance No. 1056** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2 Replat A

- f. **Resolution No. 56-R-2024** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements associated with the Club Carwash Site Plan (Mead Crossings Subdivision, Amendment No. 2, Lot B)

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

11. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

12. Adjournment

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

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: July 8, 2024

SUBJECT: Town Manager Report

- The 2023 annual financial audit with DMC Auditing and Consulting, LLC will be presented to the Board of Trustees at tonight's meeting.
- Building a Stronger Mead Community is a non-profit organization dedicated to promoting citizen-led initiatives within the Town of Mead. This year, their primary focus is advocating for additional support for the Mead Police Department. Residents can contribute to creating a safer, more resilient Mead community by volunteering their time. For more information, residents should contact: buildingastrongermeadcommunity@gmail.com
- The first Meet, Greet, and Eat with the Board of Trustees was held on June 25th at Founders Park. Future dates are scheduled for July 30th at Margil Farms Park, and August 27th at Mead Town Park. This is an opportunity to chat with the Board – food will be provided.
- Coffee with the Mayor was held Saturday, July 6th, at 8:00 a.m. at Town Hall. Mayor Colleen Whitlow hosts this event on the first Saturday of each month. Citizens are encouraged to attend and participate in an open discussion about any issues.
- The calendar for developing the 2025 budget is attached. A work session was held with the Board of Trustees on Monday, June 17th, to discuss priorities for 2025.
- The Board of Trustees is evaluating a potential sales and use tax ballot measure to bolster funding for the Mead Police Department, ensuring it can support future operations and anticipated growth. Currently, Mead Police Officers respond to an average of 11,000 calls per year, patrol over 125 miles of roads, and cover areas along Highway 66 and I-25. To understand resident support for enhancing police resources, the Board is actively seeking community feedback.
- National Night Out is scheduled for August 6 as a community event to promote safety and crime prevention. The event will feature live music, safety information, safety vehicles, kid's activities, and food. Last year's festivities rained out, so hopefully, we'll have better weather this year.
- Construction of the Mead Community Center is underway. The contractor has been staging equipment and will begin site work.
- 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 Safety and Education Outreach Videos here: <https://bit.ly/MPDvideos>.
- The fall Mead Police Citizens' Academy will be held every Wednesday from September 11th to October 16th, from 6:30 p.m. to 9:00 p.m. Applications are now being accepted. Last year's Academy was very well received. This is an opportunity for citizens to learn about and interact with the Mead Police Department. More information about the Academy can be found on the town's website: <https://www.townofmead.org/police/page/citizens-police-academy>
- Municipal Court for July is scheduled on Thursday, July 18th with a new earlier start time of 5:00 p.m. Court is starting earlier due to the large dockets this year.
- 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 – United Power is undergrounding overhead lines in the area, and the bore crew is expected the week of July 8. Staff is reviewing the final bid documents, and

will be ready to release the project as soon as CDOT provides final acceptance in the coming weeks.

- Community Center – The general contractor, Dohn, will begin the project in earnest on July 8.
- SH66 Pedestrian Crossing – ROW plans have been finalized and were submitted to CDOT for final clearances.
- YTD totals for new single family home permits:
 - 2024 YTD: 48 SF Permits, 52 Certificates of Occupancy
- Boards and Commissions
 - The Planning Commission requested a continuation of the public hearing regarding renewable energy regulations held at the June 26th special meeting. in order to consider proposed agricultural co-location incentives for the renewable energy regulations. Staff will present information on proposed agricultural co-location incentives at the continued public hearing of the Planning Commission on July 17th. The public hearing for the Board of Trustees on the proposed regulations is still scheduled for July 29th.
- Human Resources
 - The Town is advertising open positions here:
<https://www.governmentjobs.com/careers/townofmead>
 - Open full-time positions include Deputy Town Engineer, Police Officer and Business and Marketing Specialist.

Community Development

- Staff is scheduling interviews for the firms that responded to the Land Use Code Revision RFP. Staff will present a recommendation to the Board later this summer.
- The draft IGA for the Municipal Facilities site at Liberty Ranch (the Library and Fire Districts) is in review by the Districts' respective counsel.

Public Works and Engineering

- The bid package was released for the Gold Star Memorial project. There are 60 plan holders, and bids are due July 10.
- 3rd Street Reconstruction Project warranty repairs are complete. Minor punch list items are ongoing.
- The annual chip/slurry seal project is scheduled to begin on July 15.
- Tennis court resurfacing at Liberty Ranch is complete. The basketball court at Margil and courts at Founders Park are scheduled for striping and resurfacing the week of July 8.

Community Engagement

- The last Rockin' N Reelin' series concert will be held on July 12 with Six Foot Joe Band. Concerts and movies have been well attended this year, with approximately 150-200 people for each session.
- Mead Recreation is offering a trip to Bally's Black Hawk Casino on September 20. Registration includes transportation, \$10 of free play, and \$15 food credit. Participants must be 21 or over, and the cost is \$20 per person.
- National Night Out is scheduled for August 6 at Mead Town Park. The Country Music Project will perform traditional country and today's Top 40 country hits with a little bit of rock-n-roll. The Mead Area Chamber of Commerce will provide free hotdogs and hamburgers while supplies last. National Night Out activities start at 5:30 p.m.; the concert begins at 6:30 p.m.
- Construction has begun on the Town of Mead's EV Chargers at Town Hall. Users will pay \$0.25 per kWh and have a four-hour limit.
- Built for Mead continues to advertise economic development through iHeart Media with podcast commercials and digital display ads. We'll have analytic data by the end of July.

Police Department

- Officers have been inundated with assisting the state patrol with crashes on I-25 and related traffic issues. Please see the attached graph showing the drastic increase in the number of crashes reported in our jurisdiction.
- Officers attended the movie and concert in the park.
- The monthly report for June is attached.



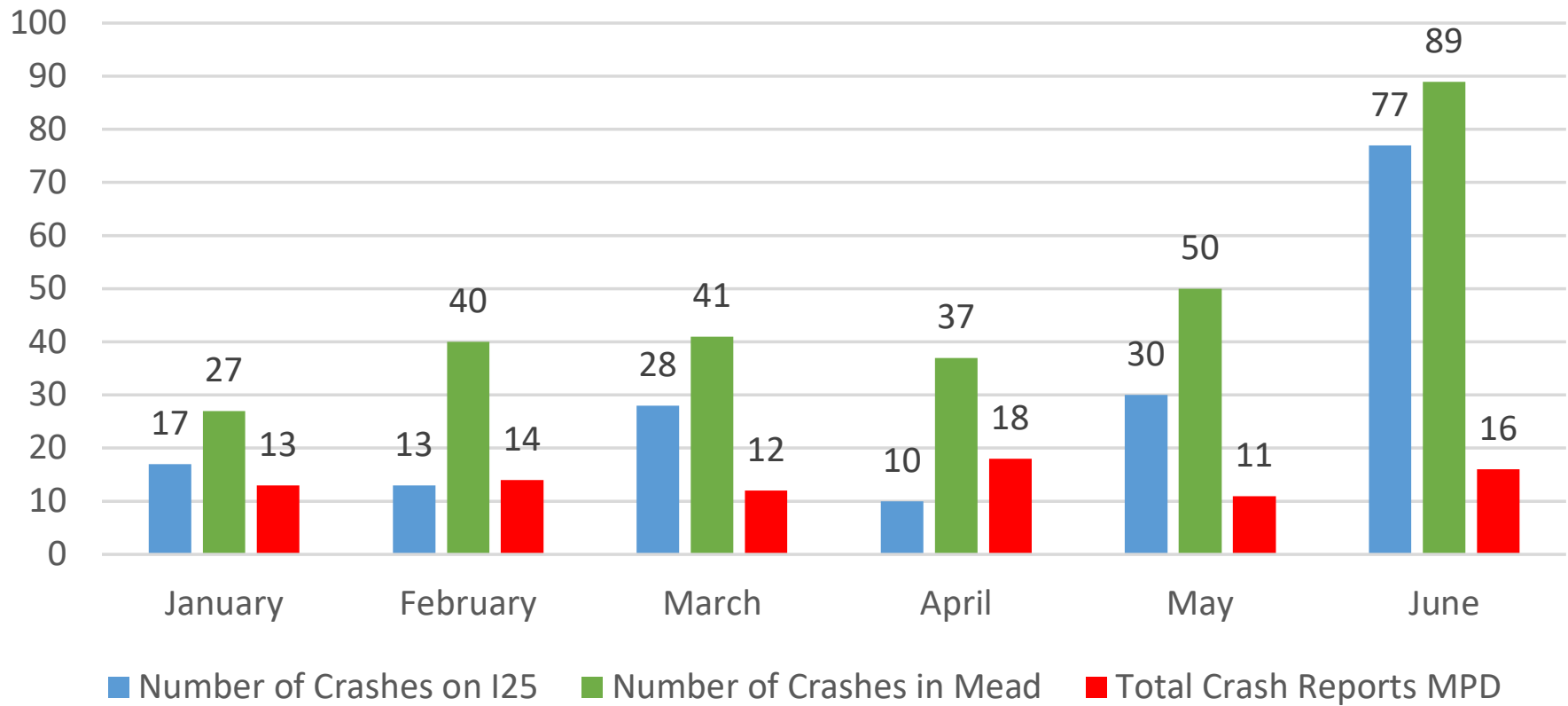
MEETING DATE: July 8, 2024

SUBJECT: 2025 Proposed Budget Calendar

PRESENTED BY: Mary Strutt, Administrative Services Director

DATE	ASSIGNMENT	ACTION
June 17, 2024	Board Retreat	Retreat to discuss 2025 and future projects
July	Finance	Complete 2023 audit and 2024 forecast
August 1, 2024	Finance	2025 budget sheets to staff
August	Dept Heads	Staff prepare proposed revenue and expenditure work sheets for each fund under their control. Schedule appointment with finance & Town Manager, as needed
August 25, 2024	Weld County	Weld County to certify new assessed and actual values
August 26, 2024	Dept Heads	Budget worksheets due back to finance
August 26, 2024	Board Work Session	Budget Overview: Review 2024, general direction for 2025 and any Board projects
September	Finance / Town Manager	Work with consultant to prepare budget presentation
October 14, 2024	Regular Board Meeting	Proposed budget presented to BOT
October 15, 2024	Clerk	Proposed budget must be presented to BOT per C.R.S. 29-1-105; hearing notices published after presentation
October / November	Board Work Sessions	Scheduled as needed
November	Finance Committee	Finance Committee to review/comment on budget
December 10, 2024	Weld County	County deadline to re-certify assessed values
December 9, 2024	Regular Board Meeting	Public Hearing and Adopt Final Budget
December 15, 2024	Finance	Deadline to certify mill levy to County Commissioners

Mead Crashes





Mead Police Department

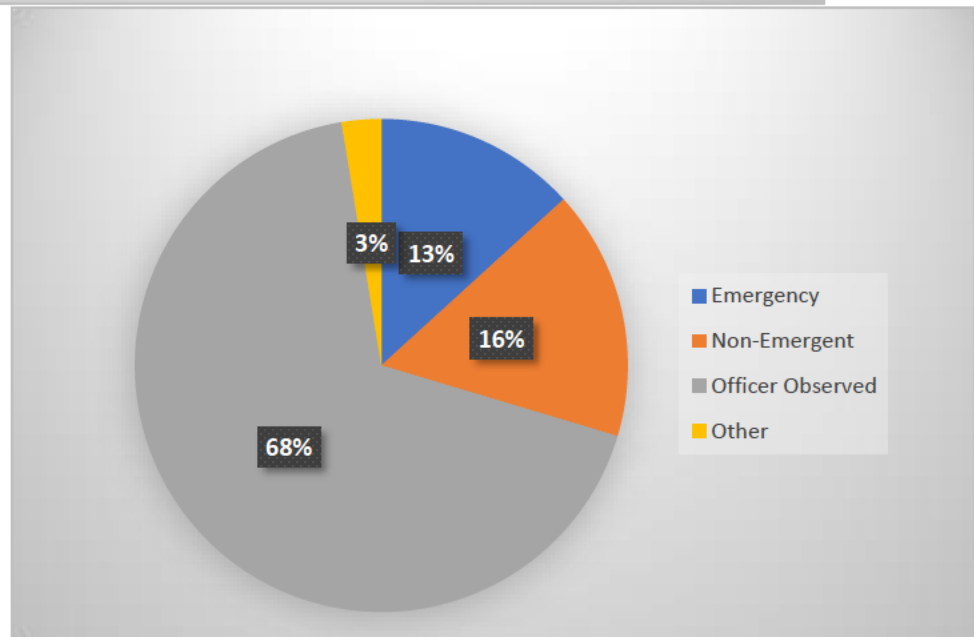
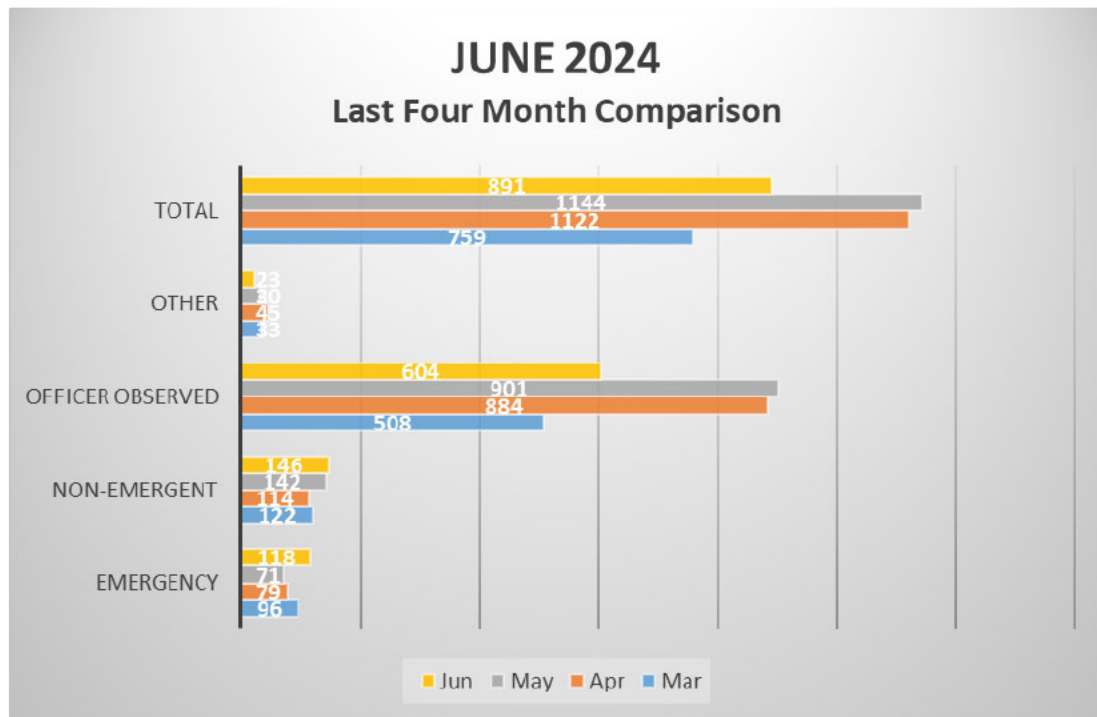
June Monthly Activity - 2024



ARRESTS: 9

Case Number	Arrest Date	Location	Charge
24ML00373	06/25/2024 07:12:00 PM	██████ CHILTON DR	18-6-401(1)(A) CHILD ABUSE - NEGLIGENCE
24ML00371	06/24/2024 09:05:00 PM	MEAD ST / HIGHWAY 66	16-19-103 FOJ WANTED BY OTHER AGENCY FELONY
24ML00365	06/23/2024 11:00:00 PM	HIGHWAY 66 / WCR 7	42-4-1301(2)(A) DUI PER SE
24ML00354	06/16/2024 11:38:00 AM	██████ WHETSTONE WAY	18-6-800.3 DOMESTIC VIOLENCE
24ML00350	06/14/2024 11:04:00 PM	WCR 34 / WCR 3	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
24ML00333	06/06/2024 11:46:00 AM	I 25 SB MM 246-5	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
24ML00331	06/05/2024 08:35:00 PM	FOSTER RIDGE DR / HWY 66	16-19-103 FOJ WANTED BY OTHER AGENCY FELONY
24ML00327	06/05/2024 12:23:18 AM	HIGHWAY 66 / COLORADO BLVD	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
24ML00323	06/02/2024 09:45:00 AM	██████ E INTERSTATE 25 FR RD	33-6-125 FIREARMS VIOLATION

Four Month Comparison of Calls for Service:



STAFFING:

Sergeant Ellis (Late Week, SROs), Sergeant Holmen (Early Week, Investigations), and Officers Aguirre, Bustamante, Cramblet, Hansen, Lima, Palmer, Patton, Rollins, and Synn are working patrol.

Officers Barker and Salazar are assigned to Mead Schools as SROs, and supporting patrol when school is not in session.

Administrative Technician Madison McCullough and Michelle Rae in Administration, Records, and Evidence. Commander Smith oversees operations, training, and professional standards. Brent Newbanks is the Chief of Police.

TRAINING:

All Officers attended the following training this month.

- Firearms training and rifle qualification.

Other training attended by officers this month.

- Chief attended the Colorado Chiefs Association annual conference.
- Sgt Ellis attended monthly SWAT training.

NOTABLE CALLS FOR SERVICE:

Shots Fired – MM 264-5 I25 NB – 24ML00321 – 06/01/2024

Meet – [REDACTED] Main Street – 24ML00322 – 06/02/2024

Burglary Alarm – [REDACTED] E I25 Frontage Road – 24ML00323 – 06/02/2024

Crash – Highway 66 / Foster Ridge Dr – 24ML00324 – 06/02/2024

Theft – [REDACTED] Highland Dr – 24ML00326 – 06/04/2024

Property – [REDACTED] Palmer Ave – 24ML00325 – 06/04/2024

Subject with a Warrant – Highway 66 / Colorado Blvd – 24ML00327 – 06/05/2024

Crash – Highway 66 / WCR 7 – 24ML00328 – 06/05/2024

Theft – [REDACTED] Ypsilon Cir – 24ML00330 – 06/05/2024

Subject with a Warrant – Foster Ridge Dr / Highway 66 – 24ML00331 – 06/05/2024

Subject with a Warrant – MM 246-5 I25 SB – 24ML00333 – 06/06/2024

Crash – MM 44 Highway 66 – 24ML00334 – 06/06/2024

Assist Other Agency – [REDACTED] Ginger Ave- 24ML00336 – 06/07/2024

Hit and Run – Highway 66 / WCR 9.5 – 24ML00337 – 06/07/2024

Disturbance – [REDACTED] Wrangler Way – 24ML00340 -06/08/2024

Theft – [REDACTED] Pacific Circle – 24ML00341 – 06/10/2024

Follow Up – [REDACTED] Main Street – 24ML00342 – 06/10/2024

Crash – WCR 7 / Highway 66 – 24ML00343 – 06/11/2024

Vandalism – WCR 28 / I25 SB – 24ML00344 – 06/11/2024

Crash – Highway 66 / Foster Ridge Dr – 24ML00345 – 06/11/2024

Theft – [REDACTED] Ritchie Dr – 24ML00346 – 06/12/2024

Crash – Highway 66 / Mead St – 24ML00347 – 06/12/2024

Check Wellbeing – [REDACTED] Kerry St – 24ML00348 – 06/14/2024

Trespass – [REDACTED] Mead St – 24ML00349 – 06/14/2024

Crash – E I25 Frontage Rd / Mulligan Dr – 24ML00351- 06/15/2024

Residential Structure Fire – 24ML00352 – 06/15/2024

Traffic Stop – I25 Exit 245 Ramp S / Welker Ave – 24ML00353 – 06/16/2024

Disturbance – [REDACTED] Whetstone Way – 24ML00354 – 06/16/2024
Burglary – [REDACTED] Park St – 24ML00355 – 06/17/2024
Sex Offense – [REDACTED] WCR 28 – 24ML00356 – 06/18/2024
Disturbance – [REDACTED] Highway 66 – 24ML00357 – 06/18/2024
Crash – 3rd St / Palmer Ave – 24ML00360 – 06/20/2024
Meet – [REDACTED] 6th St – 24ML00361 – 06/21/2024
Crash – I25 SB / Welker Ave – 24ML00362 – 06/21/2024
Sex Offense – [REDACTED] Basil Dr – 24ML00363 – 06/21/2024
Crash – Highway 66 / WCR 7 – 24ML00364 – 06/22/2024
Traffic Complaint – Highway 66 / WCR 7 – 24ML00365 – 06/23/2024
Vandalism – [REDACTED] Ypsilon Cir – 24ML00366 – 06/24/2024
Crash – [REDACTED] Highway 66 – 24ML00367 – 06/24/2024
Meet – [REDACTED] Main Street – 24ML00368 – 06/24/2024
Vandalism – MM 42 Hwy 66 – 24ML00369 – 06/24/2024
Assist Other Agency – [REDACTED] Main Street – 24ML00370 – 06/24/2024
Subject with a Warrant – Mead St / Highway 66 – 24ML00371 – 06/24/2024
Trespass – [REDACTED] Palmer Ave – 24ML00372 – 06/25/2024
Assault – [REDACTED] Chilton Dr – 24ML00373 – 06/25/2024
Stolen Vehicle – 1st St / Welker Ave – 24ML00374 – 06/29/2024
Crash – MM 248 I25 SB – 24ML00375 – 06/30/2024
Subject with a Warrant – [REDACTED] Highland Dr – 24ML00377 – 06/30/2024



PROCLAMATION Parks and Recreation Month July 2024

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including **Mead, Colorado**; and

WHEREAS, parks and recreation promotes both health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation encourages time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, park and recreation programming and education activities, such as out of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the Town of Mead recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, I, Colleen Whitlow, Mayor, of the Town of Mead do hereby proclaim that July is recognized as **Parks and Recreation Month** in the Town of Mead.

Given under my hand and Seal of the Town of Mead, Colorado
On this 8th day of July 2024

Colleen G. Whitlow
Mayor



BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, June 24, 2024

MINUTES

**I. 5:30 p.m. to 6:00 p.m.
GROUNDBREAKING**

Town of Mead Community Center
401 Third Street

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

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

1. Call to Order – Roll Call

Present

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

Absent

None

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

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for the victims of the Central New Mexico wildfires.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Motion was made by Trustee Adams, seconded by Trustee Parr, to approve the agenda. Motion carried 7-0, on a roll call vote.

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the CML Conference 6/19-6/21; Friday movie which included kid entrepreneurs' fair; Meet, Greet & Eat 6/25 at Founders Park; and draft 2023 financial audit received. The Board discussed CIRSA deductibles and grant funding for WCR 7 project has cleared first hurdle.

6. Informational Items

a. Clean Up Day Recap

Public Information Officer / Community Engagement Director Lorelei Nelson discussed the Spring Clean Up Day. The Board requested research into other facilities to provide a similar service.

b. Police Update

Police Officer Rob Palmer discussed the Town of Mead Police Department Drone program.

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

There was no public comment at this time.

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

- a. Approval of Minutes - Regular Meeting June 10, 2024
- b. May 2024 Financials
- c. Check Register June 24, 2024
- d. **Ordinance No. 1054** – An Ordinance of the Town of Mead, Colorado, Amending Sections 6-1-40, 6-1-110, and 6-1-140 of the Mead Municipal Code Concerning Business License Fees and Exemptions from the Business License Requirement
- e. **Resolution No. 52-R-2024** – A Resolution of the Town of Mead, Colorado, Setting the Date of a Public Hearing Concerning the Organization of the Town of Mead Highway 66 and I-25 General Improvement District and Ordering Publication and Mailing of the Notice of Hearing to Electors of the Proposed District
- f. **Resolution No. 53-R-2024** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the On-Site Public Improvements (excluding Stormwater and Landscaping) associated with Phases 1A and 1B (Range View Estates Final Plat)

Motion was made by Trustee Schranz, seconded by Mayor Pro Tem Cartwright, to approve the consent agenda. Motion carried 7-0, on a roll call vote.

9. Mead Liquor Licensing Authority

Motion was made by Trustee Schranz, seconded by Trustee Adams, to recess the regular meeting of the Board of Trustees and to convene as the Mead Liquor Licensing Authority. Motion carried 7-0, on a roll call vote

Mayor Whitlow convened the meeting of the Mead Liquor Licensing Authority and opened the public hearing for the Highlandlake Brewing Company LLC application at 6:33 p.m.

- a. New Liquor License Application – Brew Pub: Highlandlake Brewing Company LLC.

Town Clerk Mary Strutt entered into evidence the application and supporting documents for a Brew Pub license for Highlandlake Brewing Company LLC at 333 Main St.

Applicant Shanyn Retynski discussed the family-run business that is proposed for 333 Main Street.

There was no public comment.

Motion was made by Trustee Schranz, seconded by Trustee Adams, to approve the application of Highlandlake Brewing Company LLC for a new brew pub license based on the findings set forth in the staff report for the June 24, 2024, meeting and based on the additional findings:

- ***The applicant is of good moral character and not prohibited as a licensee; and***
- ***That the premises and their location are suitable based on a review of the plans submitted; and***
- ***That the petition submitted by the applicant, along with testimony received at the public hearing indicate that existing outlets are inadequate to serve the thirst needs of the neighborhood and that there is a desire for an additional fermented malt beverage and wine location as measured by reasonable requirements of the neighborhood.***

It was further moved that the approval is conditional upon the following:

1. *Applicant receiving a certificate of occupancy for the premises within one year of the date of this approval.*
2. *A determination upon inspection by town staff that the building complies with the diagram which includes a plot plan and detailed interior sketch which was submitted with the application.*
3. *Federal Brewer's Permit is updated with the address of the proposed licensed premises. Trustee Schranz further moved to direct town staff to notify the State of Colorado Liquor Enforcement Division of this approval. Motion carried 7-0, on a roll call vote.*

Motion was made by Trustee Parr, seconded by Trustee Schranz, to adjourn the meeting of the Mead Liquor Licensing Authority and reconvene the meeting of the Board of Trustees. Motion carried 7-0, on a roll call vote.

Mayor Whitlow closed the public hearing at 6:43 p.m. and reconvened the Regular Meeting of the Board of Trustees.

10. Committee Appointments: Planning Commission Alternate

- a. Appointment of William Jorgensen as Alternate Planning Commissioner

Community Development Director Jason Bradford presented the staff report with the recommendation to appoint William Jorgensen as Alternate Planning Commissioner.

Motion was made by Mayor Pro Tem Cartwright, seconded by Trustee Adams, to appoint William Jorgenson as Alternate Planning Commissioner for the term ending December 31, 2024, effective June 24, 2024. Motion carried 7-0, on a roll call vote

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.

Resident Don Smith discussed speeding on Welker and on Main Street. He requested that the Board consider a police substation on 3rd Street.

12. Elected Official Reports

- a. Town Trustees

Trustee Harris left the meeting at 6:49 p.m.

The Board discussed the recent CML Conference, especially networking opportunities with other leaders of similar-sized towns.

- b. Mayor Whitlow

Mayor Whitlow thanked everyone for the Community Center Groundbreaking. Upcoming events are Meet, Greet and Eat with the Board of Trustees, Cornhole league, 4th of July bike parade.

13. Adjournment

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

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 6:55 p.m. on Monday, June 24, 2024.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

Report Criteria:

Aging by Date

Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	2,572.45	2,572.45	-	-	-	-	-	-
45	Mead Development Group, Inc.	4,161.50-	-	4,161.50-	-	-	-	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
239	Gopher Gulch	2,413.00	-	2,413.00	-	-	-	-	-
256	Prosper Land & Development LLC	12,639.50	-	7,952.00	4,687.50	-	-	-	-
270	Highland Development Services Inc	1,170.59	-	-	-	262.60-	152.51-	-	1,585.70
280	Benson Farms - MD	2,430.25-	-	-	-	-	-	-	2,430.25-
282	Agfinity, Inc	393.90	-	131.30	262.60	-	-	-	-
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
290	Forestar Real Estate Group	3,700.00-	-	1,495.00-	130.00-	2,075.00-	-	-	-
292	BREG Industrial Development	13,686.09	-	-	-	-	-	694.38	12,991.71
294	QuikTrip Corp	7,066.57	-	2,279.07	4,787.50	-	-	-	-
296	Silver Point Development	16,046.53	-	808.00	3,569.34	-	1,617.01	1,785.68	8,266.50
297	Meadow Ridge Development, Inc	212.10	-	-	212.10	-	-	-	-
298	Century Land Holdings LLC	3,449.00	-	3,449.00	-	-	-	-	-
299	Lizondo Futbol Academy LLC	1,392.79	-	-	1,144.84	-	-	65.65	182.30
307	Tharaldson c/o Ventana Capital, Inc	1,469.55	-	484.80	984.75	-	-	-	-
320	Lorson South Land Corp c/o Landhuis C	757.50	-	181.80	575.70	-	-	-	-
323	Enyo Power Partners, LLC	136.35	-	136.35	-	-	-	-	-
325	Red Barn Metropolitan District	2,203.05-	-	-	-	-	-	-	2,203.05-
326	AMK Properties LLC	6,866.94	2,343.31	4,523.63	-	-	-	-	-
327	17790 CR 7 LLC	69.44	-	-	-	-	69.44	-	-
329	Club Car Wash Operating LLC	2,805.00	2,805.00	-	-	-	-	-	-
331	Mountain Legacy LLC	3,005.77	-	-	-	-	-	-	3,005.77
336	Front Range Investment Holdings LLC	97,483.09-	-	-	-	-	-	-	97,483.09-
338	JMB Collection LLC	795.88	-	795.88	-	-	-	-	-
339	Vaulter Real Estate / Investments	170.70-	-	-	-	-	-	-	170.70-
341	Grand Meadow Investors LLC	4,832.58	2,956.00	1,654.38	222.20	-	-	-	-
343	O'Reilly Auto Enterprises, LLC	818.10	818.10	-	-	-	-	-	-
344	Mead Victory Investments LLC	131.30	-	131.30	-	-	-	-	-
345	Zak Dirt	545.40	545.40	-	-	-	-	-	-
346	Mountain View Fire Protection District	12,942.00	9,523.00	3,419.00	-	-	-	-	-
347	Mead Industrial Development Group	1,590.75	272.70	1,318.05	-	-	-	-	-
349	Alphabet Investments, Inc	6,058.30	5,927.00	131.30	-	-	-	-	-
9997	Misc AR Invoices	3,377.35	3,040.00	337.35	-	-	-	-	-
Grand Totals:		486.14	30,802.96	24,489.71	16,316.53	2,337.60-	1,533.94	2,545.71	72,865.11-

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
07/24	07/08/2024	38484	Alderman Bernstein LLC	20069	14-40-5500	3rd & Welker	2,985.50
Total 38484:							2,985.50
07/24	07/08/2024	38485	Alerus	99852	01-40-5068	FSA Administration	200.00
Total 38485:							200.00
07/24	07/08/2024	38486	Amazon Capital Services Inc	113H-FT49-1	01-42-5330	Mag Bumpers for Glock	27.98
07/24	07/08/2024	38486	Amazon Capital Services Inc	19R4-RYTT-	01-49-5349	EE Engagement	512.85
07/24	07/08/2024	38486	Amazon Capital Services Inc	1GJN-6MT7-	01-47-5210	Operating Supplies	83.00
07/24	07/08/2024	38486	Amazon Capital Services Inc	1JHG-3GJX-	01-49-5260	Miles of Smiles	632.96
07/24	07/08/2024	38486	Amazon Capital Services Inc	1LMV-VCG9-	01-42-5200	Supplies	47.99
07/24	07/08/2024	38486	Amazon Capital Services Inc	1PJX-K3TP-	01-45-5210	Operating Supplies	78.02
07/24	07/08/2024	38486	Amazon Capital Services Inc	1WMH-3DTP	01-49-5262	Bike Parade	533.35
07/24	07/08/2024	38486	Amazon Capital Services Inc	1Y36-LKKF-	01-49-5260	Baseball	33.89
Total 38486:							1,950.04
07/24	07/08/2024	38487	Andres Salazar	061224 - TUI	01-42-5332	Employee Reimbursement - Tuition	2,155.00
Total 38487:							2,155.00
07/24	07/08/2024	38488	BERTHOUD ACE HARDWARE	117971/1	04-44-5252	Parts	6.08
07/24	07/08/2024	38488	BERTHOUD ACE HARDWARE	117977/1	04-44-5252	Parts	3.09
Total 38488:							9.17
07/24	07/08/2024	38489	Brent Newbanks	053124 - BN	01-42-5330	Station Design Conf in Phoenix in May -	157.00
07/24	07/08/2024	38489	Brent Newbanks	063024 - BN	01-42-5330	CACP Conf in June - meal reimburseme	51.00
Total 38489:							208.00
07/24	07/08/2024	38490	BUCKEYE WELDING SUPPLY C	05094891	04-44-5369	Cylinder Rental	7.65
Total 38490:							7.65
07/24	07/08/2024	38491	Chris Parr	063024 - PA	01-41-5330	CML Conf - Meals	93.00
07/24	07/08/2024	38491	Chris Parr	063024 - PA	01-41-5330	CML Conf - Mileage	42.88
Total 38491:							135.88
07/24	07/08/2024	38492	Ciao Mobile Pizzeria	567	01-41-5841	Meet, Greet, and Eat	1,000.00
Total 38492:							1,000.00
07/24	07/08/2024	38493	CIRSA	241397	01-40-5320	GL Ins - Admin	1,826.29
07/24	07/08/2024	38493	CIRSA	241397	01-41-5320	GL Ins - BOT	913.14
07/24	07/08/2024	38493	CIRSA	241397	01-42-5320	GL Ins - PD	22,828.59
07/24	07/08/2024	38493	CIRSA	241397	01-43-5320	GL Ins - Comm Dev	913.14
07/24	07/08/2024	38493	CIRSA	241397	04-44-5320	GL Ins - Streets	6,848.58
07/24	07/08/2024	38493	CIRSA	241397	01-45-5320	GL Ins - Parks	4,565.72
07/24	07/08/2024	38493	CIRSA	241397	01-47-5320	GL Ins - Engineering	1,826.29

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
07/24	07/08/2024	38493	CIRSA	241397	01-48-5320	GL Ins - Court	913.14
07/24	07/08/2024	38493	CIRSA	241397	01-49-5320	GL Ins - Comm Engage	1,826.29
07/24	07/08/2024	38493	CIRSA	241397	06-40-5320	GL Ins - Sewer	2,282.86
07/24	07/08/2024	38493	CIRSA	241397	20-40-5320	GL Ins - MURA	913.14
07/24	07/08/2024	38493	CIRSA	241505	04-44-5215	Claim PC6023186-1 Guardrail Ded	500.00
Total 38493:							46,157.18
07/24	07/08/2024	38494	COLO DEPT OF TRANSPORTATI	1800009847	01-02-2615	Mead Place (45)	85,029.47
Total 38494:							85,029.47
07/24	07/08/2024	38495	DAVID ADAMS	063024 - AD	01-41-5330	CML Conf - Mileage	87.10
Total 38495:							87.10
07/24	07/08/2024	38496	Denali Water Solutions LLC	INV837755	06-47-5231	Sludge Disposal	910.56
Total 38496:							910.56
07/24	07/08/2024	38497	Ditesco LLC	2024-261	09-51-5500	TOM_Coummunity Center - May	3,332.50
Total 38497:							3,332.50
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5265	senior lunch	15.08
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5075	employee scheduling	200.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5349	wellness subscription	140.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5262	fishing clinic	8.87
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5262	fishing clinic	10.27
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5349	nectar reward	234.28
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5349	lunch and learn	326.40
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-40-5700	retirement	126.66
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5331	graphic design subscription	119.40
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5260	baseball hats	72.38
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5265	senior coffee	50.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5331	newsletter subscription	45.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5260	refund sales tax on baseball hats	4.03-
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5330	conference	946.47
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5330	conference	224.76
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5330	conference	150.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5331	URL subscription	35.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5236	PW Safey signs	713.68
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-40-5331	zoom subscription	79.00
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5262	event food	31.48
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5265	senior coffee	50.00-
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5700	cookies	25.90
07/24	07/08/2024	38498	Elan Cardmember Service	1368 06/27/2	01-49-5265	senior lunch	19.76
07/24	07/08/2024	38498	Elan Cardmember Service	3514 06/27/2	01-40-5700	HR Lunch w/ Elaine	35.84
07/24	07/08/2024	38498	Elan Cardmember Service	3514 06/27/2	01-40-5331	Online Subscription - no receipt	6.99
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5255	Taxes refunded from purchase last mont	20.53-
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5201	subscription	19.99
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5330	meal at training	19.25
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5330	hotel for training	211.28
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5201	subscription	12.99
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5210	notary stamps	55.70
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5700	supervisor meeting	37.18

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5201	subscription	19.99
07/24	07/08/2024	38498	Elan Cardmember Service	3866 06/27/2	01-42-5216	spare key	36.79
07/24	07/08/2024	38498	Elan Cardmember Service	5590 06/27/2	01-49-5220	Flowers - Downtown Pots	697.13
07/24	07/08/2024	38498	Elan Cardmember Service	5590 06/27/2	01-47-5700	Planting lunch	302.26
07/24	07/08/2024	38498	Elan Cardmember Service	5590 06/27/2	01-47-5216	Sr Inspector monthly car wash	18.00
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5330	Training, Commerce City, Lunch x2 (Rae/	43.78
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5075	P.O. Interviews, Lunch x4 (Rae, Smith, H	50.56
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5330	School Resource Officer Training (Lodgin	1,366.44
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5216	Vehicle 5 Oil Change	95.72
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5210	Water & Ice for SWAT call/Search Team	12.01
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5216	Anti-Freeze (4) / Windshield Fluid (8) w/t	91.89
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5216	Anti-Freeze (4) / Windshield Fluid (8) w/	86.28
07/24	07/08/2024	38498	Elan Cardmember Service	6819 06/27/2	01-42-5216	Anti-Freeze (4) / Windshield Fluid (8) cre	91.89-
07/24	07/08/2024	38498	Elan Cardmember Service	7661 06/27/2	01-42-5210	Windshield Washer Fluid	17.94
07/24	07/08/2024	38498	Elan Cardmember Service	7661 06/27/2	01-42-5210	Fuse Kit for Cars	29.99
07/24	07/08/2024	38498	Elan Cardmember Service	7665 06/27/2	04-44-5201	Irrigation System (x4)	120.00
07/24	07/08/2024	38498	Elan Cardmember Service	7665 06/27/2	04-44-5254	Tools - Shop	62.95
07/24	07/08/2024	38498	Elan Cardmember Service	7665 06/27/2	04-44-5330	CW's TCS Cert	175.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5331	Online Subscription - No Receipt	11.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5331	Online Subscription - No Receipt	36.81
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5700	BOT Meeting	148.87
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-43-5200	Notary - AB	10.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5700	4pcset - 008627923366	35.94
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5841	Aspen Gold	15.96
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5331	Online Subscription - No Receipt	9.99
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5700	Team Meeting	35.75
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5700	BOT Meeting	131.69
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5200	Supplies	13.45
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	82.88
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	5.32
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5700	Laserfische Training - lunch	94.67
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5331	Online Subscription - No Receipt	18.99
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5700	BOT Retreat	327.50
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5331	Microsoft 365 Subscription	851.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5330	CP Hotel for CML conf	522.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-43-5203	Uniform/Clothing - AB	182.38
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5203	Uniform/Clothing - KM	201.97
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5700	BOT Meeting	178.38
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-41-5330	CW Hotel for CML Conf	522.00
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	49.25
07/24	07/08/2024	38498	Elan Cardmember Service	7700 6/27/24	01-40-5205	Postage	9.85
Total 38498:							10,608.34
07/24	07/08/2024	38499	EST Inc	2-303562-00	14-40-5562	CR 34 Bridge Design - April	18,865.75
07/24	07/08/2024	38499	EST Inc	2-303562-00	14-40-5562	CR 34 Bridge Design - April	22,125.50

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 38499:							40,991.25
07/24	07/08/2024	38500	Felsburg Holt & Ullevig	41674	14-40-5500	3rd & Welker - April/May	8,199.67
07/24	07/08/2024	38500	Felsburg Holt & Ullevig	41675	14-40-5500	3rd & Welker - May	2,922.50
Total 38500:							11,122.17
07/24	07/08/2024	38501	Fox Tuttle Transportation Group	19021-62A	01-02-2615	Liberty Ranch, filing #3	715.00
Total 38501:							715.00
07/24	07/08/2024	38502	GREELEY LOCK AND KEY	0000030726	01-40-5210	Fobs - 10pack	99.00
07/24	07/08/2024	38502	GREELEY LOCK AND KEY	0000030847	01-40-5331	2024 Annual Access for TH	297.00
Total 38502:							396.00
07/24	07/08/2024	38503	Herman Schranz	063024 - SC	01-41-5330	CML Conf - Mileage	87.10
Total 38503:							87.10
07/24	07/08/2024	38504	International Agents Inc	001130	01-42-5343	Contractual Services - June	1,350.00
Total 38504:							1,350.00
07/24	07/08/2024	38505	JVA INCORPORATED	16989	01-02-2615	Red Barn - Community Center	90.00
07/24	07/08/2024	38505	JVA INCORPORATED	16991	01-02-2615	Lizondo Football (299)	270.00
07/24	07/08/2024	38505	JVA INCORPORATED	17154	01-47-5405	Schell Farm Drainage	324.00
Total 38505:							684.00
07/24	07/08/2024	38506	KLEEN-TECH SERVICES CORP	INV377739	01-40-5050	Janitorial Services	715.48
07/24	07/08/2024	38506	KLEEN-TECH SERVICES CORP	INV377739	01-42-5050	Janitorial Services	876.03
07/24	07/08/2024	38506	KLEEN-TECH SERVICES CORP	INV377739	01-47-5050	Janitorial Services	787.78
Total 38506:							2,379.29
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	1003301 6/2	01-47-5305		102.82
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	12030	04-44-5361	Dust Control - Hydrant Meter	107.00
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	347002 6/20/	04-44-5305		34.84
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	607001 6/20/	06-47-5305		34.39
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	618801 6/20/	01-45-5305		50.34
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	619202 6/20/	01-45-5305		34.39
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	619802 6/20/	01-45-5305		328.50
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	620201 6/20/	01-45-5305		3,047.98
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	621801 6/20/	01-45-5305		1,339.39
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	622501 6/20/	01-45-5305		50.34
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	624409 6/20/	01-42-5305		34.49
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	650402 6/20/	01-40-5305		34.39
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	657602 6/20/	06-47-5305		61.63
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	657701 6/20/	01-45-5305		276.23
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	657801 6/20/	01-42-5305		68.84
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	657901 6/20/	01-45-5305		645.49
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	658001 6/20/	01-45-5305		1,095.74
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	658101 6/20/	01-45-5305		50.34
07/24	07/08/2024	38507	LITTLE THOMPSON WATER DIS	658201 6/20/	01-40-5305		72.01

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 38507:							7,469.15
07/24	07/08/2024	38508	LORELEI NELSON	063024 - NE	01-49-5700	Mileage Reimbursement - May and June	92.46
07/24	07/08/2024	38508	LORELEI NELSON	063024 - NE	01-49-5700	Meals Reimbursement - May and June	220.00
Total 38508:							312.46
07/24	07/08/2024	38509	MAIN STREET MAT COMPANY	227731	01-40-5210	Mat svcs	69.36
07/24	07/08/2024	38509	MAIN STREET MAT COMPANY	227732	01-42-5210	Mat Svcs	67.33
07/24	07/08/2024	38509	MAIN STREET MAT COMPANY	227738	01-47-5210	Mat svcs	103.03
Total 38509:							239.72
07/24	07/08/2024	38510	MBI-Medicine for Business and In	874609	01-42-5075	Screening - AS	38.52
Total 38510:							38.52
07/24	07/08/2024	38511	Melissa Neb	062624 - NE	99-01-1075	Refund overpayment. Account 837.01	40.13
Total 38511:							40.13
07/24	07/08/2024	38512	Minuteman Press	12148	01-47-5200	Name Tags - ER	45.00
07/24	07/08/2024	38512	Minuteman Press	12176	01-41-5210	Name Tag - CP	25.00
07/24	07/08/2024	38512	Minuteman Press	12176	01-43-5700	Name Plates - AB, RS, WJ	84.00
07/24	07/08/2024	38512	Minuteman Press	12176	01-48-5700	Name Plates - MH, AA	56.00
Total 38512:							210.00
07/24	07/08/2024	38513	MUSA AUTO CHBUG LLC	6006897/1	01-42-5216	VIN 273185	192.00
Total 38513:							192.00
07/24	07/08/2024	38514	Nectar HR	21204	01-49-5349	Nectar Rewards	209.00
07/24	07/08/2024	38514	Nectar HR	21872	01-49-5349	Wellness Rewards	800.00
Total 38514:							1,009.00
07/24	07/08/2024	38515	Paulette Dolin	037	01-49-5265	Sr. Exercise - May 20, 22, 26; June 5, 10	540.00
Total 38515:							540.00
07/24	07/08/2024	38516	Pitney Bowes Global Financial Se	061424	01-01-1303	Prepaid Reserve Postage	600.00
07/24	07/08/2024	38516	Pitney Bowes Global Financial Se	061424 - RE	01-01-1303	Refund old machine	195.22
07/24	07/08/2024	38516	Pitney Bowes Global Financial Se	061424 - RE	01-01-1303	Reload New Machine	695.00-
07/24	07/08/2024	38516	Pitney Bowes Global Financial Se	061424 - RE	01-40-5205	Reload New Machine	695.00
Total 38516:							795.22
07/24	07/08/2024	38517	Safety and Construction Supply	14531-IN	04-44-5255	Safety for Streets/Parks	307.62
Total 38517:							307.62
07/24	07/08/2024	38518	Samuel J. Chinnici	051024 - CHI	01-49-5262	Rockin' & Reelin' Concert - 7/12	700.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 38518:							700.00
07/24	07/08/2024	38519	SportsEngine, Inc	INV0184572	01-49-5260	Rec BG ck	207.00
Total 38519:							207.00
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5210	6005794426 - supplies	29.94
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-42-5210	6005794426 - supplies	6.00
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5200	6005794423 - KM Notary Stamp	32.99
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-43-5200	6005794423 - AB Notary Stamp	32.99
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5200	6005794429 - supplies	283.14
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-43-5200	6005794427 - supplies	12.46
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5210	6005794427 - supplies	55.44
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-47-5200	6005794424 - supplies	30.77
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-47-5210	6005794425 - supplies	15.91
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-47-5210	6005794428 - supplies	5.67
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5210	6005794431 - supplies refund	6.04
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-40-5210	6005794430 - supplies	6.04
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-48-5700	6005794421 - supplies court	28.20
07/24	07/08/2024	38520	STAPLES ADVANTAGE	7001227112	01-47-5210	6005794422 - digital clock	113.32
Total 38520:							646.83
07/24	07/08/2024	38521	TDS	0006545 06/	01-40-5325	Internet - July	460.30
Total 38521:							460.30
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-40-5066	STD / LTD Insurance	192.51
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-41-5066	STD / LTD Insurance	10.14
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-42-5066	STD / LTD Insurance	407.66
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-43-5066	STD / LTD Insurance	234.99
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	04-44-5066	STD / LTD Insurance	262.74
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-45-5066	STD / LTD Insurance	249.35
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-47-5066	STD / LTD Insurance	220.53
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-48-5066	STD / LTD Insurance	32.34
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	20-40-5066	STD / LTD Insurance	100.82
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	06-40-5066	Contractual Services - June	110.73
07/24	07/08/2024	38522	THE HARTFORD-GROUP BENE	9247031347	01-49-5066	STD / LTD Insurance	119.49
Total 38522:							1,941.30
07/24	07/08/2024	38523	TOWN OF MEAD	18.02 - 7/1/2	01-40-5305	242 Dillingham Ave	49.82
07/24	07/08/2024	38523	TOWN OF MEAD	31.11 - 7/1/24	01-42-5305	201 Welker Sewer	45.28
07/24	07/08/2024	38523	TOWN OF MEAD	338.01 - 7/1/	01-40-5305	Town Hall Sewer	59.77
07/24	07/08/2024	38523	TOWN OF MEAD	453.01 - 7/1/	01-42-5305	PD Sewer (535 Main St)	136.15
07/24	07/08/2024	38523	TOWN OF MEAD	478.02 - 7/1/	01-40-5305	242 Main St	49.82
07/24	07/08/2024	38523	TOWN OF MEAD	566.02 - 7/1/	01-45-5305	Bean Plant Sewer (401 Third St)	49.82
07/24	07/08/2024	38523	TOWN OF MEAD	630.04 - 7/1/	01-40-5305	505 3rd St Sewer	49.82
Total 38523:							440.48
07/24	07/08/2024	38524	Trent McFadden	053124 - TM	01-45-5330	Meals Reimbursement - Training	75.22
Total 38524:							75.22

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
07/24	07/08/2024	38525	University Auto Parts, Inc	315356	01-47-5216	E01 - DKs Truck	24.46
Total 38525:							24.46
07/24	07/08/2024	38526	VECTOR DISEASE CONTROL	PI-A0001430	01-45-5348	Pest Contol - 2 of 5	4,548.48
Total 38526:							4,548.48
07/24	07/08/2024	38527	Wilson & Company Inc	126377	14-40-5501	SRTS - 3rd St Trail	19,241.09
Total 38527:							19,241.09
07/24	07/03/2024	70324100	UNITED POWER	61303 06/18/	01-45-5305	Area Light	11.90
07/24	07/03/2024	70324100	UNITED POWER	88601 06/18/	04-44-5305	StreetLights	3,241.27
07/24	07/03/2024	70324100	UNITED POWER	92015 6/18/2	01-42-5305	201 Welker	42.24
Total 70324100:							3,295.41
07/24	07/08/2024	70824100	All Copy Products Inc	531637510	01-40-5315	Copier Lease	96.41
07/24	07/08/2024	70824100	All Copy Products Inc	531657641	01-47-5315	Copier Lease	78.23
Total 70824100:							174.64
07/24	07/08/2024	70824101	CEBT	INV 0067090	01-02-2310	Health Insurance	54,199.28
07/24	07/08/2024	70824101	CEBT	INV 0067090	06-02-2310	Health Insurance	2,118.40
07/24	07/08/2024	70824101	CEBT	INV 0067090	20-02-2310	Health Insurance	2,649.97
Total 70824101:							58,967.65
07/24	07/08/2024	70824102	Colo Water Resources & Power D	W07A196 - 0	06-98-9802	Acct#104792954745 - W07A196 Interest	23,573.32
07/24	07/08/2024	70824102	Colo Water Resources & Power D	W07A196 - 0	06-98-9801	Acct#104792954745 - W07A196 Princip	41,503.94
Total 70824102:							65,077.26
07/24	07/08/2024	70824103	Fusion Cloud Company	9907284	01-40-5300	Phone Bill	278.44
Total 70824103:							278.44
07/24	07/08/2024	70824104	TRACTOR SUPPLY CREDIT PLA	1350 06/15/2	01-47-5210	Supplies	113.90
07/24	07/08/2024	70824104	TRACTOR SUPPLY CREDIT PLA	1350 06/15/2	06-47-5363	Weed Spray	799.95
Total 70824104:							913.85
07/24	07/08/2024	70824105	XCEL ENERGY	882815776	01-42-5305	201 Welker - Acct # 53-0013609291-7	20.03
07/24	07/08/2024	70824105	XCEL ENERGY	882818723	01-47-5305	1341 CR 34	136.93
07/24	07/08/2024	70824105	XCEL ENERGY	882851406	01-40-5305	299 Palmer	53.49
07/24	07/08/2024	70824105	XCEL ENERGY	882922415	01-42-5305	537 4th St - acct 53-2929790-5	83.59
Total 70824105:							294.04
07/24	07/08/2024	70824106	Xpress Bill Pay	INV-XPR013	06-40-5701	Credit Transaction	586.11
07/24	07/08/2024	70824106	Xpress Bill Pay	INV-XPR013	01-40-5701	Credit Transaction	146.53
Total 70824106:							732.64
07/24	07/08/2024	70824107	Amerigas Propane LP	805731349	06-47-5558	erroneously charged taxes	152.47- M

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount	
07/24	07/08/2024	70824107	Amerigas Propane LP	805731349	06-47-5558	Ck received for remaining credit	114.08	M
07/24	07/08/2024	70824107	Amerigas Propane LP	805992994	06-47-5558	WWTP - May	38.39	M
Total 70824107:							.00	
Grand Totals:							381,674.11	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1303	795.22	695.00-	100.22
01-02-2000	867.49	217,506.32-	216,638.83-
01-02-2310	54,199.28	.00	54,199.28
01-02-2615	86,104.47	.00	86,104.47
01-40-5050	715.48	.00	715.48
01-40-5066	192.51	.00	192.51
01-40-5068	200.00	.00	200.00
01-40-5200	329.58	.00	329.58
01-40-5203	201.97	.00	201.97
01-40-5205	921.10	.00	921.10
01-40-5210	259.78	6.04-	253.74
01-40-5300	278.44	.00	278.44
01-40-5305	369.12	.00	369.12
01-40-5315	96.41	.00	96.41
01-40-5320	1,826.29	.00	1,826.29
01-40-5325	460.30	.00	460.30
01-40-5331	1,310.78	.00	1,310.78
01-40-5700	328.86	.00	328.86
01-40-5701	146.53	.00	146.53
01-41-5066	10.14	.00	10.14
01-41-5210	25.00	.00	25.00
01-41-5320	913.14	.00	913.14
01-41-5330	1,354.08	.00	1,354.08
01-41-5700	786.44	.00	786.44
01-41-5841	1,015.96	.00	1,015.96
01-42-5050	876.03	.00	876.03
01-42-5066	407.66	.00	407.66
01-42-5075	89.08	.00	89.08
01-42-5200	47.99	.00	47.99
01-42-5201	52.97	.00	52.97
01-42-5210	188.97	.00	188.97
01-42-5216	502.68	91.89-	410.79
01-42-5255	.00	20.53-	20.53-
01-42-5305	430.62	.00	430.62
01-42-5320	22,828.59	.00	22,828.59
01-42-5330	1,876.73	.00	1,876.73
01-42-5332	2,155.00	.00	2,155.00
01-42-5343	1,350.00	.00	1,350.00
01-42-5700	37.18	.00	37.18
01-43-5066	234.99	.00	234.99
01-43-5200	55.45	.00	55.45
01-43-5203	182.38	.00	182.38
01-43-5320	913.14	.00	913.14

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-43-5700	84.00	.00	84.00
01-45-5066	249.35	.00	249.35
01-45-5210	78.02	.00	78.02
01-45-5305	6,980.46	.00	6,980.46
01-45-5320	4,565.72	.00	4,565.72
01-45-5330	75.22	.00	75.22
01-45-5348	4,548.48	.00	4,548.48
01-47-5050	787.78	.00	787.78
01-47-5066	220.53	.00	220.53
01-47-5200	75.77	.00	75.77
01-47-5210	434.83	.00	434.83
01-47-5216	42.46	.00	42.46
01-47-5305	239.75	.00	239.75
01-47-5315	78.23	.00	78.23
01-47-5320	1,826.29	.00	1,826.29
01-47-5405	324.00	.00	324.00
01-47-5700	302.26	.00	302.26
01-48-5066	32.34	.00	32.34
01-48-5320	913.14	.00	913.14
01-48-5700	84.20	.00	84.20
01-49-5066	119.49	.00	119.49
01-49-5075	200.00	.00	200.00
01-49-5220	697.13	.00	697.13
01-49-5236	713.68	.00	713.68
01-49-5260	946.23	4.03-	942.20
01-49-5262	1,283.97	.00	1,283.97
01-49-5265	624.84	50.00-	574.84
01-49-5320	1,826.29	.00	1,826.29
01-49-5330	1,321.23	.00	1,321.23
01-49-5331	199.40	.00	199.40
01-49-5349	2,222.53	.00	2,222.53
01-49-5700	338.36	.00	338.36
04-02-2000	.00	11,676.82-	11,676.82-
04-44-5066	262.74	.00	262.74
04-44-5201	120.00	.00	120.00
04-44-5215	500.00	.00	500.00
04-44-5252	9.17	.00	9.17
04-44-5254	62.95	.00	62.95
04-44-5255	307.62	.00	307.62
04-44-5305	3,276.11	.00	3,276.11
04-44-5320	6,848.58	.00	6,848.58
04-44-5330	175.00	.00	175.00
04-44-5361	107.00	.00	107.00
04-44-5369	7.65	.00	7.65
06-02-2000	152.47	72,134.36-	71,981.89-
06-02-2310	2,118.40	.00	2,118.40
06-40-5066	110.73	.00	110.73
06-40-5320	2,282.86	.00	2,282.86
06-40-5701	586.11	.00	586.11
06-47-5231	910.56	.00	910.56
06-47-5305	96.02	.00	96.02
06-47-5363	799.95	.00	799.95
06-47-5558	152.47	152.47-	.00
06-98-9801	41,503.94	.00	41,503.94
06-98-9802	23,573.32	.00	23,573.32
09-02-2000	.00	3,332.50-	3,332.50-
09-51-5500	3,332.50	.00	3,332.50

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
14-02-2000	.00	74,340.01-	74,340.01-
14-40-5500	14,107.67	.00	14,107.67
14-40-5501	19,241.09	.00	19,241.09
14-40-5562	40,991.25	.00	40,991.25
20-02-2000	.00	3,663.93-	3,663.93-
20-02-2310	2,649.97	.00	2,649.97
20-40-5066	100.82	.00	100.82
20-40-5320	913.14	.00	913.14
99-01-1075	40.13	.00	40.13
99-02-2000	.00	40.13-	40.13-
Grand Totals:	383,714.03	383,714.03-	.00

Report Criteria:

Report type: GL detail



Agenda Item Summary

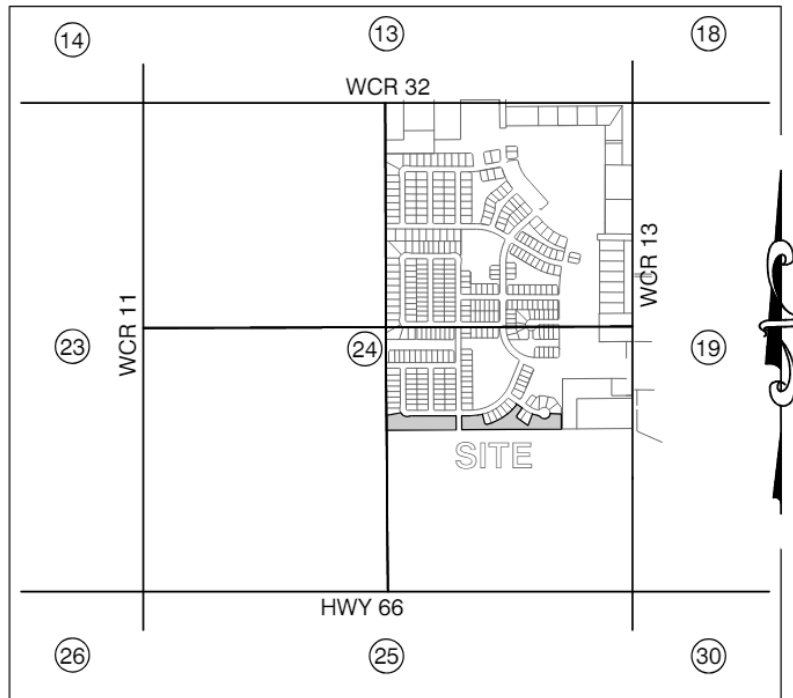
MEETING DATE: July 8, 2024

SUBJECT: **Ordinance No. 1055** – An Ordinance of the Town of Mead, Colorado, Approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Applicant requests the vacation of certain easements located in the Red Barn Subdivision Final Plat Filing No. 2 shown on the Vicinity Map below (“Property”). The easements being vacated are 10’ utility easements that are located across 19 lots and one outlot, as shown with particularity on the Easement Vacation Map attached to the Ordinance (“Easements”). United Power currently has facilities that are located within the Easements. These facilities will be relocated to a new easement, dedicated via the Red Barn Subdivision Final Plat Filing No. 2 Replat A, which is also before the Board of Trustees for consideration at the July 8, 2024 regular meeting.



SITE DETAILS

Applicant:	Century Land Holdings, LLC
Property Owner:	Century Land Holdings, LLC and 13-32 Development LLC
Property Location:	Southern portion of the Red Barn Subdivision, SW of the intersection of WCR 32 and WCR 13
Zoning Classification:	RSF-4 w/ PUD overlay
Comp. Plan Designation:	Residential Mixed-Use and Single-Family Residential
Surrounding Land Uses:	
North	Northern portion of Red Barn Subdivision
South	Agricultural – Weld County
East	RSF-1 – Town of Mead
	Agricultural, Commercial - Weld County
West	RSF-4 – Town of Mead
Agricultural - Weld County	

OVERVIEW

Owner has submitted an application to vacate the Easements (“Vacation Application”). MMC Section 16-4-140 requires that the Board of Trustees approve, conditionally approve, or deny easement vacation applications based on the vacation of easement review criteria. The Vacation Application complies with relevant regulations and the review criteria set forth in Section 16-4-140 of the MMC, as discussed in more detail below.

REVIEW CRITERIA

Criterion No. 1: The right-of-way or easement being vacated is not needed in the short or long term.

The Easements are not needed in the short term or long term. The Easements are to be replaced, and the infrastructure currently in place will be relocated to the new easements, rendering these Easements unnecessary.

Criterion No. 2: If necessary, the right-of-way or easement will be replaced. To replace the right-of-way or easement, the vacation application shall be accompanied by a development application which proposes a new right-of-way or easement.

There is a replat application also before the Board of Trustees for consideration at the July 8, 2024 regular meeting. This replat includes the dedication of new 10-foot utility easements.

Criterion No. 3: The applicant is relocating all public facilities or utilities within the right-of-way or easement.

The Applicant will relocate the United Power infrastructure from the current Easements into the new easement areas.

Criterion No. 4: The public and surrounding properties will not be negatively impacted by the vacation.

No other properties are impacted by the vacation of the Easements. There are currently no homes built on the lots, or in the immediate surrounding area that would be affected by the vacation and relocation of the Easements.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1055 approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2, add conditions to Ordinance No. 1055, or choose not to adopt Ordinance No. 1055 and deny the Vacation Application. If the Board of Trustees desires to add additional conditions of approval or deny the Vacation Application, it may do so, but this matter would need to be removed from the July 8th consent agenda for additional discussion and analysis of the applicable approval criteria set forth in the Land Use Code.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees adopt Ordinance No. 1055 pursuant to MMC Section 16-4-140. The Ordinance is included on the July 8, 2024 consent agenda. A motion to approve the July 8th consent agenda will approve the Ordinance. If this matter is pulled off of the consent agenda for additional discussion or questions of Town staff, Town staff recommends the following motion:

Suggested Motion:

“I move to approve Ordinance No. 1055, an Ordinance Approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2 Based on a Finding that the Vacation of Easement Review Criteria set Forth in Section 16-4-140 of the Mead Municipal Code Have Been Satisfied”

ATTACHMENTS

Ordinance No. 1055
Easement Vacation Map

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1055**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING VACATION OF CERTAIN EASEMENTS IN THE RED BARN SUBDIVISION
FINAL PLAT FILING NO. 2**

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

WHEREAS, Century Land Holdings, LLC, a Colorado limited liability company, and 13-32 Development LLC, a Colorado limited liability company (together, the "Applicant" and "Owner") have submitted to the Town an application for vacation of certain easements, described and shown on the EASEMENT VACATION EXHIBIT attached to this ordinance as ATTACHMENT 1 (the "Easements"); and

WHEREAS, the properties underlying the Easements are legally described as Lots 6, 7, 8, and 9, Block 40; Lots 1, 2, and 3, Block 42; and Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 43 of Red Barn Subdivision Final Plat Filing No. 2, County of Weld, Town of Mead, Colorado ("Properties"); and

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

WHEREAS, Section 16-4-140(1)(i) requires a public meeting for the Board of Trustees to consider approval, conditional approval, or denial of an ordinance to vacate easements; and

WHEREAS, the Town Board of Trustees reviewed this ordinance and the proposed vacation of the Easements at a public meeting held on July 8, 2024, and has determined that the vacation satisfies the review criteria set forth in Section 16-4-140 of the MMC; and

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

WHEREAS, the Town Board of Trustees desires to approve vacation of the Easements.

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

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

Section 2. Vacation of Easements Approved. Vacation of the Easements is approved as shown on the EASEMENT VACATION EXHIBIT attached to this ordinance as ATTACHMENT 1, incorporated herein by this reference.

Section 3. Effective Date and Recordation. This ordinance shall be published and become effective as provided by law. Further, this ordinance shall be recorded with the Weld County Clerk and Recorder in accordance with Section 16-4-140(1)(i) of the MMC.

Section 4. 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 5. 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 6. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF JULY, 2024.

ATTEST:

TOWN OF MEAD

By: _____
Marisol Herman, Deputy Town Clerk

By: _____
Colleen G. Whitlow, Mayor

ATTACHMENT 1

[Easement Vacation Exhibit Attached.]

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



EASEMENT VACATION EXHIBIT

PART OF BLOCKS 40, 42 AND 43, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

HATCH LEGEND:

10' Utility Easement per Rec. No. 4713905
to be Vacated pursuant to Town of Mead
Ordinance No. _____

LINE LEGEND:

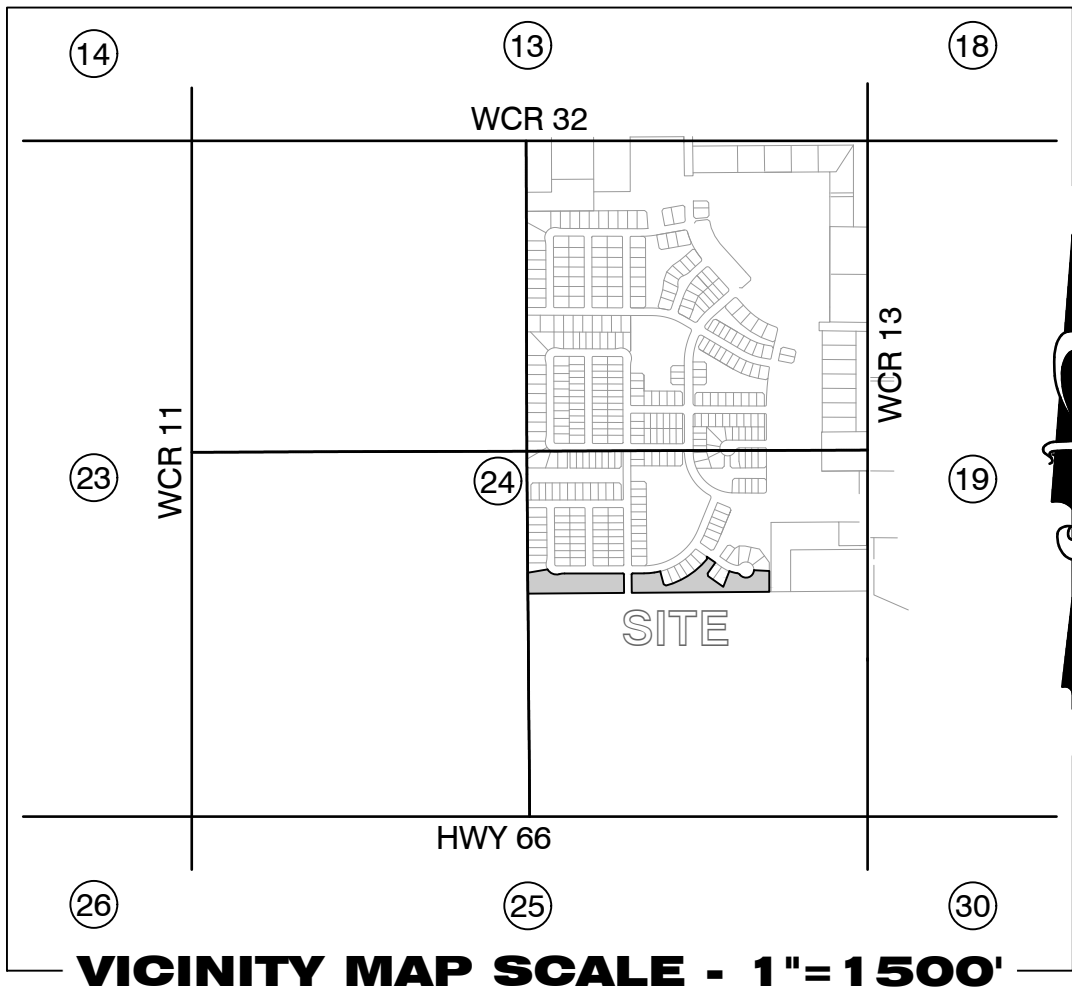
Boundary Line
Centerline
Easement Line
Lot Line

MONUMENT LEGEND:

Section Corner
Calculated Property Corner Position - not set or found
Found Monument as Described

ABBREVIATION LEGEND:

N: North
E: East
W: West
S: South
±: Plus or Minus
SF: Square Feet
R: Radius
U.E.: Utility Easement
SEC __, T __, N __, R __, W __:
Section, Township, Range



VACATED EASEMENT DESCRIPTIONS:

A Strip of land located over and across Block 40, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 14.17 feet to the Southeast Corner of Block 40 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 301.09 feet to the Southwest Corner of said Block 40; Thence departing said South Line and along the Southwest Line of said Block 40 North 54°54'42" West 25.58 feet; Thence departing said Southwest Line North 89°11'27" East 17.05 feet and again South 54°54'42" East 8.53 feet and again North 89°11'27" East 287.99 feet and again North 00°00'19" West 5.00 feet and again North 89°11'27" East 10.00 feet to the East Line of said Block 40; Thence along said East Line of Block 40 South 00°00'19" East 15.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3216 square feet or 0.07 acres, more or less, and is subject to all existing easements and/or rights of way of record.

TOGETHER WITH:

A Strip of land located over and across Block 42, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 888.82 feet to the Southeast Corner of Block 42 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 187.06 feet to a point on a line that lies 10.00 feet east of and parallel to the East Right of Way Line for Heritage Drive; Thence departing said South Line of Red Barn Subdivision Final Plat Filing No. 2 along said parallel line North 00°25'39" West 10.00 feet; Thence departing said parallel line North 89°11'27" East 185.52 feet to the East Line of said Block 42; Thence along said East Line South 09°13'30" East 10.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 1863 square feet or 0.04 acres, more or less, and is subject to all existing easements and/or rights of way of record.

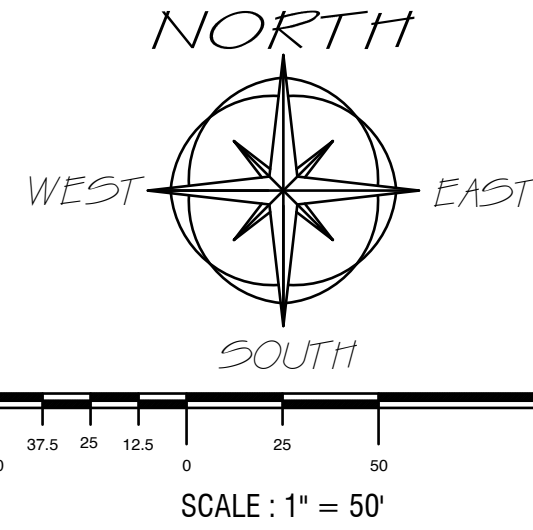
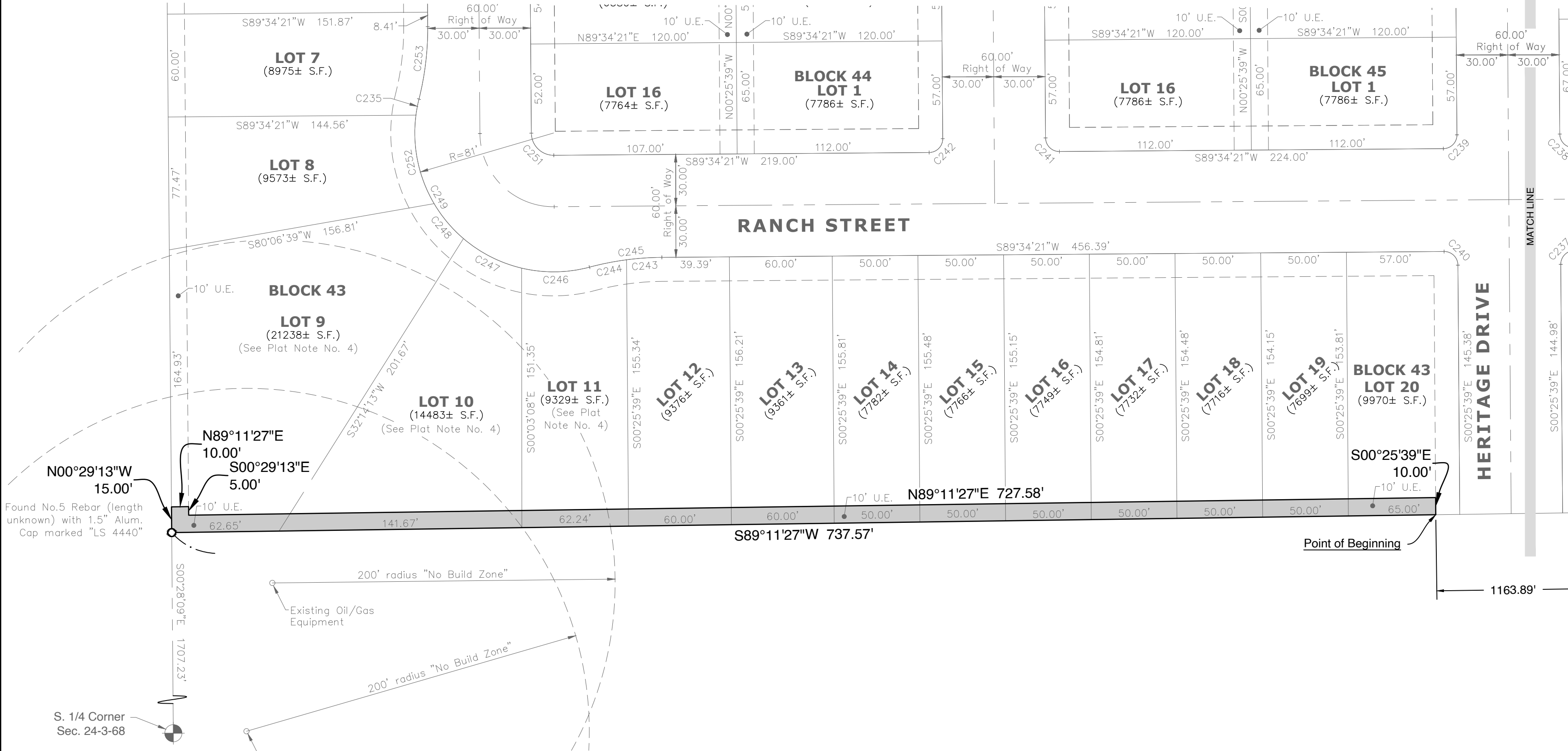
TOGETHER WITH:

A Strip of land located over and across Block 43, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 1163.89 feet to point on a line that lies 10.00 feet west of and parallel to the West Right of Way Line for Heritage Drive and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 737.57 feet to the Southwest Corner of said Red Barn Subdivision Final Plat Filing No. 2; Thence along the West Line of said Red Barn Subdivision Final Plat Filing No. 2 North 00°29'13" West 15.00 feet; Thence departing said West Line North 89°11'27" East 10.00 feet and again South 00°29'13" East 5.00 feet and again North 89°11'27" East 727.58 feet to said parallel line; Thence along said parallel line South 00°25'39" East 10.00 feet to the **TRUE POINT OF BEGINNING**.

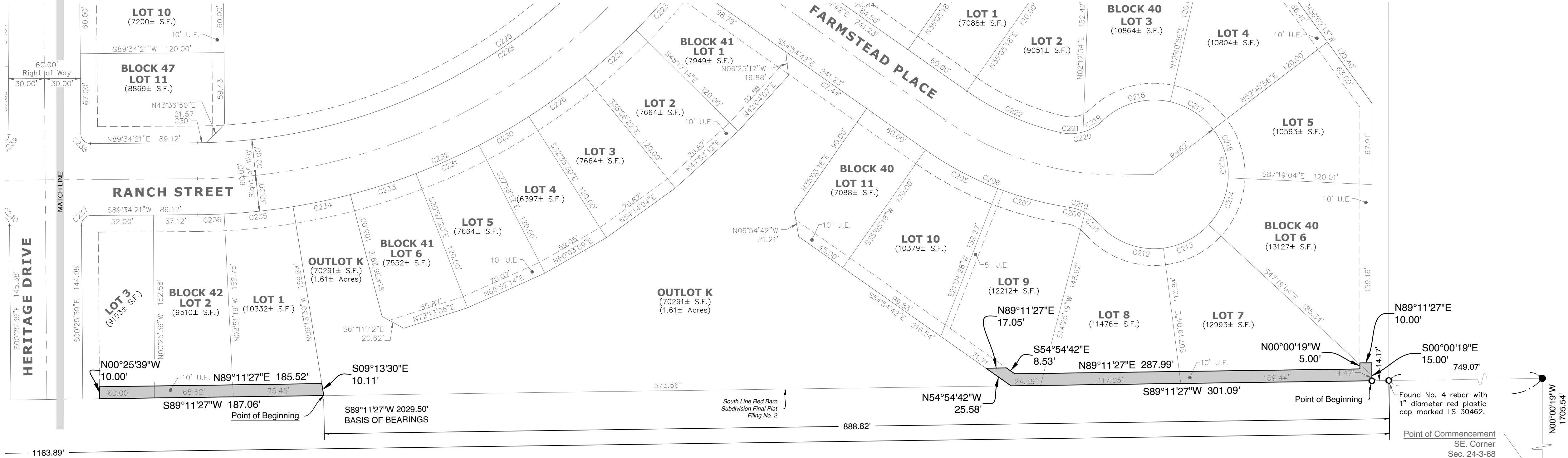
Containing 7426 square feet or 0.17 acres, more or less, and is subject to all existing easements and/or rights of way of record.



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

BASIS OF BEARINGS STATEMENT:

Bearings are based upon the record bearing of North 89°11'27" East on the South Line of Red Barn Subdivision Final Plat Filing No. 2 as per the plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office. Note: Monumentation of said line is shown hereon.



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

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

EASEMENT VACATION EXHIBIT

RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.09.14
SCALE: 1" = 50'

PROJECT NO.:
P-17-8375

SHEET OF
1 1



Agenda Item Summary

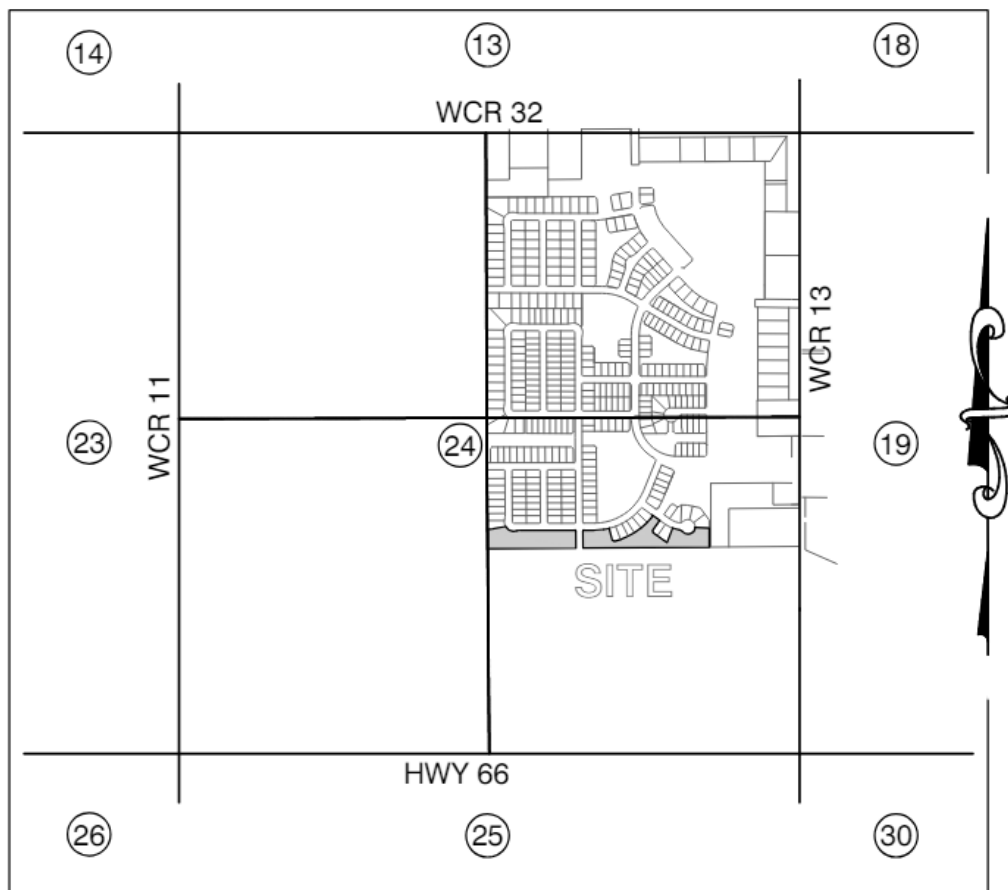
MEETING DATE: July 8, 2024

SUBJECT: **Ordinance No. 1056** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2 Replat A

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to ratify staff's conditional administrative approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A (the "Replat"). The purpose of the Replat is to remove the southern-most fifteen (15) feet from the included lots and outlots, and create two outlots. These outlots will provide the necessary area for an 11-foot-wide utility and drainage easement for the No. 3 Lateral Ditch Company (dedicated via separate instrument).



SITE DETAILS

Applicant:	Century Land Holdings, LLC
Property Owner:	Century Land Holdings, LLC; 13-32 Development LLC; and Red Barn Metropolitan District
Property Location:	Southern portion of the Red Barn Subdivision, SW of the intersection of WCR 32 and WCR 13
Zoning Classification:	RSF-4 w/ PUD Overlay
Comp. Plan Designation:	Residential Mixed-Use and Single-Family Residential
Surrounding Land Uses:	
North	Northern portion of Red Barn Subdivision
South	Agricultural – Weld County
East	RSF-1 – Town of Mead
	Agricultural, Commercial - Weld County
West	RSF-4 – Town of Mead
	Agricultural - Weld County

OVERVIEW

This is a request for the Board of Trustees to ratify staff’s conditional administrative approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A (“Replat”). This application proposes moving the rear lot lines north 15-feet for Lots 6, 7, 8, and 9, Block 40; Lots 1, 2, and 3, Block 42; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 43; and Outlot K of Red Barn Subdivision Final Plat Filing No. 2 of the subdivision. Moving the lot lines will accommodate two 15-foot wide outlots that will provide area for an 11-foot utility and drainage easement for the No. 3 Lateral Ditch Company. This easement is necessary as the No. 3 Lateral Ditch Company needs the space to perform routine upkeep and maintenance on their ditch that is just to the south of the Red Barn Subdivision.

The replat also includes the dedication of a 10-foot utility easement along the new rear property lines of the affected lots. The previous utility easements that were on these properties are to be vacated to allow for the relocation of the lot lines and creation of the outlots. This easement vacation is also before the Board of Trustees for consideration at the July 8, 2024 regular meeting

Pursuant to Section 16-4-120 of the Mead Municipal Code (“MMC”), this application is eligible for processing as a final plat.

REVIEW CRITERIA

Staff has reviewed the Replat application and found it to comply with Section 16-4-70 of the MMC, which contains the review criteria for final plats. The review criteria and staff’s explanation of how each criterion has been met are as follows:

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

The Replat removes 15 feet from the included lots on the southern portion of the Red Barn Subdivision to create two 15-foot wide outlots to provide area for an 11-foot utility and drainage easement for the No. 3 Lateral Ditch Company. These outlots will be owned by Red Barn Metropolitan District. The lots and outlots affected by the reduction in total lot sizes as well as the

newly created outlots meet all applicable requirements and standards of the MMC and Comprehensive Plan. As a result, the Replat represents a functional system of land use.

2. The final plat is consistent with the approved preliminary plat and incorporates the Planning Commission's and Board of Trustees recommendations and conditions of approval.

The Replat is consistent with the approved preliminary plat. The total number of lots remains the same, and no rights-of-way are being vacated or altered. The creation of the outlots and reconfiguration of the lot lines for the affected lots do not constitute a significant change from the preliminary plat.

3. The development will substantially comply with this Code.

The reduction in lot sizes for the affected lots and outlots, as well as the creation of the new outlots, meets all applicable density and dimensional standards. The Replat contains the information required in Section 16-4-70 of the MMC.

4. All applicable technical standards have been met.

The Replat satisfies the technical standards required by Section 16-4-70 of the MMC, including north arrow, vicinity map, address, title, legal description, number of lots, survey monuments, and other relevant data.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1056 ratifying staff's conditional approval of the Red Barn Subdivision Final Plat Filing No. 2 Replat A, add conditions to Ordinance No. 1056, or choose not to adopt Ordinance No. 1056. Any decision by the Board not to adopt Ordinance No. 1056 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes has not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Approval of the July 8, 2024, consent agenda will approve the ordinance.

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

Suggested Motion:

"I Move to Approve Ordinance No. 1056, an Ordinance Approving with Conditions the Red Barn Subdivision Final Plat Filing No. 2 Replat A Based on Staff Approval and Satisfaction of Replat Review Criteria Set Forth in Section 16-4-70 of the Mead Municipal Code."

ATTACHMENTS

Ordinance No. 1056
Red Barn Subdivision Final Plat Filing No. 2 Replat A

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1056**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE RED BARN SUBDIVISION
FINAL PLAT FILING NO. 2 REPLAT A**

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

WHEREAS, Century Land Holdings, LLC, a Colorado limited liability company (“Applicant”) has submitted to the Town an application for an administrative replat designated as the RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A (“Replat”) for certain property generally located at the southwest corner of WCR 32 and WCR 13, within the Red Barn Subdivision, in the Town of Mead, Colorado, as more particularly described in EXHIBIT 1 attached to this Ordinance and incorporated by this reference (“Property”); and

WHEREAS, the Applicant, Red Barn Metropolitan District, and 13-32 Development LLC, a Colorado limited liability company, are the fee owners of the Property; and

WHEREAS, Section 16-4-70 of the MMC authorizes administrative staff review and approval of the Replat, subject to ratification by the Board of Trustees through the adoption of an ordinance approving the Replat; and

WHEREAS, the Applicant is proposing the Replat in order to create two separate outlots from the southern-most fifteen (15) feet of the replatted lots and outlots; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer related to the Replat, any and all submittals by the Property owners, Applicant, and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Replat was considered; and

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

WHEREAS, the Board of Trustees has determined that the Replat meets all applicable requirements of the applicable provisions of the MMC and that the review criteria set forth in Section 16-4-70 of the MMC have been satisfied; and

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

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

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

Section 2. The final plat designated as the RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A, is approved subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Replat; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Replat application, including recording fees.

Section 3. Following the satisfaction of the conditions set forth in Section 2 of this Ordinance, the Mayor is authorized to sign the Replat on behalf of the Town, and the Town Clerk may attest the signature of the Mayor on the Replat.

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

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

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

Section 7. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 8. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinances or resolutions, nor revive any ordinances or resolutions thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF JULY, 2024.

ATTEST:

TOWN OF MEAD:

By: _____
Marisol Herman, Deputy Town Clerk

By: _____
Colleen G. Whitlow, Mayor

\

EXHIBIT 1

**PROPERTY LEGAL DESCRIPTION
(RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A)**

Lots 6, 7, 8, and 9, Block 40; Lots 1, 2, and 3, Block 42; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 43; and Outlot K of Red Barn Subdivision Final Plat Filing No. 2, located in the East Half of Section 24, Township 3 North, Range 68 West of the 6th P.M., Town of Mead, County of Weld, State of Colorado.

RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A

LOTS 6-9, BLOCK 40; LOTS 1-3, BLOCK 42; LOTS 9-20, BLOCK 43; AND OUTLOT K, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2;
SITUATE IN THE EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LAND USE TABLE					
	SQARE FEET	ACRES	LAND USE	OWNERSHIP	MAINTENANCE
Block 1 (12 Lots)	172,003.5	3.949	Residential	Century Land Holdings and 13-32 Development	Owner
Block 2 (3 Lots)	29,286.9	0.672	Residential	Century Land Holdings	Owner
Block 3 (4 Lots)	29,506.3	0.677	Residential	Century Land Holdings	Owner
Outlot A	11,273.7	0.259	Number 3 Outlet Ditch Buffer Open Space	Red Barn Metropolitan District Dedicated Hereby	Red Barn Metropolitan District
Outlot B	6,999.0	0.161	Number 3 Outlet Ditch Buffer Open Space	Red Barn Metropolitan District Dedicated Hereby	Red Barn Metropolitan District
Outlot C	20,225.9	0.464	Open Space	Red Barn Metropolitan District	Red Barn Metropolitan District

PURPOSE OF REPLAT:

The purpose behind this replat is to provide a 15' wide strip of land at the south end of the existing subdivision for the Number 3 Outlet Ditch Company for access and maintenance of their appurtenances.

The only lot changes was to remove said 15' wide strip of land from each affected parcel. Frontages were not modified at all.

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

The Final Plat shown hereon has been reviewed and approved by the Town of Mead staff, with submittal thereafter to the Board of Trustees for acceptance by ordinance, this _____ day of _____, 2024.

Town Manager

CERTIFICATE OF ACCEPTANCE BY DISTRICT:

The dedications of outlots as shown and described hereon are accepted by the Red Barn Metropolitan District for ownership and maintenance.

Red Barn Metropolitan District

ATTEST:

Name: _____

Name: _____

Title: _____

Title: _____

TOWN ENGINEER CERTIFICATE:

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

Town Engineer

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

This Final Plat map of RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A a Subdivision in the Town of Mead, Colorado, is approved and accepted by Ordinance No. _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado, held on, _____, 2024, and recorded on, _____ as Reception No. _____ in the records of the Clerk and Recorder of Weld County. The dedications of public streets, public rights-of-way, parks open spaces, public easements and other places designated or described for public uses as shown hereon and such other easements shown hereon for the purposes shown are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks, walkways, road lighting, road signs, flood protection devices, drainage structures, and other improvements that may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or others shall be subject to a separate Subdivision Improvement Agreement.

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

Mayor

ATTEST: Town Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION:

The undersigned are the owners of certain lands in Mead, Colorado, described herein, and by this plat, as applicable: (1) have caused said land to be subdivided into lots, blocks, tracts, streets, or other designated parcels, as applicable, under the name of RED BARN SUBDIVISION FINAL PLAT FILING NO. 2 REPLAT A; (2) hereby dedicate to the Town of Mead ("Town"), in fee simple absolute with marketable title, all streets, roadways, and additions thereto depicted or by note or notation referenced hereon (unless of prior record or designated hereon as "private"), for public road and associated purposes; (3) further dedicate and grant unto the Town such easements as are depicted or by note or notation referenced hereon (except those of prior record), for the uses and purposes so indicated, either directly or through applicable service providers, along with the perpetual right of ingress and egress from and to adjacent properties for the purpose named on the easement, including as applicable the installation, maintenance and replacement of utility lines and/or facilities or services consistent with the easement's purpose; and (4) acknowledge the following: a) notations or references to "R.O.W." or "Right-of-Way," with regard to streets or street widths, are not intended to imply an easement or other interest less than fee simple, and all streets, roads, lanes, drives, courts, and similarly-designated ways intended to be dedicated by this plat are dedicated in fee simple; b) the Town does not accept any duty of maintenance of the easements, or of improvements in the easements that are not owned by the Town, and further reserves its rights to remove or require the owner(s) to remove, at the expense of the owner(s), any objects in the easements that interfere with their use and enjoyment for their intended purpose; c) the rights granted to the Town by this plat inure also to the benefit of its agents, licensees, permittees and assigns; d) all conditions, terms, warranties, representations, and specifications designated or described herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and e) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Lots 6, 7, 8, and 9, Block 40; Lots 1, 2, and 3, Block 42; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 43; and Outlot K of Red Barn Subdivision Final Plat Filing No. 2, located in the East Half of Section 24, Township 3 North, Range 68 West of the 6th P.M., Town of Mead, County of Weld, State of Colorado,

Thus-described Final Plat contains 6.18 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

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

13-32 Development LLC

Name: _____

Title: _____

STATE OF COLORADO)
COUNTY OF _____ } §

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by _____ as _____ of 13-32 Development LLC, a

Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Century Land Holdings, LLC

Name: _____

Title: _____

STATE OF COLORADO)
COUNTY OF _____ } §

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by _____ as _____ of Century Land Holdings,

LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Red Barn Metropolitan District

ATTEST:

Name: _____

Name: _____

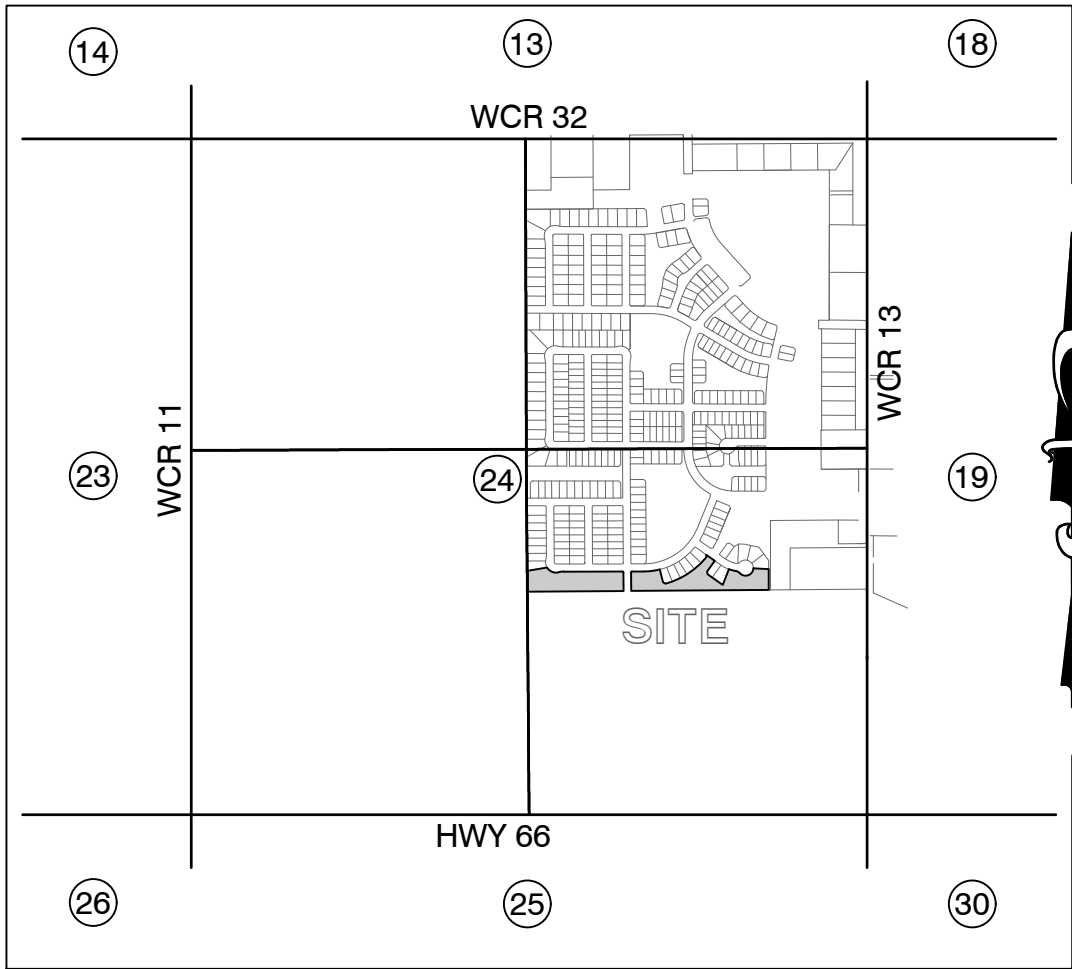
Title: _____

Title: _____

BASIS OF BEARINGS STATEMENT:

Bearings are based upon the record bearing of North 89°11'27" East on the South Line of Red Barn Subdivision Final Plat Filing No. 2 as per the plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office. Note: Monumentation of said line is shown hereon.

VICINITY MAP SCALE - 1"= 1500'



PLAT NOTES:

- Title Commitment was not furnished to Intermill Land Survey, Inc. Easements and/or Rights of Way shown are based upon previous platting of this property.
- The entire subject property is located with Zone X (Areas of minimal flooding) of the FEMA FIRM Community Panel No. 08123C1880E, effective date January 20, 2016.
- Maintenance Guarantee: The owner of the property shown hereon ("Owner") hereby warrants and guarantees to the Town, for a period of two (2) years from the date of completion and Conditional Acceptance by the Town of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the development of the property that is the subject of this Plat. This warranty and guarantee is made in accordance with the Town of Mead Municipal Code, Section 16-4-130(h) and the Town's Design Standards and Construction Specifications, as applicable and as may be amended from time to time. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the right-of-way, easements, and other public properties including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches, and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements, and environmental protection requirements of the Town. The Owner shall also correct and repair, or cause to be correct and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the Town and all costs and charges billed to and paid by the Owner. The Town shall also have any other remedies available to it as authorized by law. Any damages that occurred prior to the end of said two (2) year period and are unrepaired at the termination of said period shall remain the responsibility of the Owner.

Drainage Maintenance: The Owner, its legal representatives, heirs, executors, administrators, successors in interest and assigns shall be jointly and severally liable and responsible for maintaining the structural integrity and operational functions of all drainage facilities located on the property shown hereon unless otherwise specified herein, including but not limited to private drainage facilities and public and private drainage easements. In the event the Owner fails to correctly maintain or repair any such drainage facilities within thirty (30) days after written notice thereof, then said corrections/repairs to said drainage facilities may be commenced and completed by the Town and all costs and charges billed to and paid by the Owner. The Town shall have the perpetual legal right to access the drainage facilities on the property shown hereon in order to commence and complete said corrections/repairs. The Town shall also have any other remedies available to it as authorized by law.

- NOTE: This Subdivision was previously platted at:
 - Red Barn Subdivision Final Plat Filing No. 2, recorded May 11, 2021, under Reception No. 4713905 in the Records of the Weld County Clerk and Recorder's Office.
 - Red Barn Subdivision Filing No. 1 Final Plat, recorded April 1, 2021, under Reception No. 4705175 in the Records of the Weld County Clerk and Recorder's Office.
- All Outlots are hereby dedicated to the Red Barn Metropolitan District for ownership and maintenance. Blanket easements are hereby dedicated and granted to the Town of Mead over, under, upon, and across all such Outlots for drainage, utility, and landscape purposes. An additional blanket easement is hereby dedicated and granted to Number 3 Outlet Ditch Company over, under, upon and across Outlot A and B for irrigation purposes. A public easement for pedestrian access purposes is hereby granted to the Town of Mead over, upon and across all Outlots in accordance with approved Landscape Plans and excluding oil and gas setback areas.
- The southerly 11 feet of Outlots A and B are part of a 15-foot Prescriptive Easement dedicated via separate document.
- An all-weather surface will be installed across Outlots A and B to ensure access to the Number 3 Outlet Ditch.
- Lots 1, 2 and 3, Block 1 shall be unbuildable until such time as the oil/gas facilities (well head and tank batteries) are abandoned and no longer in use.

SURVEYOR'S CERTIFICATE:

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

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

Steven John Stencel
Colo. LS 30462
Date:



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

INTERMILL LAND SURVEYING, INC.

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

13-32 Development, LLC

ATTN: Jon Benson 303-996-7003
1331 Red Ash Lane, Boulder, CO 80303

TITLE: RED BARN SUBDIVISION FILING NO. 2 REPLAT A FINAL PLAT

REPLAT OF A PORTION OF RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
EAST HALF SEC. 24, T3N, R68W, 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: LHB
CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2023.06.21

SCALE: N/A

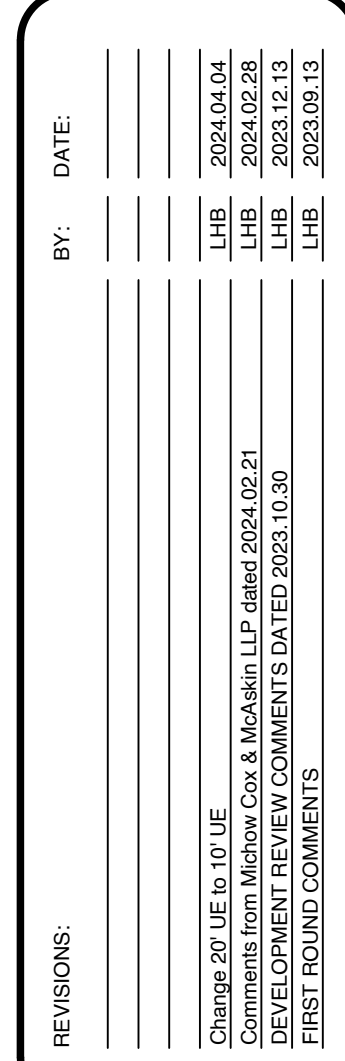
PROJECT NO.:
P-17-8375

SHEET OF

1 2

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LOTS 6-9, BLOCK 40; LOTS 1-3, BLOCK 42; LOTS 9-20, BLOCK 43; AND OUTLOT K, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
SITUATE IN THE EAST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO





Agenda Item Summary

MEETING DATE: July 8, 2024

SUBJECT: **Resolution No. 56-R-2024** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements associated with the Club Carwash Site Plan (Mead Crossings Subdivision, Amendment No. 2, Lot B)

PRESENTED BY: Robyn Brown, Deputy Town Engineer

SUMMARY

Mr. Justin Barnes, Vice President of Development for Club Car Wash Operating, LLC, a Delaware limited liability company, having a principal office address of 1591 E. Prathersville Road, Columbia, Missouri 65202 (“Developer”) has caused the completion of certain public improvements benefitting the Club Carwash Site Plan (“Development”), specifically the installation of concrete sidewalk, curb and gutter, asphalt paving, and storm sewer drainage facilities (collectively, the “Public Improvements”).

The Public Improvements are identified in that certain Site Plan Agreement dated June 3, 2023, and recorded on November 29, 2023, at Reception No. 4932976 in the Weld County property records (the “SPA”).

Town staff completed a punch list walkthrough in May and June 2024 and created a final punch list of items for the Developer’s contractor to complete for the Public Improvements. The punch list is attached and incorporated into the proposed Resolution. All punchlist items have been completed.

Staff recommends granting Conditional Acceptance of the Public Improvements.

Resolution No. 56-R-2024 (the “Resolution”) memorializes the Board’s Conditional Acceptance of the Improvements. The two-year warranty period will start on July 9, 2024.

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

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

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve the Resolution granting Conditional Acceptance of the On-Site Public Improvements.

A motion to approve the consent agenda for July 8, 2024, will approve this item. If the resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion:

“I move to adopt Resolution No. 56-R-2024, a Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements associated with the Club Carwash Site Plan (Mead Crossings Subdivision, Amendment No. 2, Lot B).”

ATTACHMENTS

Resolution No. 56-R-2024

Exhibit A to Resolution – Final Punchlist (for Conditional Acceptance – Public Improvements **Club Carwash Site Plan** (1 page))

Exhibit B to Resolution – Additional Conditions

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 56-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING
CONDITIONAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS
ASSOCIATED WITH THE CLUB CARWASH SITE PLAN (MEAD CROSSINGS
SUBDIVISION, AMENDMENT NO. 2, LOT B)**

WHEREAS, Club Car Wash Operating, LLC, a Delaware limited liability company having a principal office address of 1591 E. Prathersville Road, Columbia, Missouri 65202 (“Developer”) has caused the completion of certain public improvements benefitting the Club Carwash Site Plan (“Development”), specifically the installation of concrete sidewalk, curb and gutter, asphalt paving, and storm sewer drainage facilities (collectively, the “Improvements”); and

WHEREAS, the Improvements are identified in that certain Site Plan Agreement dated June 3, 2023, and recorded on November 29, 2023, at Reception No. 4932976 in the Weld County property records (the “SPA”); and

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

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

WHEREAS, the Town Engineer has reviewed the construction of Improvements, has determined that the Improvements have been constructed and installed in substantial conformance with the Town’s construction standards, and is recommending that the Board grant conditional acceptance of the Improvements effective as of July 8, 2024, subject to the conditions set forth in the Final Punchlist, a copy of which is attached to this Resolution as **Exhibit A**, and subject to the additional conditions attached to this Resolution as **Exhibit B**; and

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

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

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

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

Section 1. Conditional Acceptance of Public Improvements. The Board of Trustees on behalf of the Town of Mead, hereby grants “conditional acceptance” of the Improvements identified in this Resolution and orders the commencement of the two (2) year warranty period on July 9, 2024.

Section 2. Developer Obligation to Maintain Improvements during Guarantee Period.

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

Section 3. Severability.

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

Section 4. Repealer.

All resolutions and motions of the Board of Trustees of the Town of Mead or parts thereof, in conflict with this resolution are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such resolution or motion, no revive any resolution or motion thereby.

Section 5. Effective Date.

This resolution shall become effective immediately upon adoption.

Section 6. Certification.

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF JULY, 2024.

ATTEST:

TOWN OF MEAD

By: _____
Marisol Herman, Deputy Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit A

Final Punchlist (for Conditional Acceptance – Public Improvements **Club Carwash Site Plan**)

(attached – 1 page)



Project Name: Club Car Wash
 Contractor: KCI
 Inspector: Ryan Corbett
 Punchwalk Dates: 4/12/24, 5/8/24, 5/9/24
 Pre-Walk for Conditional Acceptance: 5/10/2024, 5/13/24

Punch List Items						
No.	Item	Description	Location	Observation Date	Completion Date	Town Sign-Off
1	Concrete				5/10/2024	RCC
2	Detention Basin	Approved by JVA			5/9/2024	RCC
3	Manhole/Valves	All manholes are in private paving.			5/10/2024	RCC
4	Street Lights	All lights are in private lot, but they are all installed and functional.			5/10/2024	RCC
5	As-Builts			5/10/2024	6/8/2024	RCC
6	Storm	All private until it leaves site; but inspected, reviewed, and approved videos.			5/10/2024	RCC
7	Erosion Control	No outstanding issues.			5/10/2024	RCC
8	Housekeeping	Dumpster needs removed	Near entrance to site	5/10/2024	5/14/2024	RCC
9	Stockpiles/Grading	All cleaned			5/10/2024	RCC
11	Underdrain	N/A			5/10/2024	RCC
12	Asphalt	N/A			5/10/2024	RCC
13	Thermoplastic Symbols	N/A, all markings were painted and on private lot.			5/10/2024	RCC
14	Inlet				5/10/2024	RCC
15	Water (LTWD)	Part of QT and not part of the CCW project			5/10/2024	RCC
16	St. Vrain (Sewer)	Part of QT for the tap, but confirmed with St Vrain inspector on 5/13/24			5/13/2024	RCC
17	Retaining Wall	Did not require a building permit but was installed per plans	CDOT ROW along sidewalk at NE corner of site		5/10/2024	RCC
18	CDOT	2 Open Permits- the site and an access permit	CDOT frontage	5/10/2024	6/25/2024	RCC
19	Landscaping	Has been completed but will need to ensure the seed has taken at 2-year walk	Lot to the west of the site		5/10/2024	RCC

Exhibit B

Additional conditions (Conditional Acceptance – Public Improvements **Club Carwash Site Plan**)

The Developer shall reduce the collateral for the Improvements by selecting one of the two options set forth below.

1. **OPTION 1**

Developer shall replace the Cash Deposits with check numbers 27826 and 27828, both dated October 5, 2023, in the amounts of \$42,481.75 and \$90,247.37, respectively (the “Existing Public Improvements Deposits”), with **one new replacement LOC** in the form required by the SPA in the amount of **nineteen thousand nine hundred nine dollars (\$19,909.00)** (representing 15% of the aggregate face amounts of the Existing Public Improvements Deposits) and having an expiration date **not earlier than September 1, 2026** (the “Warranty LOC”). If Developer selects OPTION 1, the Developer shall proceed to have BANK MIDWEST file the Warranty LOC with the Town Engineer on or before August 15, 2024. Upon filing of the Warranty LOC, the Town Engineer or designee shall cause the Existing Public Improvements Deposits to be released.

2. **OPTION 2**

At Developer’s request, the Town will refund a portion of the aggregate face amounts of the Existing Public Improvements Deposits, in the amount of one hundred twelve thousand eight hundred twenty dollars and twelve cents (\$112,820.12), and the Town will retain **nineteen thousand nine hundred nine dollars (\$19,909.00)**, representing 15% of the aggregate face amounts of the Existing Public Improvements Deposits (the “WARRANTY DEPOSIT”).

If Developer selects OPTION 2, the Developer shall file a request with the Town Engineer or designee on or before July 31, 2024, to process the refund and for the Town to retain the WARRANTY DEPOSIT funds.



SENT VIA EMAIL to: JBarnes@clubcarwash.com

July 9, 2024

Club Car Wash Operating, LLC
Attn.: Mr. Justin Barnes, Vice President of Development
1591 E. Prathersville Road
Columbia, Missouri 65202

RE: Conditional Acceptance of Club Car Wash Public Improvements, Mead Crossings Subdivision, Amendment No. 2, Lot B

Dear Mr. Barnes,

This letter is to notify you that the Public Improvements associated with the Club Car Wash Site Plan, Mead Crossings Subdivision, Amendment No. 2, Lot B, were granted Conditional Acceptance by the Town of Mead Board of Trustees on July 8, pursuant to the attached Resolution No. 56-R-2024 (the “Conditional Acceptance Resolution”).

In May and June 2024, Town of Mead Staff completed inspections of the referenced public infrastructure improvements. The purpose of these inspections was to confirm completion of construction of those improvements, assess the condition of the improvements installed, and generate a punchlist detailing deficiencies requiring completion. A copy of the punchlist is attached to this letter and incorporated into the Conditional Acceptance Resolution. There are no outstanding punchlist items.

Please note that, in accordance with the Town of Mead *Design Standards and Construction Specifications*, Section 202.8.A.1.a, the two-year warranty period for the Public Improvements will begin on July 9, 2024. During the two-year warranty period, the developer shall, at developer’s own expense, take all actions necessary to maintain the public improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary.

No sooner than sixty (60) days, and at least thirty (30) days, before the end of the two-year warranty period, and during the growing season (May 1 through October 31), the Developer shall request an inspection of the Public Improvements granted conditional acceptance pursuant to the Conditional



Acceptance Resolution. Once the Public Improvements are judged by the Town to be in satisfactory condition, the Town shall grant Final Acceptance of the Public Improvements by resolution of the Board of Trustees.

With respect to the collateral reduction contemplated in Section X.A. of that certain Site Plan Agreement dated June 8, 2023, and recorded on November 29, 2023, at Reception No. 4932976 in the Weld County property records (“SPA”), there are two options to accomplish the collateral reduction, outlined below:

OPTION 1

Developer shall replace the Cash Deposits with check numbers 27826 and 27828, both dated October 5, 2023, in the amounts of \$42,481.75 and \$90,247.37, respectively (the “Existing Public Improvements Deposits”), with **one new replacement LOC** in the form required by the SPA in the amount of **nineteen thousand nine hundred nine dollars (\$19,909.00)** (representing 15% of the aggregate face amounts of the Existing Public Improvements Deposits) and having an expiration date **not earlier than September 1, 2026** (the “Warranty LOC”). If Developer selects OPTION 1, the Developer shall proceed to have BANK MIDWEST file the Warranty LOC with the Town Engineer on or before August 15, 2024. Upon filing of the Warranty LOC, the Town Engineer or designee shall cause the Existing Public Improvements Deposits to be released.

OPTION 2

At Developer’s request, the Town will refund a portion of the aggregate face amounts of the Existing Public Improvements Deposits, in the amount of one hundred twelve thousand eight hundred twenty dollars and twelve cents (\$112,820.12), and the Town will retain **nineteen thousand nine hundred nine dollars (\$19,909.00)**, representing 15% of the aggregate face amounts of the Existing Public Improvements Deposits (the “Warranty DEPOSIT”).

If Developer selects OPTION 2, the Developer shall file a request with the Town Engineer or designee on or before July 31, 2024 to process the refund and for the Town to retain the WARRANTY DEPOSIT funds.

At the time of Final Acceptance, the Warranty LOC (Warranty DEPOSIT, if OPTION 2 is selected) shall be released in accordance with the terms of the SPA and the *Mead Municipal Code*.



Sincerely,

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

Robyn Brown, P.E.
Deputy Town Engineer

ATTACHMENTS:

Attachment 1 – Club Car Wash, Public Improvements Punchlist (all items completed)