



Board of Trustees Meeting

441 3rd Street, Mead

July 13, 2026

Agenda

5:15 p.m.

Mead Urban Renewal Authority Special Meeting

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

Regular Meeting

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

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

1. Call to Order – Roll Call

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

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

- a. Manager Report

6. Informational Items

- a. Police Life Saving Award
- b. 2025 Audited Financial Statements
- c. Branding and Monumentation

7. Proclamations

- a. Parks and Recreation Month July 2026

8. Public Comment:

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

9. Consent Agenda:

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

- a. Approval of Minutes - Regular Meeting June 29, 2026
- b. June 2026 Aging Report
- c. Check Register July 13, 2026
- d. **Resolution No. 40-R-2026** – A Resolution of the Town of Mead, Colorado, Approving an Art Fabrication and Installation Agreement between the Town of Mead and Karen Yank for the Town of Mead Gateway at CR 34 & I-25 Interchange
- e. **Resolution No. 44-R-2026** – A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Construction of the Mead Police Station
- f. **Resolution No. 45-R-2026** - A Resolution of the Town of Mead, Colorado, Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the “Town Project”)
- g. **Ordinance No. 1111** - An Ordinance of the Town of Mead, Colorado, Concerning the Financing of the Acquisition and Construction of a Police Station Facility, and Other Capital Improvements, with Associated Amenities and Supporting Public Improvements, and in Connection therewith Authorizing Execution and Delivery by the Town of a Site Lease Agreement, A Lease Purchase Agreement, and Other Documents Related Thereto; and Providing Other Matters Related Thereto

10. Public Hearing

- a. Public Hearing: Parks, Recreation, Open Space and Trails Master Plan (PROST)
 - i. **Resolution No. 46-R-2026** – A Resolution of the Town of Mead, Colorado, Adopting the Parks, Recreation, Open Space, and Trails Master Plan

11. Public Comment:

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

12. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

13. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please

contact us by phone 970-535-4477 or email info@townofmead.org.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: July 13, 2026

SUBJECT: Town Manager Report

- Mead After-Hours: Music Mash-Up will take place on July 24 from 6–9 p.m. at Mead Town Park. The evening will feature live performances from '80s and '90s tribute bands, a live DJ, and appearances by the Mead High School Cheer team to help energize the crowd with dancing, hula hooping, and interactive activities. New this year, attendees can enjoy a glow party throughout the evening, followed by a drone show presented in partnership with the St. Vrain Valley School District Innovation Center to close out the event. The Mead Area Chamber of Commerce will host the adult beverage garden, Grandview Church will provide a variety of free family-friendly activities, and attendees can enjoy several new oversized yard games throughout the park.
- Staff partnered with the SVVSD Innovation Center to produce more than 15 business spotlight videos featuring local businesses. Videos are released weekly on the Town's social media platforms and shared with participating businesses for their own use. As part of the project, students interviewed local business owners about their operations, their connection to the Mead community, and what makes doing business in Mead unique, while helping promote local businesses and strengthen community connections.
- The Mead Community Homecoming Parade will be held on Friday, October 2nd, at 4:30 p.m. in partnership with Mead High School as part of the school's homecoming celebration. Several years ago, the Town combined the former Mead Community Day Parade and Mead High School Homecoming Parade into a single community-wide event to maximize participation and create a larger celebration of community pride. As a result, the parade date is coordinated annually with Mead High School's Homecoming schedule. Registration for parade entries will open on August 10, 2026.
- A meeting of the Mead Urban Renewal Authority has been scheduled for Monday July 13, 2026, at 5:15 p.m. to start preliminary 2027 budget discussions and the proposed Certificate of Participation funding of a police facility.
- The Town of Firestone is installing a traffic and pedestrian signal at the intersection of High Plains Boulevard and CR 28 / Ronald Reagan Blvd. This will allow safer vehicular and pedestrian traffic to navigate the busy intersection.
- Pinnacol Assurance, the Town's workers' compensation carrier has provided the included letter and a custom hand-painted watercolor logo to commemorate our 70-year partnership. The custom logo is on the entry table.
- Mead's regular election will be held on Tuesday November 3, 2026, in coordination with Weld County. The Mayor and four Trustee seats will be up for election. An informational meeting about running for Trustee is scheduled for August 4th at 4:00 p.m. to coincide with the availability of nomination packets. For further information please contact Town Clerk Milissa Peters-Garcia.
- DMC Auditing and Consulting has completed a draft of the 2025 financial audit and financial statements which will be presented to the Board of Trustees on July 13, 2026. The audited financial statements must be filed with the Office of the State Auditor by July 31, 2026.
- Staff continues to add more permanent records to the Town's public records portal. Staff is scanning Board Packets for archival in the portal moving backwards from current. The portal allows more transparency as residents and others may access Town records at their convenience. The portal can be found on the website or by clicking this link. [Mead Public Records Portal](#).
- The High Plains Blvd (HPB) road construction project continues. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration between Mead, Weld County and local developers. Currently a new roundabout intersection is being constructed at CR 32 and High Plains Blvd. This roundabout is now open to south, east and west

bound traffic. Construction has now moved to CR 34 and High Plains Blvd to construct a new roundabout in that location. We anticipate the entire project will be open to the public by November.

- There is quite a bit of activity going on at the Municipal facilities site located just east of Liberty Ranch and south of SH 66 on CR 7. This Town owned site will soon be home to Mead's first library, a new Mountainview Fire Station, and a Police headquarters. Construction of the library and fire station are nearing completion and will open later this year. The Police building is under design and will begin construction in the fall.
- A pedestrian and bicycle underpass that will go under SH 66 and connect the pedestrian trail that runs along CR 7 is under design and right of way acquisition. Construction is anticipated to begin on this project by late this year.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school, Big Sky PK-8, will open for students in the fall of 2026. Mead Police School Resource Officers (SRO's) continue to collaborate with the students, faculty and staff at all three of the Mead schools. The partnership that has been forged between the St. Vrain Valley School District and our Mead Police Department has helped to foster an atmosphere of trust and accountability throughout the schools. The Town will provide a fully trained SRO to Big Sky PK-8. This is the third SRO that the Town provides under an intergovernmental agreement with the school district.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.
- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47qm>
- Coffee with the Mayor will next be held on August 1st at 8:00 a.m. at the Community Center Peak Room. Mayor Whitlow will discuss active development in Mead, Town projects, and respond to citizen comments / general inquiries. Coffee with the Mayor for July was cancelled due to the 4th of July holiday.
- Mead Municipal Court is scheduled for Tuesday July 28th at 5:00 p.m. at Town Hall with 31 cases on the docket for arraignment and review hearings. The Court Clerk calls all defendants prior to the scheduled court date which results in a really low rate of failure to appear. A bench trial is also scheduled on July 28th at 4:00 p.m.
- Based on the 5-year Pavement Management Maintenance Plan, this year's transportation projects will begin early this Spring. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
 - 3rd and Welker Intersection – Staff is conducting the final punch list walk on July 13.
 - Community Center - the one-year warranty walk is scheduled with the general contractor.
- Building Permits:
 - 2026 YTD (SF-D): 38 Permits, 37 Certificates of Occupancy
 - 2026 YTD (All Permit Types): 216 permits issued, 1,751 inspections
- Boards and Commissions
 - The Planning Commission will hold its next regular meeting on July 15, 2026. The Commission will conduct public hearings for the Initial Zoning of two (2) Town-owned parcels being annexed into the municipal boundaries. The proposed zoning classification is Public Facilities (PF).
- Human Resources
 - The Town advertises open positions on Neogov – below is the link: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions:
 - Police Officer – Candidate anticipated to start 7/13.
 - MW I/II/III – One candidate in backgrounds. The position has been reposted due to recent vacancy created by an internal transfer.
 - Deputy Town Engineer – candidate is in backgrounds.

- Human Resources released an RFP for a benefits broker. Seven proposals were received by the deadline; Four interviews are scheduled.
- A bi-annual review of the employee handbook is underway to ensure benefits, policies and legal requirements are up to date.
- The annual compensation study is being prepared. It is anticipated to be brought before the Board of Trustees for consideration in August.

Community Development

- Mountain View Fire Rescue's new fire station continues vertical construction. Steel and roof decking are complete.
- High Plains Library District's construction is in its final stages with interior finishes and fixture installation. Final inspections with Building and Fire are forthcoming.
- Risewell Homes continues construction of its model homes in the eastern portion of Mead Place. Three of the models are in final inspection and another two models are dried in.
- The Town-issued Request for Proposals for a Retail Economic Development Analysis closed on July 2, 2026. The Town received fourteen (14) responses to the RFP.
- The Land Use Code Amendment Project continues as Town staff met with the consultant team on May 26, 2026, to coordinate the final steps towards adoption. Town staff has completed review of the first three (4) modules of the project and will complete review of the remaining modules and provide edits back to the consultant by July 17th. Staff anticipate bringing the update forward for consideration in late Q3 or early Q4 of 2026. The update ensures that the LUC complies with state laws, best practices and efficiencies in the development processes. A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)
- The Parks, Recreation, Open Space and Trails (PROST) Master Plan is in its final draft form and was provided to the public during the week of June 1, 2026. Additionally, Logan Simpson presented the draft plan to the Planning Commission on June 17, 2026. Logan Simpson is making a presentation to the Board of Trustees on July 13, 2026 during a Public Hearing, and a draft Resolution approving the PROST Master Plan will be provided for the Board's consideration. The goal of this plan is to develop a master plan for the future of parks, recreation, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there have been multiple opportunities for input by the residents that helped shape the future of Mead's parks, open space, and trails through this master plan. A website for the PROST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>.

Public Works and Engineering

- The Slurry Seal placement is complete in Coyote Run as part of the annual street maintenance program.
- Police Facility Design – Staff has identified its preferred local contractor, FCI Constructors, Inc. (Frederick) for the CMGC contractor. The contract will be presented to the Board for final approval soon.
- Safe Routes to School – bid documents are being prepared for construction of sidewalk/trail improvements on Welker Avenue and on 3rd Street (north of the Highlands subdivision).
- Public Works staff supported the Bike Parade event on July 4.
- Interviews are underway for open Maintenance Worker I/II positions.

Community Engagement

- Staff hosted the second quarterly Business Engagement Meeting on July 7 at the Community Center. The meeting featured a guest speaker from the Colorado Municipal League, who provided an overview of recent legislative changes that may impact local businesses.
- National Night Out will take place on Tuesday, August 4, at Mead Town Park. This annual event brings together the community and public safety agencies to strengthen relationships and promote neighborhood safety. The Mead Police Department and Public Works will have vehicle displays and opportunities for residents to meet with staff and ask questions. This year, the Town has partnered

with a Northern Colorado e-bike retailer to provide an educational booth where residents can learn about the different classes of e-bikes and safe riding practices. Rock Revival will play live music, Grandview Church will host a variety of family-friendly activities, and the Mead Area Chamber of Commerce will serve free hamburgers and hot dogs to the community.

- Summer camps continue this month with Skyhawks Tennis Camp and Flag Football Camp, providing youth with opportunities to stay active, build skills, and enjoy recreational programming throughout the summer.
- Planning is underway for Community Day on September 12 at Mead Town Park. This year's event will feature national touring country artist Colby Acuff as the headlining performer, with Longmont-based band d'Lovelies opening the evening. In addition to live music, attendees will enjoy a variety of family-friendly attractions, including a zipline, bungee trampoline, Water Walker Balls, vendors, food trucks, and an adult beverage garden. The evening will conclude with a fireworks display, continuing one of Mead's signature community celebrations.

Police Department

- Staffing update: One new officer will be starting on July 13th. New Officer Sasha Dickinson is in field training. One sergeant is on light duty.
- The June Monthly Report is attached.
- Officers completed driving training last month.
- Police responded to 20 complaints of noise and fireworks on July 4th.
- Chief Newbanks led the bicycle parade on the 4th of July.

Recognizing 70 Years of Partnership

Dear Town of Mead,

Congratulations on your 70th anniversary as a member of Pinnacol Assurance! Celebrating a partnership spanning seven decades is a rare privilege. Through years of change and evolution in the workforce, your unwavering commitment to protecting your employees has remained constant.

You've always been more than just a policy to all of us at Pinnacol. We're committed to delivering a membership built on care that brings value to your business. As a member, you benefit from competitive pricing, cost-reducing safety services, top-rated injured worker care and member dividends. Our members' dedication to workplace safety has resulted in \$905 million in dividends returned to Colorado businesses.

Over the course of our partnership, **your organization has earned \$36,276 in general dividends.**

To commemorate this 70-year milestone, please accept the custom hand-painted watercolor of your entity logo. This is a small token of appreciation for the trust you've placed in us.

Our commitment to protecting your business remains as strong as ever, and we look forward to supporting your success for years to come.

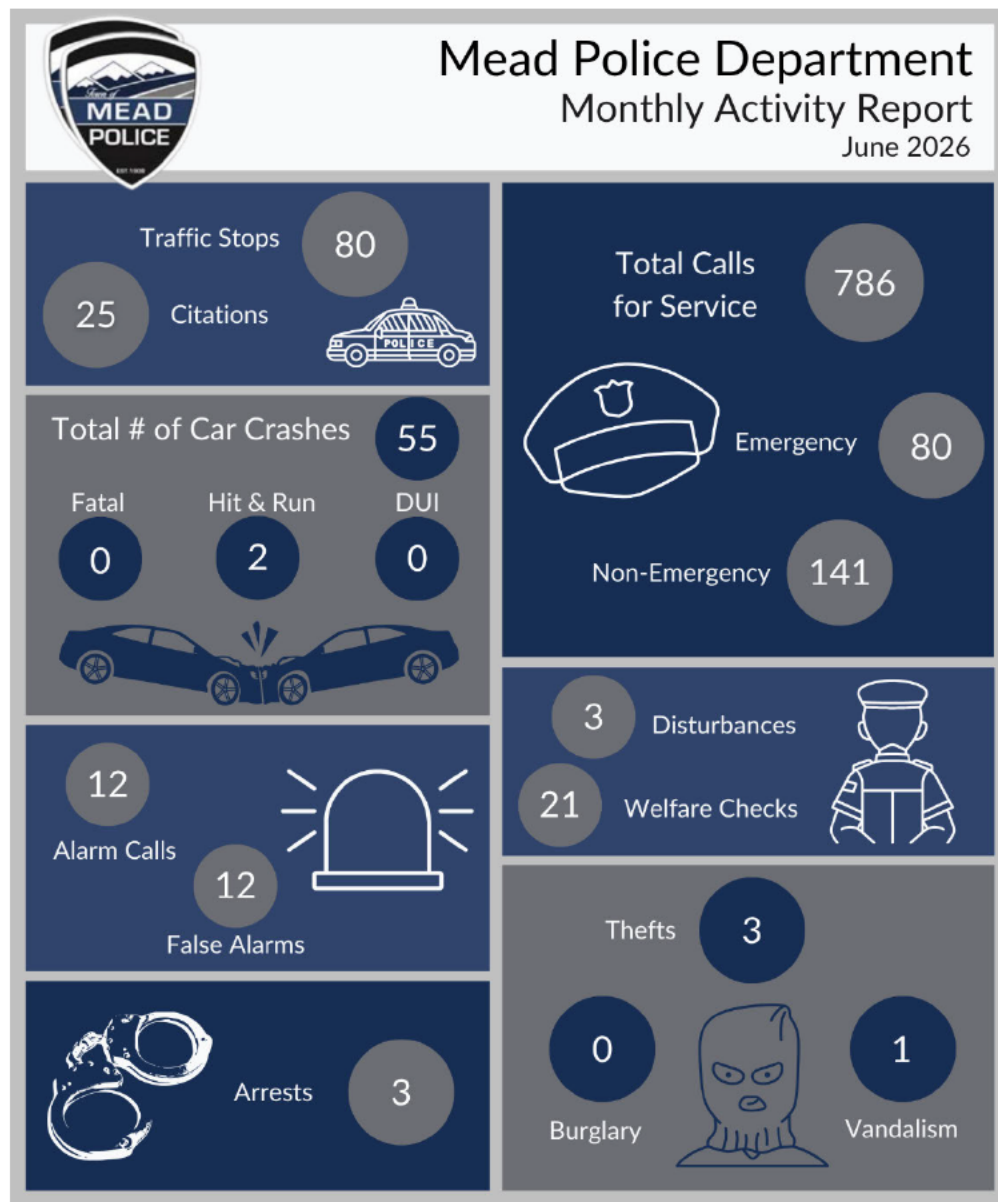
With sincere gratitude,

John O'Donnell
President and CEO
Pinnacol Assurance



Mead Police Department

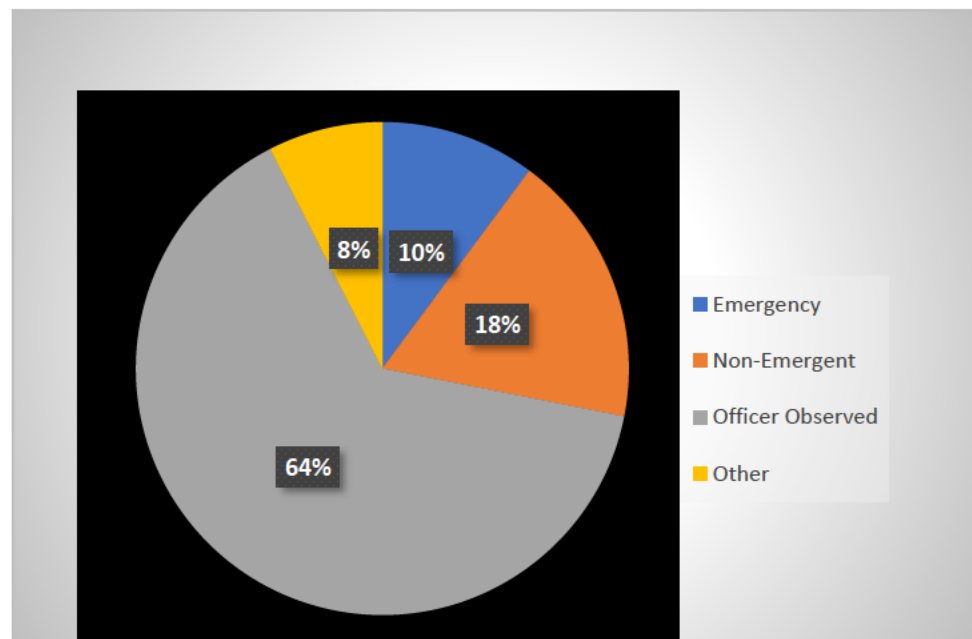
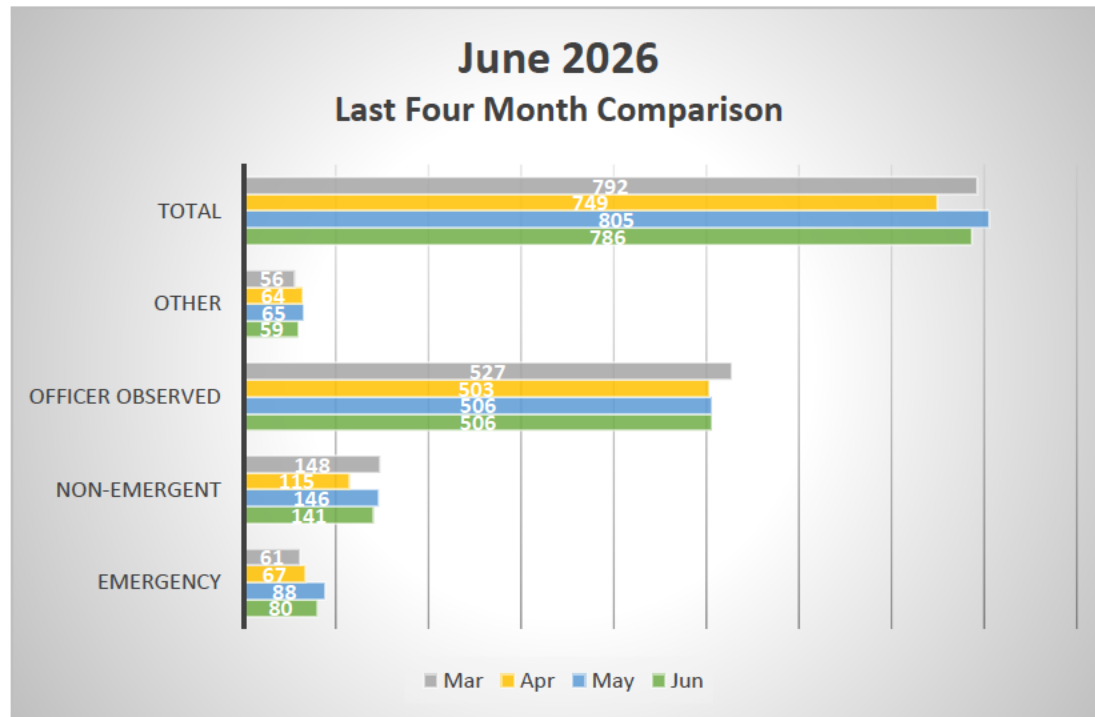
June Monthly Activity - 2026



ARRESTS: 3 (2 transported to jail)

Case Number	Location	Charge
26ML00343	■■■■ BEAUMONT BLVD	18-6-801.6 DOMESTIC VIOLENCE
26ML00319	■■■■ EAGLE AVE	ML 10-4-60 Criminal Mischief
26ML00314	WELKER AVE / INTERSTATE 25 SB	16-2-110 [M] FAILURE TO APPEAR - MISDEMEANOR

Four Month Comparison of Calls for Service:



STAFFING:

We currently have 16 of the 17 authorized sworn positions filled.

Sergeant Ellis, Sergeant Salazar, and Officers Barker, Cramblet, Hansen, Jackson, Palmer, Rollins, Sheppard, M. Smith, and Walker are working patrol. Officer Dickinson is in field training.

Officers Begano and Aguirre are assigned to Mead Schools as SROs, and support patrol when school is not in session. Officer Hansen will be the new SRO at Big Sky K-8 when it opens in the fall.

The Community Service Officer is Helly Arellano. This position covers code enforcement, animal control, and non-emergency calls for service.

Melissa Merkle is the Administrative Clerk. Michelle Rae is the Records and Evidence Technician. Commander Brian Smith oversees operations, training, and professional standards. Brent Newbanks is the Chief of Police.

TRAINING:

All officers completed driving training this month.

NOTABLE CALLS FOR SERVICE:

Problem	Address	Case Numbers
Mental Health Crisis - weapon	■■■■ GARNET WAY	26ML00300
Stolen Vehicle	■■■■ MEAD ST	26ML00301
Traffic Accident Unk or Inj	■■■■ HIGHWAY 66	26ML00302
Traffic Accident with Inj.	WCR 3 / HIGHWAY 66	26ML00304
Fraud Activity	■■■■ HIGHLAND DR	26ML00305
Animal Complaint	■■■■ CHILTON DR	26ML00306
Mental Health Crisis	■■■■ HIGHLAND DR	26ML00307
Animal Complaint	SETTLER RIDGE DR / WHETSTONE WAY	26ML00308
Fraud Activity	■■■■ SUNRISE PL	26ML00309
Medical Assist - Echo	■■■■ CALICO CT	26ML00310
Sex Offense	■■■■ GINGER AVE	26ML00311
Code Violation	1ST ST / WELKER AVE	26ML00312
Traffic Accident	WELKER AVE / INTERSTATE 25 SB	26ML00313
Subject With A Warrant	WELKER AVE / INTERSTATE 25 SB	26ML00314
Shooting	■■■■ PINEYWOODS ST	26ML00315
Assist Other Agency	■■■■ MAIN ST	26ML00316
Traffic Accident with Inj.	■■■■ FOSTER RIDGE DR	26ML00318
Vandalism In-Progress	■■■■ EAGLE AVE	26ML00319
Harassment In-Progress	■■■■ LAKE HELEN BLVD	26ML00320
Traffic Accident	COLORADO BLVD / HIGHWAY 66	26ML00321
Traffic Accident Unknown Inj.	MM 245-5 I 25 NB	26ML00322
Missing Person	■■■■ WCR 7	26ML00323
Fraud Activity	■■■■ CHILTON DR	26ML00324
Follow Up	MM 244 I 25 NB	26ML00325
Traffic Accident Unknown Inj.	3924 - 3960 HIGHWAY 66	26ML00326
Traffic Accident	HIGHWAY 66 / WCR 7	26ML00327
Traffic Accident	HIGHWAY 66 / COLORADO BLVD	26ML00328
Meet	HIGHWAY 66 / WCR 5	26ML00330
Traffic Accident Unknown Inj.	HIGHWAY 66 / COLORADO BLVD	26ML00331
Assist Other Agency	■■■■ MAIN ST	26ML00332
Check Wellbeing	■■■■ HUGHES DR	26ML00333
Check Wellbeing	■■■■ MARBLE DR	26ML00334
Traffic Accident	■■■■ HIGHWAY 66	26ML00335
Traffic Accident	■■■■ HIGHLAND DR	26ML00336
Meet	■■■■ GUERNSEY DR	26ML00337
Follow Up	■■■■ HUGHES DR	26ML00338
Theft	■■■■ PALMER AVE	26ML00339
Assist Other Agency	■■■■ MAIN ST	26ML00341

Problem	Address	Case Numbers
Disturbance	████ BEAUMONT BLVD	26ML00343
Traffic Accident	HIGHWAY 66 / WCR 9.5	26ML00346
Animal Complaint	████ SAGE CT	26ML00347
Traffic Accident	HIGHWAY 66 / WCR 7	26ML00349
Animal At Large	████ MCKAY DR	26ML00350
Traffic Complaint	MM 246 I 25 SB	26ML00351



PROCLAMATION Parks and Recreation Month July 2026

WHEREAS, parks and recreation is an integral part of communities throughout this country, including Town of Mead; and

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

WHEREAS, parks and recreation promotes 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 Alzheimers; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation is a leading provider of healthy meals, nutrition services and education; 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, parks and recreation increases 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 is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; 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.

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 13th day of July 2026

Colleen G. Whitlow
Mayor



Board of Trustees Meeting

441 3rd Street, Mead

June 29, 2026

Minutes

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

Regular Meeting

1. Call to Order – Roll Call

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted on March 13, 2023 by Resolution No. 21-R-2023, remote participation was enabled for the meeting.

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 06:00 p.m., there being present the following members to wit:

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

Those absent:
None

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

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence in recognition of the loss of three firefighters during the Snyder Fire.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Staff requested that Items 6a and 9d be rescheduled to the July 13, 2026, Board of Trustee meeting.

Trustee Hagen asked that Item 9e be removed from the Consent Agenda.

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

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

Nays: None

Abstaining: None

Passed

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the CML conference, the upcoming grand opening for Blushing Raven, the ballot deadline and the status of CR 32 roundabout.

6. Informational Items

a. 2027 Budget Preview

Administrative Service Director/Town Treasurer Mary Strutt presented a preliminary overview of the 2027 budget preparations. Additional information to be provided in the upcoming meetings.

7. Proclamations

a. Wildfire Awareness and Firefighter Recognition Month July 2026

Trustee Adams motioned to Approve the signing of the Proclamation for Wildfire Awareness and Firefighter Recognition Month July 2026. Trustee Hagen seconded the motion.

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

Nays: None

Abstaining: None

Passed

b. 250th Anniversary of America and 150th Anniversary of Colorado

Trustee Adams motioned to Approve the signing of the Proclamation for the 250th Anniversary of America and 150th Anniversary of Colorado. Trustee Hagen seconded the motion.

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

Nays: None

Abstaining: None

Passed

8. Public Comment:

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

There was no public comment.

9. Consent Agenda:

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

Trustee Adams motioned to Approve Consent Agenda items a-c, e and f. Trustee Hagen seconded the motion.

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

Nays: None

Abstaining: None
Passed

- a. Approval of Minutes - Regular Meeting June 8, 2026
- b. May 2026 Financials
- c. Check Register June 29, 2026
- d. **Resolution No. 41-R-2026** – A Resolution of the Town of Mead, Colorado, Approving a Professional Services Agreement with Alfred Benesch & Company for Project and Construction Management Services for State and Federally Funded Projects / SH 66 Pedestrian Underpass Project (Project No. 2026-004)

The Trustees discussed the total cost of the agreement and the length of the project.

Trustee Schranz motioned to Approve **Resolution No. 41-R-2026** – A Resolution of the Town of Mead, Colorado, Approving a Professional Services Agreement with Alfred Benesch & Company for Project and Construction Management Services for State and Federally Funded Projects / SH 66 Pedestrian Underpass Project (Project No. 2026-004). Trustee Cartwright seconded the motion.

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

Nays: Trustee Crane, Trustee Hagen

Abstaining: None

Passed

- e. **Resolution No. 42-R-2026** – A Resolution of the Town of Mead, Approving A Grant Agreement Between the Town of Mead and the State of Colorado (Acting by and Through the Nonattainment Area Air Pollution Mitigation Enterprise) for the Mead CO 66 Pedestrian Trail (Project #NAP SW03-852)
- f. **Resolution No. 43-R-2026** – A Resolution of the Town of Mead, Colorado, Approving a Second Amendment to the Intergovernmental Agreement Between the Town of Mead and the State of Colorado (Acting by and through the Colorado Department of Transportation) for the SH66-WCR7 Intersection Pedestrian Underpass & CO 66 Pedestrian Trail Project No. TAP M870-006 (23383)

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.

President of the Highlands Mead Metropolitan District Bryon Fessler spoke to the Board about landscaping maintenance and repair issues.

Resident Don Smith commented on the approval of Item 9d.

11. Elected Official Reports

- a. Town Trustees

Trustees discussed ADU permitting fees and the Land Use Code.

- b. Mayor Whitlow

Mayor Whitlow had no further comments.

12. Adjournment

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

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 06:59 PM on Monday, June 29, 2026.

13. Work Session: E-Bikes, Electric Scooters, E-Dirt Bikes (OHVs)

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	1,917.59	-	-	1,910.65	6.94	-	-	-
26	Range View Estates, LLC	140.00-	-	140.00-	-	-	-	-	-
45	Mead Development Group, Inc.	22,194.25	-	20,890.75	1,303.50	-	-	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
259	Scannell Properties	4,289.02	-	1,990.52	2,298.50	-	-	-	-
270	Highland Development Services Inc	705.60	-	-	-	-	-	-	705.60
282	Agfinity, Inc	2,621.07	-	1,140.29	268.16	-	140.00	-	1,072.62
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
290	Forestar Real Estate Group	4,781.30	-	-	-	840.00-	-	-	5,621.30
292	BREG Industrial Development	17,726.85	-	492.88	339.36	-	1,127.92	-	15,766.69
294	QuikTrip Corp	4,246.80-	-	-	-	4,246.80-	-	-	-
296	Silver Point Development	19,177.43	-	6,345.07	327.75	-	855.72	-	11,648.89
297	Meadow Ridge Development, Inc	2,481.06	-	2,481.06	-	-	-	-	-
298	Century Land Holdings LLC	372.46-	-	372.46-	-	-	-	-	-
314	Weld Development Company LLC	5,865.00	-	5,930.65	-	-	-	-	65.65-
317	Town of Berthoud	7,910.00	260.00	3,285.00	1,520.00	2,845.00	-	-	-
320	Lorson South Land Corp c/o Landhuis C	7,321.33	-	-	-	-	-	-	7,321.33
325	Red Barn Metropolitan District	1,998.02-	-	-	-	-	-	-	1,998.02-
326	AMK Properties LLC	52,340.61	5,695.00	7,891.10	6,675.00	17,735.00	5,990.25	2,825.00	5,529.26
336	Front Range Investment Holdings LLC	106,652.59-	-	-	-	-	-	-	106,652.59
343	O'Reilly Auto Enterprises, LLC	1,940.72	1,940.72	-	-	-	-	-	-
346	Mountain View Fire Protection District	8,951.22	-	4,777.50	-	1,894.89	290.00	957.00	1,031.83
347	Mead Industrial Development Group	2,534.50	208.57	2,325.93	-	-	-	-	-
349	Alphabet Investments, Inc	5,256.82	3,313.00	1,943.82	-	-	-	-	-
350	Kiteley Land Co. LLC	12,536.00	4,884.00	7,652.00	-	-	-	-	-
351	M4 Elevation 25, LLC	1,533.18	-	823.15	417.13	-	292.90	-	-
352	Tharaldson Motels Inc II	13,485.83	11,796.50	1,689.33	-	-	-	-	-
354	Mead High Plains Blvd WCR 9.5 Project	146,487.75	-	-	-	-	18,383.25	3,069.00	125,035.50
358	Kerr-McGee Oil & Gas Onshore LP (KM	18,861.19	-	536.31	536.31	993.34	1,780.63	8,682.80	6,331.80
9997	Misc AR Invoices	1,042.00	-	-	250.00	-	-	-	792.00
Grand Totals:		251,940.45	28,097.79	69,682.90	15,846.36	18,388.37	28,860.67	15,533.80	75,530.56

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
07/26	07/13/2026	41918	A-1 CHIPSEAL CO.	15276-03	04-44-6832	Street Resurfacing project	168,222.60
07/26	07/13/2026	41918	A-1 CHIPSEAL CO.	15276-03	04-02-2005	Street Resurfacing project	8,411.13-
Total 41918:							159,811.47
07/26	07/13/2026	41919	Agfinity	K30789	01-45-6132	BG 20-5-10-11S-3FE-2MG-50%UFLEXX	49.00
Total 41919:							49.00
07/26	07/13/2026	41920	AIRBOUND, INC.	248912	01-46-6211	Community Day Activities	8,435.00
07/26	07/13/2026	41920	AIRBOUND, INC.	CHRISTMAS	01-46-6214	Event Rental - Mead Merry Christmas Ac	2,100.00
Total 41920:							10,535.00
07/26	07/13/2026	41921	All Copy Products, Inc.	AR5272572	01-40-6126	TH - Copies	238.66
Total 41921:							238.66
07/26	07/13/2026	41922	Amazon Capital Services Inc	13TM F1YM	01-42-7254	Evidence & CSO / AC supplies, cell phon	162.82
07/26	07/13/2026	41922	Amazon Capital Services Inc	143W-Y43X-	01-40-7010	Cheryl Thompson Supplies	34.86
07/26	07/13/2026	41922	Amazon Capital Services Inc	1C46 1FT4 6	01-45-6806	Irrigation	20.59
07/26	07/13/2026	41922	Amazon Capital Services Inc	1LJQ-PDHW-	01-41-7999	OtterBox Defender Series Case & Holste	22.97
07/26	07/13/2026	41922	Amazon Capital Services Inc	1RJJ-KG79-	01-49-6149	Engagement Supplies	486.62
07/26	07/13/2026	41922	Amazon Capital Services Inc	1RJJ-KG79-	01-46-7020	Trash Bags	103.38
07/26	07/13/2026	41922	Amazon Capital Services Inc	1RXD-VMXG	01-46-6135	Otterpops for Bike Parade	23.04
07/26	07/13/2026	41922	Amazon Capital Services Inc	1RXD-VMXG	01-46-7020	WD-40 for Cabinets	8.99
Total 41922:							863.27
07/26	07/13/2026	41923	Amerigas Propane LP	806507555	06-47-6111	WWF Propane	30.71
Total 41923:							30.71
07/26	07/13/2026	41924	Ana Bohl	JUNE 2026	01-43-5063	Webinar CALBO	115.00
Total 41924:							115.00
07/26	07/13/2026	41925	Ausmus Law Firm PC	10182	01-48-6102	Municipal Prosecutor	1,000.00
Total 41925:							1,000.00
07/26	07/13/2026	41926	Bedrock LLC	12249	01-45-6132	Mulch Parks	10,626.00
Total 41926:							10,626.00
07/26	07/13/2026	41927	Bobcat of the Rockies	15320398	04-44-7305	Dry Diamond Blad 4" / 5 gal super seal 3	804.95
Total 41927:							804.95
07/26	07/13/2026	41928	Boulder Scientific	07022026	01-02-2308	Rental Deposit Refund - Boulder Scientifi	300.00
Total 41928:							300.00
07/26	07/13/2026	41929	BUCKEYE WELDING SUPPLY C	0005122585	04-44-6805	Cylinder Rental	9.19

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41929:							9.19
07/26	07/13/2026	41930	C. Hudson Sheppard	7.2026 HOM	01-42-7020	Water cooler refills for Police Department	31.96
07/26	07/13/2026	41930	C. Hudson Sheppard	7.2026 HOM	01-42-6610	Notary Public Certification	10.00
07/26	07/13/2026	41930	C. Hudson Sheppard	7.2026 TRAC	01-42-7020	CR2032 Batteries for Patrol Rifle Optic	8.46
Total 41930:							50.42
07/26	07/13/2026	41931	Centennial Fence Supply Compan	2606-514855	01-45-6802	Founders Park Repair - Vandalism	607.70
Total 41931:							607.70
07/26	07/13/2026	41932	Cirrus Systems Inc	US10-41505	01-49-8501	Wayfinding Signange Panel	469.00
Total 41932:							469.00
07/26	07/13/2026	41933	City of Loveland	12284221	01-42-5063	Driving Track and Range	400.00
Total 41933:							400.00
07/26	07/08/2026	41934	Colo Water Resources & Power D	W07A196 - 0	06-98-9610	W07A196 - Acct #104792954745 Princip	44,477.63- V
07/26	07/13/2026	41934	Colo Water Resources & Power D	W07A196 - 0	06-98-9610	W07A196 - Acct #104792954745 Princip	44,477.63
07/26	07/08/2026	41934	Colo Water Resources & Power D	W07A196 - 0	06-98-9611	W07A196 - Acct #104792954745 Interest	20,599.63- V
07/26	07/13/2026	41934	Colo Water Resources & Power D	W07A196 - 0	06-98-9611	W07A196 - Acct #104792954745 Interest	20,599.63
Total 41934:							.00
07/26	07/13/2026	41935	Colorado Materials, Inc	INV2212384	01-45-6132	landscapings	198.20
Total 41935:							198.20
07/26	07/13/2026	41936	Cory Weiner	WEINERJUN	04-44-7051	Uniforms	111.98
Total 41936:							111.98
07/26	07/13/2026	41937	DAVID ADAMS	JUNE 2026	01-41-5063	Miles	50.75
07/26	07/13/2026	41937	DAVID ADAMS	JUNE 2026	01-41-5063	Meals - per diem	122.00
07/26	07/13/2026	41937	DAVID ADAMS	JUNE 2026	01-41-5063	Reimburse guest regist for CML	160.00-
Total 41937:							12.75
07/26	07/13/2026	41938	David Jay Thrower	07012026ME	01-48-5040	Municipal court judge	2,000.00
Total 41938:							2,000.00
07/26	07/13/2026	41939	DBC Irrigation Supply	S6426717.00	01-45-6806	Irrigation	727.09
07/26	07/13/2026	41939	DBC Irrigation Supply	S6441325.00	01-45-6806	Irrigation Maint	370.78
07/26	07/13/2026	41939	DBC Irrigation Supply	S6441370.00	01-45-6806	Founders Park	48.00
07/26	07/13/2026	41939	DBC Irrigation Supply	S6441370.00	01-45-6806	Ames Park	24.80
Total 41939:							1,170.67
07/26	07/13/2026	41940	F.S.O.C. LLC	2464	01-42-7305	Ellis SWAT ARMOR	6,759.00
Total 41940:							6,759.00
07/26	07/13/2026	41941	Grant Writing USA	6XNDTY4S8	01-46-5063	Grant Management Training KN & YH	1,250.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41941:							1,250.00
07/26	07/13/2026	41942	Greeley Lock & Key LLC	222213422	01-47-6801	Video Doorbell Reader Repair	348.00
07/26	07/13/2026	41942	Greeley Lock & Key LLC	222213493	01-40-6610	Annual Door Access - TH	1,699.90
Total 41942:							2,047.90
07/26	07/13/2026	41943	Hailey McKay	JUNE 2026	01-49-7999	June 2026 Mileage	68.47
Total 41943:							68.47
07/26	07/13/2026	41944	INFUSION ARCHITECTS	25025 009	09-42-8516	Mead PD Facility	119,806.51
07/26	07/13/2026	41944	INFUSION ARCHITECTS	25025-010	09-42-8516	Mead PD facility	51,612.53
Total 41944:							171,419.04
07/26	07/13/2026	41945	International Agents Inc	001764	01-42-6999	Wellness/peer support	1,480.00
Total 41945:							1,480.00
07/26	07/13/2026	41946	Kaylyn Peoples	005641	01-40-6823	Cleaning Services	2,190.00
07/26	07/13/2026	41946	Kaylyn Peoples	005641	01-42-6823	Cleaning Services	925.00
07/26	07/13/2026	41946	Kaylyn Peoples	005641	01-47-6823	Cleaning Services	885.00
07/26	07/13/2026	41946	Kaylyn Peoples	005641	01-46-6823	Cleaning Services	3,510.00
Total 41946:							7,510.00
07/26	07/13/2026	41947	KENYON P. JORDAN PHD	2806-6	01-42-6210	Psychological assessment LR	325.00
Total 41947:							325.00
07/26	07/13/2026	41948	Kinnon Entertainment	3303	01-46-6211	Community Day Concert Production 9/12	7,474.86
Total 41948:							7,474.86
07/26	07/13/2026	41949	Laurie Graves	20270727	01-40-6109	Compensation Study	3,625.00
Total 41949:							3,625.00
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	1003301 6/2	01-47-6111	1341 WC 34	128.79
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	1068901 6/2	01-46-6111	401 3rd St	292.16
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	347002 6/20/	04-44-6111	1782 WC 32	49.88
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	607001 6/20/	06-47-6111	5423 WC 32	45.48
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	618801 6/20/	01-45-6111	150 Main St	66.57
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	619802 6/20/	01-45-6111	242 Dillingham	45.48
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	620201 6/20/	01-45-6111	2700 WC 34.5	3,325.88
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	621801 6/20/	01-45-6111	190 1st St	403.79
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	622501 6/20/	01-45-6111	365 Welker	66.57
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	624409 6/20/	01-45-6111	201 Welker	46.07
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	657602 6/20/	06-47-6111	4504 E Welker	126.82
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	657701 6/20/	01-45-6111	156 Eagle	318.65
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	657801 6/20/	01-42-6111	537 Main Police	52.15
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	657901 6/20/	01-45-6111	16775 North Creek	529.48
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	658001 6/20/	01-45-6111	441 3rd St (6580)	701.93
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	658101 6/20/	01-45-6111	10 Fairburn	69.60
07/26	07/13/2026	41950	LITTLE THOMPSON WATER DIS	658201 6/20/	01-40-6111	441 3rd St	74.53

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41950:							6,343.83
07/26	07/13/2026	41951	LOVELAND BARRICADE LLC	29000	01-45-7042	signs	306.00
07/26	07/13/2026	41951	LOVELAND BARRICADE LLC	29000	04-44-7041	signs	340.00
07/26	07/13/2026	41951	LOVELAND BARRICADE LLC	29000	04-44-7041	signs	1,020.00
Total 41951:							1,666.00
07/26	07/13/2026	41952	MAIN STREET MAT COMPANY	3254232	01-40-7020	Mat svs	77.99
07/26	07/13/2026	41952	MAIN STREET MAT COMPANY	3254233	01-46-7020	Mat svs CC	148.70
Total 41952:							226.69
07/26	07/13/2026	41953	Medtech Forensics Inc	47543	01-42-7254	Crime Scene FED tools	108.00
Total 41953:							108.00
07/26	07/13/2026	41954	Minuteman Press	20167	01-40-6121	Milissa Peters-Garcia BC	53.54
07/26	07/13/2026	41954	Minuteman Press	20167	01-43-7010	Lauren Rice BC	53.54
07/26	07/13/2026	41954	Minuteman Press	20240	01-43-7010	Alex Ailey BC	53.54
07/26	07/13/2026	41954	Minuteman Press	20416	01-45-7020	Cody Slimmen 20up BC	53.54
07/26	07/13/2026	41954	Minuteman Press	20555	01-46-7020	Clara BC	53.54
07/26	07/13/2026	41954	Minuteman Press	20657	01-46-7020	Clara and Lorelei Nelson BC	107.08
07/26	07/13/2026	41954	Minuteman Press	21042	01-40-6121	Christina Fernandez BC	53.54
07/26	07/13/2026	41954	Minuteman Press	21255	01-41-7999	Marisol Herman BC and 4 Desk Name PI	185.54
07/26	07/13/2026	41954	Minuteman Press	21290	01-42-7020	Ellis 20up BC	53.54
Total 41954:							667.40
07/26	07/13/2026	41955	MJT Communications	14516	01-40-6109	Computer - Admin	1,588.00
07/26	07/13/2026	41955	MJT Communications	14516	06-40-6109	Computer - Sewer	198.50
07/26	07/13/2026	41955	MJT Communications	14516	20-40-6109	Computer - MURA	198.50
Total 41955:							1,985.00
07/26	07/13/2026	41956	MUSAAUTO CHBUG LLC	6039834 / 1	01-42-6805	VEH 21 Window Issue	274.94
Total 41956:							274.94
07/26	07/13/2026	41957	NeoTreks, Inc	05135	06-47-6610	Plow Ops Subscription	350.00
Total 41957:							350.00
07/26	07/13/2026	41958	NOCO Drug Testing LLC	26 628	01-42-6122	post-accident	276.52
Total 41958:							276.52
07/26	07/13/2026	41959	O.J. WATSON EQUIPMENT	J12487	01-47-6851	Ryan's Truck - T207	3,832.00
07/26	07/13/2026	41959	O.J. WATSON EQUIPMENT	J12488	04-44-8580	Truck 2 of @ F&I Cab Protector and Ligh	3,832.00
Total 41959:							7,664.00
07/26	07/13/2026	41960	O'Reilly Auto Enterprises LLC	6985-101389	01-42-6805	Wiper Blades	27.51
07/26	07/13/2026	41960	O'Reilly Auto Enterprises LLC	6985-10567	04-44-6805	Brakes Pw07	456.60
07/26	07/13/2026	41960	O'Reilly Auto Enterprises LLC	6985-105770	04-44-6805	Vendor Mistake	276.00
07/26	07/13/2026	41960	O'Reilly Auto Enterprises LLC	6985-105770	04-44-6805	Vendor Mistake	400.00-
07/26	07/13/2026	41960	O'Reilly Auto Enterprises LLC	6985-107196	01-47-6805	Maint. E01	408.40

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41960:							768.51
07/26	07/13/2026	41961	PerkCity Inc	INV58341	01-49-5061	Wellness Rewards	415.00
Total 41961:							415.00
07/26	07/13/2026	41962	Pitney Bowes Global Financial Se	20693909 03	01-40-6511	Postage refill	200.00-
07/26	07/13/2026	41962	Pitney Bowes Global Financial Se	20693909 04	01-40-6511	Postage refill	200.00-
07/26	07/13/2026	41962	Pitney Bowes Global Financial Se	3909 7.2026	01-01-1303	Postage refill	600.00
Total 41962:							200.00
07/26	07/13/2026	41963	Pitney Bowes Inc	3322541063	01-40-6111	2026 Q2 Lease	164.97
Total 41963:							164.97
07/26	07/13/2026	41964	Professional Management Solutio	85257	01-40-6109	Finance - Admin	7,107.00
07/26	07/13/2026	41964	Professional Management Solutio	85257	06-40-6109	Finance - Sewer	888.38
07/26	07/13/2026	41964	Professional Management Solutio	85257	20-40-6109	Finance - MURA	888.37
Total 41964:							8,883.75
07/26	07/13/2026	41965	RAMEY ENVIRONMENTAL COM	31368	06-47-6807	Raterink	364.00
07/26	07/13/2026	41965	RAMEY ENVIRONMENTAL COM	31400	06-47-6837	Wastewater svcs - June	6,529.00
07/26	07/13/2026	41965	RAMEY ENVIRONMENTAL COM	31400	06-47-8527	Wastewater svcs - June	478.50
07/26	07/13/2026	41965	RAMEY ENVIRONMENTAL COM	31400	06-47-6808	Wastewater svcs - June	973.51
07/26	07/13/2026	41965	RAMEY ENVIRONMENTAL COM	31400	06-47-6125	Wastewater svcs - June	549.12
Total 41965:							8,894.13
07/26	07/13/2026	41966	Red Wings Business Advantage A	565ST1-4970	04-44-7051	Uniforms JM	439.77
Total 41966:							439.77
07/26	07/13/2026	41967	Scheels All Sports	1 148701JO	04-44-7051	Trent	421.96
Total 41967:							421.96
07/26	07/13/2026	41968	Super Vacuum Manufacturing Co,	142730	01-42-8599	VEH 20 & 21: new graphics	785.00
07/26	07/13/2026	41968	Super Vacuum Manufacturing Co,	142730	01-42-8580	VEH 20 & 21: new graphics	785.00
Total 41968:							1,570.00
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-40-5066	STD / LTD Insurance	269.98
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-41-5066	STD / LTD Insurance	20.87
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-42-5066	STD / LTD Insurance	463.52
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-43-5066	STD / LTD Insurance	194.51
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	04-44-5066	STD / LTD Insurance	282.68
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-45-5066	STD / LTD Insurance	275.10
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-47-5066	STD / LTD Insurance	226.36
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-48-5066	STD / LTD Insurance	46.38
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-49-5066	STD / LTD Insurance	87.50
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	06-40-5066	STD / LTD Insurance	135.33
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	20-40-5066	STD / LTD Insurance	114.61
07/26	07/13/2026	41969	THE HARTFORD-GROUP BENE	9247074413	01-46-5066	STD / LTD Insurance	142.33

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Total 41969:							2,259.17
07/26	07/13/2026	41970	The Sherwin-Williams Co Inc	2442217755	01-46-6801	Community Center	22.12
Total 41970:							22.12
07/26	07/13/2026	41971	TOWN OF MEAD	18.02 - 07/01	01-40-6111	242 Dillingham Ave	50.88
07/26	07/13/2026	41971	TOWN OF MEAD	338.01 - 07/0	01-40-6111	Town Hall Sewer	67.16
07/26	07/13/2026	41971	TOWN OF MEAD	453.01 - 07/0	01-42-6111	PD Sewer (535 Main St)	67.16
07/26	07/13/2026	41971	TOWN OF MEAD	478.02 - 07/0	01-40-6111	242 Main St	55.98
07/26	07/13/2026	41971	TOWN OF MEAD	566.02 - 07/0	01-46-6111	401 Third St - CC	352.21
07/26	07/13/2026	41971	TOWN OF MEAD	630.04 - 07/0	01-40-6111	505 3rd St Sewer	55.98
Total 41971:							649.37
07/26	07/13/2026	41972	TRIDENT SECURITY SYSTEMS	67121	01-47-6199	Sensor Replaced	368.18
07/26	07/13/2026	41972	TRIDENT SECURITY SYSTEMS	67484	01-40-6199	Alarm Monitoring - TH	105.00
07/26	07/13/2026	41972	TRIDENT SECURITY SYSTEMS	67485	01-42-6199	Alarm Fees	105.00
Total 41972:							578.18
07/26	07/13/2026	41973	University Auto Parts, Inc	384012	04-44-7020	Shop Supplies	139.95
Total 41973:							139.95
07/26	07/13/2026	41974	Utility Notification Center of Color	226060858	06-47-6120	Line locates	432.07
Total 41974:							432.07
07/26	07/13/2026	41975	VALLEY FIRE EXTINGUISHER I	173704	06-40-6801	Fire Extinguisher Maintenance & Inspecti	208.00
07/26	07/13/2026	41975	VALLEY FIRE EXTINGUISHER I	173705	01-46-6801	Fire Extinguisher & Maintenance - Rec C	50.00
07/26	07/13/2026	41975	VALLEY FIRE EXTINGUISHER I	173706	01-40-6801	Fire Extinguisher Maintence & inspection	279.00
07/26	07/13/2026	41975	VALLEY FIRE EXTINGUISHER I	173707	01-42-6801	Fire Extinguisher Maintenance & Inspecti	308.00
07/26	07/13/2026	41975	VALLEY FIRE EXTINGUISHER I	173708	01-47-6801	New Fire Extinguishers / Maintenance &	1,075.00
Total 41975:							1,920.00
07/26	07/08/2026	41976	WELD COUNTY	CINV-000189	01-42-6999	Weld County Dispatch/Radio Wireless	73,359.00- V
07/26	07/13/2026	41976	WELD COUNTY	CINV-000189	01-42-6999	Weld County Dispatch/Radio Wireless	73,359.00
Total 41976:							.00
07/26	07/13/2026	41977	Weld County Clerk and Recorder	7/2/26 PREP	01-01-1304	Prepay Account	500.00
Total 41977:							500.00
07/26	07/13/2026	41978	WELD COUNTY PUBLIC SAFET	CINV-000051	01-42-7254	Four new radios	24,246.74
07/26	07/13/2026	41978	WELD COUNTY PUBLIC SAFET	CINV-000052	01-42-7254	Radio Wireless maint	160.00
Total 41978:							24,406.74
07/26	07/13/2026	41979	Wilson Williams Fellman Dittman	2713	01-40-6101	United Power Franchise	972.00
Total 41979:							972.00
07/26	07/13/2026	41980	LONGS PEAK WATER DISTRICT	07082026	09-42-8516	Commercial Tap Review Fee for New PD	200.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41980:							200.00
07/26	07/13/2026	41981	Weld County Public Safety Comm	CINV-000189	01-42-6999	weld county dispatch radio/wireless	73,359.00
Total 41981:							73,359.00
07/26	07/05/2026	70526100	Xpress Bill Pay	INV-XPR037	06-40-6316	Credit Transaction	824.90
07/26	07/05/2026	70526100	Xpress Bill Pay	INV-XPR037	01-40-6316	Credit Transaction	206.23
Total 70526100:							1,031.13
07/26	07/14/2026	71426100	All Copy Products Inc	584549596	01-47-6126	PW Copier Contract	78.23
Total 71426100:							78.23
07/26	07/14/2026	71426101	CEBT	0083357	01-02-2310	Health Insurance	440.34-
07/26	07/14/2026	71426101	CEBT	0083357	06-02-2310	Health Insurance	489.61-
07/26	07/14/2026	71426101	CEBT	0083357	20-02-2310	Health Insurance	118.45-
07/26	07/14/2026	71426101	CEBT	0083357	04-02-2310	Health Insurance	3,065.94
07/26	07/14/2026	71426101	CEBT	0083988	01-02-2310	Health Insurance	65,632.34
07/26	07/14/2026	71426101	CEBT	0083988	06-02-2310	Health Insurance	4,685.03
07/26	07/14/2026	71426101	CEBT	0083988	20-02-2310	Health Insurance	2,926.37
07/26	07/14/2026	71426101	CEBT	0083988	04-02-2310	Health Insurance	11,109.69
Total 71426101:							86,370.97
07/26	07/14/2026	71426102	CENTURY LINK	5176 7.2026	01-42-6111	PD Fax Line	80.14
07/26	07/14/2026	71426102	CENTURY LINK	9308 7.2026	01-40-6111	TH Fax	92.56
Total 71426102:							172.70
07/26	07/08/2026	71426103	Elan Cardmember Service	0445 7.2026	01-42-7051	Unifroms	237.75- V
07/26	07/14/2026	71426103	Elan Cardmember Service	0445 7.2026	01-42-7051	Unifroms	237.75
07/26	07/08/2026	71426103	Elan Cardmember Service	0445 7.2026	01-42-5063	Officer outside training	47.60- V
07/26	07/14/2026	71426103	Elan Cardmember Service	0445 7.2026	01-42-5063	Officer outside training	47.60
07/26	07/08/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-5063	HM ICMA Conference	1,025.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-5063	HM ICMA Conference	1,025.00
07/26	07/08/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-7020	Op Supplies	39.57- V
07/26	07/14/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-7020	Op Supplies	39.57
07/26	07/08/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-7999	Lunch-Holiday Worked	82.02- V
07/26	07/14/2026	71426103	Elan Cardmember Service	0955 6.2026	01-40-7999	Lunch-Holiday Worked	82.02
07/26	07/08/2026	71426103	Elan Cardmember Service	1111 7.2026	01-42-7305	Badges	536.90- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1111 7.2026	01-42-7305	Badges	536.90
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-41-6824	BOT Congressional Visit	150.76- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-41-6824	BOT Congressional Visit	150.76
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6149	Engagement Items	1,001.72- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6149	Engagement Items	1,001.72
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6402	Built for Mead ADA	59.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6402	Built for Mead ADA	59.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Cornhole Prizes	130.30- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Cornhole Prizes	130.30
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6610	Canva Mead Team Subscription	119.40- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6610	Canva Mead Team Subscription	119.40
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-7051	Apparel	345.93- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-7051	Apparel	345.93
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Camp Shirts	234.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Camp Shirts	234.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6610	Newsletter Subscription	45.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6610	Newsletter Subscription	45.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6149	NNO Engagement Swag Items	479.45- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6149	NNO Engagement Swag Items	479.45
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-40-5063	HR Leadership Training Food	339.10- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-40-5063	HR Leadership Training Food	339.10
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6610	URL Subscription	35.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6610	URL Subscription	35.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-41-6824	Opening Event	311.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-41-6824	Opening Event	311.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Fitness Supplies	120.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6135	Fitness Supplies	120.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-5063	Rec Staff Meeting Training Food	281.63- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-5063	Rec Staff Meeting Training Food	281.63
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6402	Retail Summit	200.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-6402	Retail Summit	200.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-5061	Nectar Wellness Reward	276.40- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-49-5061	Nectar Wellness Reward	276.40
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6610	Employee Scheduling Subscription	375.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-6610	Employee Scheduling Subscription	375.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-40-6610	Zoom Webinar Subscription	79.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-40-6610	Zoom Webinar Subscription	79.00
07/26	07/08/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-8531	Recreation Laptop	1,522.62- V
07/26	07/14/2026	71426103	Elan Cardmember Service	1368 6.2026	01-46-8531	Recreation Laptop	1,522.62
07/26	07/08/2026	71426103	Elan Cardmember Service	3448 6.2026	01-42-5063	Credit on Charge from 1/2026	325.00 V
07/26	07/14/2026	71426103	Elan Cardmember Service	3448 6.2026	01-42-5063	Credit on Charge from 1/2026	325.00-
07/26	07/08/2026	71426103	Elan Cardmember Service	3514 6.2026	01-45-5063	PW Training	33.70- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3514 6.2026	01-45-5063	PW Training	33.70
07/26	07/08/2026	71426103	Elan Cardmember Service	3514 6.2026	01-40-6610	USAToday Subscription	19.99- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3514 6.2026	01-40-6610	USAToday Subscription	19.99
07/26	07/08/2026	71426103	Elan Cardmember Service	3514 6.2026	01-40-6610	Greeley Tribune Circ Subscription	6.99- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3514 6.2026	01-40-6610	Greeley Tribune Circ Subscription	6.99
07/26	07/08/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Adobe Subscription	19.99- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Adobe Subscription	19.99
07/26	07/08/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Toyota Remote Subscription	15.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Toyota Remote Subscription	15.00
07/26	07/08/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Remarkable Subscription	11.96- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6610	Remarkable Subscription	11.96
07/26	07/08/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23
07/26	07/08/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23- V
07/26	07/14/2026	71426103	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23
07/26	07/08/2026	71426103	Elan Cardmember Service	5590 6.2026	01-45-6132	Town planter flowers	940.70- V
07/26	07/14/2026	71426103	Elan Cardmember Service	5590 6.2026	01-45-6132	Town planter flowers	940.70
07/26	07/08/2026	71426103	Elan Cardmember Service	5590 6.2026	01-47-7999	Staff Meeting	55.84- V
07/26	07/14/2026	71426103	Elan Cardmember Service	5590 6.2026	01-47-7999	Staff Meeting	55.84
07/26	07/08/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-5063	Civilian Outside Training / Communicatio	179.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-5063	Civilian Outside Training / Communicatio	179.00
07/26	07/08/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-6610	Comp/Tech Services / Adobe Licenses	239.88- V
07/26	07/14/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-6610	Comp/Tech Services / Adobe Licenses	239.88
07/26	07/08/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-5063	Commander Training / CO-Tak	324.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	6819 6.2026	01-42-5063	Commander Training / CO-Tak	324.00
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	04-44-5063	Training JM and TD	100.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	04-44-5063	Training JM and TD	100.00
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-7999	Charge x2 server tip-working on discrepe	68.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-7999	Charge x2 server tip-working on discrepe	68.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-7999	PW Staff meeting	80.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-7999	PW Staff meeting	80.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7665 7.2026	01-47-8580	Tool box for inspectors truck	1,743.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7665 7.2026	01-47-8580	Tool box for inspectors truck	1,743.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	231.24-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	231.24	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	28.71-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	28.71	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	New Hire Lunch	72.12-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	New Hire Lunch	72.12	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subcription - No Receipt	60.66-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subcription - No Receipt	60.66	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	15.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	15.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	1.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	1.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	28.75-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	28.75	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Coffee w/Mayor	29.46-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Coffee w/Mayor	29.46	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7010	Checks	360.88-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7010	Checks	360.88	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	282.20-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	282.20	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-5063	CGFOA Summer Conference	200.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-5063	CGFOA Summer Conference	200.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	18.90-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	18.90	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6610	Membership CMCA MH	180.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-41-6610	Membership CMCA MH	180.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Late Fee for May	35.00-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Late Fee for May	35.00	
07/26	07/08/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Interest for May	164.37-	V
07/26	07/14/2026	71426103	Elan Cardmember Service	7700 6.2026	01-40-7999	Interest for May	164.37	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	NTOA LE Response & Interaction w/ IDD	100.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	NTOA LE Response & Interaction w/ IDD	100.00
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging (T	59.52 V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging (T	59.52-
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	SWATTERS - Identifying & Investigation	300.00- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	SWATTERS - Identifying & Investigation	300.00
07/26	07/08/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	643.26- V
07/26	07/14/2026	71426103	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	643.26
Total 71426103:							.00
07/26	07/14/2026	71426104	HOME DEPOT CREDIT SERVIC	2769 7.2026	01-45-7305	PW Tools	718.00
07/26	07/14/2026	71426104	HOME DEPOT CREDIT SERVIC	2769 7.2026	01-46-6214	Mead Motor Heads	458.85
07/26	07/14/2026	71426104	HOME DEPOT CREDIT SERVIC	2769 7.2026	04-44-7305	Town hall garbage disposal	33.94
07/26	07/14/2026	71426104	HOME DEPOT CREDIT SERVIC	2769 7.2026	01-40-6801	Town hall garbage disposal	10.98
07/26	07/14/2026	71426104	HOME DEPOT CREDIT SERVIC	2769 7.2026	01-40-6801	TH garbage disposal	199.00
Total 71426104:							1,420.77
07/26	07/14/2026	71426105	JOHN DEERE FINANCIAL	3170560	04-44-6405	JD Grader Lease	5,871.01
Total 71426105:							5,871.01
07/26	07/14/2026	71426106	SAMSC CLUB	4230 7.2026	01-47-7999	Supplies	29.96
07/26	07/14/2026	71426106	SAMSC CLUB	4230 7.2026	01-40-7020	Supplies	147.10
07/26	07/14/2026	71426106	SAMSC CLUB	4230 7.2026	01-41-7999	Breakroom snacks and drinks	156.90
07/26	07/14/2026	71426106	SAMSC CLUB	4230 7.2026	01-40-7999	Breakroom snacks and drinks	134.20
07/26	07/14/2026	71426106	SAMSC CLUB	4230 7.2026	01-46-7010	June 2026 Office Snacks and Drinks	183.37
Total 71426106:							651.53
07/26	07/14/2026	71426107	TDS	1082 7.2026	01-40-6311	Internet July Town Hall	596.07
Total 71426107:							596.07
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	06-47-6835	parks supplies	119.98
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	04-44-6835	Parks Maint.	675.92
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	01-47-7020	Flagging Tape	20.97
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	01-49-7026	Flowers. Main St	149.85
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	04-44-7255	Soil and Sunscreen	13.99
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	04-44-7255	Soil and Sunscreen	13.99
07/26	07/14/2026	71426108	TRACTOR SUPPLY CREDIT PLA	1350 7.2026	01-45-6132	Soil and Sunscreen	99.90
Total 71426108:							1,094.60
07/26	07/14/2026	71426109	UNITED POWER	123402 07/0	04-44-6111	1785 CR 32 - Grader Shed 07/2026	50.83
07/26	07/14/2026	71426109	UNITED POWER	12650701 07	01-45-6111	16445 9th St - Booster Pump 07/2026	40.41
07/26	07/14/2026	71426109	UNITED POWER	12952800 07	01-45-6111	1501 CR 34 - Mead Ponds 07/2026	23.00
07/26	07/14/2026	71426109	UNITED POWER	14305100 07	06-47-6111	4504 Welker Ave - WWTF 07/2026	4,132.04
07/26	07/14/2026	71426109	UNITED POWER	16836300 07	01-45-6111	2690 Bridle Dr - Park Sprinkler Timer 07/	28.79
07/26	07/14/2026	71426109	UNITED POWER	16909300 07	01-45-6111	160 Eagle Ave - Irrig. Sprink Feather Rid	23.06
07/26	07/14/2026	71426109	UNITED POWER	17618300 07	01-40-6111	441 3rd St - Town Hall Unit A 07/2026	779.92

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
07/26	07/14/2026	71426109	UNITED POWER	17770000 07	01-45-6111	Main & Martin Ave - Gazebo Service 07/2	26.61
07/26	07/14/2026	71426109	UNITED POWER	18949400 07	01-42-6111	535 4th St - PD 07/2026	501.07
07/26	07/14/2026	71426109	UNITED POWER	21881700 07	01-47-6111	1341 CR 34 07/2026	835.95
07/26	07/14/2026	71426109	UNITED POWER	22092202 07	06-47-6112	4133 CR 34 - Raterink 07/2026	50.40
07/26	07/14/2026	71426109	UNITED POWER	23534100 07	01-46-6111	401 3rd St - Mead Community Center 07/	1,890.48
07/26	07/14/2026	71426109	UNITED POWER	24240200 07	01-40-6134	441 3rd St - EV Station 07/2026	95.58
07/26	07/14/2026	71426109	UNITED POWER	24257400 07	01-45-6111	1501 CR 34 07/2026	37.40
07/26	07/14/2026	71426109	UNITED POWER	24740700 07	01-40-6111	501 S 3rd Street 07/2026	39.93
07/26	07/14/2026	71426109	UNITED POWER	24770900 07	14-44-8503	242 Dillingham Ave - T Construction Trail	23.00
07/26	07/14/2026	71426109	UNITED POWER	6226505 Lat	04-44-6111	14017 CR 7- late fee	5.00
07/26	07/14/2026	71426109	UNITED POWER	6226505 Vari	04-44-6111	14017 CR 7 - variance	.76
07/26	07/14/2026	71426109	UNITED POWER	6753101 07/	01-45-6111	Westview Dr - Irrigation Sprinkler 07/202	23.06
07/26	07/14/2026	71426109	UNITED POWER	7490500 07/	06-47-6111	5423 CR 32 - Pump Lake Thomas Lagoo	40.72
07/26	07/14/2026	71426109	UNITED POWER	83701 07/02/	01-42-6111	535 4th St - PW Shop 07/2026	208.37
07/26	07/14/2026	71426109	UNITED POWER	96302 07/02/	01-45-6111	234 1st St - Aims/Lagoons07/2026	47.55
Total 71426109:							8,903.93
07/26	07/14/2026	71426110	XCEL ENERGY	958015403 C	04-44-6111	1785 CR 32 Credit for Duplicate Pymt	167.00-
07/26	07/14/2026	71426110	XCEL ENERGY	970378915	04-44-6111	1785 CR 32	117.73
07/26	07/14/2026	71426110	XCEL ENERGY	9794940829	04-44-6111	1785 CR 32 Previously voided in system	58.20
07/26	07/14/2026	71426110	XCEL ENERGY	983118419	01-42-6111	537 4th St	56.75
07/26	07/14/2026	71426110	XCEL ENERGY	983202133	01-47-6111	Utilities PW	87.42
07/26	07/14/2026	71426110	XCEL ENERGY	983221439	14-44-8536	14017 CR 7	18.45
07/26	07/14/2026	71426110	XCEL ENERGY	983225947	01-40-6111	299 Palmer Ave	55.52
07/26	07/14/2026	71426110	XCEL ENERGY	983225947	01-46-6111	401 3rd Street	92.79
07/26	07/14/2026	71426110	XCEL ENERGY	983246848	04-44-6111	1785 CR 32	53.66
Total 71426110:							373.52
07/26	07/14/2026	71426120	Elan Cardmember Service	0445 7.2026	01-42-7051	Unifroms	237.75
07/26	07/14/2026	71426120	Elan Cardmember Service	0445 7.2026	01-42-5063	Officer outside training	47.60
07/26	07/14/2026	71426120	Elan Cardmember Service	1111 7.2026	01-42-7305	Badges	536.90
Total 71426120:							822.25
07/26	07/14/2026	71426121	Elan Cardmember Service	0955 6.2026	01-40-5063	HM ICMA Conference	1,025.00
07/26	07/14/2026	71426121	Elan Cardmember Service	0955 6.2026	01-40-7020	Op Supplies	39.57
07/26	07/14/2026	71426121	Elan Cardmember Service	0955 6.2026	01-40-7999	Lunch-Holiday Worked	82.02
Total 71426121:							1,146.59
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-41-6824	BOT Congressional Visit	150.76
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6149	Engagement Items	1,001.72
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6402	Built for Mead ADA	59.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-6135	Cornhole Prizes	130.30
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-6610	Canva Mead Team Subscription	119.40
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-7051	Apparel	345.93
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-6135	Camp Shirts	234.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6610	Newsletter Subscription	45.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6149	NNO Engagement Swag Items	479.45
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-40-5063	HR Leadership Training Food	339.10
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6610	URL Subscription	35.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-41-6824	Opening Event	311.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-6135	Fitness Supplies	120.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-5063	Rec Staff Meeting Training Food	281.63
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-6402	Retail Summit	200.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-49-5061	Nectar Wellness Reward	276.40

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-6610	Employee Scheduling Subscription	375.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-40-6610	Zoom Webinar Subscription	79.00
07/26	07/14/2026	71426122	Elan Cardmember Service	1368 6.2026	01-46-8531	Recreation Laptop	1,522.62
07/26	07/14/2026	71426122	Elan Cardmember Service	3448 6.2026	01-42-5063	Credit on Charge from 1/2026	325.00-
07/26	07/14/2026	71426122	Elan Cardmember Service	3514 6.2026	01-45-5063	PW Training	33.70
07/26	07/14/2026	71426122	Elan Cardmember Service	3514 6.2026	01-40-6610	USAToday Subscription	19.99
07/26	07/14/2026	71426122	Elan Cardmember Service	3514 6.2026	01-40-6610	Greeley Tribune Circ Subscription	6.99
07/26	07/14/2026	71426122	Elan Cardmember Service	3866 6.2026	01-42-6610	Adobe Subscription	19.99
07/26	07/14/2026	71426122	Elan Cardmember Service	3866 6.2026	01-42-6610	Toyota Remote Subscription	15.00
07/26	07/14/2026	71426122	Elan Cardmember Service	3866 6.2026	01-42-6610	Remarkable Subscription	11.96
07/26	07/14/2026	71426122	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23
07/26	07/14/2026	71426122	Elan Cardmember Service	3866 6.2026	01-42-6104	Frgn Fee	.23
07/26	07/14/2026	71426122	Elan Cardmember Service	5590 6.2026	01-45-6132	Town planter flowers	940.70
07/26	07/14/2026	71426122	Elan Cardmember Service	5590 6.2026	01-47-7999	Staff Meeting	55.84
07/26	07/14/2026	71426122	Elan Cardmember Service	6819 6.2026	01-42-5063	Civilian Outside Training / Communicatio	179.00
07/26	07/14/2026	71426122	Elan Cardmember Service	6819 6.2026	01-42-6610	Comp/Tech Services / Adobe Licenses	239.88
07/26	07/14/2026	71426122	Elan Cardmember Service	6819 6.2026	01-42-5063	Commander Training / CO-Tak	324.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	04-44-5063	Training JM and TD	100.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription no receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-7999	Charge x2 server tip-working on discrepe	68.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-7999	PW Staff meeting	80.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-45-6104	Online Subscription No Receipt	30.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7665 7.2026	01-47-8580	Tool box for inspectors truck	1,743.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	231.24
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	28.71
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-7999	New Hire Lunch	72.12
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6610	Subcription - No Receipt	60.66
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	15.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	1.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-41-6315	Copies of Docs	28.75
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-7999	Coffee w/Mayor	29.46
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-7010	Checks	360.88
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6511	Postage	9.57
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-41-7999	BOT Mtg Dinner	282.02
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-5063	CGFOA Summer Conference	200.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-6610	Subscription - No Receipt	18.99
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-41-6610	Membership CMCA MH	180.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-7999	Late Fee for May	35.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7700 6.2026	01-40-7999	Interest for May	164.37
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	NTOA LE Response & Interaction w/ IDD	100.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	583.74
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging (T	59.52-
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	SWATTERS - Identifying & Investigation	300.00
07/26	07/14/2026	71426122	Elan Cardmember Service	7742 6.2026	01-42-6610	CASRO Conference Training Lodging	643.26

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 71426122:							14,370.26
07/26	07/14/2026	71426123	WME Group Holdings, LLC	COMMUNIT	01-46-6211	Community day headliner	8,750.00
Total 71426123:							8,750.00
07/26	07/14/2026	71426124	Colo Water Resources & Power D	W07A196 - 0	06-98-9610	W07A196 - Acct #104792954745 Princip	44,477.63
07/26	07/14/2026	71426124	Colo Water Resources & Power D	W07A196 - 0	06-98-9611	W07A196 - Acct #104792954745 Interest	20,599.63
Total 71426124:							65,077.26
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	01-42-6851	Vehicle Lease Expenses	5,344.73
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	01-47-6851	Vehicle Lease Expenses	6,597.67
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	04-44-6851	Vehicle Lease Expenses	1,327.44
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	08-42-6851	Vehicle Lease Expenses	8,848.36
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	09-45-6851	Vehicle Lease Expenses	4,899.99
07/26	07/17/2026	71726100	Enterprise FM Trust	FBN5681006	09-49-6851	Vehicle Lease Expenses	883.43
Total 71726100:							27,901.62
Grand Totals:							762,754.75

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1303	600.00	.00	600.00
01-01-1304	500.00	.00	500.00
01-02-2000	91,752.09	388,527.50-	296,775.41-
01-02-2308	300.00	.00	300.00
01-02-2310	65,632.34	440.34-	65,192.00
01-40-5063	3,128.20	1,564.10-	1,564.10
01-40-5066	269.98	.00	269.98
01-40-6101	972.00	.00	972.00
01-40-6109	12,320.00	.00	12,320.00
01-40-6111	1,437.43	.00	1,437.43
01-40-6121	107.08	.00	107.08
01-40-6126	238.66	.00	238.66
01-40-6134	95.58	.00	95.58
01-40-6199	105.00	.00	105.00
01-40-6311	596.07	.00	596.07
01-40-6316	206.23	.00	206.23
01-40-6511	133.98	466.99-	333.01-
01-40-6610	2,101.16	200.63-	1,900.53
01-40-6801	488.98	.00	488.98
01-40-6823	2,190.00	.00	2,190.00
01-40-7010	756.62	360.88-	395.74
01-40-7020	304.23	39.57-	264.66
01-40-7999	900.14	382.97-	517.17
01-41-5063	172.75	160.00-	12.75
01-41-5066	20.87	.00	20.87
01-41-6315	59.50	29.75-	29.75
01-41-6610	360.00	180.00-	180.00
01-41-6824	923.52	461.76-	461.76
01-41-7999	1,391.93	513.26-	878.67

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-42-5063	1,826.20	1,200.60-	625.60
01-42-5066	463.52	.00	463.52
01-42-6104	.92	.46-	.46
01-42-6111	965.64	.00	965.64
01-42-6122	276.52	.00	276.52
01-42-6199	105.00	.00	105.00
01-42-6210	325.00	.00	325.00
01-42-6610	6,232.14	3,200.35-	3,031.79
01-42-6801	308.00	.00	308.00
01-42-6805	302.45	.00	302.45
01-42-6823	925.00	.00	925.00
01-42-6851	5,344.73	.00	5,344.73
01-42-6999	148,198.00	73,359.00-	74,839.00
01-42-7020	93.96	.00	93.96
01-42-7051	475.50	237.75-	237.75
01-42-7254	24,677.56	.00	24,677.56
01-42-7305	7,832.80	536.90-	7,295.90
01-42-8580	785.00	.00	785.00
01-42-8599	785.00	.00	785.00
01-43-5063	115.00	.00	115.00
01-43-5066	194.51	.00	194.51
01-43-7010	107.08	.00	107.08
01-45-5063	67.40	33.70-	33.70
01-45-5066	275.10	.00	275.10
01-45-6104	540.00	270.00-	270.00
01-45-6111	5,823.90	.00	5,823.90
01-45-6132	12,854.50	940.70-	11,913.80
01-45-6802	607.70	.00	607.70
01-45-6806	1,191.26	.00	1,191.26
01-45-7020	53.54	.00	53.54
01-45-7042	306.00	.00	306.00
01-45-7305	718.00	.00	718.00
01-45-7999	296.00	148.00-	148.00
01-46-5063	1,813.26	281.63-	1,531.63
01-46-5066	142.33	.00	142.33
01-46-6111	2,627.64	.00	2,627.64
01-46-6135	991.64	484.30-	507.34
01-46-6211	32,134.72	.00	32,134.72
01-46-6214	2,558.85	.00	2,558.85
01-46-6610	988.80	494.40-	494.40
01-46-6801	72.12	.00	72.12
01-46-6823	3,510.00	.00	3,510.00
01-46-7010	183.37	.00	183.37
01-46-7020	421.69	.00	421.69
01-46-8531	3,045.24	1,522.62-	1,522.62
01-47-5066	226.36	.00	226.36
01-47-6111	1,052.16	.00	1,052.16
01-47-6126	78.23	.00	78.23
01-47-6199	368.18	.00	368.18
01-47-6801	1,423.00	.00	1,423.00
01-47-6805	408.40	.00	408.40
01-47-6823	885.00	.00	885.00
01-47-6851	10,429.67	.00	10,429.67
01-47-7020	20.97	.00	20.97
01-47-7999	141.64	55.84-	85.80
01-47-8580	3,486.00	1,743.00-	1,743.00
01-48-5040	2,000.00	.00	2,000.00
01-48-5066	46.38	.00	46.38
01-48-6102	1,000.00	.00	1,000.00

GL Account	Debit	Credit	Proof
01-49-5061	967.80	276.40-	691.40
01-49-5066	87.50	.00	87.50
01-49-6149	3,448.96	1,481.17-	1,967.79
01-49-6402	518.00	259.00-	259.00
01-49-6610	160.00	80.00-	80.00
01-49-7026	149.85	.00	149.85
01-49-7051	691.86	345.93-	345.93
01-49-7999	68.47	.00	68.47
01-49-8501	469.00	.00	469.00
04-02-2000	9,078.13	199,005.66-	189,927.53-
04-02-2005	.00	8,411.13-	8,411.13-
04-02-2310	14,175.63	.00	14,175.63
04-44-5063	200.00	100.00-	100.00
04-44-5066	282.68	.00	282.68
04-44-6111	336.06	167.00-	169.06
04-44-6405	5,871.01	.00	5,871.01
04-44-6805	741.79	400.00-	341.79
04-44-6832	168,222.60	.00	168,222.60
04-44-6835	675.92	.00	675.92
04-44-6851	1,327.44	.00	1,327.44
04-44-7020	139.95	.00	139.95
04-44-7041	1,360.00	.00	1,360.00
04-44-7051	973.71	.00	973.71
04-44-7255	27.98	.00	27.98
04-44-7305	838.89	.00	838.89
04-44-8580	3,832.00	.00	3,832.00
06-02-2000	65,566.87	151,317.01-	85,750.14-
06-02-2310	4,685.03	489.61-	4,195.42
06-40-5066	135.33	.00	135.33
06-40-6109	1,086.88	.00	1,086.88
06-40-6316	824.90	.00	824.90
06-40-6801	208.00	.00	208.00
06-47-6111	4,375.77	.00	4,375.77
06-47-6112	50.40	.00	50.40
06-47-6120	432.07	.00	432.07
06-47-6125	549.12	.00	549.12
06-47-6610	350.00	.00	350.00
06-47-6807	364.00	.00	364.00
06-47-6808	973.51	.00	973.51
06-47-6835	119.98	.00	119.98
06-47-6837	6,529.00	.00	6,529.00
06-47-8527	478.50	.00	478.50
06-98-9610	88,955.26	44,477.63-	44,477.63
06-98-9611	41,199.26	20,599.63-	20,599.63
08-02-2000	.00	8,848.36-	8,848.36-
08-42-6851	8,848.36	.00	8,848.36
09-02-2000	.00	177,402.46-	177,402.46-
09-42-8516	171,619.04	.00	171,619.04
09-45-6851	4,899.99	.00	4,899.99
09-49-6851	883.43	.00	883.43
14-02-2000	.00	41.45-	41.45-
14-44-8503	23.00	.00	23.00
14-44-8536	18.45	.00	18.45
20-02-2000	118.45	4,127.85-	4,009.40-
20-02-2310	2,926.37	118.45-	2,807.92
20-40-5066	114.61	.00	114.61
20-40-6109	1,086.87	.00	1,086.87

GL Account	Debit	Credit	Proof
Grand Totals:	1,103,260.60	1,095,785.74-	7,474.86

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 40-R-2026 – A Resolution of the Town of Mead, Colorado, Approving an Art Fabrication and Installation Agreement between the Town of Mead and Karen Yank for the Town of Mead Gateway at CR 34 & I-25 Interchange

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

Summary:

The Town of Mead (the “Town”) issued a Request for Qualifications for Art Fabrication and Installation for the Town of Mead Gateway at CR 34 & I-25 Interchange in March 2026. This interchange will become the Town’s most prominent gateway and create a first impression for people traveling on I-25. The Town received 119 submittals and shortlisted three qualified artists to prepare proposals for site-specific artwork(s).

Staff reviewed the proposals and references and interviewed the shortlisted artists. The panel unanimously selected Karen Yank and recommends entering into an Art Fabrication and Installation Agreement with Karen Yank for a not-to-exceed amount of \$350,000.00 (the “Agreement”). The not-to-exceed amount includes the costs of materials and labor associated with the design, fabrication, and installation of art for two roundabouts at the Town of Mead Gateway.

Resolution No. 40-R-2026 (the “Resolution”): (a) approves the Agreement; (b) authorizes the Town Attorney in cooperation with the Town Manager to make changes to the Agreement that do not materially increase the Town’s financial or other obligations; and (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form.

Financial Considerations:

As stated above, the not-to-exceed amount for the Agreement is \$350,000.00. The approved 2026 budget provides a budget item line in the following:

19-408599 – Capital Improvement Fund – Other Capital Outlay – Art in Roundabout \$645,300

Overall project budget summary, for reference:

BHA Design – landscape design and construction bid documents (2025 Budget)	\$104,700
Art Design, Fabrication and Installation – this item (2026 Budget)	\$350,000
Landscape, signage construction (will be presented in 2027 Budget)	TBD

Staff Recommendation / Actions Required:

A motion to approve the consent agenda for July 13, 2026, will approve the Resolution, approving the Agreement and authorizing the Town Manager to execute the same. If the Resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion:

"I move to approve Resolution 40-R-2026, A Resolution of the Town of Mead, Colorado, Approving an Art Fabrication and Installation Agreement between the Town of Mead and Karen Yank for the Town of Mead Gateway at CR 34 & I-25 Interchange."

Attachments:

1. Resolution No. 40-R-2026
2. Exhibit 1 - Art Fabrication Agreement

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 40-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN ART
FABRICATION AND INSTALLATION AGREEMENT BETWEEN THE TOWN OF MEAD
AND KAREN YANK FOR THE TOWN OF MEAD GATEWAY AT CR 34 & I-25
INTERCHANGE**

WHEREAS, in March 2026, the Town of Mead (the "Town") issued that certain Request for Qualifications for Art Fabrication and Installation at the Town of Mead Gateway at CR 34 & I-25 Interchange (the "RFQ"); and

WHEREAS, the Town requires services related to the design, fabrication, and installation of art for two roundabouts at the proposed Town of Mead Gateway located at the CR 34 (Welker Avenue) & I-25 interchange, as generally described and set forth in the RFQ (the "Art Services"); and

WHEREAS, Karen Yank (the "Artist"), submitted a response to the RFQ and a proposal for site-specific artwork and represents that she has the requisite expertise and experience to perform the Art Services; and

WHEREAS, following a review of responses to the RFQ and proposals submitted by a short list of qualified artists, Town staff is recommending that the Town enter into an Art Fabrication and Installation Agreement with the Artist, a copy of which is attached to this Resolution as **Exhibit 1** and is incorporated herein by reference (the "Agreement"); and

WHEREAS, the Agreement establishes a not-to-exceed compensation amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) (the "NTE Amount") for the Art Services; and

WHEREAS, following the review of the Staff recommendation, the Board of Trustees desires to approve the Agreement with Artist for the NTE Amount of \$350,000.00, and further desires to delegate authority to the Town Manager to execute the Agreement on behalf of the Town once in final form.

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

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

Section 2. The Board of Trustees hereby: (a) approves the Agreement with the Artist in substantially the form attached hereto as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make changes to the Agreement as may be necessary prior to mutual execution that do not materially increase the Town's financial or other obligations; and (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form.

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF JULY 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Art Fabrication and Installation Agreement

ART FABRICATION AND INSTALLATION AGREEMENT
Town of Mead Gateway at CR 34 & I-25 Interchange Project

THIS ART FABRICATION AND INSTALLATION AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between Town of Mead, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the "Town"), and Karen Yank with an address of P.O. Box 870, Sandia Park, NM, 87047 (the "Artist") (each individually a "Party" and collectively the "Parties").

In consideration of the mutual covenants and obligations described below, the Parties agree as follows:

1. Scope of the Work. The Artist must furnish all of the materials and perform all of the work for the Town of Mead Gateway at CR 34 & I-25 Interchange Project as shown on the drawings and described in the specifications, attached hereto as **Exhibit A** and incorporated herein by reference (the "Project"). The Project generally consists of the design, fabrication, and installation of art for two roundabouts at the proposed Town gateway located at the CR 34 (Welker Avenue) & I-25 interchange. The Artist's work must be of high quality, in compliance with generally accepted standards of workmanship, and in conformity with this Agreement.
2. Project Design.
 - A. Final Design. The Artist shall design the artwork for the Project described in this Agreement and shall submit to the Town for review a final design package that includes all drawings, renderings, dimensions, specifications, materials, colors, finishes, installation requirements, and other information reasonably necessary for the Town to evaluate the proposed design (the "Final Design"). The Town shall review the Final Design for conformity with the requirements of this Agreement, the approved Project scope, applicable site requirements, public safety considerations, and any written design criteria previously provided by the Town to the Artist.
 - B. Review of Final Design. If the Town determines that the Final Design does not satisfy the requirements of this Agreement, the Town may provide written comments or required revisions to Artist and the Artist shall promptly revise and resubmit the Final Design in accordance with Town's written comments. The Artist shall not commence fabrication, procurement of custom materials, installation, or any irreversible production work for the Project unless and until the Town has issued written final acceptance of the design as provided in this section.
 - C. Final Acceptance of Design. The Town's final acceptance of the design shall be effective only upon issuance of a written notice of final acceptance signed by Town Representative (the "Final Acceptance of Design"). The Final Acceptance of Design shall confirm only that the Town has accepted the design concept and Final Design for purposes of proceeding to fabrication or production. Unless expressly stated otherwise in writing, the Final Acceptance of Design shall not constitute acceptance of the completed Project, waiver of any requirement of this Agreement, approval of any deviation from the accepted design, approval of workmanship, materials, installation, structural integrity, code compliance, public safety compliance, or release of Artist from any obligation, representation, warranty, correction obligation, indemnity, or other responsibility under this Agreement.

3. Time of Completion. Following the Town's issuance of the Final Acceptance of Design, the Town will issue a Notice to Proceed for the installation and construction phase of the Project. Artist must begin the Project promptly upon receiving the Notice to Proceed and must fully complete the Project by [REDACTED]. Any extensions of this time limit must be agreed to in writing by the Parties. The Town will grant the Artist a reasonable extension of time if the Town is delayed in performing its obligations, if conditions beyond the Artist's control, or delays caused by "force majeure," as defined in Section 28.J. of this Agreement, make it impossible for the Artist to perform on schedule.
4. Project Schedule. To ensure the Project is consistent with its authorized scope and schedule, the Artist must provide an approximate schedule for completing all unit work items covered by the Agreement. The schedule must show the anticipated percentage completion of each unit work item for each week of the Project. The Artist must submit the initial schedule to the Town prior to beginning the work.
5. Town Representative. The Town will designate its project representative who will make all necessary and proper decisions regarding the Project within the scope of his or her authority (the "Town Representative"). The Artist must direct all requests for contract interpretations, change orders, or other clarification or instruction to the Town Representative.
6. Changes to Scope of Work.
 - A. Changes by Artist. Following the Town's issuance of the Final Acceptance of Design, the Artist cannot change the Project specifications and drawings without advance written approval from the Town.
 - B. Changes by the Town. The Town may request changes in the Final Design and construction of the Project through written Change Order requests. The Artist and the Town will then negotiate in good faith to reach agreement on any necessary changes in price or scheduling. Once the Parties have reached agreement, the Town will issue a written Change Order documenting the agreed upon terms. The Artist must not proceed with work related to the requested change until the Town issues the Change Order.
7. Formal Acceptance and Ownership of the Project. The Artist must notify the Town when the Project is fully installed and complete. No more than thirty (30) days after receiving such notice, the Town will provide the Artist a written response, informing the Artist that either:
 - (1) the Town agrees the Project is fully installed and is complete consistent with the terms of this Agreement, all other related work is completed in accordance with this Agreement, and the Town formally accepts the Project as completed ("Letter of Acceptance"); or
 - (2) the Town does not consider the Project to be completed due to unresolved issues or defects that remain, and describing the outstanding issues or defects that the Artist must cure before the Town will issue a Letter of Acceptance.

The Project is not finally complete for purposes of this Agreement until the Town has issued a Letter of Acceptance. Once the Town has issued a Letter of Acceptance the Town will be the sole owner of the Project, and the Artist will have no further obligations under this Agreement, except as set forth in Sections 8, 9, 12, and 26 of this Agreement.

8. Copyright. The Project is and will at all times be an original work of art, conceived entirely by the Artist, acting alone, and the Artist is the sole owner of all copyrights and other intellectual property interests in and to the Project. The Project does not and will not infringe on the copyright, privacy, publicity, biography, moral, or other intellectual property rights of any person or entity. Artist shall retain copyright to the Project and hereby grants to the Town a perpetual, irrevocable, worldwide, exclusive and royalty-free license to (a) display the Project and (b) create, display, transmit, and distribute reproductions of the Project, including without limitation, digital and photographic images, for archival or promotional purposes, but not for commercial purposes. For the purposes of this Agreement, the following are among those deemed to be reproductions for non-commercial purposes: brochures and pamphlets pertaining to the Town; Town-purchased advertising that promotes programs and services of the Town; reproduction in exhibition catalogues, books, photographs, postcards, posters, and calendars; in art magazines, art books, and art and news sections of newspapers; slides and film strips not intended for a mass audience; and depictions on social media or other electronic media.
9. Guarantee of Workmanship and Material. For a period of three (3) years from the date of the Town's Letter of Acceptance, Artist agrees to replace or correct any material defects in the Project, whether caused by defects in the design, workmanship or materials used in the Project. If Artist fails to replace or correct any such defects, or to make arrangements to do so within a reasonable time satisfactory to the Town, the Town has the right to arrange for such replacement or correction, and Artist must reimburse the Town for the costs of any such replacement or correction. If the Town asks Artist to repair damage caused to the Project by vandalism, collision, extreme environmental conditions, or other unforeseeable causes, the Town will reimburse Artist for reasonable material and labor costs for such repairs, except to the extent such damage is due to a defect in design, workmanship or materials used in the Project.
10. Maintenance. Artist shall provide to the Town written instructions for maintenance of the Project, including detailed information on the operation, care, maintenance and repair of the Project, as well as a disk of digital images depicting a total of at least eight views of the completed Project. Artist agrees to provide, at no charge to the Town, continuing advice regarding the operation, care, maintenance and repair of the Project, as needed. Additional services above and beyond this amount will be negotiated and agreed to in writing by the Parties.
11. Not-to-Exceed Amount. The Town shall pay Artist for the performance of this Agreement an amount not to exceed **Three Hundred Fifty Thousand Dollars and Zero Cents (\$350,000.00)** for time, materials, Artist's commission and related project costs (the "Not-to-Exceed Amount") unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. The Town shall pay Artist in accordance with the Compensation Schedule set forth in **Exhibit B**, attached hereto and incorporated herein. This amount shall include all fees, costs and expenses incurred by Artist, and no additional amounts shall be paid by the Town for any fees, costs, and expenses. The Town shall make a final payment of any amounts due under this Agreement upon the Town's final approval and acceptance of the Project as complete and

receipt of a lien waiver from the Artist in substantially the form shown in **Exhibit C**, attached hereto and incorporated herein.

12. Failure to Complete. If Artist becomes ill, dies, or is otherwise unable or unwilling to complete the Project in accordance with the Agreement, any work already done on the Project will be the Town's property. The Town will be entitled to withhold any sums not yet paid to Artist, and may use any such sums toward completion of the Project in any manner the Town deems appropriate.
13. Project as Unique. The Artist represents and warrants that: (a) the Project is solely the result of the artistic efforts of the Artist; (b) except as otherwise disclosed in writing to the Town prior to the time of execution hereof, the Project is unique and original and does not infringe upon any copyright and any other property or personal right; and (c) the Project delivered hereunder, nor a duplicate thereof, has been accepted for sale elsewhere
14. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.
15. Notice. Unless otherwise provided in this Agreement, any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent via pre-paid, first class United States Mail, to the party at the address set forth below.

If to the Town:

If to Artist:

Town of Mead Attn: Town Manager 441 Third Street P.O. Box 626 Mead, Colorado 80542	Karen Yank P.O. Box 870 Sandia Park, NM, 87047 hamonyank@cybermesa.com
With Copy to: Michow Guckenberger McAskin LLP Attn: Mead Town Attorney 5299 DTC Blvd, Suite 300 Greenwood Village, Colorado 80111	With Copy to:

16. Termination.
 - A. Town Unilateral Termination. This Agreement may be terminated by the Town for any or no reason upon written notice delivered to the Artist at least ten (10) days prior to termination. The Town will compensate Artist for all work performed to the date Artist receives the notice of termination, together with reasonable expenses then due, unless the Parties agree otherwise in writing.
 - B. Termination for Non-Performance. Should a party to this Agreement fail to materially perform in accordance with the terms and conditions of this Agreement, this Agreement may be terminated by the performing party if the performing party first provides written notice to the non-performing party. Such notice shall specify the non-

performance, provide a demand to cure the non-performance and reasonable time to cure the non-performance, and state a date upon which the Agreement shall be terminated if there is a failure to timely cure the non-performance. For purpose of this Section 16.B., "reasonable time" shall not be less than five (5) business days. Provided that notice of non-performance is provided in accordance with this Section 16.B., nothing in this Section shall prevent, preclude, or limit any claim or action for default or breach of contract resulting from non-performance by a Party. If Artist defaults or neglects to carry out the work in accordance with this Agreement, the Town may elect to make good such deficiencies and charge Artist therefor.

- C. Suspension of Project. The Town may suspend the Artist's completion of the Project at the Town's discretion and for any reason by delivery of written notice of suspension to the Artist, which notice shall state a specific date of suspension. Upon Artist's receipt of such notice of suspension from the Town, the Artist shall immediately cease performance of any work on the date of suspension except: (1) as may be specifically authorized by the notice of suspension (e.g., to secure the work area from damage due to weather); or (2) for the submission of an invoice for work performed prior to the date of suspension in accordance with this Agreement. Artist shall not re-commence completion of the Project until Artist receives written notice of re-commencement from the Town.
 - D. Delivery of Notices. Any notice permitted by this Section 16 and its subsections shall be addressed to the address set forth in Section 15 of this Agreement or such other address as either Party may notify the other of and shall be deemed given upon delivery if personally delivered, or forty-eight (48) hours after deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, or electronic mail with return receipt requested.
- 17. Assignment. Artist understands that the Town enters into this Agreement based on the special abilities of Artist and that the Town considers this Agreement to be an agreement for personal services. Accordingly, Artist must neither assign any responsibilities nor delegate any duties arising under this Agreement without the prior written consent of the Town.
 - 18. Independent Contractor. **Artist understands and agrees that Artist shall perform its obligations under this Agreement as an independent contractor and not as an employee of the Town. Artist acknowledges that it is not on Town's payroll or social security or tax withholding rolls. Notwithstanding any other provision of this Agreement, all personnel assigned by Artist to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Artist for all purposes. Artist shall make no representation that it is an employee of Town for any purposes. The Artist shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with the Artist, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment.**
 - 19. License and Business. The Artist must hold, in the Artist's name, all necessary licenses and permits to perform the work. The Artist must have full authority to do business in the

State of Colorado, and have a designated place of business for making and accepting communications with or from the Town. The Artist must maintain a current address and telephone number with the Town throughout the term of this Agreement.

20. Superintendence. Before starting work the Artist must designate an authorized representative who has complete authority to represent and act for the Artist. The Artist must keep competent supervisory personnel on the work during its progress and provide efficient supervision of the work, using Artist's best skill and attention. The Artist is solely responsible for all construction means, methods, techniques, and procedures, and for providing adequate safety precautions and coordinating all portions of the work.
21. Employees. The Artist must employ only competent, skillful workers to do the work. Whenever any person employed by the Artist appears to be incompetent or acts in a disorderly or improper manner, the Artist must promptly remove such person from the work.
22. Subcontractors. The Artist may use subcontractors to complete the fabrication, transportation and/or installation of the Project, under Artist's direction and supervision. The Artist must, within fifteen (15) days of the effective date of this Agreement, submit to the Town the names of all subcontractors Artist intends to use for the work. The Artist must not employ any subcontractors that the Town, in its discretion, objects to as lacking the capability to properly perform work of the type and scope intended for the Project. The Artist is as fully responsible to the Town for the acts and omissions of Artist's subcontractors and of persons either directly or indirectly employed by them as for the acts and omissions of persons directly employed by Artist. Nothing contained in the contract documents creates any contractual relation between any subcontractor and the Town, except to the extent the Town is indemnified or insured through requirements upon said subcontractor. If Artist uses subcontractors, the Town may, in its discretion, require the submission of lien waivers in a form reasonably acceptable to the Town by any such subcontractors prior to final payment to the Artist.
23. Prosecution of the Work. The time of beginning, rate of progress, and time of completion of the work are the essence of this Agreement. The Artist must do the work at such time, and in such order, as will result in successful completion of the Project during the time specified in the Agreement and the approved construction schedule. The Artist must furnish tools and equipment for the Project in sufficient quantity and of a capacity Town and type that will safely perform the work specified without delay in the progress of the work.
24. Safety. The Artist is solely responsible for maintaining a safe work area and protecting the safety and welfare of Artist's employees and subcontractors, and the general public, including without limitation area residents, motorists, bicyclists, pedestrians, and children, from work area hazards. The Artist must provide all work area safety control devices, at Artist's cost, including, for example, barricades and safety fences around excavations and drop-offs. The Artist's safety precautions must be in compliance with all applicable laws, rules and regulations.
25. Work and Property. The Artist must use best efforts at all times during Artist's work on the Project to safely guard the Project, the Town's property and adjacent property, including underground utilities, from damage, injury or loss in connection with the Project. The Artist must provide and maintain all passageways, guard fences, lights, and other facilities

required for property protection by state or municipal laws and regulations and location conditions during Artist's work on the Project.

The Artist must protect the Project and related materials from damage due to the nature of the work, the elements, carelessness of the Artist, or from any foreseeable cause whatever until the completion and acceptance of the Project by the Town. The Artist assumes all risk of loss or damages arising out of the nature of the work to be done under this Agreement, or from any unforeseen obstructions or defects that may be encountered in the prosecution of the work, or from the action of the elements or other damage, except damage proximately caused by the Town, its employees, agents or other contractors, until final acceptance of the Project by the Town

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

27. Insurance and Liability.

- A. General. During the term of this Agreement, the Artist shall obtain and shall continuously maintain, at the Artist's expense, insurance of the kind and in the minimum amounts specified as follows (the "Required Insurance"):
- i. Workers' Compensation & Employer's Liability. The Artist shall maintain Worker's Compensation Insurance in the minimum amount required by applicable law for all employees and other persons as may be required by law. Such policy of insurance shall be endorsed to include the Town as a Certificate Holder.
 - ii. General Liability. The Artist shall maintain Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000.00) each occurrence and of Two Million Dollars (\$2,000,000.00) aggregate. The policy shall be applicable to all premises and all operations of the Artist. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.

- iii. Automobile Liability. The Artist shall maintain Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than One Million Dollars (\$1,000,000.00) each occurrence with respect to each of the Artist's owned, hired and non-owned vehicles assigned to or used in performance of the Project. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all levels of subcontractors. Such coverage must include all automotive equipment used in the performance of the Project, both on the work site and off the work site, and such coverage shall include non-ownership and hired cars coverage. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.
- B. Additional Requirements. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least thirty (30) days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Artist. Artist shall be solely responsible for any deductible losses under any policy.
- C. Insurance Certificates. Artist shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect prior to the commencement of the Project. The certificate shall identify the Project as set forth on the first page of this Agreement.
- D. Failure to Obtain or Maintain Insurance. The Artist's failure to obtain and continuously maintain policies of insurance shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Artist arising from performance or non-performance of this Agreement. Failure on the part of the Artist to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Agreement upon which the Town may immediately terminate this Agreement, or, at its discretion, the Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith. All monies so paid by the Town, together with an additional five percent (5%) administrative fee, shall be repaid by the Artist to the Town immediately upon demand by the Town. At the Town's sole discretion, the Town may offset the cost of the premiums against any monies due to the Artist from the Town pursuant to this Agreement.
- E. Liability. The Artist shall be responsible for any liability directly or indirectly arising out of the work performed under this Agreement by a subcontractor, which liability is not covered by the subcontractor's insurance.

28. Miscellaneous

- A. Integration and Modification. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications. This Agreement may only be modified or amended upon written agreement signed by the Parties.

- B. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.
- C. Rights and Remedies. Any rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted.
- D. Binding Effect. The Parties agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns; provided that this Section shall not authorize assignment.
- E. No Third-Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or subcontractor of Artist. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.
- F. Survival. Any terms and conditions of the Agreement that require continued performance, compliance, or effect beyond the Termination Date of the Agreement shall survive such Termination Date and shall be enforceable in the event of a failure to perform or comply, including but not limited to the indemnification, independent contractor, governing law and venue, and rights and remedies provisions of this Agreement.
- G. Attorneys' Fees. If the Artist breaches this Agreement, then it shall pay the Town's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.
- H. Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, and thus any obligations of the Town hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.
- I. Agreement Controls. In the event a conflict exists between this Agreement and any term in any exhibit attached or incorporated into this Agreement, the terms in this Agreement shall supersede the terms in such exhibit.
- J. Force Majeure. Neither the Artist nor the Town shall be liable for any delay in, or failure of performance of, any covenant or promise contained in this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if, and only to extent that, such delay or failure is caused by "force majeure." As used in this Agreement, "force majeure" means acts of God, acts of the public enemy, acts of terrorism, unusually severe weather, fires, floods, epidemics, quarantines, strikes, labor disputes and freight embargoes, to the extent such events were not the result of, or were not aggravated by, the acts or omissions of the non-performing or delayed party.

- K. Authority. The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town of Mead and the Artist and bind their respective entities.
- L. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3 of the Colorado Revised Statutes.

[Signature pages follow]

[Town signature page]

THIS AGREEMENT is executed and made effective as provided below.

TOWN OF MEAD,

COLORADO:

By: _____

Printed Name: _____

Title: _____

Date of execution: _____

ATTEST:

Milissa Peters-Garcia, Town Clerk

[Artist signature page]

ARTIST:

By: _____

Printed Name: Karen Yank

Title: Artist

Date of execution: _____

STATE OF)
COUNTY OF)
ss.

The foregoing Art Fabrication and Installation Agreement was acknowledged before me this ____ day of _____, 20____, by Karen Yank.

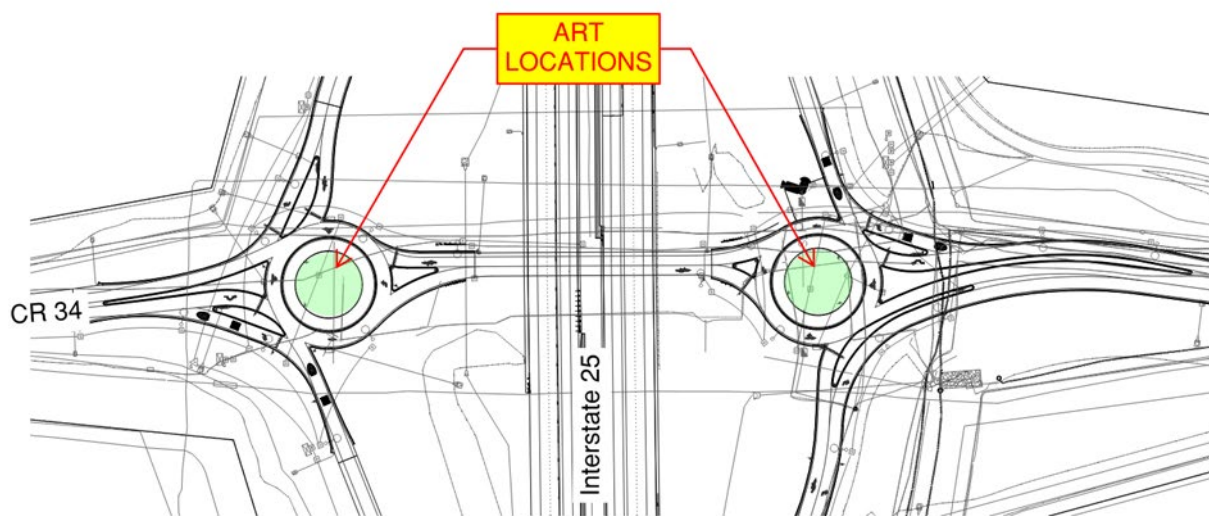
Witness my hand and official seal.

My commission expires: _____.

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

EXHIBIT A
Project Scope

Artist will collaborate with the Town to design, fabricate, and install two site-specific artworks for the proposed Town gateway at CR 34/I-25 Interchange (the “Project” or “Work”). The gateway art will be placed in the unpaved portion of the center islands in both roundabouts, and the unpaved areas are each 84 feet in diameter. Both roundabouts are within Colorado Department of Transportation (CDOT) right-of-way, and art installations will need to comply with CDOT requirements. Final art plans and graphics will be included in a CDOT Special Use Permit along with the landscape, irrigation, lighting, and signage plans. The Special Use Permit application will be coordinated by the Town’s contractor BHA Design, and the Artist team will be responsible for providing art plans, structural plans, and other plans for the art required as part of the permit set. Structural plans related to the art shall be prepared, stamped, and signed by a structural engineer licensed in the state of Colorado.



Artist shall perform the following obligations to complete the Project:

1. The Artist shall consult and coordinate with the Town regarding installation to ensure satisfactory execution of the Work and conformance to the professional safety and material standards of the Artist's work. Artist is responsible for providing the relevant design information to the Town to ensure all necessary approvals are received in terms of design and site integration of the Work. Artist will work closely with the Town regarding appropriate timeline for the provision of relevant design materials, site work, and installation.
2. The Town shall have the right to review the progress of the design at reasonable times, and with advance notice, during the design phase.
3. The final completed design will include drawings or images necessary to communicate Artist's intent, materials specifications, finish and maintenance recommendations and proposed installation method, narrative description and any other materials necessary to fully describe the Project as proposed.

4. The Artist shall complete the installation of the Work in correlation with the project construction timeline agreed upon between the Town and Artist. The Town will assist the Artist in coordinating the precise installation timeframes for various components of the Project, including any site preparation work, and the final artwork installation. The Town will coordinate Artist's access to site for any necessary site preparation and the installation.
5. The Town shall cooperate and consult with Artist during planning and installation of the work as requested by Artist. In the event that the final agreed-upon Work cannot be executed within the specified cost, due to impracticalities of design or construction, the Artist agrees to redesign the work and consult the Town, and both parties shall cooperate and work in good faith, about making any changes to the Work to achieve its execution within the cost limits set forth herein.

Artist's initial designs for both monumental gateway sculptures reflect the picturesque landscape and stunning vistas found in and surrounding the Town of Mead. The monument gateway sculptures will stand approximately 20-ft-tall centered in each of the roundabouts. The following is the Artist's initial design, but Artist shall collaborate with the Town to add or modify such design to reflect any additional needs for the site or the community:

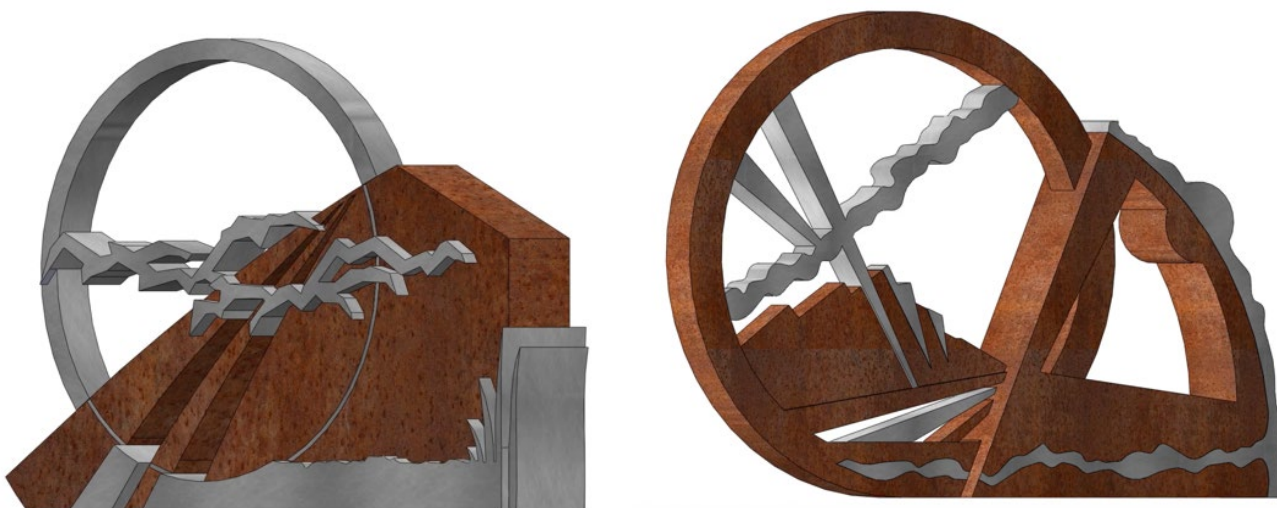


EXHIBIT B
Compensation Schedule

Town shall pay to Artist the sum of Three Hundred Fifty Thousand Dollars (\$350,000) for the design, fabrication and installation of the Work (the "Not-to-Exceed Amount") for two roundabout sculptures at I-25 and CR 34.

Payments will made in the below installments:

- I. \$40,000 upon execution of contract.
- II. \$40,000 upon receipt of site integration plan and engineering design for both roundabouts.
- III. \$50,000 upon commencement of fabrication of sculpture one.
- IV. \$20,000 upon confirmation of 50% fabrication completion of sculpture one.
- V. \$20,000 upon confirmation of 100% fabrication completion of sculpture one.
- VI. \$50,000 upon commencement of fabrication of sculpture two.
- VII. \$20,000 upon confirmation of 50% fabrication completion of sculpture two.
- VIII. \$20,000 upon confirmation of 100% fabrication completion of sculpture two.
- IX. \$40,000 upon completion of site integration work for both roundabouts.
- X. \$20,000 upon completion of installation of the sculpture one on site.
- XI. \$20,000 upon completion of installation of the sculpture two on site.
- XII. \$10,000 upon the provision of the following documents and acceptance of Work by

Town of Mead:

- (a) Photo documentation,
- (b) Vendor's final narrative,
- (c) Vendor's maintenance instructions,
- (d) and the transfer of title and receipt of a lien waiver from the Artist in substantially the form shown in **Exhibit C**.

EXHIBIT C
Lien Waiver Form

**SAMPLE LIEN WAIVER RELEASE
(ARTIST)**

TO: Town of Mead, Colorado (OWNER)

FROM: Karen Yank (ARTIST)

PROJECT: Town of Mead Gateway at CR 34 & I-25 Interchange Project (PROJECT)

1. The ARTIST acknowledges having received payment, except final payment, from the OWNER for all work, labor, skill and material furnished, delivered and performed by the ARTIST for the OWNER or for anyone in the construction, design, improvement, alteration, addition or repair of the above-described project.
2. In consideration of such payment and upon receipt of full and final payment, the ARTIST voluntarily waives all rights, claims and liens, including but not limited to, mechanic's notices, equitable liens and labor and material bond rights which the ARTIST may now or may afterward have, claim or assert for all and any work, labor, skill or materials furnished, delivered or performed for the construction, design, improvement, alteration, addition or repair of the above described project, against the OWNER or its officers, agents, employees or assigns, against any fund of or in the possession or control of the OWNER, against the project or against all land and the buildings on and appurtenances to the land improved by the project.
3. The ARTIST affirms that all work, labor and materials, furnished, delivered or performed to or for the construction, design, improvement, alteration, addition or repair of the project were furnished, delivered or performed by the ARTIST or ARTIST's agents, employees, and servants, or by and through the ARTIST by various Subcontractors or material men or their agents, employees and servants and further affirms the same have been paid in full and have released in full any and all existing or possible future mechanic's liens or rights or claims against the project or any funds in the OWNER'S rights or control concerning the project or against the OWNER or its officers, agents, employees or assigns arising out of the project.
4. The ARTIST agrees to defend and hold harmless the OWNER, the lender, if any, and the Surety on the project against and from any claim hereinafter made by the ARTIST'S Subcontractors, material men, employees, servants agents or assigns against the project or against the OWNER or its officers, employees, agents or assigns arising out of the project for all loss, damage and costs, including reasonable attorneys fees, incurred as a result of such claims.
5. The Parties acknowledge that the description of the project set forth above constitutes an adequate description of the property and improvements to which this Lien Waiver Release pertains. It is further acknowledged that this Lien Waiver Release is for the benefit of and may be relied upon by the OWNER, the LENDER, if any, and Surety on any labor and material bonds for the project.

Signed this _____ day of _____, 20____.

ARTIST

STATE OF _____)
COUNTY OF _____) ss.

Subscribed and sworn to before me this _____ day of _____, 20____, by

Witness my hand and official seal.

My Commission Expires: _____

Notary Public



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 44-R-2026 – A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Construction of the Mead Police Station

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

Summary:

The Colorado Department of Local Affairs ("DOLA") has awarded the Town of Mead ("Town") a grant for the construction of the Mead Police Station in the amount of six hundred thousand dollars (\$600,000) (the "Grant"). As a condition of accepting the Grant, the Town must enter into an Intergovernmental Grant Agreement ("IGA") with DOLA. The IGA is unilateral in nature, and the Town is not anticipated to be required to execute or otherwise sign the IGA. The IGA establishes that DOLA will facilitate the provision of Federal Mineral Lease ("FML") funding to the Town to contribute towards the construction of the Mead Police Station. The Police Station has an anticipated total project cost in excess of sixteen million dollars (\$16,000,000.00). The Grant provides \$600,000 in funds for the project.

Resolution No. 44-R-2026 (the "Resolution"): (a) accepts the Grant pursuant to the terms of the Intergovernmental Grant Agreement; (b) authorizes the Mayor to execute the Intergovernmental Grant Agreement on behalf of the Town when in final form (if necessary); and (c) authorizes the Town Manager to take all necessary actions to comply with the reporting and documentation requirements required for proper administration of the Grant, including execution of such other documents and instruments as may be necessary. Staff recommends approval of the Resolution.

Financial Considerations:

Acceptance of these grant funds will reduce the Town's net contribution to total project costs by \$600,000.

Staff Recommendation / Actions Required:

Staff recommends that the Board of Trustees proceeds to approve the Resolution, accepting the Grant and approving the IGA. A motion to approve the July 13, 2026, consent agenda will approve the Resolution (accepting the Grant and approving the IGA). If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 44-R-2026, A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Construction of the Mead Police Station."

Attachments:

1. Resolution No. 44-R-2026

2. State of Colorado Intergovernmental Agreement

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 44-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
ACCEPTING A GRANT FROM THE COLORADO DEPARTMENT OF LOCAL
AFFAIRS FOR THE CONSTRUCTION OF THE MEAD POLICE STATION**

WHEREAS, the Colorado Department of Local Affairs ("DOLA") has awarded the Town of Mead (the "Town") a grant for the construction of the Mead Police Station in the amount of six hundred thousand dollars (\$600,000.00) (the "Grant"); and

WHEREAS, the Board of Trustees desires to accept the Grant and to delegate authority to the Mayor to execute the Intergovernmental Grant Agreement between DOLA and the Town; and

WHEREAS, the Board of Trustees further desires to authorize the Town Manager to take all necessary actions to comply with reporting and documentation requirements required pursuant to the Intergovernmental Grant Agreement and execute such other documents or instruments as may be necessary.

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

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

Section 2. The Board of Trustees hereby: (a) accepts the Grant pursuant to the terms of the Intergovernmental Grant Agreement; (b) authorizes the Mayor to execute the Intergovernmental Grant Agreement on behalf of the Town when in final form (if and as necessary); and (c) authorizes the Town Manager to take all necessary actions to comply with the reporting and documentation requirements required for the proper administration of the Grant, including the execution of such other documents and instruments as may be necessary.

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF JULY 2026.

ATTEST:

TOWN OF MEAD

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

By: _____
Colleen G. Whitlow, Mayor

State of Colorado Intergovernmental Grant Agreement

Summary of Terms and Conditions

State Agency

DEPARTMENT OF LOCAL AFFAIRS (DOLA)

Grantee

Town of Mead

Project Number and Name

EIAF-26-261 - Mead Police Station Construction

DLG Portal Number

EIAF-26-261

CMS Number

209626

Grant Award Amount

\$600,000.00

Retainage Amount

\$30,000.00

Funding Account Codes

CTGG1 202600003798

Phase Code

FM26F3

VCUST#

VC00000000014380

Address Code

AD002, EFT

Performance Start Date

The later of the Effective Date or June 18, 2026

Grant Expiration Date

September 30, 2028

DOLA Regional Manager

Chris La May, (970) 679-7679,
(chris.la.may@state.co.us)

DOLA Regional Assistant

Rebecca Buxton, (720) 682-3864,
(rebecca.buxton@state.co.us)

Program Name

Energy & Mineral Impact Assistance Program
(EIAF)

Agreement Authority

Authority to enter into this Grant exists in C.R.S. 24-32-106 and 29-3.5-101 and funds have been budgeted, appropriated and otherwise made available pursuant to C.R.S. 34-63-101, et seq. (through Colorado's Mineral Leasing Fund) and a sufficient unencumbered balance thereof remains available for payment. Required approvals, clearance and coordination have been accomplished from and with appropriate agencies. This Intergovernmental Grant Agreement is funded, in whole or in part, with Federal funds (CFDA 15.437).

Grant Purpose/Project Description

The Project consists of construction of a Police Station in the Town of Mead, Colorado.

Exhibits and Order of Precedence

The following Exhibits and attachments are included with this Agreement:

1. Exhibit B, Scope of Project
2. Exhibit G, Sample Option Letter

In the event of a conflict of inconsistency between this Agreement and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

1. Colorado Special Provisions in §18 of the main body of this Agreement
2. Any properly executed Option Letter or Amendment
3. The provisions of the other sections of the main body of this Agreement
4. Exhibit B, Scope of Project

Signature Page

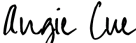
The Signatories Listed Below Authorize this Grant

DEPARTMENT OF LOCAL AFFAIRS
PROGRAM REVIEWER

STATE OF COLORADO
Jared S. Polis, Governor
DEPARTMENT OF LOCAL AFFAIRS
Maria De Cambra, Executive Director

Signed by:

590E1B45E7884A4...
By: Maria De Cambra, Executive Director

DocuSigned by:

45D2B7CF50DE4BD...
By: Angie Cue, EIAF Program Manager

Date: 6/27/2026 | 6:53 PM MDT

Date: 6/23/2026 | 11:48 AM PDT

In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate (the “**Effective Date**”).

STATE CONTROLLER

Robert Jaros, CPA, MBA, JD

Caleb Vester

Name: Controller Delegate

Signed by:

Caleb Vester

1B60C79585F74E7...

Signature: Controller Delegate

Effective Date 6/29/2026 | 7:16 PM MDT

1. Grant

As of the Performance Start Date, the State Agency shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement (the “State”) hereby obligates and awards to Grantee shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement (the “Grantee”) an award of Grant Funds in the amounts shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement. By accepting the Grant Funds provided under this Intergovernmental Grant Agreement, Grantee agrees to comply with the terms and conditions of this Intergovernmental Grant Agreement and requirements and provisions of all Exhibits to this Intergovernmental Grant Agreement.

2. Term

A. Initial Grant Term and Extension

The Parties’ respective performances under this Intergovernmental Grant Agreement shall commence on the Performance Start Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Intergovernmental Grant Agreement. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Intergovernmental Grant Agreement by providing Grantee with an updated Intergovernmental Grant Agreement or an executed Option Letter showing the new Grant Expiration Date.

B. Early Termination in the Public Interest

The State is entering into this Intergovernmental Grant Agreement to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Intergovernmental Grant Agreement ceases to further the public interest of the State or if State, Federal or other funds used for this Intergovernmental Grant Agreement are not appropriated, or otherwise become unavailable to fund this Intergovernmental Grant Agreement, the State, in its discretion, may terminate this Intergovernmental Grant Agreement in whole or in part by providing written notice to Grantee that includes, to the extent practicable, the public interest justification for the termination. If the State terminates this Intergovernmental Grant Agreement in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Intergovernmental Grant Agreement that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse

Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Intergovernmental Grant Agreement that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Intergovernmental Grant Agreement by the State for breach by Grantee.

C. *Reserved.*

3. Definitions

The following terms shall be construed and interpreted as follows:

- A. **"Agreement"** means this agreement, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future modifications thereto.
- B. *Reserved.*
- C. **"Breach of Agreement"** means the failure of a Party to perform any of its obligations in accordance with this Agreement, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against Grantee, or the appointment of a receiver or similar officer for Grantee or any of its property, which is not vacated or fully stayed within 30 days after the institution of such proceeding, shall also constitute a breach. If Grantee is debarred or suspended under §24-109-105, C.R.S. at any time during the term of this Agreement, then such debarment or suspension shall constitute a breach.
- D. **"Budget"** means the budget for the Work described in **Exhibit B**.
- E. **"Business Day"** means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in §24-11-101(1) C.R.S.
- F. *Reserved.*
- G. **"CORA"** means the Colorado Open Records Act, §§24-72-200.1 *et seq.*, C.R.S.
- H. *Reserved.*
- I. **"Grant" or "Grant Agreement" or "Intergovernmental Grant Agreement"** means this agreement which offers Grant Funds to Grantee, including all attached Exhibits, all

documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.

- J. **“Grant Funds” or “Grant Award Amount”** means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Intergovernmental Grant Agreement.
- K. **“Grant Expiration Date”** means the Grant Expiration Date shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement. Work performed after the Grant Expiration Date is not eligible for reimbursement from Grant Funds.
- L. **“Effective Date” or “Performance Start Date”** means the Performance Start Date shown on the first page of this Intergovernmental Grant Agreement. Work performed prior to the Effective Date is not eligible for reimbursement from Grant Funds.
- M. **“Exhibits”** means the exhibits and attachments included with this Grant as shown on the Summary of Terms and Conditions page of this Intergovernmental Grant Agreement.
- N. **“Extension Term”** means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Intergovernmental Grant Agreement, an Amendment, or an Option Letter.
- O. *Reserved.*
- P. *Reserved.*
- Q. **“Goods”** means any movable material acquired, produced, or delivered by Grantee as set forth in this Intergovernmental Grant Agreement and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.
- R. **“Incident”** means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.
- S. **“Initial Term”** means the time period between the initial Performance Start Date and the initial Grant Expiration Date.
- T. **“Party”** means the State or Grantee, and **“Parties”** means both the State and Grantee.
- U. *Reserved.*
- V. **“PII”** means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual’s identity, such as name, social security number, date and place of

birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §§24-72-501 and 24-73-101 C.R.S. "PII" shall also mean "personal identifying information" as set forth at § 24-74-102, et. seq., C.R.S.

W. *Reserved.*

X. *Reserved.*

Y. **"Services"** means the services to be performed by Grantee as set forth in this Intergovernmental Grant Agreement, and shall include any services to be rendered by Grantee in connection with the Goods.

Z. **"State Confidential Information"** means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Grantee which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Grantee without restrictions at the time of its disclosure to Grantee; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Grantee to the State; (iv) is disclosed to Grantee, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

AA. **"State Fiscal Rules"** means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.

BB. **"State Fiscal Year"** means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

CC. **"State Records"** means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

DD. *Reserved.*

EE. **"Subcontractor"** means third-parties, if any, engaged by Grantee to aid in performance of the Work. "Subcontractor" also includes sub-grantees.

FF. *Reserved.*

GG. *Reserved.*

HH. *Reserved.*

II. **“Work”** means the delivery of the Goods and performance of the Services described in this Intergovernmental Grant Agreement.

JJ. **“Work Product”** means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. “Work Product” does not include any material that was developed prior to the Performance Start Date that is used, without modification, in the performance of the Work.

Any other term used in this Intergovernmental Grant Agreement that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

4. Statement of Work

Grantee shall complete the Work as described in this Intergovernmental Grant Agreement and in accordance with the provisions of **Exhibit B**. The State shall have no liability to compensate or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Intergovernmental Grant Agreement.

5. Payments to Grantee

A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Grant that exceeds the Grant Amount shown on the first page of this Intergovernmental Grant Agreement. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Performance Start Date or after the Grant Expiration Date.

i. The State may increase or decrease the Grant Award Amount by providing Grantee with an updated Intergovernmental Grant Agreement or an executed Option Letter showing the new Grant Award Amount.

B. *Reserved.*

C. **Matching Funds**

Grantee shall provide the Other Funds amount shown on the Project Budget in **Exhibit B** (the “Local Match Amount”). Grantee shall appropriate and allocate all Local Match Amounts to the purpose of this Intergovernmental Grant Agreement each fiscal year prior to accepting any Grant Funds for that fiscal year. Grantee does not by accepting this Intergovernmental Grant Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and this Intergovernmental Grant Agreement is not intended to create a multiple-fiscal year debt of Grantee. Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee’s laws or policies.

D. **Reimbursement of Grantee Costs**

Upon prior written approval, the State shall reimburse Grantee’s allowable costs, not exceeding the maximum total amount described in this Intergovernmental Grant Agreement for all allowable costs described in this Intergovernmental Grant Agreement and shown in the Budget in **Exhibit B**. Upon request of the Grantee, the State may, without changing the maximum total amount of Grant Funds, adjust or otherwise reallocate Grant Funds among or between each line of the Budget by providing Grantee with an executed Option Letter or formal amendment. The State shall only reimburse allowable costs if those costs are: (i) reasonable and necessary to accomplish the Work and for the Goods and Services provided; and (ii) equal to the actual net cost to Grantee (i.e. the price paid minus any items of value received by Grantee that reduce the cost actually incurred).

E. **Close-Out and Deobligation of Grant Funds.**

Grantee shall close out this Grant within 90 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as defined in this Intergovernmental Grant Agreement and Grantee’s final reimbursement request or invoice. The State will withhold 5% of allowable costs until all final documentation has been submitted and accepted by the State as substantially complete. Any Grant Funds remaining after submission and payment of Grantee’s final reimbursement request are subject to deobligation by the State.

F. **Erroneous Payments.**

The State may recover, at the State’s discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and

unexpended or excess funds received by Grantee. The State may recover such payments by deduction from subsequent payments under this Intergovernmental Grant Agreement, deduction from any payment due under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

6. Reporting - Notification

A. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close-out period described in **§5.E**.

B. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting this Award.

7. Grantee Records

A. Maintenance and Inspection

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of three years following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe all such records during normal business hours at Grantee's office or place of business, unless the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Intergovernmental Grant Agreement using procedures as determined by the State. The State shall have the right, in its sole discretion, to change its monitoring procedures and requirements at any time during the term of this Agreement. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

C. Final Audit Report

Grantee shall comply with all State and federal audit requirements. Grantee shall provide copies of audits to the State upon request.

8. Confidential Information-State Records

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publicly available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Intergovernmental Grant Agreement. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. If Grantee or any of its Subcontractors will or may receive the following types of data, Grantee or its Subcontractors shall provide for the security of such data according to the following: (i) the most recently promulgated IRS Publication 1075 for all Tax Information and in accordance with the Safeguarding Requirements for Federal Tax Information attached to this Grant as an Exhibit, if applicable, (ii) the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, (iii) the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and (iv) the federal Health Insurance Portability and Accountability Act for all PHI and the HIPAA Business Associate Agreement attached to this Grant, if applicable. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Intergovernmental Grant Agreement. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or

Subcontractor has access to any State Confidential Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

E. Safeguarding PII

If Grantee or any of its Subcontractors will or may receive PII under this Agreement, Grantee shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections, and audits. Grantee shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 *et seq.*, C.R.S. In addition, as set forth in § 24-74-102, *et. seq.*, C.R.S., Grantee, including, but not limited to, Grantee's employees, agents and Subcontractors, agrees not to share any PII with any third parties for the purpose of investigating for, participating in, cooperating

with, or assisting with Federal immigration enforcement. If Grantee is given direct access to any State databases containing PII, Grantee shall execute, on behalf of itself and its employees, the certification attached hereto as **Exhibit E** on an annual basis. Grantee's duty and obligation to certify as set forth in **Exhibit E** shall continue as long as Grantee has direct access to any State databases containing PII. If Grantee uses any Subcontractors to perform services requiring direct access to State databases containing PII, the Grantee shall require such Subcontractors to execute and deliver the certification to the State on an annual basis, so long as the Subcontractor has access to State databases containing PII.

9. Conflict of Interest

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration. Grantee acknowledges that all State employees are subject to the ethical principles described in §24-18-105, C.R.S. Grantee further acknowledges that State employees may be subject to the requirements of §24-18-105, C.R.S. with regard to this Grant.

10. Insurance

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

11. Breach of Agreement

In the event of a breach of Agreement, the aggrieved Party shall give written notice of breach of agreement to the other party. If the notified party does not cure the breach, at its sole expense, within 30 days after the delivery of written notice, the Party may exercise any of the remedies as described in §12 for that party. Notwithstanding any provision of this Agreement to the contrary, the State, in its discretion, need not provide notice or a cure period and may

immediately terminate this Agreement in whole or in part or institute any other remedy in this Agreement in order to protect the public interest of the State; or if Grantee is debarred or suspended under §24-109-105, C.R.S., the State, in its discretion, need not provide notice or cure period and may terminate this Agreement in whole or in part or institute any other remedy in this Agreement as of the date that the debarment or suspension takes effect.

12. Remedies

A. State's Remedies

In addition to any remedies available under any Exhibit to this Grant Agreement, if Grantee is in breach under any provision of this Agreement and fails to cure such breach, the State, following the notice and cure period set forth in §11, shall have all of the remedies listed in this section in addition to all other remedies set forth in this Agreement or at law. The State may exercise any or all of the remedies available to it, in its discretion, concurrently or consecutively.

I. Termination for Breach

In the event of Grantee's uncured breach, the State may terminate this entire Agreement or any part of this Agreement. Additionally, if Grantee fails to comply with any term or condition of this Award, then the State may, in its discretion, terminate this entire Agreement or any part of this Agreement. Grantee shall continue performance of this Agreement to the extent not terminated, if any.

The State may also terminate this Grant Agreement at any time if the State has determined, in its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

a. Obligation and Rights

To the extent specified in any termination notice, Grantee shall not incur further obligations or render further performance past the effective date of such notice, and shall terminate outstanding orders and subcontracts with third parties. However, Grantee shall complete and deliver to the State all Work not cancelled by the termination notice, and may incur obligations as necessary to do so within this Agreement's terms. At the request of the State, Grantee shall assign to the State all of Grantee's rights, title, and interest in and to such terminated orders or subcontracts. Upon termination, Grantee shall take timely, reasonable and necessary action to protect and preserve property in the possession of Grantee but in which the State has an interest.

At the State's request, Grantee shall return materials owned by the State in Grantee's possession at the time of any termination. Grantee shall deliver all completed Work Product and all Work Product that was in the process of completion to the State at the State's request.

b. Payments

Notwithstanding anything to the contrary, the State shall only pay Grantee for accepted Work received as of the date of termination. If, after termination by the State, the State agrees that Grantee was not in breach or that Grantee's action or inaction was excusable, such termination shall be treated as a termination in the public interest, and the rights and obligations of the Parties shall be as if this Agreement had been terminated in the public interest under **§2.B.**

c. Damages and Withholding

Notwithstanding any other remedial action by the State, Grantee shall remain liable to the State for any damages sustained by the State in connection with any breach by Grantee, and the State may withhold payment to Grantee for the purpose of mitigating the State's damages until such time as the exact amount of damages due to the State from Grantee is determined. The State may withhold any amount that may be due Grantee as the State deems necessary to protect the State against loss including, without limitation, loss as a result of outstanding liens and excess costs incurred by the State in procuring from third parties replacement Work as cover.

II. Remedies Not Involving Termination

The State, in its discretion, may exercise one or more of the following additional remedies:

a. Suspend Performance

Suspend Grantee's performance with respect to all or any portion of the Work pending corrective action as specified by the State without entitling Grantee to an adjustment in price or cost or an adjustment in the performance schedule. Grantee shall promptly cease performing Work and incurring costs

in accordance with the State's directive, and the State shall not be liable for costs incurred by Grantee after the suspension of performance.

b. Withhold Payment

Withhold payment to Grantee until Grantee corrects its Work.

c. Deny Payment

Deny payment for Work not performed, or that due to Grantee's actions or inactions, cannot be performed or if they were performed are reasonably of no value to the state; provided, that any denial of payment shall be equal to the value of the obligations not performed.

d. Removal

Demand immediate removal of any of Grantee's employees, agents, or subcontractors from the Work whom the State deems incompetent, careless, insubordinate, unsuitable, or otherwise unacceptable or whose continued relation to this Agreement is deemed by the State to be contrary to the public interest or the State's best interest.

e. Intellectual Property

If any Work infringes, or if the State in its sole discretion determines that any Work is likely to infringe, a patent, copyright, trademark, trade secret or other intellectual property right, Grantee shall, as approved by the State (i) secure that right to use such work for the State and Grantee; (ii) replace the work with non-infringing work or modify the work so that it becomes non-infringing; or, (iii) remove any infringing work and refund the amount paid for such work to the State.

B. Grantee's Remedies

If the State is in breach of any provision of this Agreement and does not cure such breach, Grantee, following the notice and cure period in §11 and the dispute resolution process in §13 shall have all remedies available at law and equity.

13. Dispute Resolution

Except as herein specifically provided otherwise, disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in

writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

14. Notices and Representatives

Each Party shall identify an individual to be the principal representative of the designating Party and shall provide this information to the other Party. All notices required or permitted to be given under this Intergovernmental Grant Agreement shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this §14.

15. Rights in Work Product and Other Information

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

16. Governmental Immunity

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions, committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b); and the State's risk management statutes, §§24-30-1501, *et seq.*, C.R.S. No term or condition of this Intergovernmental Grant Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

17. General Provisions

A. Assignment

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Intergovernmental Grant Agreement.

B. Captions and References

The captions and headings in this Intergovernmental Grant Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Intergovernmental Grant Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

C. Entire Understanding

This Intergovernmental Grant Agreement represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Intergovernmental Grant Agreement.

D. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Intergovernmental Grant Agreement, which shall be effective if Grantee accepts Grant Funds following receipt of the updated letter. The Parties may also agree to modification of the terms and conditions of the Grant in either an option letter or a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules.

E. Statutes, Regulations, Fiscal Rules, and Other Authority.

Any reference in this Intergovernmental Grant Agreement to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Performance Start Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

G. Severability

The invalidity or unenforceability of any provision of this Intergovernmental Grant Agreement shall not affect the validity or enforceability of any other provision of this Intergovernmental Grant Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

H. Survival of Certain Intergovernmental Grant Agreement Terms

Any provision of this Intergovernmental Grant Agreement that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

I. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Intergovernmental Grant Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

J. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Intergovernmental Grant Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

K. Accessibility

- i. *Reserved.*
- ii. Grantee shall comply with the Accessibility Standards for Individuals with a Disability, as adopted by the Office of Information Technology pursuant to §24-85-103 C.R.S.
- iii. The State may require Grantee's compliance with the Accessibility Standards for Individuals with a Disability adopted by the Office of Information Technology pursuant to §24-85-103 C.R.S. is determined and tested by a qualified third party selected by the State. The State may ask the Grantee to review the selection of the third party. Grantee shall be responsible for all costs associated with the third-party vendor's assessment. If Grantee is not in compliance as determined by the third-party vendor, at the State's request and at the State's direction, Grantee shall

promptly take all necessary actions to come into compliance using a State-approved vendor, at no additional cost to the State.

L. *Reserved*

18. Colorado Special Provisions (Colorado Fiscal Rule 3-3)

A. Statutory Approval. §24-30-202(1) C.R.S.

This Intergovernmental Grant Agreement shall not be valid until it has been approved by the Colorado State Controller or designee. If this Intergovernmental Grant Agreement is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Intergovernmental Grant Agreement shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. Fund Availability. §24-30-202(5.5) C.R.S.

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. Governmental Immunity.

Liability for claims for injuries to persons or property arising from the negligence of the Parties, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b); and the State's risk management statutes, §§24-30-1501, *et seq.*, C.R.S. No term or condition of this Intergovernmental Grant Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. Independent Contractor.

Grantee shall perform its duties hereunder as an independent contractor and not as an employee. Neither Grantee nor any agent or employee of Grantee shall be deemed to be an agent or employee of the State. Grantee shall not have authorization, express or implied, to bind the State to any agreement, liability, or understanding, except as expressly set forth herein. Grantee and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Grantee or any of its agents or employees. Grantee shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Intergovernmental Grant Agreement.

Grantee shall (a) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (b) provide proof thereof when requested by the State, and (c) be solely responsible for its acts and those of its employees and agents.

E. Compliance with Law.

Grantee shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Choice of Law, Jurisdiction, and Venue.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Agreement. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. Prohibited Terms.

Any term included in this Agreement that requires the State to indemnify or hold Grantee harmless; requires the State to agree to binding arbitration; limits Grantee's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void *ab initio*. Nothing in this Agreement shall be construed as a waiver of any provision of §24-106-109, C.R.S.

H. Software Piracy Prohibition.

State or other public funds payable under this Grantee shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Grantee hereby certifies and warrants that, during the term of this Agreement and any extensions, Grantee has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Grantee is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Grantee, including, without limitation, immediate termination of this Agreement and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. Employee Financial Interest/Conflict of Interest. §§24-18-201 and 24-50-507 C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Agreement. Grantee has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Grantee's services and Grantee shall not employ any person having such known interests.



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 45-R-2026 - A Resolution of the Town of Mead, Colorado, Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the "Town Project")

Presented by: Marcus McAskin, Town Attorney

Summary:

The Town of Mead (the "Town") and the Mead Urban Renewal Authority (the "Authority") are authorized to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each governmental entity. The Town previously approved the Town of Mead, Colorado Urban Renewal Plan dated May 2, 2016, as amended (the "Plan"), and the downtown urban renewal area as described in the Plan (the "Urban Renewal Area").

The Town and the Authority have determined that it is in the best interests of the Town residents and inhabitants of the Town, and in the public interest and necessity, to construct, acquire, and equip a new police facility within the Urban Renewal Area (the "Town Project"). The Authority has determined that the acquisition, construction, and equipping of the Town Project in the Urban Renewal Area will serve the public purposes and goals of the Plan.

The Town expects to finance the Town Project through a lease financing structure involving a Site Lease Agreement and a Lease Purchase Agreement with UMB Bank, acting as trustee. The trustee is expected to prepay its rental obligation under the Site Lease by executing and delivering Certificates of Participation ("COPs"), the proceeds of which will be used by the Town for the Town Project. The Town is considering the Ordinance for the COPs at the July 13, 2026 Board of Trustees Meeting.

The Cooperation Agreement acknowledges and confirms the understanding between the Town and the Authority regarding the Authority's contribution of certain Property Tax Incremental Revenues to Support the Town Project, as more specifically described in the Cooperation Agreement attached as Exhibit A.

Financial Considerations:

The Cooperation Agreement provides for the Authority's contribution of certain Property Tax Revenues to the Town to support payment of costs associated with the Town Project.

Staff Recommendation / Actions Required:

Staff recommends adopting Resolution No. 45-R-2026. Approval of the July 13, 2026, consent agenda will adopt the resolution. If the Board removes this item from the consent agenda for discussion, the following motion is recommended:

Suggested Motion:

"I move to approve Resolution 45-R-2026, A Resolution of the Town of Mead, Colorado, Approving a Cooperation Agreement Between the Town of Mead, Colorado and Mead Urban Renewal Authority Relating to the Construction of a Police Facility (the "Town Project")"

Attachments:

1. Resolution No. 45-R-2026
2. Cooperation Agreement (between Town and MURA) 07.07.26

**TOWN OF MEAD, COLORADO
RESOLUTION 45-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A
COOPERATION AGREEMENT BETWEEN THE TOWN AND THE MEAD
URBAN RENEWAL AUTHORITY RELATING TO THE POLICE FACILITY
PROJECT**

WHEREAS, the Town of Mead, Colorado (the “Town”) is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the “State”); and

WHEREAS, the Mead Urban Renewal Authority (“MURA”) is a body corporate and politic of the State of Colorado established pursuant to Title 31, Article 25, Part 1, Colorado Revised Statutes (“C.R.S.”)(the “Act”); and

WHEREAS, pursuant to Title 29, Article 1, Part 2, C.R.S., the Town and the Authority are authorized to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each governmental entity; and

WHEREAS, the Board of Trustees of the Town (the “Board”) has heretofore approved the Town of Mead, Colorado, Urban Renewal Plan dated May 2, 2026, by and through adoption of Resolution No. 22-R-2016 dated May 2, 2026, as amended from time to time (the “Plan”) and the urban renewal plan area described therein (the “Plan Area”); and

WHEREAS, the Plan provides that the goals of the urban renewal effort are to serve primarily as a redevelopment catalyst for the downtown area, and that the actions of the Authority should be in accordance with the Plan goals of: eliminating and preventing conditions of blight which constitute an economic and social liability to the community; preventing the physical and economic deterioration of the Plan Area; attracting capital investment in the downtown and assisting in the retention and expansion of existing businesses, thus strengthening the Town’s economic base; creating a stable tax base; and facilitating the development of mixed-use projects in the downtown area; and

WHEREAS, pursuant to Section 31-25-112, C.R.S., the Town is specifically authorized to do all things necessary to aid and cooperate with the Authority in connection with the planning or undertaking of any urban renewal plans, projects, programs, works, operations or activities of the Authority, to enter into agreements with the Authority respecting such actions to be taken by the Town, and appropriating funds and making such expenditures of its funds to aid and cooperate with the Authority in undertaking an urban renewal project and carrying out the Plan; and

WHEREAS, pursuant to the Act, the Authority is authorized to undertake urban renewal projects and to make and execute any and all contracts and other instruments necessary to implement such urban renewal projects; and

WHEREAS, the Town and the Authority have determined that the acquisition, construction and equipping of a new Police Facility (the “Police Facility”) in the Plan Area will serve the public and necessity and the purposes and goals of the Plan (the “Town Project”); and

WHEREAS, the Authority has determined that the acquisition, construction and equipping of the Police Facility in the Plan Area will serve the public purposes and goals of the Plan; and

WHEREAS, the Police Facility is expected to be owned and operated by the Town; and

WHEREAS, the Town expects to enter into a lease purchase financing to finance a portion of the costs of the Town Project; and

WHEREAS, the Town expects to enter into a Site Lease Agreement (the "Site Lease") between the Town, as lessor, and UMB Bank, n.a., as trustee (the "Trustee") as lessee, and a Lease Purchase Agreement (the "Lease") between the Trustee, as lessor, and the Town, as lessee; and

WHEREAS, the Trustee is expected to execute and deliver an Indenture of Trust pursuant to which there will be executed certain Certificates of Participation (the "Certificates"); and

WHEREAS, a portion of the proceeds of the Certificates will be applied to pay or reimburse certain costs of the Town Project; and

WHEREAS, the initial leased property under the Site Lease and the Lease consists of Police Facility and the site it is to be located on; and

WHEREAS, the Authority will receive certain Property Tax Increment Revenues from ad valorem property taxes levied on property within the Plan Area, and the Authority desires to use such revenues to reimburse the Town and contribute to all or a portion of the costs and expenses of the Town Project, including annual Rental Payments which may be due and owing under the Lease; and

WHEREAS, the Board has determined and hereby determines that it is necessary, desirable and in the best interests of the Town to enter into a Cooperation Agreement between the Town of Mead, Colorado and Mead Urban Renewal Authority (the "Town/MURA Cooperation Agreement") in substantially the form attached hereto as Exhibit "A" and incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, WELD COUNTY, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town.

Section 2. The Mayor or Town Manager are authorized, following consultation with the Town Attorney, to modify the Town/MURA Cooperation Agreement in form or substance as deemed necessary to effectuate the purposes of this Resolution or to protect the interests of the Town.

Section 3. The Mayor or the Town Manager are hereby independently authorized and directed to execute the Town/MURA Cooperation Agreement on behalf of the Town. The execution of the Town/MURA Cooperation Agreement by the appropriate officers of the Town herein authorized shall be conclusive evidence of the approval by the Town of the Town/MURA Cooperation Agreement in accordance with the terms hereof.

Section 4. The officers and employees of the Town are hereby independently authorized and directed to take all action necessary or appropriate to implement and effect the provisions of this Resolution and the Town/MURA Cooperation Agreement. The execution of any document or instrument by the appropriate officers herein authorized shall be conclusive evidence of the approval by the Town of such agreement, document or instrument in accordance with the terms hereof.

Section 5. Effective Date. This Resolution shall be 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 13TH DAY OF JULY 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT A

**COOPERATION AGREEMENT
BETWEEN THE TOWN OF MEAD, COLORADO AND
THE MEAD URBAN RENEWAL AUTHORITY**

COOPERATION AGREEMENT
BETWEEN THE TOWN OF MEAD, COLORADO AND
THE MEAD URBAN RENEWAL AUTHORITY

THIS COOPERATION AGREEMENT (this “Agreement”), dated as of July 13, 2026, is made and entered into between the TOWN OF MEAD, COLORADO (the “Town”) and the MEAD URBAN RENEWAL AUTHORITY (the “Authority”).

RECITALS

Any capitalized term which is used, but not defined, in these Recitals shall have the meaning given in the section entitled: DEFINITIONS.

WHEREAS, the Town is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the “State”); and

WHEREAS, the Authority is a Colorado Urban Renewal Authority, with all the powers and authority granted to it pursuant to Title 31, Article 25, Part 1, Colorado Revised Statutes (“C.R.S.”) (the “Act”); and

WHEREAS, pursuant to Title 29, Article 1, Part 2, C.R.S., the Town and the Authority are authorized to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each governmental entity; and

WHEREAS, the Board of Trustees of the Town has heretofore approved the Town of Mead, Colorado, Urban Renewal Plan dated May 2, 2016, as amended from time to time (the “Plan”) and the downtown urban renewal area described therein (the “Urban Renewal Area”); and

WHEREAS, the Plan provides that the goals of the urban renewal effort are to cooperate with private enterprise and public bodies to undertake a program to eliminate the conditions of blight in the plan area, and that the actions of the Authority should be in accordance with the Plan goals of: eliminating and preventing conditions of blight which constitute an economic and social liability to the community; preventing the physical and economic deterioration of the Urban Renewal Area; attracting capital investment in the downtown and assisting in the retention and expansion of existing businesses, thus strengthening the Town’s economic base; creating a stable tax base; and facilitating the development of mixed use projects in the downtown area; and

WHEREAS, pursuant to Section 31-25-112, C.R.S., the Town is specifically authorized to do all things necessary to aid and cooperate with the Authority in connection with the planning or undertaking of any urban renewal plans, projects, programs, works, operations or activities of the Authority, to enter into agreements with the Authority respecting such actions to be taken by the Town, and appropriating funds and making such expenditures of its funds to aid and cooperate with the Authority in undertaking an urban renewal project and carrying out the Plan; and

WHEREAS, pursuant to the Act, the Authority is authorized to undertake urban renewal projects and to make and execute any and all contracts and other instruments necessary to implement such urban renewal projects; and

WHEREAS, the Town and the Authority have determined that it is in the best interest of the residents and inhabitants of the Town and public interest and necessity to construct, acquire and equip a new police facility (the “Police Facility”) within the Town and within the Urban Renewal Area (the “Town Project”); and

WHEREAS, the Authority has determined, and now hereby determines, that the acquisition, construction and equipping of the Town Project in the Urban Renewal Area will serve the public purposes and goals of the Plan; and

WHEREAS, in order to finance the Town Project, the Town expects to enter into a Site Lease Agreement (the “Site Lease”) with UMB Bank, n.a., (the “Trustee”), pursuant to which the Town will lease the Town Project to the Trustee, and the Trustee will lease the Town Project back to the Town under the terms of a Lease Purchase Agreement (the “Lease”); and

WHEREAS, the Trustee will prepay its rental obligation under the Site Lease by executing and delivering certain Certificates of Participation (the “Certificates”), the proceeds of which will be utilized by the Town for the Town Project; and

WHEREAS, the Town has agreed to acquire, construct and equip the Town Project, and the Authority will agree to contribute certain Property Tax Increment Revenue of the Authority on an annual basis to pay or reimburse the Town for all or a portion of the rental payments due and owing by the Town to the Trustee under the Lease; and

WHEREAS, a portion of the proceeds of the Certificates will be applied to pay or reimburse certain costs related to the Town Project; and

WHEREAS, the initial leased property under the Site Lease and the Lease consists of the police facilities to be constructed on the site; and

WHEREAS, the Authority will receive certain Property Tax Increment Revenues from ad valorem property taxes levied on property within Urban Renewal Area, and the Authority desires to use a portion of such revenues to reimburse the Town for the rent required to be paid on an annual basis by the Town to the Trustee; and

WHEREAS, this Agreement acknowledges, ratifies and confirms the understanding and agreement between the Town and the Authority relating to the reimbursement of a portion of the costs incurred by the Town in connection with the acquisition, construction and installation of the Town Project that is located within the Urban Renewal Area and that promotes the public purposes of the Plan.

NOW, THEREFORE, in consideration of the mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Authority agree as follows:

1. DEFINITIONS. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in Plan or the Lease. As used herein, unless the context expressly indicates otherwise, the words defined below and capitalized in the text of this Agreement shall have the respective meanings set forth below:

“Act” means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes.

“Property Tax Base Amount” means the assessed value of property subject to ad valorem property taxes in the Urban Renewal Area last certified prior to the effective date of approval of the Plan, as reasonably determined by the Authority based upon data provided by the Weld County Assessor. The Property Tax Base Amount and increment value shall be calculated and adjusted from time to time by the Weld County Assessor in accordance with Section 31-25-107(9) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado.

“Property Tax Increment Revenues” means the annual ad valorem property tax revenue received by the Authority from the Weld County Treasurer in excess of the amount produced by the levy of those taxing bodies that levy property taxes against the Property Tax Base Amount in the Project Area in accordance with the Act and the regulations of the Property Tax Administrator of the State of Colorado, but not including any offsets collected by the Weld County Treasurer for return of overpayments or any reserve funds retained by the Authority for such purposes in accordance with Sections 31-25-107(9)(a)(III) and (b) of the Act, and credited to the Special Fund. Property Tax Increment Revenue for purposes of this Agreement shall not include Property Tax Increment Revenue which is shared pursuant to the Taxing Entity Cooperation Agreements (defined below), and Property Tax Increment Revenue shall not include any administrative fee or similar amount that the Authority is expressly authorized to retain for its own use pursuant to the terms of any such Taxing Entity Cooperation Agreement.

“Special Fund” means the special fund of the Authority established pursuant to the Act into which the tax increment revenues are deposited.

“Urban Renewal Area” means the urban renewal area described in the Plan, within which the tax increment provisions of Section 31-25-107(9) of the Act apply.

2. AGREEMENT TO REMIT CERTAIN TAXES.

(a) In order to further the development of the Town Project and reimburse the Town for a portion of the costs related thereto, the Authority hereby agrees and covenants that, except as hereinafter provided, the Authority shall remit all Property Tax Increment Revenues less amounts annually budgeted for operations and maintenance, which shall include Four Hundred Seventy Thousand Dollars (\$470,000) in the initial Fiscal Year for the Authority’s operational expenses, including its pro rata share of salaries, wages, employee benefits, and related administrative expenses, with such amount increasing by six percent (6%) (simple interest) annually to the Town provided that such amount shall not exceed \$900,000. The Authority hereby pledges such Property Tax Increment Revenues to the Town, subject to the terms and provisions hereof. Such revenues shall be remitted to the Town as soon as practicable after receipt thereof from the Weld County Treasurer to the Authority, but in any event within thirty (30) days of receipt thereof.

(b) The Authority’s obligations to remit Property Tax Increment Revenues hereunder are subject to obligations of the Authority, whether existing or hereafter arising, to distribute tax increment revenues to taxing entities pursuant to cooperation agreements entered into under C.R.S. §§ 31-25-107(9.5) and 31-25-107(11) (collectively, the “Taxing Entity Cooperation Agreements”). The Authority shall maintain a separate account within the Special Fund for

Property Tax Increment Revenues available for remittance to the Town, and the Authority's obligation to remit such revenues constitutes a multiple fiscal year financial obligation of the Authority, payable solely from Property Tax Increment Revenues when received.

(c) Notwithstanding the foregoing or any provision to the contrary contained herein, after deduction of amounts annually budgeted for operations and maintenance as provided in subsection (a), the Authority shall remit Property Tax Increment Revenues to the Town only until the Authority has remitted an amount sufficient to pay the payments required to be made by the Town during such Fiscal Year pursuant to the Lease. Upon remittance of such amount, the Authority shall have no further obligation to remit Property Tax Increment Revenues to the Town for such Fiscal Year, and any Property Tax Increment Revenues remaining thereafter may be retained by the Authority and used, pledged, or otherwise applied by the Authority for any lawful purpose.

(d) Notwithstanding the foregoing or any provision to the contrary contained herein, in the event that the Lease is terminated for any reason, then the Authority's obligation to remit the Property Tax Increment Revenues shall terminate.

(e) The Authority hereby elects to apply all the provisions of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S. to this Agreement. In accordance with Section 11-57-208(2) C.R.S., the Property Tax Increment Revenues pledged pursuant to this Agreement shall immediately be subject to the lien of such pledge without any physical delivery, filing or further act. The lien of such pledge and the obligation to perform the contractual provisions made herein shall have priority over any or all other obligations and liabilities, except as may otherwise be provided herein and except that the lien of such pledge is expressly subordinate to and shall not impair the Authority's obligations under the Taxing Entity Cooperation Agreements. The lien of such pledge shall be valid, binding and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Authority irrespective of whether such persons have notice of such liens.

3. GENERAL PROVISIONS.

(a) Third-Party Beneficiaries. Except as hereinafter provided, neither the Town nor the Authority shall be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Notwithstanding the foregoing, in the event that the Police Facility is the leased property under the Site Lease, the Trustee shall be a third-party beneficiary of this Agreement for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall have no rights under this Agreement.

(b) Modifications. No modification or change of any provision in this Agreement shall be made, or construed to have been made, unless such modification is mutually agreed to in writing by both parties. Memoranda of understanding and correspondence shall not be construed as amendments to this Agreement. In the event that the Police Facility is the leased property under the Site Lease, this Agreement shall not be modified or amended without the written consent of the Trustee for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall not have any rights to consent to the amendment or modification of this Agreement.

(c) No Election Required. The Town and the Authority acknowledge that, according to the decision of the Colorado Court of Appeals in *Olson v. City of Golden*, 53 P.3d 747 (2002), an urban renewal authority is not a local government and therefore is not subject to the provisions of Article X, Section 20 of the Colorado Constitution. Accordingly, the Authority may enter into this Agreement and agree to remit the Property Tax Increment Revenue in accordance with the terms and provisions of this Agreement without electoral authorization, and such obligations are not subject to annual appropriation.

(d) Entire Agreement. This Agreement shall represent the entire agreement between the parties with respect to the subject matter hereof and shall supersede all prior negotiations, representations or agreements, either written or oral, between the parties relating to the subject matter of this Agreement and shall be independent of and have no effect upon any other contracts; except that nothing herein is intended to replace or supersede provisions of the May 2, 2016 Cooperative Agreement between the Town and the Authority regarding Tax Increment Expenditure Revenue Sharing and Administrative Services.

(e) No Waiver of Immunities. Nothing contained herein shall be construed as a waiver, in whole or in part, by any Party hereto, of the rights, protections, and privileges afforded under the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., or under any other law. No portion of this Agreement shall be deemed to have created a duty of care that did not previously exist with respect to any person not a party to this Agreement.

(f) Severability. If any provision of this Agreement is found to be invalid, illegal, or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality, or unenforceability (as to any or all parties hereto), the Parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected provision of this Agreement.

(g) Assignment. This Agreement shall not be assigned, in whole or in part, by either party without the written consent of the other. In the event that the Police Facility is the leased property under the Site Lease, this Agreement shall not be assigned without the written consent of the Trustee for so long as the Site Lease remains in effect. In the event that the Police Facility is not the leased property under the Site Lease or the Site Lease is no longer in effect, the Trustee shall not have any rights to consent to the assignment of this Agreement.

(h) Waiver. No waiver of a breach of any provision of this Agreement by either party shall constitute a waiver of any other breach or of such provision. Failure of either party to enforce, at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof.

(i) Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

(j) Effective Date; Termination. This Agreement shall be effective as of the date executed on behalf of the Town and the Authority. This Agreement shall not be terminated so long as the Certificates, or any refunding thereof, are outstanding or until the cessation of collection of the Property Tax Increment Revenue.

IN WITNESS HEREOF, the parties have caused this Agreement to be executed by their duly authorized officers on the date above.

TOWN OF MEAD, COLORADO

Mayor

(SEAL)

ATTESTED:

Town Clerk

MEAD URBAN RENEWAL AUTHORITY

(SEAL)

By: _____
Chairperson, Board of Commissioners

Attest:

By: _____
Clerk



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Ordinance No. 1111 - An Ordinance of the Town of Mead, Colorado, Concerning the Financing of the Acquisition and Construction of a Police Station Facility, and Other Capital Improvements, with Associated Amenities and Supporting Public Improvements, and in Connection therewith Authorizing Execution and Delivery by the Town of a Site Lease Agreement, A Lease Purchase Agreement, and Other Documents Related Thereto; and Providing Other Matters Related Thereto

Presented by: Marcus McAskin, Town Attorney

Summary:

It is the current intent of the Town of Mead ("Town") to finance the construction of a new police station facility and related public improvements (the "Project") through the execution and delivery of Certificates of Participation ("COPs").

Under the proposed financing structure, the Town would lease certain Town-owned property, specifically the site for the Project (the "Property"), to UMB Bank, n.a., as trustee (the "Trustee"), under a Site Lease Agreement. The Trustee would then lease the Property back to the Town under a Lease Purchase Agreement. The Town's rental payments under the Lease Purchase Agreement, subject to annual appropriation, provide the payment source for the COPs.

The Trustee would then execute and deliver the COPs pursuant to an Indenture of Trust. The proceeds from the sale of the COPs, together with other available Town funds, would finance the Project.

The proposed Ordinance authorizes the financing and approves the execution and delivery of the Site Lease Agreement, Lease Purchase Agreement, Continuing Disclosure Certificate, Official Statement, Certificate Purchase Agreement, and other related documents. The Ordinance also authorizes the Mayor and Town Manager to take actions necessary to complete the financing, subject to the parameters set forth in the Ordinance.

Financial Considerations:

The Ordinance establishes the maximum financial parameters for the COPs financing. The aggregate principal amount of Base Rentals may not exceed \$16,500,000, the maximum annual repayment amount may not exceed \$1,600,000, and the maximum total repayment amount may not exceed \$24,000,000. The maximum net effective interest rate may not exceed 5.3%. The Town's payment obligations under the Lease Purchase Agreement are subject to annual appropriation and do not constitute a general obligation debt of the Town.

Staff Recommendation / Actions Required:

Staff recommends approval of Ordinance No. 1111. A motion to approve the consent agenda will approve this item. If this item is removed from the consent agenda for discussion, a

recommended motion is:

Suggested Motion:

“I move to approve Ordinance 1111, An Ordinance of the Town of Mead, Colorado, Concerning the Financing of the Acquisition and Construction of a Police Station Facility, and Other Capital Improvements, with Associated Amenities and Supporting Public Improvements, and in Connection therewith Authorizing Execution and Delivery by the Town of a Site Lease Agreement, A Lease Purchase Agreement, and Other Documents Related Thereto; and Providing Other Matters Related Thereto”

Attachments:

1. Ordinance No. 1111

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1111**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, CONCERNING THE
FINANCING OF THE ACQUISITION AND CONSTRUCTION OF A POLICE
STATION FACILITY, AND OTHER CAPITAL IMPROVEMENTS, WITH
ASSOCIATED AMENITIES AND SUPPORTING PUBLIC IMPROVEMENTS,
AND IN CONNECTION THEREWITH AUTHORIZING THE EXECUTION AND
DELIVERY BY THE TOWN OF A SITE LEASE AGREEMENT, A LEASE
PURCHASE AGREEMENT, AND OTHER DOCUMENTS RELATED THERETO;
AND PROVIDING OTHER MATTERS RELATED THERETO**

WHEREAS, the Town of Mead, Colorado (the "Town"), is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the "State"); and

WHEREAS, the members of the Board of Trustees of the Town (the "Board") have been duly elected or appointed and qualified; and

WHEREAS, the Town is authorized by Section 31-15-713 (1)(c), C.R.S. to lease any real estate, together with any facilities thereon, owned by the Town when deemed by the governing body to be in the best interest of the Town; and

WHEREAS, the Board hereby determines that it is in the best interests of the Town and its inhabitants to finance the acquisition, construction, installation, equipping and improvement of certain Town facilities, including, but not limited to a new police station facility, and other capital improvements of the Town, with associated amenities and supporting public improvements needed or desired in connection therewith (collectively, the "Project"); and

WHEREAS, the Board hereby determines that it is in the best interests of the Town and its inhabitants to finance the Project by entering into a lease financing as hereinafter provided; and

WHEREAS, the Town hereby determines that the leased property under the Site Lease (hereinafter defined) and the Lease (hereinafter defined) will consist of the real property where the police station facility will be constructed and the buildings and improvements located thereon (as more particularly described in **Exhibit A** to the Site Lease and the Lease, the "Leased Property"); and

WHEREAS, the Town owns, in fee title, the Leased Property; and

WHEREAS, the Board has determined and hereby determines that it is in the best interests of the Town and its inhabitants to provide for the financing of the Project by entering into a Site Lease Agreement between the Town, as lessor, and UMB Bank, n.a. (the "Trustee"), acting solely in its capacity of trustee, as lessee (the "Site Lease"), pursuant to which the Town will lease the Leased Property to the Trustee, and a Lease Purchase Agreement between the Trustee, as lessor, and the Town, as lessee (the "Lease"), pursuant to which the Trustee will lease the Leased Property back to the Town; and

WHEREAS, pursuant to the Lease, and subject to the right of the Town to terminate the Lease and other limitations as therein provided, the Town will pay certain Base Rentals and

Additional Rentals (as such terms are defined in the Lease) in consideration for the right of the Town to use the Leased Property; and

WHEREAS, the Town's obligation under the Lease to pay Base Rentals and Additional Rentals shall be from year to year only; shall constitute currently budgeted expenditures of the Town; shall not constitute a mandatory charge or requirement in any ensuing budget year; and shall not constitute a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional or statutory limitation or requirement concerning the creation of indebtedness or multiple fiscal year financial obligation, nor a mandatory payment obligation of the Town in any ensuing fiscal year beyond any fiscal year during which the Lease shall be in effect; and

WHEREAS, contemporaneously with the execution and delivery of the Site Lease and the Lease, the Trustee will execute and deliver an Indenture of Trust (the "Indenture") pursuant to which there will be executed and delivered certain certificates of participation (the "Certificates") dated as of their date of delivery that shall evidence proportionate interests in the right to receive certain Revenues (as defined in the Lease) under the Lease, shall be payable solely from the sources therein provided and shall not directly or indirectly obligate the Town to make any payments beyond those appropriated for any fiscal year during which the Lease shall be in effect; and

WHEREAS, the Certificates will be executed and delivered pursuant to the Indenture and a Certificate Purchase Agreement between the Trustee and Piper Sandler & Co, as purchaser of the Certificates (the "Purchase Agreement"), which Purchase Agreement will be acknowledged by the Town; and

WHEREAS, the net proceeds of the Certificates, together with other available money of the Town, will be used to finance the Project; and

WHEREAS, Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S., as amended (the "Supplemental Act"), provides that a public entity, including the Town, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act; and

WHEREAS, there has been presented to the Board and are on file with the Town Clerk of the Town (the "Town Clerk") the following: (i) the proposed form of the Site Lease; (ii) the proposed form of the Lease; (iii) the proposed form of the Continuing Disclosure Certificate to be executed by the Town in connection with the execution and delivery of the Certificates (the "Disclosure Certificate"); (iv) the Official Statement delivered by the Town in connection with execution and delivery of its Certificates of Participation, Series 2026, which shall serve as the form of the Preliminary Official Statement relating to the Certificates (the "Preliminary Official Statement"); and (v) the form of Purchase Agreement; each of which is approved by this Ordinance with such changes as are approved by the Town Manager of the Town (the "Town Manager"), upon consultation with the Town Attorney; and

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Lease.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF MEAD, COLORADO:

Section 1. Ratification and Approval of Prior Actions. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Board or the officers, agents or employees of the Board or the Town relating to the Site Lease, the Lease, the implementation of the Project, and the sale, execution and delivery of the Certificates is hereby ratified, approved and confirmed.

Section 2. Finding of Best Interests. The Board hereby finds and determines, pursuant to the Constitution and the laws of the State, that undertaking and implementing the Project and financing the costs thereof pursuant to the terms set forth in the Site Lease, the Lease the Indenture and the Sale Certificate (hereafter defined), are necessary, convenient, and in furtherance of the Town's purposes and are in the best interests of the inhabitants of the Town and the Board hereby authorizes and approves the same.

Section 3. Supplemental Act Election; Parameters. The Board hereby elects to apply all of the provisions of the Supplemental Act to the Site Lease and the Lease and in connection therewith delegates to the Mayor or the Town Manager the independent authority to make any determination delegable pursuant to Section 11-57-205 of the Supplemental Act in relation to the Site Lease and the Lease, and to execute a sale certificate (the "Sale Certificate") setting forth such determinations, including without limitation, the term of the Site Lease, the term of the Lease and the rental amount to be payable by the Town pursuant to the Lease, subject to the following parameters and restrictions:

- (a) the Site Lease Termination Date shall be no later than December 31, 2051;
- (b) the Lease Term shall not extend beyond December 31, 2041;
- (c) the aggregate principal amount of the Base Rentals payable by the Town pursuant to the Lease shall not exceed \$16,500,000;
- (d) the maximum annual repayment amount of Base Rentals payable by the Town pursuant to the Lease shall not exceed \$1,600,000;
- (e) the maximum total repayment amount of Base Rentals payable by the Town pursuant to the Lease shall not exceed \$24,000,000;
- (f) the Lease shall be subject to prepayment at the option of the Town, without penalty, no later than December 31, 2036; and
- (g) the maximum net effective interest rate on the interest component of the Base Rentals relating to the Certificates shall not exceed 5.30%.

Pursuant to Section 11-57-205 of the Supplemental Act, the Board hereby delegates to the Mayor, or the Town Manager the independent authority to sign the Certificate Purchase Agreement for the purchase of the Certificates, in substantially the form presented to the Board and on file with the Town and as approved as to form by the Town Attorney; provided that the Certificate Purchase Agreement may be completed, corrected, or revised as deemed necessary or appropriate by the parties thereto in order to carry out the purposes of this Ordinance. In addition, the Mayor and the Town Manager are independently authorized to determine if obtaining an insurance policy for all or a portion of the Certificates is in the best interests of the Town, and if so, to select an insurer to issue an insurance policy, execute a commitment relating to the same and execute any related documents or agreements required by such commitment; provided that

any such commitment, documents or agreements are first approved as to form by the Town Attorney. The Mayor or the Town Manager is independently authorized to determine if obtaining a reserve fund insurance policy for the Certificates is in the best interests of the Town, and if so, to select a surety provider to issue a reserve fund insurance policy and execute any related documents or agreements required by such commitment; provided that any such documents or agreements are first approved as to form by the Town Attorney.

The delegation set forth in this Section 4 shall be effective for one year following the date hereof.

The Board hereby agrees and acknowledges that the net proceeds of the Certificates, together with other available money of the Town, will be used to finance the Project.

Section 4. Approval of Documents. The Site Lease, the Lease, the Disclosure Certificate, the Preliminary Official Statement, and the Purchase Agreement in substantially the forms presented to the Board and on file with the Town Clerk, are in all respects approved, authorized and confirmed. The Mayor is hereby authorized and directed for and on behalf of the Town to execute and deliver the Site Lease, the Lease, and the Disclosure Certificate in substantially the forms and with substantially the same contents as on file with the Town Clerk, provided that such documents may be completed, corrected or revised as deemed necessary or appropriate by the Town Manager, in consultation with the Town Attorney, in order to carry out the purposes of this ordinance and to comply with the terms of the Sale Certificate. The execution of the Site Lease, the Lease, and the Disclosure Certificate by the Mayor shall be conclusive evidence of the approval by the Board of such documents in accordance with the terms hereof and thereof.

Section 5. Approval of Official Statement. The Mayor and the Town Manager are hereby independently authorized to deem the Preliminary Official Statement, in substantially the form as on file with the Town, with such changes as are approved by the Mayor or the Town Manager, as final for purposes of Rule 15c2-12 of the Securities and Exchange Commission. A final Official Statement, in substantially the form of the Preliminary Official Statement, is in all respects approved and authorized. The Mayor or the Town Manager is independently authorized and directed to execute and deliver the final Official Statement, for and on behalf of the Town, in substantially the form and with substantially the same content as the Preliminary Official Statement, provided that such document may be completed, corrected, or revised as deemed necessary or appropriate by the Mayor, the Town Manager, or the Town Attorney of the Town. The distribution of the Preliminary Official Statement and the final Official Statement (in substantially the form of the Preliminary Official Statement) to prospective purchasers of the Certificates is hereby ratified, approved, and authorized.

Section 6. Authorization to Execute Collateral Documents. The Town Clerk is hereby authorized and directed to attest all signatures and acts of any official of the Town in connection with the matters authorized by this Ordinance and to place the seal of the Town on any document authorized and approved by this Ordinance. The Mayor, the Town Clerk, the Town Manager, and other appropriate employees and officials of the Town are hereby authorized and directed to execute and deliver for and on behalf of the Town any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance; provided that any such certificate, document, instrument or other paper is first approved as to form by the Town Attorney. The approval hereby given to the various documents referred to above includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by bond counsel prior to the execution of the documents. The execution of any document or instrument by the aforementioned officials or employees of the Town or members of the Board shall be conclusive evidence of the approval by the Board of such document or instrument in accordance with the terms hereof and thereof.

The Mayor, the Town Clerk, the Town Manager, and all other employees and officials of the Town that are authorized or directed to execute any agreement, document, certificate, instrument or other paper in accordance with this Ordinance (collectively, the "Authorized Documents") are hereby authorized to execute Authorized Documents electronically via facsimile or email signature. Any electronic signature so affixed to any Authorized Document shall carry the full legal force and effect of any original, handwritten signature. This provision is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. It is hereby determined that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. No General Obligation Debt. No provision of this ordinance, the Site Lease, the Lease, the Indenture, the Certificates, the Disclosure Certificate, the Certificate Purchase Agreement, the Preliminary Official Statement, or the final Official Statement shall be construed as creating or constituting a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional or statutory provision, nor a mandatory charge or requirement against the Town in any ensuing fiscal year beyond the then current fiscal year. The Town shall have no obligation to make any payment with respect to the Certificates except in connection with the payment of the Base Rentals (as defined in the Lease) and certain other payments under the Lease, which payments may be terminated by the Town in accordance with the provisions of the Lease. Neither the Lease nor the Certificates shall constitute a mandatory charge or requirement of the Town in any ensuing fiscal year beyond the then current fiscal year or constitute or give rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional or statutory debt limitation and shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation whatsoever. No provision of the Site Lease, the Lease or the Certificates shall be construed or interpreted as creating an unlawful delegation of governmental powers nor as a donation by or a lending of the credit of the Town within the meaning of Sections 1 or 2 of Article XI of the Colorado Constitution. Neither the Lease nor the Certificates shall directly or indirectly obligate the Town to make any payments beyond those budgeted and appropriated for the Town's then current fiscal year.

Section 8. Reasonableness of Rentals. The Board hereby determines and declares that the Base Rentals due under the Lease, in the maximum amounts authorized pursuant to Section 3 hereof, constitute the fair rental value of the Leased Property and do not exceed a reasonable amount so as to place the Town under an economic compulsion to renew the Lease or to exercise its option to purchase the Trustee's leasehold interest in the Leased Property pursuant to the Lease. The Board hereby determines and declares that the period during which the Town has an option to purchase the Trustee's leasehold interest in the Leased Property (i.e., the entire maximum term of the Lease) does not exceed the useful life of the Leased Property. The Board hereby further determines that the amount of rental payments to be received by the Town from the Trustee pursuant to the Site Lease is reasonable consideration for the leasing of the Leased Property to the Trustee for the term of the Site Lease as provided therein.

Section 9. Town Representatives. The Board hereby authorizes each of the Mayor and the Town Manager to act as Town Representatives under the Lease, or such other person or persons who may be so designated in writing from time to time by the Mayor, as further provided in the Lease.

Section 10. No Recourse against Officers and Agents. Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Board, or any officer or agent of the Town acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal, interest or prior redemption premiums on the Certificates. Such recourse shall not be available either directly or indirectly through the Board or the Town, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Certificates and as a part of the consideration of their sale or purchase, any person purchasing or selling the Certificates specifically waives any such recourse.

Section 11. Repealer. All bylaws, orders, resolutions and ordinances of the Town, or parts thereof, inconsistent with this Ordinance or with any of the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance of the Town, or part thereof, heretofore repealed.

Section 12. Severability. If any section, subsection, paragraph, clause or other provision of this Ordinance for any reason is invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 13. Effective Date. This Ordinance shall take effect (thirty) 30 days after passage, adoption and publication thereof as provided by law.

Section 14. Disposition of Ordinance. This Ordinance, as adopted by the Board, shall be numbered and recorded by the Town Clerk in the official records of the Town. The adoption and publication shall be authenticated by the signatures of the Mayor or Mayor Pro Tem, and Town Clerk, and by the certificate of publication.

Section 15. 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.

**INTRODUCED, READ, PASSED, AND ADOPTED, THIS 13TH DAY OF JULY, 2026, BY THE
BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO**

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

STATE OF COLORADO)
)
COUNTY OF WELD) SS.
)
TOWN OF MEAD)

I, Mary E. Strutt, the duly appointed, qualified and acting Town Clerk of the Town of Mead, Colorado (the “Town”) do hereby certify that:

1. The foregoing pages are a true, correct, and complete copy of an ordinance adopted by the Board of Trustees (the “Board”) of the Town at a regular meeting of the Board held at the Town Hall on July 13, 2026.

2. The ordinance has been signed by the Mayor, sealed with the corporate seal of the Town, attested by me as Town Clerk, and duly recorded in the books of the Town; and that the same remains of record in the book of records of the Town.

3. The passage of the ordinance was duly moved and seconded and the ordinance was passed by an affirmative vote of a majority of the members of the Board as follows:

Name	“Yes”	“No”	Absent	Abstain
Colleen Whitlow, Mayor				
Trisha Harris, Mayor Pro-Tem				
David Adams				
Jeremiah R. Crane				
Chris Cartwright				
Brad Hagen				
Herman Schranz				

4. Notice of the regular meeting of July 13, 2026, in the form attached hereto as **Exhibit A**, was posted no less than twenty-four hours prior to the meeting as required by law.

5. The ordinance was published in Longmont Times Call, a newspaper of general circulation in the Town, after its adoption, in accordance with the laws of the State. The affidavits of publication are attached hereto as **Exhibit B**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said
Town this _____ day of July, 2026.

Mary E. Strutt, Town Clerk

(SEAL)

EXHIBIT A
(Attach Notice of Meeting)

EXHIBIT B
(Attach Affidavit of Publication)



Agenda Item Summary

Agenda Date: 7/13/2026

Subject: Resolution No. 46-R-2026 – A Resolution of the Town of Mead, Colorado, Adopting the Parks, Recreation, Open Space, and Trails Master Plan

Presented by: Todd Bjerkaas, Community Development Director

Summary:

On or about February 10, 2025, The Town of Mead (the “Town”) adopted Resolution No. 13-R-2025, approving an agreement for services related to developing and drafting a master plan to update and modernize the Town’s existing Parks, Recreation, Open Space, and Trails Master Plan (the “Plan”) with Logan Simpson Design Inc. (the “Consultant”). This Plan is titled Mead in Motion. The Plan integrates planning, development, implementation, and maintenance of the Town’s parks, recreation, trails, and open space.

The Plans’ primary goal is to provide several facilities and programs to meet residents’ recreation, health, and quality-of-life needs. The Town and the Consultant collaboration was a key component in providing a strategic Plan. The community engagement informed every phase of the project and took place in three (3) stages through in-person and online interactive activities.

The Plan establishes a vision for the future of the Town’s Parks, Recreation, Open Space and Trails system and identifies community priorities, goals, and potential capital improvements. Public outreach helped determine the highest-priority actions and projects. The Plan also includes a recommendations map that provides a geographic representation of proposed system enhancements and opportunity areas. While the conceptual projects identified in the Plan are not funded through adoption of the Plan, they are intended to guide future capital improvement planning and decision-making.

Resolution No. 46-R-2026 (“Resolution”): (a) adopts the Plan, and (b) directs Town Staff to begin implementation of the Plan.

Financial Considerations:

There are no direct financial considerations associated with the adoption of the Parks, Recreation, Open Space, and Trails Master Plan. Future projects identified in the Plan will be considered separately through the Town’s annual budgeting and capital improvement planning processes.

Staff Recommendation / Actions Required:

Staff recommends adoption of the Plan via the suggested motion below.

Suggested Motion:

“I move to approve Resolution 46-R-2026, a Resolution of the Town of Mead, Colorado, Adopting the Parks, Recreation, Open Space, and Trails Master Plan”

Attachments:

1. Resolution No. 47-R-2026
2. Exhibit A - Master Plan

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 46-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, ADOPTING THE
PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN.**

WHEREAS, the Town of Mead (the "Town") has entered into an agreement pursuant to Resolution 13-R-2025 with Logan Simpson Design Inc. (the "Consultant") to provide master planning services to the Town related to the Parks, Recreation, Open Space, and Trails Master Plan (the "Plan"); and

WHEREAS, the Town, with the assistance of the Consultant, has finalized the Plan; and

WHEREAS, after consideration of all public and professional input, including input of the Consultant and Town Staff, the Board of Trustees desires to adopt the Plan, as presented and attached to this Resolution as **Exhibit A**.

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

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

Section 2. The Board of Trustees hereby adopts the Parks, Recreation, Open Space, and Trails Master Plan, attached hereto as **Exhibit A** and incorporated herein by reference, including all attachments and appendices thereto, and directs Town Staff to begin implementation of the Plan.

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF JULY 2026.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT A

PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN

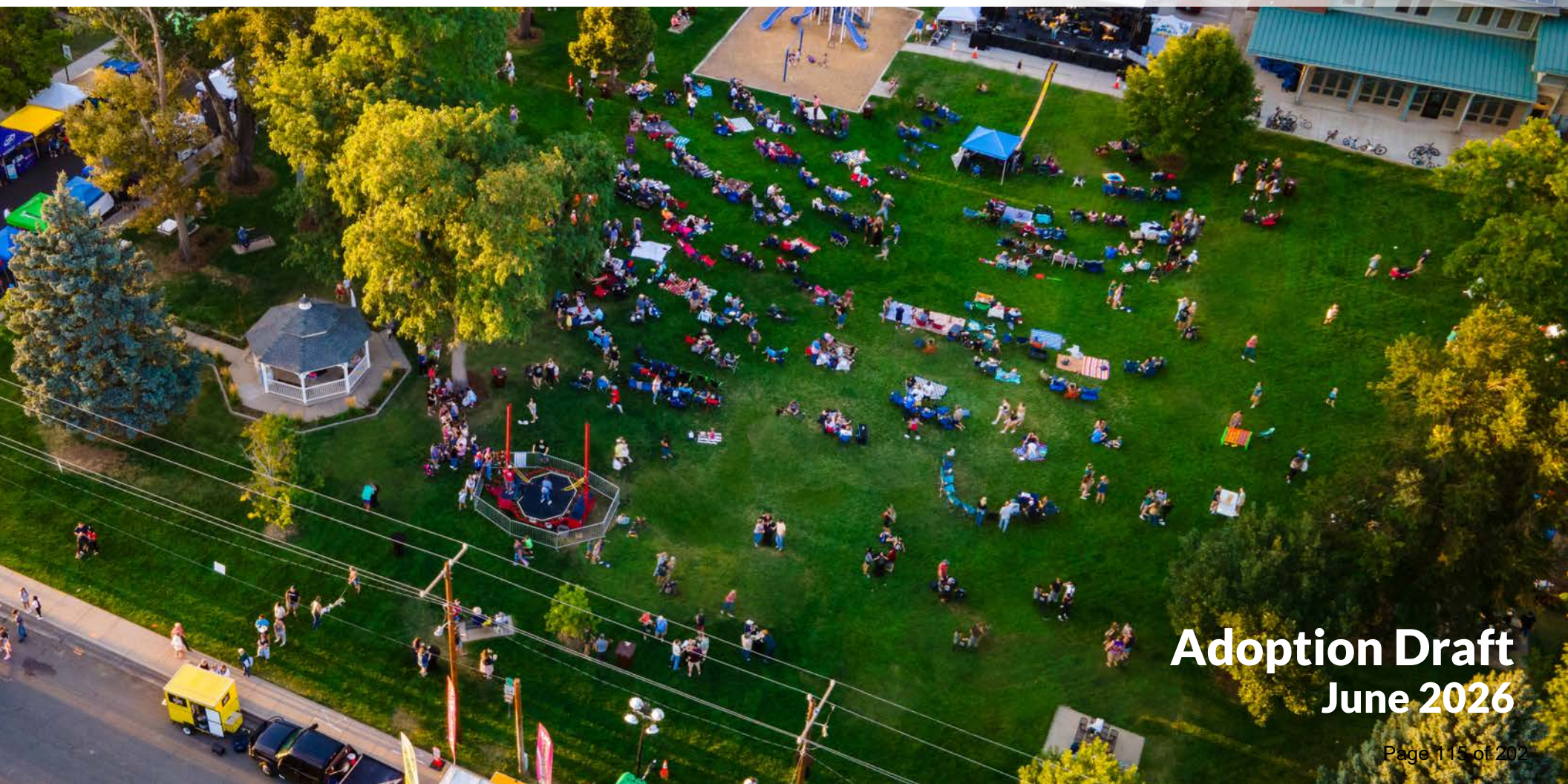
MEAD



IN MOTION



Parks, Recreation, Open Space, & Trails Plan



**Adoption Draft
June 2026**



Document Accessibility

Under Title II of the Americans with Disabilities Act (ADA), local governments are prohibited from discriminating against individuals on the basis of disability in spaces of public accommodation. The Department of Justice (DOJ), which enforces the ADA, has interpreted this to include access to online technology. Further, under Colorado House Bill 21-1110, local governments must meet the statewide accessibility standards as of July 1, 2024.

The Town of Mead is dedicated to ensuring online accessibility for all users of Town Information and Communication Technology (“ICT”). In pursuit of this commitment, the Accessibility Plan has been formulated to identify and address online barriers that may impede accessibility for individuals with disabilities. The Town of Mead Accessibility Plan can be found online here: <https://www.townofmead.org/media/21831>.

The version of the *Mead in Motion* Parks, Recreation, Open Space, and Trails Plan that is available online via the Town of Mead website has been produced at WCAG 2.2 Level AA and therefore Section 508 compliant. If you face issues with accessibility of this document, please contact the Public Information Officer.



Acknowledgments

TOWN OF MEAD BOARD OF TRUSTEES

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

TOWN OF MEAD PLANNING COMMISSION

Karen Peterson, Chair
William Jorgensen, Chair Pro-Tem
Chad Rademacher, Commissioner
Charles Gehringer, Commissioner
Timothy Corliss, Commissioner
Ryan Sword, Commissioner Alternate
Jean Bratcher, Commissioner Alternate

TOWN OF MEAD STAFF

Helen Migchelbrink, Town Manager
Todd Bjerkaas, Community Development Director
Alex Ailey, Planner II
Lauren Rice, Planner I
Erika Rasmussen, PE, Town Engineer and Public Works Director
Lorelei Nelson, Community Engagement Director
Dave Mathews, PE; Deputy Town Engineer
Bo Hurtado, Operations Manager
Kaitlyn Newbanks, Recreation Supervisor

Former Staff:

Jason Bradford, Community Development Director
Collin Mieras, Planner II
Jacey Wenger, Event and Media Specialist



CONSULTANT TEAMS

Logan Simpson

Taylor Broyhill, AICP; Associate Planner and Project Manager
Rachel Geoffrion, Assistant Project Manager and GIS Analyst
Dan Arseneau, PLA; Landscape Architect
Robin Adams, AICP; Planner and Code Specialist
Jeremy Call, Principal



Otak

Scott Belonger, P.E.; Trails and Multimodal Connectivity Lead
Patrick Lau, P.E.; Transportation Project Engineer



ETC Institute

Ryan Murray, Assistant Director of Community Research,
Statistically Valid Survey



SPECIAL THANKS TO THE FOLLOWING PARTNERS WHO CONTRIBUTED THEIR TIME, KNOWLEDGE, AND EXPERTISE TO ENSURE COORDINATION AND ALIGNMENT OF PROST PLANNING EFFORTS ACROSS THE REGION:

Keith Knoll, Town of Berthoud Public Works Operations Manager
Jerome Rouser, AICP, North Front Range Metropolitan Planning Organization (NFRMPO) Transportation Planner
Ryan Kragerud, St. Vrain Valley School District
Chuck Bradt, Town of Firestone Parks Division
Sarah Krejca, City of Longmont Senior Project Manager
Zac Wiebe, Larimer County Department of Natural Resources
Dale Rademacher, Ditch Company Board Member; former City of Longmont Public Works Director
Ike Falk, Omnitrax (Great Western Railway)
Ben Pedrett, Colorado Parks & Wildlife St. Vrain State Park Manager

Thank you, especially, to the **Mead community members** that participated in this planning process. Your input and direction were invaluable to the creation of this plan.

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Executive Summary

In 2025, the Town of Mead embarked on a long-range planning process to create a shared vision for the future of the Town's parks, recreation, open space, and trails (PROST) system. This plan, titled *Mead in Motion*, updates and replaces the 2011 Open Space, Parks, and Trails Master Plan. This effort brings together the planning, development, implementation, and maintenance of the Town's parks, recreation, trails, and open spaces to provide a guiding framework for the continued delivery of high quality services. This summary is a snapshot of key elements and recommendations.

Plan Goals

- Respond to Mead's growing community needs through improvements and renovations to existing facilities.
- Meet Mead's growing population and shifting community needs through new facilities and amenities as funding or new development allows.
- Improve local and regional trail connectivity.
- Strive for universal accessibility of all facilities.
- Prioritize environmentally and fiscally sustainable practices in facility design, maintenance, and upgrades.
- Conserve Open Space and agricultural lands as buffers between neighborhoods and adjacent towns.
- Provide programs and activities to serve the diverse needs of the Mead community.
- Expand program awareness and access to information through a variety of methods, to maximize program participation rates and use of the facilities.
- Scale operations and maintenance staff capacity proportionately with the addition of new PROST facilities and lands.
- Maintain and improve the standard of maintenance at all parks, trails, and open space areas.
- Strengthen and develop partnerships to maximize the available resources within the community for recreation facilities and activities.
- Create long-term financial stability while also planning for a growing system of park and open space facilities.

Mead PROST in 2025

The Town of Mead provides several PROST facilities and programs to meet residents' recreation, health, and quality-of-life needs. The current system maintained by the Town of Mead includes nine parks, 19.7 acres of open space, 7.4 miles of trail, and a new Community Recreation Center. The system is supplemented by numerous Metropolitan District and Homeowners Association (HOA) parks, trails, and open spaces.

BY THE NUMBERS

94.4 ^{ac}	Acres of Town owned and maintained parks
124.3 ^{ac}	Total acres of all public parkland
200.4 ^{ac}	Total acres of open space within Town limits
19.7 ^{ac}	Acres of Town owned and maintained open space
7.4 ^{mi}	Total miles of Town owned and maintained trails
14.5 ^{mi}	Total miles of public trails
25	Annual events
5,000	Annual events attendees
75	Recreation programs offered annually
1,328	Annual recreation program participants



Community Engagement

Community engagement informed every phase of the project and took place in three (3) stages through in-person and online interactive activities.

The following major themes emerged consistently throughout the public engagement process and are reflected in the vision, goals, and actions of this Plan.

Regional Collaboration in Trails Planning.

Develop New Ideas for Funding.

Developers Should Pay their Way.

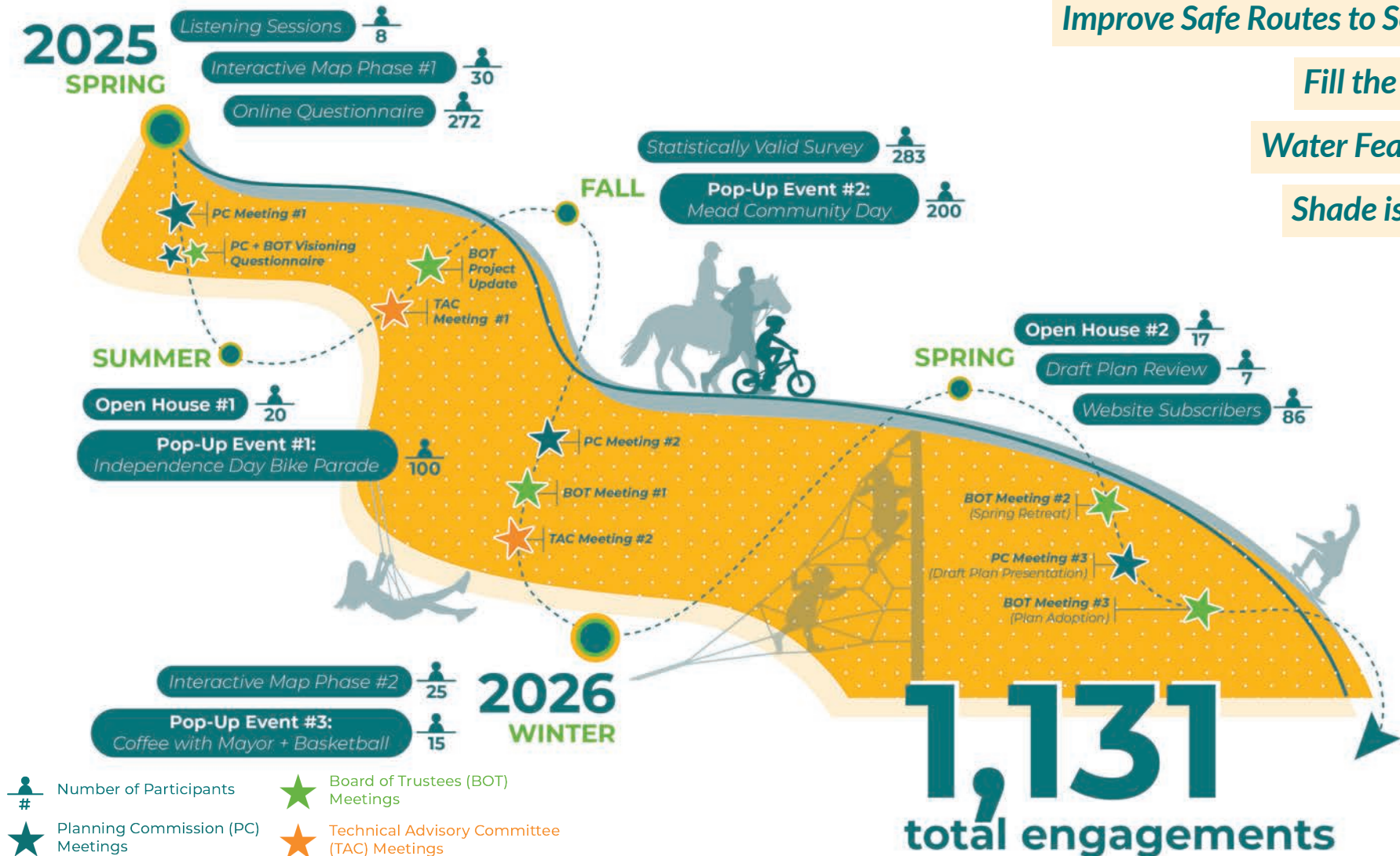
Open Space is Highly Valued by Residents.

Improve Safe Routes to School.

Fill the Gaps.

Water Features.

Shade is Cool.





Capital Development Scenarios

Mead in Motion identifies anticipated capital project costs for maintaining the existing PROST system as it is now through normal lifecycle replacement and proposes three capital development scenarios for new PROST projects.

The first capital development scenario focuses on **improving the existing system** through the addition of new amenities and site furnishings at existing parks while focusing capital spending on lifecycle replacement of existing PROST assets that will need to be addressed, regardless of the addition of any new amenities or facilities identified through this planning process.

The second scenario envisions an **expansion of the current system** with investments in entirely new amenities including new trails, and open space conservation.

The third scenario is fiscally unconstrained but can help provide policy guidance by illustrating **the ultimate goals of the PROST system** to meet current and emerging needs that represent significant growth in the scale of the system. The scenarios assume a ten-year time period (2026-2036).

Priority Projects and Actions

The highest priority projects and actions identified in the plan are presented in the list shown here. These results are not intended as the final recommendation on the sequence of developing new amenities. Rather, they should serve as a guidepost when making decisions on investment in PROST facilities and amenities. *Development of new amenities will largely be influenced by available funding, partnership opportunities, and other factors that may bring certain amenities forward as an opportunity before others.* This plan acknowledges that priorities can and should be re-evaluated annually as needs and opportunities shift. The project prioritization criteria equip staff, appointed and elected officials, and their community partners with a framework for reconsidering priorities each year as the Town develops its annual priorities and capital improvement planning.



HIGHEST PRIORITY ACTIONS/PROJECTS

Pursue ballot measure testing for a sales tax revenue bond to gauge voter preferences for tax percentage and specific uses that would be supported, including: indoor pool or aquatic facility, upgrades to existing parks, open space preservation, and trail system expansion.

Shade structure or additional trees at all Town-maintained parks (9)

Mead Elementary School Trail Connector at GWRR

Splashpad at Community Center

Waterfront Trail Connector to St. Vrain State Park

CR 32 Trail Crossing between Rangeview Estates and Sorrento

Establish a facility sponsorship and naming rights policy

CR 28 Trail underpass of I-25

Establish Open Space Program and Conserve 100 acres of land

.5 acre Off-leash Dog Area at existing park (1)



Chapter 1. **FOUNDATION**





Background

In 2025, the Town of Mead launched an effort to develop *Mead in Motion*, the Parks, Recreation, Open Space, and Trails (PROST) Plan (the Plan) with funding from the federal Congestion Mitigation and Air Quality (CMAQ) program administered by the Colorado Department of Transportation. This plan updates the 2011 Open Space, Parks, and Trails Master Plan (2011 OSPT Plan) and brings together the services required to provide park development, open space preservation, recreation, trails, and system maintenance under one guiding framework.

Purpose and Need

PLANNING NEED

Since the last plan update in 2011, Mead has experienced significant growth and development, leading to increased demand for more trails, facilities, and recreation opportunities within the Town. It is anticipated that significant development pressure and rapid growth patterns will continue in Mead for many years. The increased demand and anticipated future growth and development of the Town necessitate a new Parks, Recreation, Open Space, and Trails Plan to ensure current and future Town residents have access to a robust network of multimodal and recreation opportunities. This Plan updates the proposed future location and programming of trails, parks, and open space within the Town of Mead's Planning Influence Area.

Mead's PROST system receives broad support from community members and elevates quality of life for the Town's residents. The continued maintenance of these existing assets and thoughtful development of new facilities are essential in continuing to provide these services to the community. The Town must ensure that expected rapid growth brings trail connectivity, new parks, and open space opportunities to all residents of Mead. This approach to growth and development of trails, parks, and open space must be balanced with the financial and staffing realities of Mead's developing PROST operations.

INFLUENTIAL PLANS

Other plans and studies influential to *Mead in Motion* include:

- Town of Mead Design Standards and Specifications for Trails (2021)
- Upper Front Range MPO 2050 Regional Transportation Plan (2025)
- North Front Range MPO Regional Active Transportation Plan (2021)
- Downtown Mead Improvement Plan (2010)
- Proposed and approved residential development plans
- CDOT I-25 Bridge Replacement and Mobility Hubs plans
- St. Vrain Valley School District Enrollment Report (2023-2024)
- Town of Berthoud Recreation Center and Parks Master Plans (2018)
- Town of Berthoud Open Space Plan (2021)
- Town of Berthoud Trails Master Plan (2022)
- Town of Firestone Parks, Open Space, and Trails Master Plan (2020)
- City of Longmont Parks Recreation and Trails Master Plan (2014)
- City of Longmont Open Space Master Plan (2018)
- City of Longmont Transportation Master Plan (2025)

RELATIONSHIP TO OTHER PLANS

This PROST plan, *Mead in Motion*, builds upon guidance and strategies established in the 2011 OSPT Plan and the 2018 Town of Mead Comprehensive Plan, and complements broader regional trail and transportation plans. In August 2025, Town staff and the consultant team conducted a detailed audit of the 2011 OSPT Plan and the 2018 Comprehensive Plan's PROST recommendations to identify goals, objectives, strategies, and actions that are still relevant for the Town's PROST system and should be carried forward in the plan update. The plan audit revealed several notable accomplishments in the time since those plans were adopted, including:

- Planning, land acquisition, and construction of the Mead Community Center
- Connecting the Feather Ridge trail to Founders Park
- Expanding recreation program offerings
- Adding recreation and events staff
- Implementing recreation management software
- Formal agreements with PROST partners such as the school district and adjacent municipalities
- Offering adaptive recreation programming
- Establishing cost recovery targets for programs

The plan audit produced the following strategies that informed development of *Mead in Motion*:

- Streamline objectives and strategies
- Use maps, tables, and graphics to illustrate proposed improvements in place of extensive text
- Recommendations should be clear, yet flexible to meet shifting community needs and evolving technology
- Preserve the five-category organization of goals and actions

PURPOSE

The purpose of this Plan is to align the Town of Mead departments which offer PROST services with the needs of the community to continue providing quality services through prioritized recommendations grounded in data-driven analyses, an understanding of industry best practices, and public input.

- Update and refine the future vision for parks, open space, and trails, based on meaningful community engagement and an understanding of needs and priorities that have changed since previous planning efforts in Mead
- Continue maintaining and investing in existing facilities and amenities
- Identify strategic partnerships and funding opportunities both regionally and within Mead to meet community demand, provide high-quality experiences, and improve or expand the system incrementally
- Prioritize investments and capital projects, including tangible actions that Town of Mead staff can take to implement these projects



WHO WILL USE THE PLAN?

The success of **Mead in Motion** depends on its continued endorsement and implementation by those who helped shape the goals and recommendations.

Board of Trustees and Planning Commission

This plan serves as a strategic guide for the Board of Trustees and Planning Commission on decisions related to parks, open space, trails, and recreation. The goals and recommendations included should guide decisions across all areas of local governance as these services are essential contributors to the quality of life for Mead residents. The plan should be consulted to inform the annual budget and capital improvement plan, and as applicable to land use and development, economic development, transportation, and infrastructure decisions to capitalize on opportunities to advance the recommendations of this plan and to consider impacts to existing PROST assets and future goals.

Town Staff

Mead in Motion is a unifying guide for Town staff across multiple departments that provide or support parks, recreation, open space, and trails. This Plan should be used to help planning, prioritization, focus investment, and secure external funding for PROST projects in Mead. Town staff should reference the plan when preparing annual department budgets, developing annual capital improvements plan, and facilitating strategic partnerships.

Local Partner Organizations

The Town of Mead has enjoyed partnerships with various community groups and organizations, such as the St. Vrain Valley School District. This Plan establishes the importance of these groups continuing to play a key role in advancing goals and services for parks, open space, and trails.

The Development Community

Mead in Motion's goals and actions communicate the future PROST system facilities desired by the Town. The plan equips potential developers with the information necessary to formulate development proposals that are consistent with the shared vision set forth by the community and includes the desired and required PROST amenities that should be provided by the development.

The Mead Community

The future of parks, open space, and trails in Mead must have strong community support. Residents, elected and appointed officials, Town staff, and partner agencies must work collectively to strengthen and improve the PROST assets that are a source of community pride and cohesion.

Plan Organization: Overview of Chapters



CHAPTER 1: FOUNDATION

This chapter outlines the Plan’s background, purpose, process, and a summary of the existing PROST system.



CHAPTER 2: COMMUNITY ENGAGEMENT

This chapter describes the phases of community engagement, participation, and key constituents and stakeholders who were essential in developing the Plan. It describes the engagement strategies and events held over the course of the planning period and briefly summarizes results.



CHAPTER 3: NEEDS

This chapter provides a summary of the Needs Assessment process including a variety of analyses of Mead PROST Services. The chapter provides results of the Statistically Valid Survey, Population-Based Level of Service Analysis, Benchmark Community Analysis, Conservation Resource Analysis, and Parks and Open Space Walkability Analysis. The chapter offers specific recommendations of what and where to invest in PROST throughout Mead.



CHAPTER 4: RECOMMENDATIONS

This chapter sets forth goals according to five categories encompassing PROST: infrastructure, operations, maintenance, services, and funding. This chapter explores the proposed system and key projects that will help the Town meet or exceed levels of service, balanced by an analysis of current and anticipated funding and staffing.



CHAPTER 5: IMPLEMENTATION

This chapter prioritizes projects and actions and provides implementation details including funding sources and instructions for plan maintenance.

Process and Timeline

The planning process was organized in three phases completed over a 16-month period.

Phase I: Understanding the Mead PROST System *March - September 2025*

Established an understanding of the system through data collection, defining existing conditions, and an assessment of the system based on understanding the history of and gaps in the system.

- Existing Plans, Reports, Studies Review
- Plan Audit
- Inventory of Existing PROST Facilities
- Park Facility Assessment
- Opportunities and Challenges Mapping
- Planning Context and Existing Conditions Report

Phase II: Needs Assessment *July - December 2025*

Determined community needs based on five detailed analyses to determine the “what” and the “where” of the Mead community’s PROST needs for improved quality or quantity of services and amenities.

- Statistically Valid Survey
- Benchmarking Study
- Population-based Level of Service Analysis
- 10- minute Walkability Analysis
- Conservation Resources Analysis

Phase III: Options and Recommendations *January - April 2026*

Identified goals and recommendations for parks, open space, trails, staffing, and funding for the next decade and beyond.

- New trails and crossings
- New open space and park locations
- New capital projects
- Agricultural open space preservation strategies
- Strategies to optimize the Land Use Code to advance PROST priorities
- Funding needs and strategies

State of the System

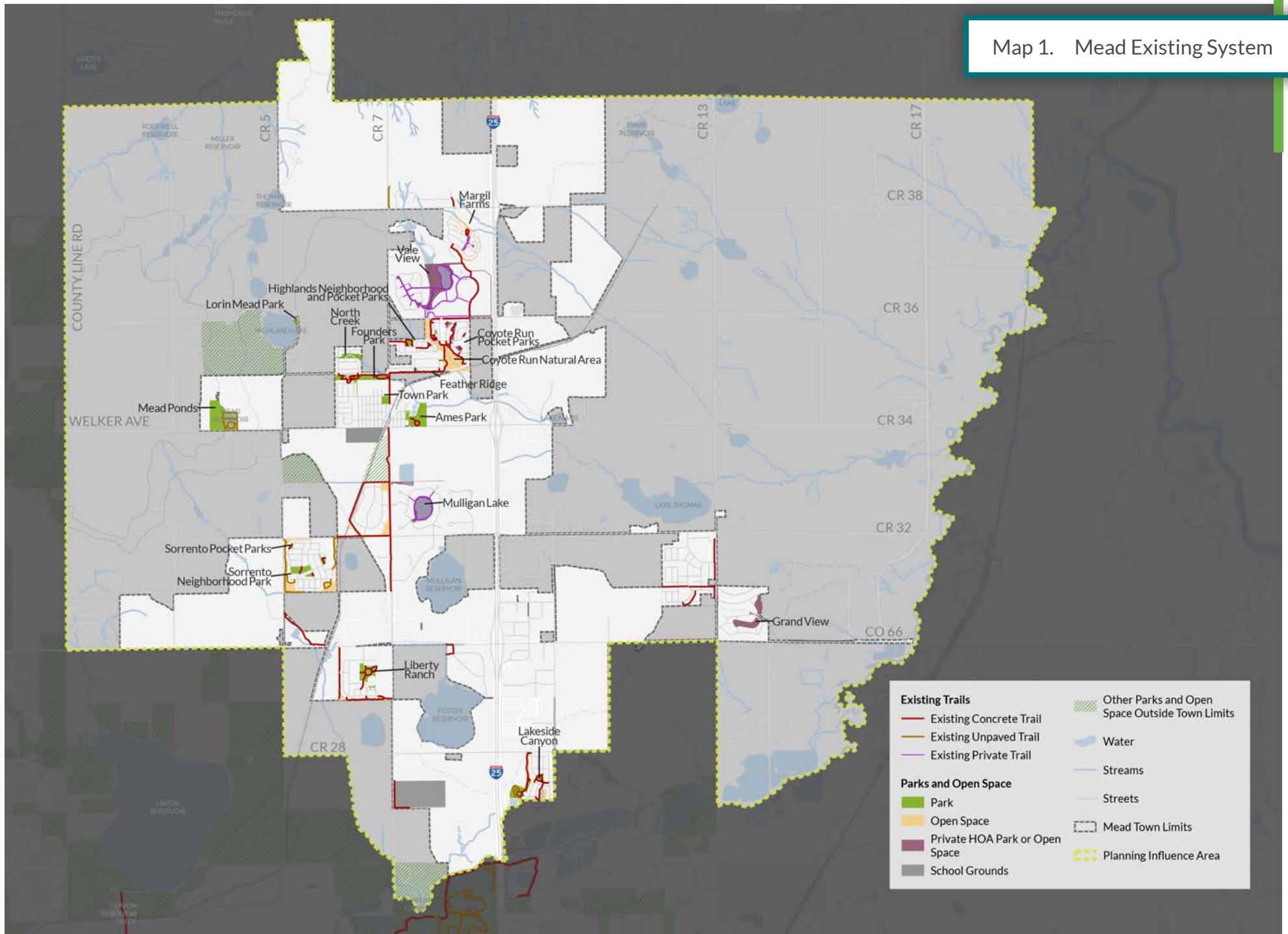
The Town of Mead provides several parks, recreation programs, and community events to meet residents’ recreation, health, and quality-of-life needs. The current PROST system maintained by the Town of Mead includes nine parks, 19.7 acres of open space, 7.4 miles of trail, and a new Community/Recreation Center. The system is supplemented by numerous Metropolitan District and Homeowners Association (HOA) parks, trails, and open spaces; many of which offer public access to their facilities. The Town’s recent growth has and will continue to expand the PROST system as development incorporates additional trails, parks, and open space into new neighborhoods in Mead.

The Town of Mead adopted its first Open Space, Parks, and Trails Plan in 2011. Since the adoption of that first system-wide plan, the Town has experienced significant growth and development, leading to increased demand for more trails, facilities, and recreation opportunities within the Town. See **Appendix A, Planning Context Report** for an extensive review of the forces and trends that have shaped and continue to shape Mead’s PROST System and services to date.

Despite providing a robust and growing park system, amenities, and recreation programs, the Town of Mead does not currently have a PROST department. Staff from multiple departments partner to deliver the exceptional services that the Mead community enjoys. Parks are maintained by the Public Works Department. Recreation programming, Town events, and facility rentals are managed by community engagement and event/media staff. The planning and development of new parks, trails, and open space is a collaborative effort between the Public Works Department and Town Engineer, and the Community Development Department.



Map 1. Mead Existing System



PARKS

Mead's current park system is dominated by neighborhood parks and pocket parks as a result of park construction primarily occurring as a component of residential developments over the past decade of growth. Approximately half of all public parks in Mead are owned and maintained by the Town and half are owned and maintained by the neighborhood HOA or metro district but are public parks that can be enjoyed by anyone in the community. In addition, there are several neighborhoods in Mead that own and maintain private parks exclusively for use by residents of that subdivision.

Mead has three larger parks that are owned by the Town and serve the broader community: Town Park, Ames Park, and Founders Park. These parks host numerous Townwide events each year. Community feedback conducted for this planning process expressed a desire for these parks to include more amenities and updated playgrounds.



OPEN SPACE

The Town of Mead defines Open Space broadly to include any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities; conserving natural areas and environmental resources; structuring urban development form; and protecting areas of agricultural, archaeological, or historical significance; drainage ways, floodplains, natural areas, natural area buffer zones, wetlands, subsidence areas, trails, and agriculture preservation areas (Town of Mead Code Sec. 16-2-120). Similar to park and trail development, most open space is provided by residential developers as a requirement for approval. With the exception of the Coyote Run neighborhood, the land designated by developers to meet public open space requirements encompasses small and fragmented parcels often on the periphery of subdivisions or between lots that function as stormwater facilities and drainage areas.

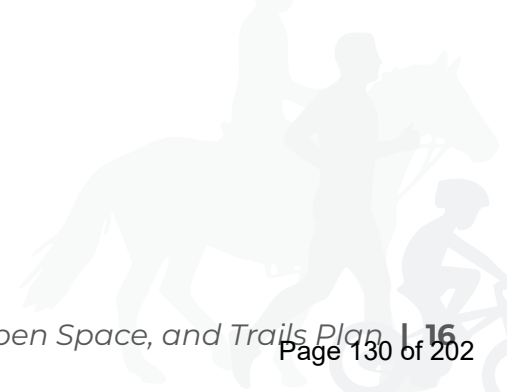
While the Town does not currently have a formal open space program for land or easement acquisition, it did play an important role in supporting conservation of the 210-acre Litzenberger tract, located just outside of the Town boundary on the southwest side of Highland Lake. This conservation easement preserves scenic views of the mountains from Lorin Mead Park and restricts the land from future development, including recreation.



TRAILS

Mead's trail system serves the community as a localized network of connections, primarily within neighborhoods. Since the 2011 OSPT Plan was completed, 9.3 miles of trails have been added to the Mead system by the Town and as part of residential development, bringing total trail mileage to 14.5.

Short trail segments and networks internal to Mead's subdivisions offer recreation for those who have access to these trails from within the neighborhoods. Public access to these trails varies from subdivision to subdivision.



RECREATION PROGRAMS

Mead's recreation team provides an impressive variety of youth and adult athletics and programming including sports camps and leagues for Pre-K through 8th grade. Adult recreation opportunities including cornhole and basketball leagues, trips and excursions across the state, and a variety of programs and classes. As of 2026, recreation programming has a new home in the Mead Community Center which has expanded the Town's programming capacity.

COMMUNITY EVENTS

Well-attended Town events in Mead are frequently hosted in Town Park, including concerts, movies, holiday parades, and community celebrations such as National Night Out and the Community Day celebration. Each year the Town hosts 25 events that draw attendees from across the county and adjacent communities. Approximately 5,000 annual attendees participate in these community-centered events which rate as one of the most highly valued PROST services that the Town provides.



By the Numbers

94.4_{ac} Acres of Town-owned and maintained parks

124.3_{ac} Total acres of all public parkland

200.4_{ac} Total acres of open space within Town limits

19.7_{ac} Acres of Town-owned and maintained open space

7.4_{mi} Total miles of Town-owned and maintained trails

14.5_{mi} Total miles of public trails

25 Annual events

5,000 Annual events attendees

75 Recreation programs offered annually

1,328 Annual recreation program participants

Facility Inventory and Assessment Summary

PARKS

The public park assessment completed as part of this planning process evaluated all eighteen parks that are open to general public, regardless of Town ownership or private ownership and maintenance. Parks were assessed for access and visibility conditions; the condition of site structures and amenities; condition of site furnishings; and condition of landscape and hardscape. The Town of Mead owns and maintains nine parks, totaling nearly 100 acres. Overall, Town parks are well maintained and cared for. The oldest park facilities in the system are likely approaching the end of their useful life now or within the next five years and will require replacement of existing amenities such as playgrounds, picnic tables, benches, and more. The Town has kept up with lifecycle replacement and repairs in existing parks resulting in little to no deferred maintenance.

While the Town's public parks are generally in very good condition, their smaller size and facilities are often inadequate to meet the needs of the Town's extensive youth sports programming or large community-wide events. Parking, equipment storage, electricity, and restrooms are needed to support these more intense park uses. See **Appendix D** for the complete record of the park assessment.

TRAILS

There are 14.5 miles of public trails within the Town of Mead. Approximately half of this mileage was constructed and is maintained by the Town and half is maintained by private HOA or metro districts. Like Mead's parks, the Town's public trails are relatively new and have been constructed within the last 15 years. As a result, paved and natural surface trails are generally in very good condition. The trails maintenance assessment conducted as part of the *Mead in Motion* process identified relatively few deficiencies in specific locations such as cracked concrete, low points or drainage deficiencies, vegetation encroachment, blind spots, and erosion. These occurrences were documented in a geodatabase that can serve as a starting point for an asset management system to track repairs and improvements over time. Private trails that are not open to the public were not assessed.

Opportunities and Challenges

Opportunities and challenges for Mead's PROST system were identified as a starting point for exploring potential recommendations in this Plan. The major opportunities and challenges are summarized below, and the complete list and associated map can be found in **Appendix B**.

MAJOR OPPORTUNITIES

1. County Road 7 (CR 7) improvements connecting Mead trails to St. Vrain State Park
2. Amenitizing large parks with water, parking, electricity, etc.
3. Colorado State Highway 66 (CO 66) widening and pedestrian underpass
4. Possible future splashpad at Community Center
5. Forthcoming Public Services Campus with library, ball fields, and parking

TOP CHALLENGES

6. I-25 crossings
7. Great Western Railway crossings
8. Limited water access and play opportunities
9. Lack of trail connectivity between parks and neighborhoods
10. Neighborhood parks lack parking to accommodate recreational programming



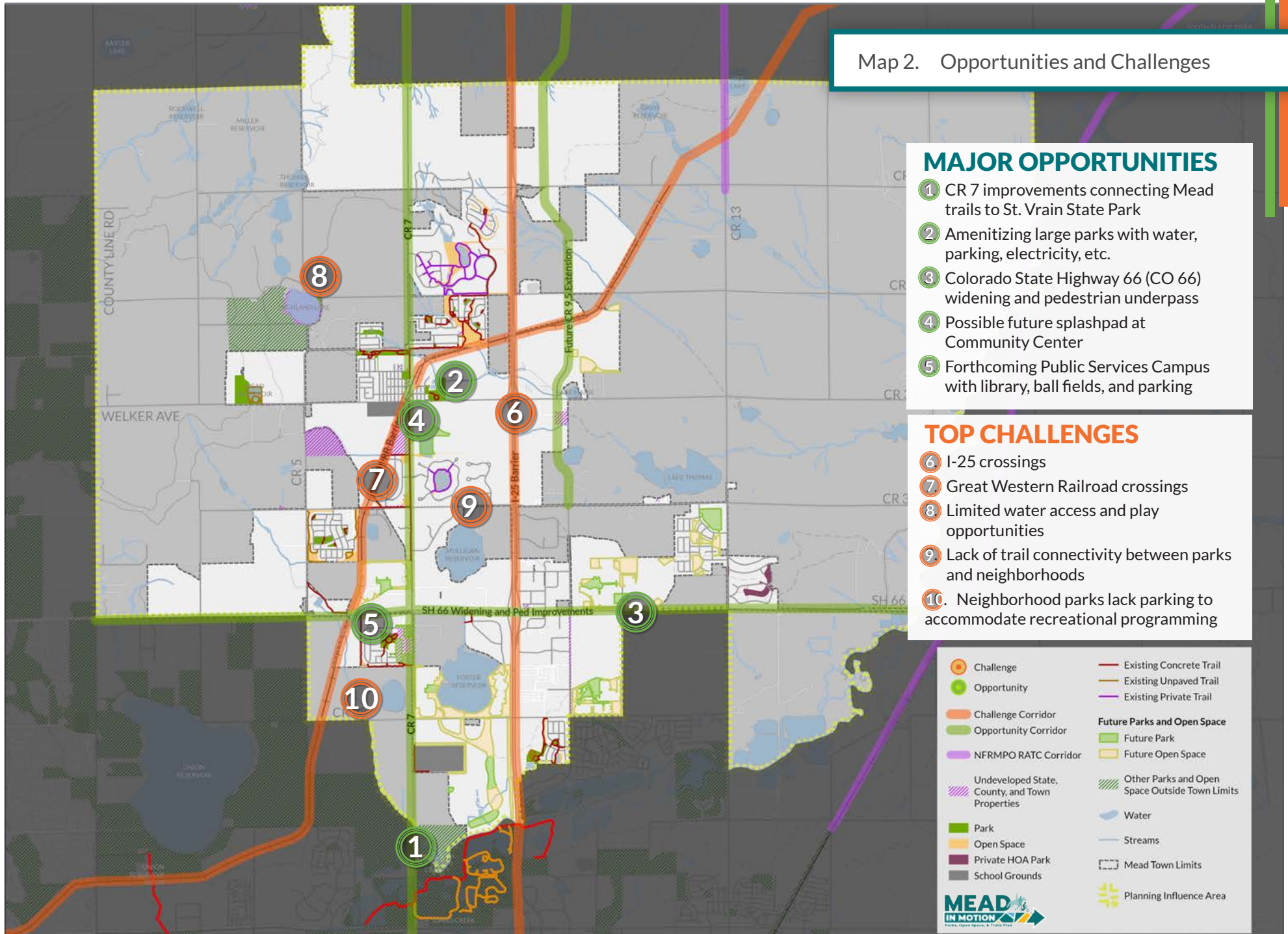
Map 2. Opportunities and Challenges

MAJOR OPPORTUNITIES

- ① CR 7 improvements connecting Mead trails to St. Vrain State Park
- ② Amenitizing large parks with water, parking, electricity, etc.
- ③ Colorado State Highway 66 (CO 66) widening and pedestrian underpass
- ④ Possible future splashpad at Community Center
- ⑤ Forthcoming Public Services Campus with library, ball fields, and parking

TOP CHALLENGES

- ⑥ I-25 crossings
- ⑦ Great Western Railroad crossings
- ⑧ Limited water access and play opportunities
- ⑨ Lack of trail connectivity between parks and neighborhoods
- ⑩ Neighborhood parks lack parking to accommodate recreational programming



Chapter 2.

COMMUNITY ENGAGEMENT





Engagement Timeline

Community engagement informed every phase of the project and took place in three (3) stages through in-person and online interactive activities.

Stage #1 – Vision and Needs

May – September 2025

This first outreach series introduced the project and posed initial questions to gauge community needs, preferences, challenges, and satisfaction with parks, open space, and trails in order to identify gaps in service and potential new trail connections.

Stage #2 – Big Ideas and Preliminary Recommendations

September – November 2025

The second phase of engagement served as an opportunity to present ideas and draft recommendations informed by community input collected in Phase 1, summarize the results of the Needs Assessment, seek feedback on the proposed trails, and understand priorities to ensure alignment with community values.

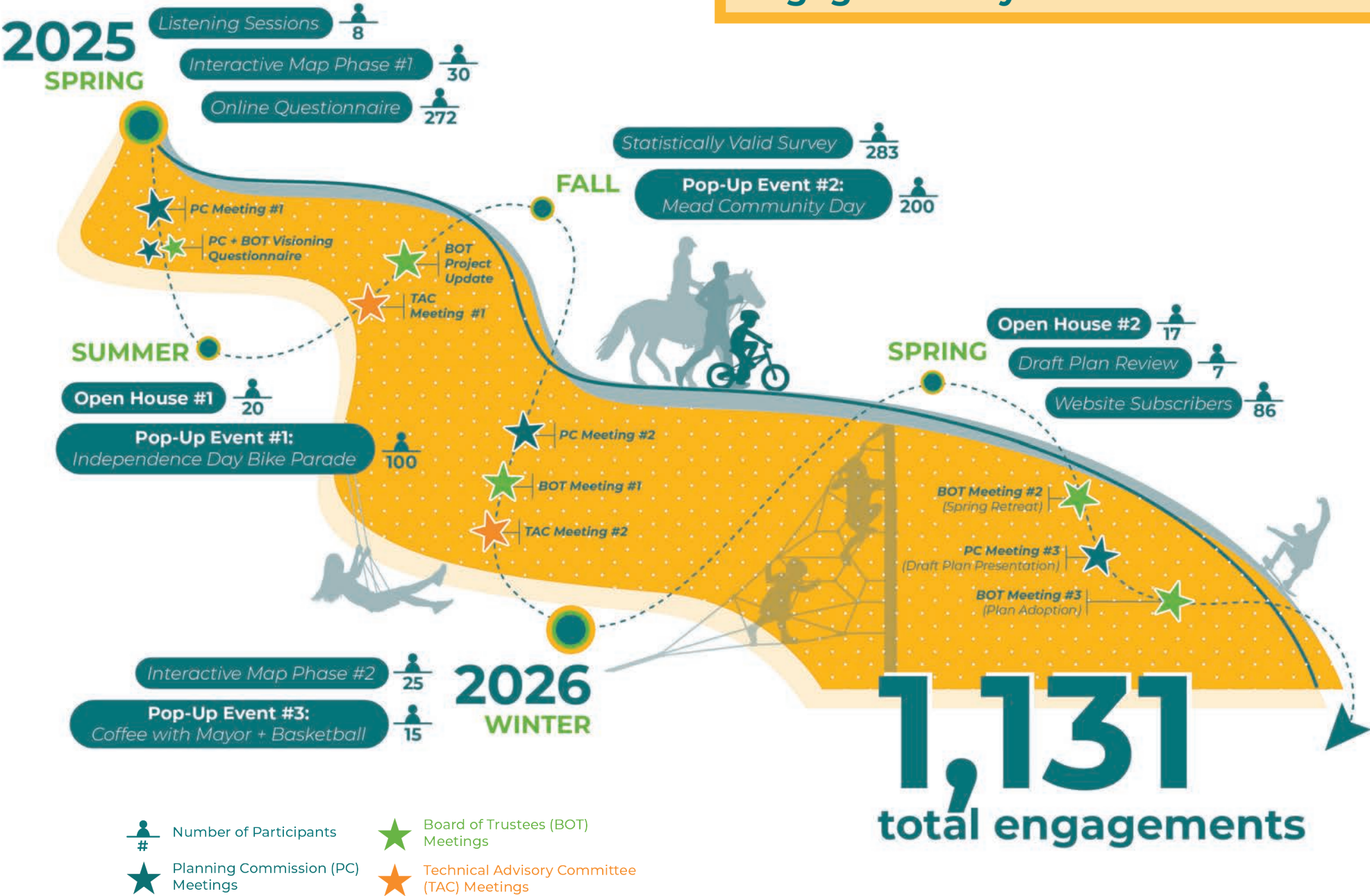
Stage #3 – Draft Plan Review

February 2026 – May 2026

The third stage of engagement provided an opportunity for the community to review and provide feedback on the draft plan. This phase included a Draft Plan open house, complemented with interactive online plan review.

Detailed community engagement results for the outreach discussed in this chapter can be found in Appendix C.

Engagement by the Numbers



Key Stakeholders and Town Leadership

Planning Commission and Board of Trustees

The Town of Mead Planning Commission and Board of Trustees were engaged at key milestones throughout the planning process. This engagement took the form of a visioning questionnaire, one-on-one listening sessions or focus group discussion, and project updates and presentations that took place during their regular meetings.

Technical Advisory Committee

To support the planning effort, the project team convened a Technical Advisory Committee (TAC) comprised of local and regional professionals and subject-matter experts from partner agencies in parks, trails, and open space.

The role of the TAC was to inform development of plan recommendations by advising the planning team on current and future parks, trails, or conservation efforts and initiatives that their organizations are spearheading, and identifying opportunities for partnership, collaboration, cost-sharing with the Town of



Mead to avoid duplication of services and to implement the eventual recommendations of the plan. Agencies invited to participate in the TAC included Larimer County, Weld County, Boulder County, Colorado Parks and Wildlife (St. Vrain State Park), City of Longmont, Town of Firestone, Town of Berthoud, Mead Chamber of Commerce, NFRMPO, Denver Regional Metropolitan Council of Governments (DRCOG), St. Vrain Valley School District, and Colorado Department of Transportation (CDOT).

The first TAC meeting discussed opportunities for collaboration and partnership between the agencies represented and the Town of Mead in providing high quality parks, trails, and open space experiences for the broader regional community. The second TAC meeting engaged members to discuss the proposed trails map and recommendations for parks and open space. Finally, the TAC was invited to review and provide feedback on the draft plan.

Town Staff

As the frontline service providers for PROST in the Town of Mead, the lived experience and organizational knowledge of Town staff was a critical source of information for this planning process. At the beginning of the project, two focus groups were held with the communications and recreation team as well as the team of staff responsible for maintenance and operations of parks, trails, and open space. These discussions identified existing challenges, envisioned future PROST service delivery, and identified ideal outcomes for the *Mead in Motion* planning process.

In addition to the initial staff focus groups, Mead staff have shaped and guided plan development at every step of the process through project management and recurring coordination meetings that included representation from every department and division that is responsible for delivery of PROST services.

Engagement Strategies and Events

Engagement strategies used in the [Mead in Motion](#) process provided a framework for meaningful and inclusive community involvement early and frequently. The project team engaged the Mead community through a variety of methods including in-person and online opportunities. The following summarizes key engagement strategies throughout the planning process.

Online Engagement

MEAD IN MOTION WEBPAGE AND NEWSLETTER

The [Mead in Motion](#) website, [MeadinMotion.com](#), was established as an online hub of information and a forum for residents to access online engagement opportunities and events and review plan materials. The page was regularly updated to share opportunities to participate, key findings, public outreach results, and draft project deliverables. It allowed community members to subscribe with their email – a feature that was used throughout the planning process to distribute e-newsletters with project updates and notification of new engagement opportunities.

VIRTUAL LISTENING SESSIONS

Held virtually from May 7th-16th, 2025, these sessions invited key stakeholders to discuss their vision for the future of PROST in Mead. The purpose of the listening sessions was to hear from local constituents with special expertise or insights relevant to the Town's future provision of parks, open space, and trails. Each of the eight individual stakeholders interviewed represented or held expert knowledge related to critical regional infrastructure or community groups, including representatives of HOAs and metro districts, developers, and ditch companies.

ONLINE QUESTIONNAIRES

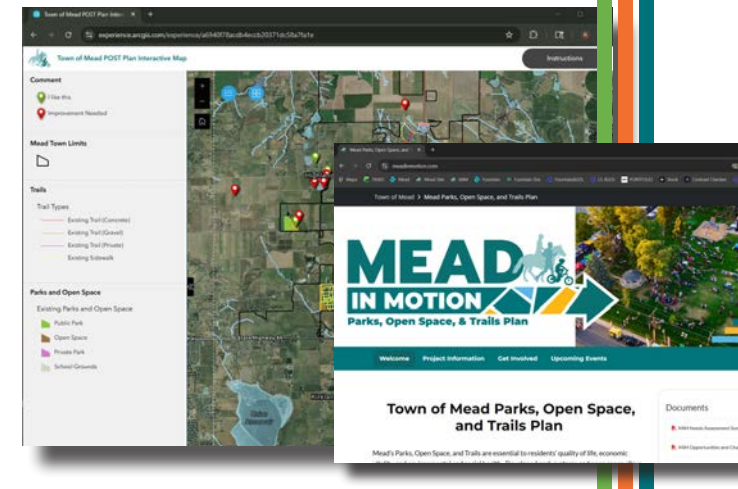
One community-wide online questionnaire was launched at the beginning of the process (June 2025) and was structured to gauge community perception and use patterns of the PROST system as it currently exists, identify and envision what may be desired for the future of Mead, and gauge support for different potential funding options. The questionnaire gathered 193 responses.

INTERACTIVE MAPS

Two online interactive maps invited Mead community members to share geolocated comments related to the project. The first interactive map asked participants to identify the existing parks, open space, and trail features that they supported, or that they saw a need for improvement. The second interactive map displayed the proposed trail system and invited users to communicate their support for new alignments or identify missing connections.

ONLINE PLAN REVIEW AND STORYMAP

The draft plan was provided for public review through an interactive online platform. This public platform allowed the community to comment, reply, and make suggestions for changes to documents that shaped the structure



of the final [Mead in Motion](#) Plan. In addition, a [Storymap](#) outlining the key findings and recommendations of the Plan provides a user-friendly high-level executive summary.

PLAN PROMOTION

Social Media

Engagement opportunities were promoted on social media through the Town's existing platforms on Facebook and Instagram. Curated posts directed the community to visit the project website, participate in questionnaires and interactive maps, and attend pop-up and open house events.

Mead Messenger

This existing community-wide newsletter was used as an official channel for sharing [Mead](#)

in Motion Plan engagement opportunities and process updates in coordination with the e-newsletters distributed through the project website and printed flyers and handouts.

In-Person Engagement

OPEN HOUSE EVENTS

Two community-wide open house events were held during the **Mead in Motion** Planning process to provide a formal in-person opportunity to engage with Plan content and planning staff members. The first was held in June 2025 to introduce the community to the planning process and solicit input on needs, preferences, challenges, and satisfaction with trails, parks, and open space in Mead. The second open house provided an opportunity for Draft Plan review in April 2026 at the Mead Community Center. This event encouraged attendees to review and discuss the Plan's recommendations.



POP-UP ENGAGEMENT

Throughout the first phase of engagement, the project team capitalized on opportunities for “pop-up” table engagement at already-occurring events with interactive engagement activities to increase awareness of the planning process and solicit feedback and direct community members to online engagement opportunities.

Independence Day Parade

The Independence Day Bicycle Parade, hosted by the Town of Mead, featured bike decorating and a bike parade around Town Park and Town Hall. The event had approximately 100 attendees, mostly representing families with younger kids from across the Town and surrounding area. The project team had a booth set up handing out prizes with informative posters, handouts, and invitations to engage with the questionnaire and interactive map.

Mead Community Day

Mead Community Day was hosted by the Town of Mead in September 2025 and offered a broad selection of vendors from the community, including the Town's own booth which highlighted the **Mead in Motion** Plan. The project team offered summaries of key themes heard so far, and highlights of Opportunities and Challenges.

Community Center Pop-Up

This event was hosted at the Community Center as an opportunity for community members to review the proposed trails map, explore the big ideas for the PROST Plan, and share feedback on project priorities with staff. This event encouraged engagement with the second online interactive map and captured input from attendees at Saturday-morning basketball games and the monthly “Coffee with the Mayor” event.



Other pop-up engagements

Meet, Greet, and Eat; Summer Cornhole League

Meet, Greet, and Eat events hosted by the Town of Mead were utilized at least twice throughout the planning process to promote **Mead in Motion** planning milestones and online engagement opportunities. The project team also attended the Summer Cornhole League as an opportunity for outreach with community members engaged in PROST programming. Open houses and online engagement were promoted during these in-person events over the summer of 2025.



Key Themes

The following major themes emerged consistently throughout the public engagement process and are reflected in the vision, goals, and actions of this Plan.

Regional Collaboration in Trails Planning. Emphasis on the importance of regional collaboration in trails planning to connect Mead to surrounding communities.

Develop New Ideas for Funding. Get creative with funding to access the best opportunities for advancing and enhancing Mead's PROST system.

Developers Should Pay their Way. Support for developers to pay their way and offer higher quality parks to the residents of Mead.

Fill the Gaps. A top priority for the community is the development of new trail connections, crossings, and filling in the gaps in the current trails system.

Water Features. Families envision an ideal park to include a water feature like a splashpad or pool and communicated strong demand for an indoor aquatic facility.

Shade is Cool. Shade from trees and other structures in parks and along trails is in high demand from residents.

Open Space is Highly Valued by Residents. Access to natural resources, mountain views and scenery, a location for trails, preserving agricultural heritage, and buffering Mead from the development of neighboring towns are highly-valued open space benefits.

Improve Safe Routes to School. Community members support the development of safer routes to Mead's schools with proposed off-street trail connections and improved crossings.

Chapter 3. **NEEDS**





PROST Needs Assessment

From June-October 2025, the *Mead in Motion* project team conducted a Needs Assessment of the Town's PROST system. The Needs Assessment consisted of several detailed analyses to determine the “what” and the “where” of the Mead community's PROST needs for improved quality or quantity of services and amenities.

To better understand what the community's PROST needs are, the consultant team conducted a Statistically Valid Survey (SVS), a population-based Level of Service Analysis for parks and open space, and a benchmarking study against peer-city PROST agencies. Complete results of each analysis are available in **Appendix E**.

To understand geographic areas where PROST facilities, amenities, and programs are most needed, the consultant team conducted a Parks and Open Space Walkability Analysis and Conservation Resource Analysis. The results of all five analyses are highlighted in the following sections and conclude with a summary of key takeaways and implications for Town of Mead PROST service delivery.





What PROST Services are Needed?

Statistically Valid Survey

In August and September 2025, ETC Institute conducted a SVS to understand the needs and preferences of Mead residents for PROST services. Surveys were distributed via mail to all households within the Town of Mead's corporate boundaries. The survey was also promoted online. A total of 283 households completed the survey. The survey results are statistically valid, meaning they can be trusted as representative of all Mead residents. This ensures representation from residents who may not be typical parks and recreation users as well as representation that reflects the demographic composition of the Town. Other forms of public engagement are quite valuable; however, they rely on respondents who self-select their participation and may

include people who do not live in Mead. These respondents are typically people who already use the Town's parks, open space, and trails or have a vested interest in them. By contrast, the SVS reaches a broader, representative cross-section of Mead residents.

Notable SVS results identify opportunities for the Town to strategically direct its efforts and resources to better meet the needs of residents. Full results, including demographic data on survey respondents, are included in the complete SVS report found in **Appendix E**.



The SVS ensures representation from residents who may not be typical parks and recreation users and reflects the demographic composition of the Town.

PRIORITY INVESTMENT RATING

The Priority Investment Rating equally weighs (1) the importance that residents place on facilities and amenities and (2) how many residents have an unmet need for the facility or amenity. **Figure 1** shows the Priority Investment Rating for each of the 32 facilities and amenities assessed on the survey. Investment in the facilities or amenities identified as “High Priority” will have the greatest impact on the highest number of households in Mead. The importance of these facilities and amenities is underscored by the fact that 34% of respondents indicated that Mead parks lack the features they want to use.

Top 5 facility and amenity priorities for investment based on need and importance:

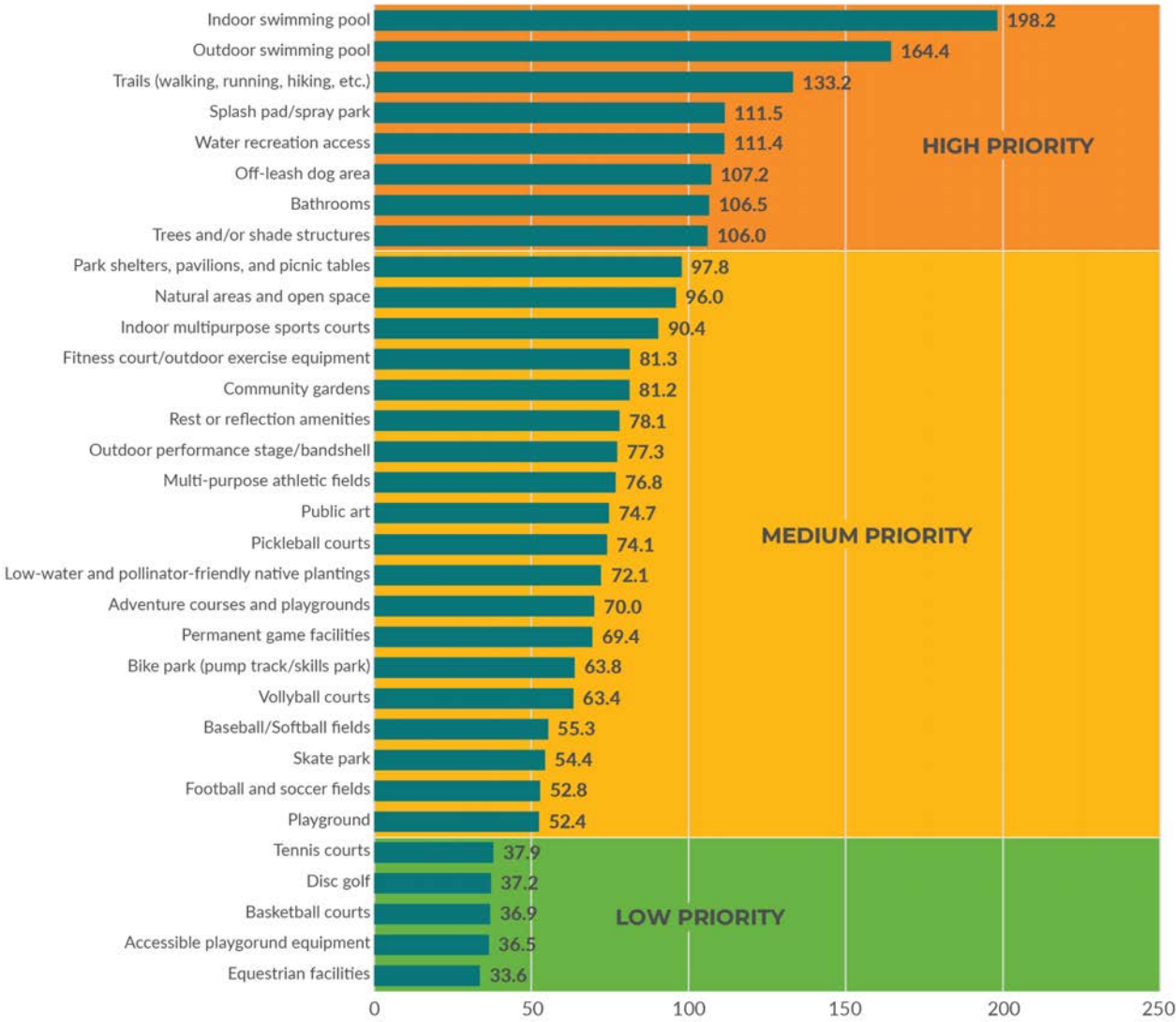
1. *Indoor swimming pool*
2. *Outdoor swimming pool*
3. *Trails*
4. *Splashpad/Spray park*
5. *Water recreation access (lakes, reservoirs, rivers)*

SUPPORTED FACILITY AND AMENITY ACTIONS

Nearly all proposed improvements and possible new facilities assessed on the survey were supported by at least 50 percent of respondents; however, the top four actions received over 70% of respondent support as shown in **Figure 2 on the next page**:

- Conserving open space and agricultural lands as buffers between neighborhoods and adjacent towns (82%)
- Expanding the trails system (73%)
- Building and maintaining an aquatic facility with indoor swimming pool (73%)
- Upgrades and new amenities at existing Town Parks (71%)

Figure 1. Top Priorities for Investment for Facilities/Amenities



A majority of survey respondents supported a voter-approved sales tax option as a public funding mechanism for an indoor aquatic facility and upgrades to existing parks.

SUPPORT FOR PUBLIC FUNDING MECHANISMS

Respondents were asked if they would support public funding in the form of a sales tax or property tax increase for the same facility and amenity actions. Results reported in **Figure 3** show that, as may be expected, support for public funding mechanisms for these actions drops below the levels of general support as indicated in the previous question. Some actions are less supported than others. Notably, respondents who indicated support for an indoor pool/aquatic facility and upgrades to existing parks are the most willing to support paying for these facilities and amenities with a voter-approved bond repaid through a dedicated sales tax. These are the only two actions that appear favorable to receive voter support for a sales tax revenue bond for funding.

The survey did not test levels of support for various sales tax percentages or specific ballot language. This type of testing is strongly advised if the Town desires to pursue a ballot measure to fund any new facilities or PROST improvements through a sales tax bond referendum.

Across all actions, property tax was not well supported as a funding mechanism for PROST facility and amenity improvements. However, 78% of survey respondents support the use of corporate sponsorship and naming rights to fund new facilities.

Figure 2. Support for the Following Actions the Town of Mead Could Take to Improve Parks, Recreation, Open Spaces, and Trails (by percentage of respondents)

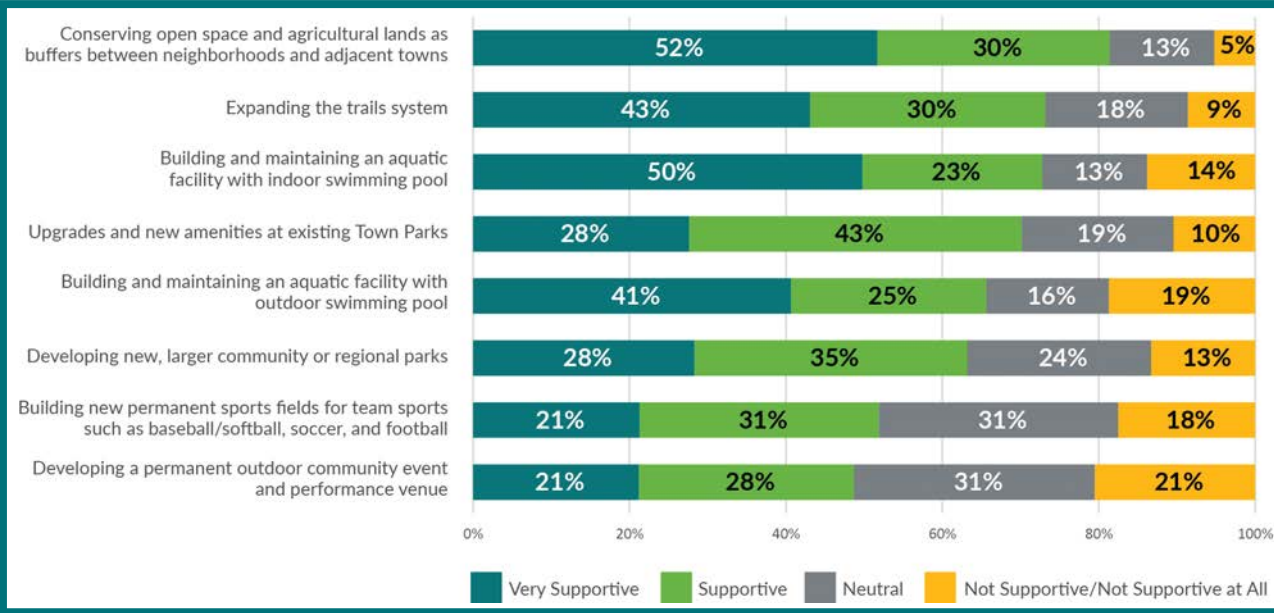
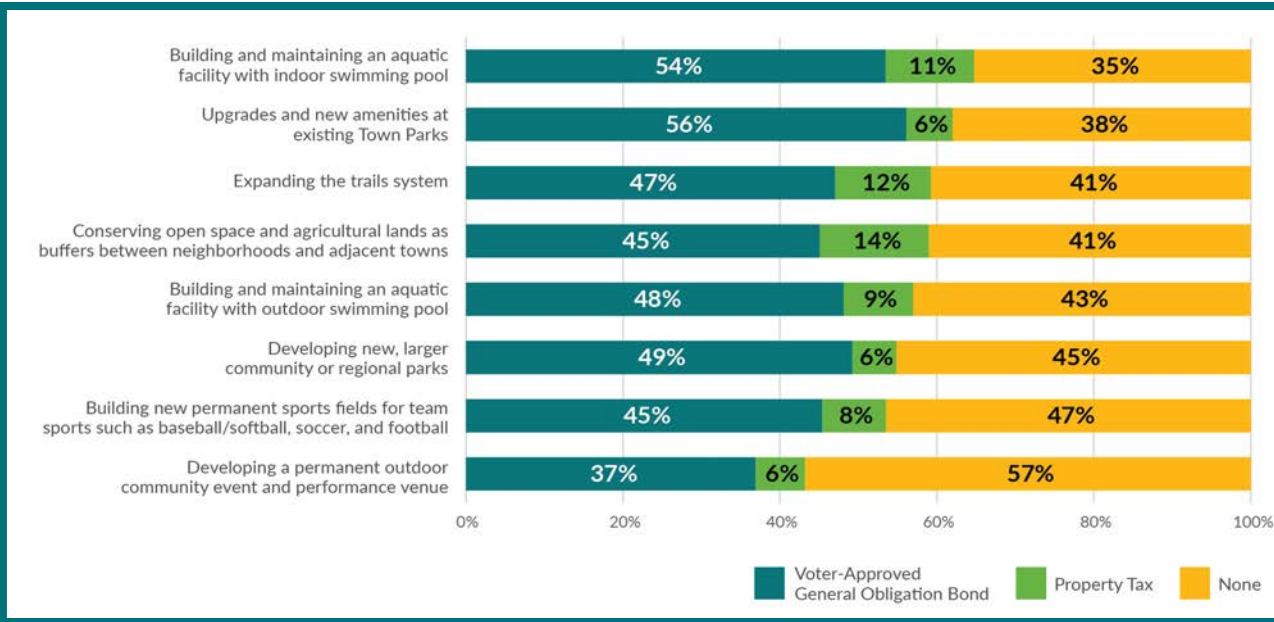


Figure 3. Funding Methods Respondents Would Most Support to Help Pay for Potential Improvements (by percentage of respondents)



Population-based Level of Service Analysis

PARK AND OPEN SPACE LANDS

Level of Service (LOS) guidelines are targets that define the quantity of parkland and open space relative to population. As the population increases, LOS standards should be reviewed and revised accordingly to provide a high level of service while remaining realistic and responsive to community values.

Figure 4 compares Mead’s current 2025 LOS for park and open space lands to 2011 LOS and 2038 LOS based on projected population growth and planned or platted parks and open space. The national median LOS for park and open space lands is also included for reference.



Figure 4. Mead Public Park and Open Space LOS Comparison

Year	Total Public Parks and Open Space Acres (incl. HOA and Metro District) ¹	Population within Town Limits	LOS (acres per 1000 residents)
2011 OSPT Master Plan ²	172	3,233	53.2
2025 Mead in Motion	224	6,735	33.3
2038 Projection ³	644	14,602	44.1
<u>2025 NRPA Median LOS</u>		< 20,000	12.9

¹ Parks and open space acres include all types of public-access lands including parcels that do not feature active recreation amenities and serve as open space areas or vacant parcels, courtyards around government buildings, green spaces and function as open spaces used for stormwater and drainage.

² The 2011 OSPT Plan reported LOS using Mead's Planning Influence Area (PIA) population. The calculation above was created using the 2011 population within Town limits as reported in the OSPT plan.

³ Comprehensive Plan medium projection assumed 6% population growth rate. 420 acres of new park and open space are expected to be created by planned/platted subdivisions within the planning horizon of this year.

Key Conclusions

- Mead’s current LOS for public park and open space lands far exceeds the median LOS acreage (12.9 acres per 1,000 residents) reported by National Recreation and Park Association (NRPA) for jurisdictions with populations below 20,000.
- Mead's park land and open space dedication and development requirements for new public parks and open space have kept pace with population growth since the 2011 OSPT Master Plan. The Town should continue requiring new developments to provide public, amenitized parks and open space to keep pace with the Town's projected population growth.
- The 2018 Comprehensive Plan projected that Mead’s population will grow to 14,602, assuming a medium growth

rate of 6%. If the Town of Mead stopped requiring new development to provide parks and open space, it would still exceed the current NRPA national median LOS acreage despite the projected population growth in the next 13 years.

- Planned and platted subdivisions as of September 2025 are projected to add 420 acres of new parkland and open space. Assuming these lands provide public access, regardless of ownership and management status, public park and open space acreage will total 644 acres, further raising the Town's LOS to 44 acres per 1,000 residents.
- Mead is projected to continue exceeding national park and open space population-based LOS standards for quantity of parkland relative to its population.

- If new developments continue to meet the need for quantity of parkland, this allows the Town to focus on the quality of amenities in public parks and improvements to existing Town-owned community parks and a future site for a new community or regional park.
- Maintenance staff capacity will need to increase proportionately with the addition of new Town-owned or managed parks.
- Mead provides the highest LOS for Neighborhood Parks, although LOS acreage for this category of parks has decreased by approximately one acre as the Town's population has doubled since 2011. LOS for mini/pocket parks and community parks has increased over the past 14 years since the previous analysis was conducted. See **Figure 5** for details by park category.

Figure 5. Mead Developed Public Park⁴ Level of Service (LOS) by Category⁵

Park Category	2025 Developed Public Parks Acres	2025 LOS (acres per 1000 residents)	2011 LOS (acres per 1000 residents)
Mini/Pocket Park ⁶	5.70	0.85	0.34
Neighborhood	40.35	5.99	7.06
Community	32.60	4.84	4.23

⁴ Developed parks that feature active recreation amenities or facilities and are open to the public, regardless of ownership/maintenance responsibility.

⁵ Level of Service is not calculated for Special Use Parks which serve a specialized purpose in response to a distinct community need or locational opportunity.

⁶ Defined in Town of Mead Code of Ordinances Sec. 16-2-120 as a ~1-acre park



Mead far exceeds the median number of miles provided by jurisdictions under 20,000 residents as reported by NRPA (2025).

TRAILS

Since the 2011 OSPT Master Plan was completed, 9.3 miles of trails have been added to the Mead system, bringing total trail mileage to 14.5 miles (paved and natural surface trails).

Currently Mead's trails are functioning well for the current volume and modes of travel that it primarily serves (pedestrians and cyclists). Data reveals that the highest levels of pedestrian travel (run or walk) take place around Town Park, Founders Park, Feather Ridge Estates Trail, CR 7 Trail, Coyote Ridge trails, Vale View trails, and along CR 32 Trail from CR 7 to the Sorrento neighborhood trails. The majority of pedestrian trips, as measured in July 2025, originate and end the Coyote Ridge and Vale View neighborhoods, with an average duration of 39 minutes for the purpose of leisure or recreation.

The majority of bicycle trips that take place on trails, measured as of July 2025, originate and end at the Coyote Ridge and Vale View neighborhoods, with an average duration of 32 minutes for the purpose of leisure or recreational riding (Source: StravaMetro, August

2024-July 2025). These paved trails range from approximately 6 to 8 feet wide and adequately meet current demand for pedestrian and bicycle modes. While not expected, if future redevelopment of these neighborhoods results in higher density and an increased use of trails, trails that are currently 6 feet or narrower will need to be upgraded to widths of 8 to 12 feet to continue safely accommodating bidirectional multi-use travel.

Mead far exceeds the median number of miles provided by jurisdictions under 20,000 residents as reported by NRPA (2025), as illustrated in **Figure 6**. The system has continually expanded as new residential development takes place and is projected to continue growing with many miles of planned and platted trails to be constructed in new subdivisions. As this growth continues, Town residents and visitors would benefit from coordination with the [Colorado Trail Explorer](#) to provide a digital map of the Town's system.

Figure 6. Mead Public Trails LOS Comparison

Year	Total Miles of Public Trails (incl. HOA and Metro District)	Population within Town Limits
2011 OSPT Master Plan	5.2	3,233
2025 Mead in Motion	14.5	6,735
2025 NRPA Median LOS	4	< 20,000

Benchmark Communities Analysis

The goal of a Benchmark Analysis is to evaluate how Mead is positioned amongst regional peer agencies and national metrics. The analysis takes into account a combination of operating metrics including budgets, staffing levels, and asset inventories.

Overall, the benchmark analysis reveals that Mead offers a parks and recreation system that meets or exceeds NRPA benchmark medians for communities under 20,000 residents and is aligned with peer communities. Relatively high capital investment and average levels for operating expenses and FTEs reflect the Town's commitment to maintaining and growing the PROST system and the significant role that this system plays in providing high quality of life. The perspective gained through peer comparison is valuable in identifying areas for improvement and establishing strategic goals to pursue.

Methodology and Context

The agencies listed below were selected for benchmarking because they were communities of similar size in the Upper Front Range of Colorado, have a shared agricultural history that has transitioned to rapidly developing residential areas, and had similar socioeconomic characteristics as that of Mead. These benchmarked communities include the following:

- Town of Frederick, Colorado
- Town of Firestone, Colorado
- Town of Berthoud, Colorado
- Town of Windsor, Colorado
- Carbon Valley Parks and Recreation District (CVPRD), providing recreation



services to residents of Firestone, Frederick, Dacono, and surrounding rural areas.

While each of the agencies included in this analysis are high-performing PROST systems, it is important to note that each agency varies significantly in the size and scope of the parks and services they provide, making direct comparisons difficult. The power in this analysis is to identify areas where these agencies most excel, providing opportunities for further discussion to better understand the factors to their success. For example, several of the peer communities referenced in this analysis benefit from a dedicated tax revenue that directly supports PROST capital improvements and service delivery which is a notable contributor to their high rates of cost recovery.

Another important consideration is the presence of other providers within each community, including counties, HOAs, and

metro districts. Understanding this context helps Mead balance the need to grow with the constraints of fewer full-time equivalent (FTE) PROST staff and lower cost recovery than larger peer communities. Key takeaways emerge by examining the areas of greatest contrast, especially as they pertain to acres and miles per capita and in operational costs. Specific areas where Mead performs to an exceptional level include average capital investment per capita, annual volunteer hours, and annual number of community events.

When it comes to staffing and operating expenses, Mead ranks slightly below other benchmarked communities with the lowest total operating expenses, cost recovery, and lowest number of FTE. Continuing to invest in growing the PROST system would keep Mead on par with its peer communities.

The complete Benchmark Analysis Report can be found in **Appendix E**.



Where are PROST Services Needed?

Park and Open Space Walkability Analysis

A 10-minute walkability standard from residential areas to parks and open space is a common metric used nation-wide to assess access to parks and open space. This analysis identified a walkable network comprised of routes that provide safe pedestrian access to parks and open space via existing trails and sidewalks taking into consideration barriers such as arterial roads where formal crossings do not exist. The walkable network was mapped to Town of Mead parks and open space access points as well as public parks and open space maintained by HOAs or metro districts. As shown in **Map 3**, the results illustrate the areas of the Town where residents can access park or open space lands within a safe 10-minute, or half-mile, walk of their home. These areas are centered around residential developments with internal neighborhood and pocket parks as well as downtown Mead where Town Park, Founders Park, and Ames Park contribute to significant walkable park access.

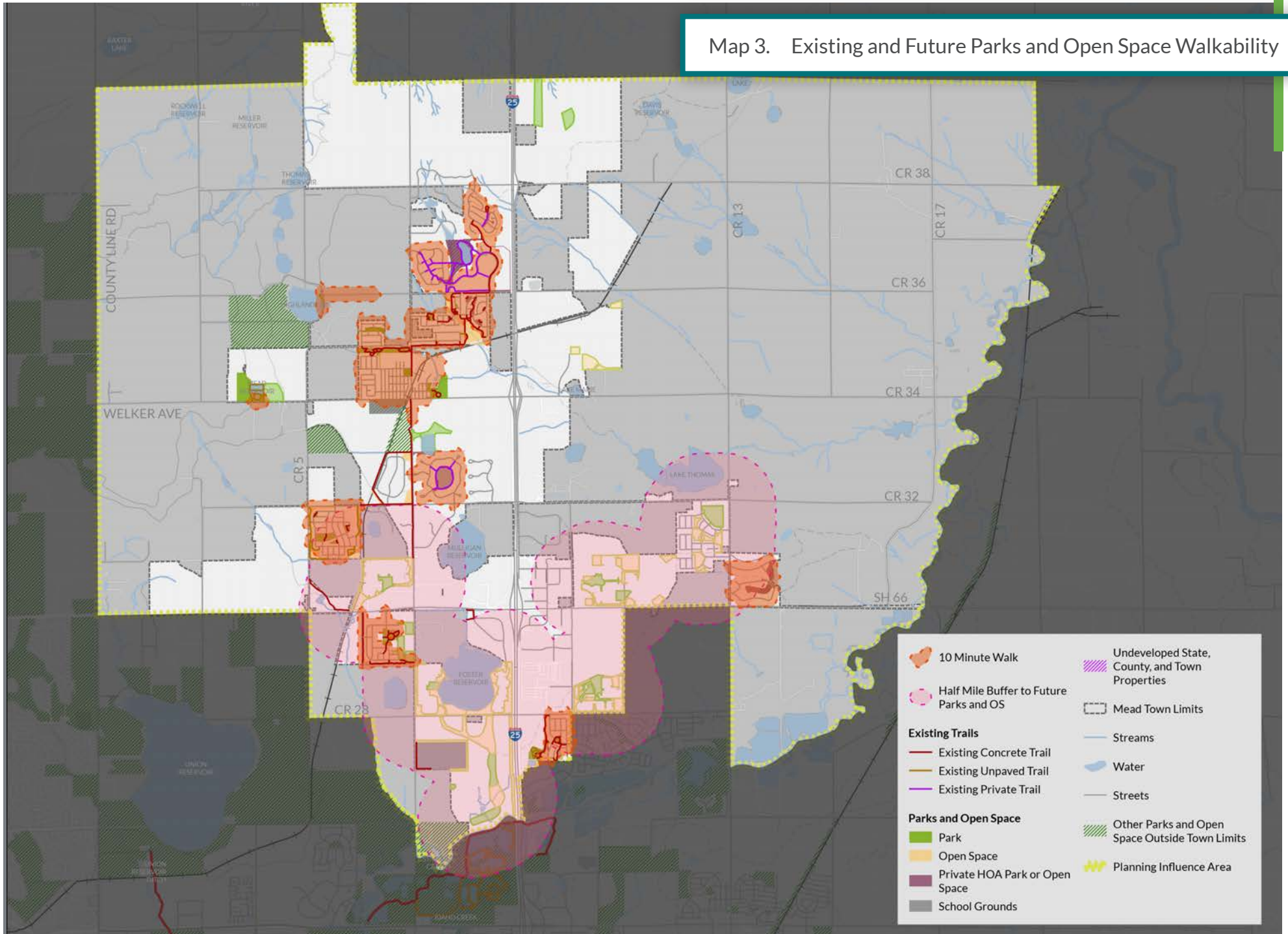
The analysis also considered future parks and open space walkability according to planned and platted park and open space lands that will be established as new residential developments are constructed in south Mead. Walkability in these areas is predicted using a half-mile buffer from the planned or platted park and open space lands since the new sidewalk and trail network in this area is not yet mapped and finalized.

PLANNING IMPLICATIONS

- As long as parks, sidewalks, and trails are required in new developments as they currently are, new neighborhoods will continue to benefit from 10-minute walkability to parks and open space.
- The most significant factor for expanding access to parks in Mead is expanding the walkable network of sidewalks and trails between residential developments.
- Areas to monitor for parkland walkability needs if new residential developments are proposed include areas west of CR 5, east of I-25 and north of CR 32, and areas north of CR 38.

As long as parks, sidewalks, and trails are required in new developments as they currently are, new neighborhoods will continue to benefit from 10-minute walkability to parks and open space.

Map 3. Existing and Future Parks and Open Space Walkability





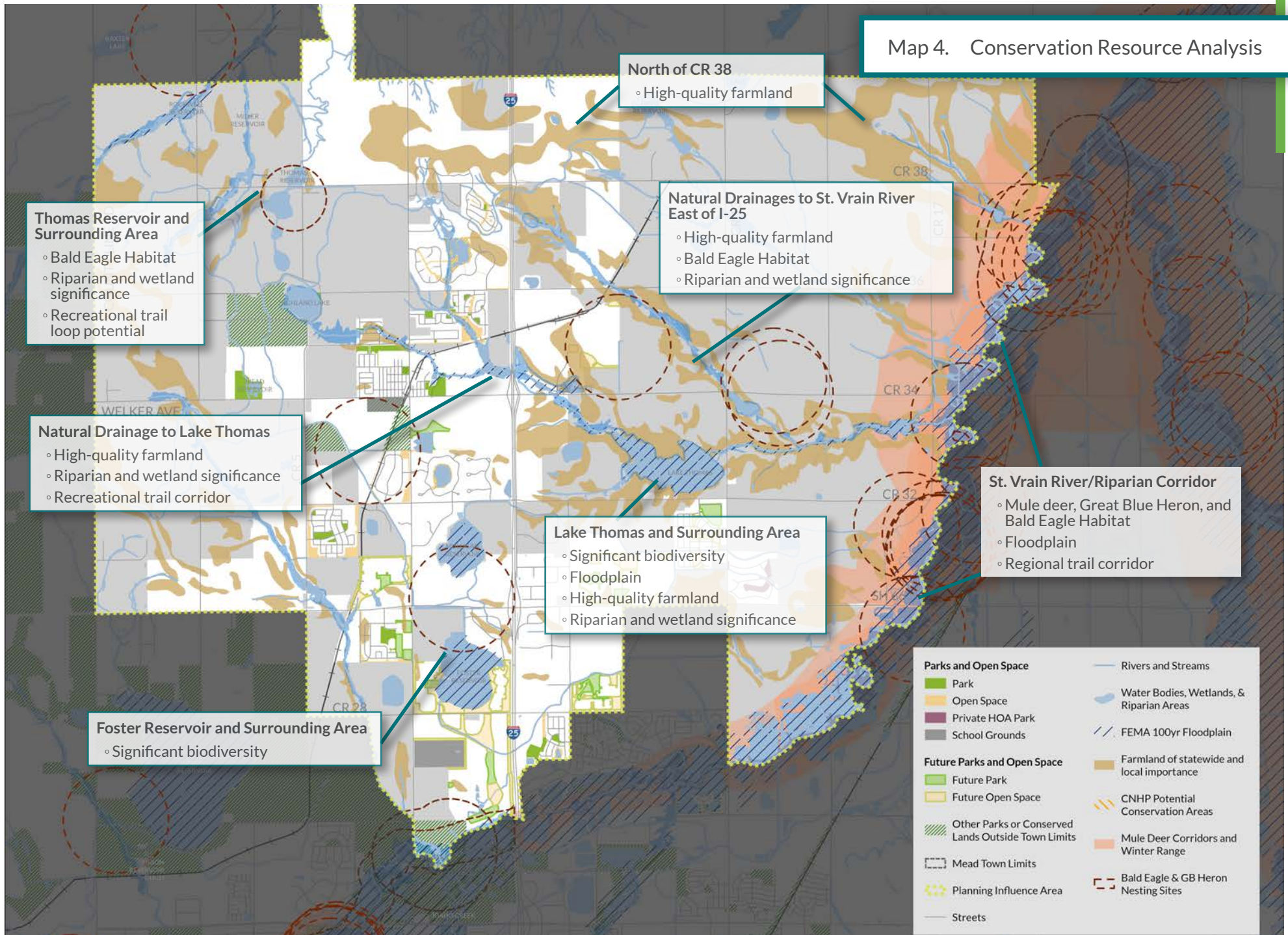
Conservation Resource Analysis

The consultant team conducted a high-level ecological resource assessment of natural resources within the Mead Planning Influence Area to identify high-impact conservation opportunities. This streamlined natural resource analysis examined multiple agency data sets from state and national sources to reveal high ecological value areas factoring in agricultural soil quality, wildlife habitat and corridors, wetland and riparian areas, potential for natural hazards, and presence of extractive resource activities. See **Appendix E** for more in-depth description of data sources and considerations of the analysis.

Shown in **Map 4**, the composite results illustrate where the most compelling locations for conservation are located based on the presence of natural features in and around Mead.



Map 4. Conservation Resource Analysis



Implications for PROST Service Delivery

The results of each of the five analyses are synthesized below to provide a concise list of considerations for PROST service delivery over the next 10+ years. It is important to note that these analyses present a data-driven approach to understanding community needs and preferences and should be supplemented by meaningful community and PROST participant input when considering specific projects or policy changes.

The Big Picture: What and Where to Prioritize

Swimming pool/aquatic facility

- Community preference for an indoor facility.

Upgrades and new amenities at existing Town-owned parks

- New park amenities should strive to include high-priority amenities as identified in the SVS Priority Investment Rating and through direct engagement with surrounding neighborhoods.

These facilities and amenities have the highest potential to be supported through a voter-approved sales tax.

Conserving open space and agricultural lands as buffers between neighborhoods/adjacent towns

Expanding the public trails system between residential neighborhoods

- These actions are highly supported by a majority of residents.
- If conserved, farmland of statewide and local importance north of CR 38 would protect prime agricultural land while preserving an open space buffer between Berthoud and Johnstown to the north.
- Open space conservation and trail system expansion between neighboring jurisdictions can take advantage of shared resources, increased competitiveness for grant funding, and economies of scale for construction.

Many priority areas for conservation are also identified as regional or recreational trail corridors.

Future Community Park Sites

- Continue to require new developments to meet the need for neighborhood parkland; this allows the Town to focus on the quality of amenities within existing Town-owned community parks and establishing a future site for a new community park in southeast Mead and eventually northeast Mead as the Town develops. New community parks should strive to expand capacity for high-demand sports programs and fields.

Scale maintenance staff capacity and operations proportionately with the addition of new PROST facilities and lands.



Chapter 4. **RECOMMENDATIONS**





RECOMMENDATIONS

This chapter identifies recommendations that will guide the Town of Mead to address needs identified in the previous chapter and ensure long-term stewardship of the Town's PROST system.

Recommendations presented in this chapter are informed by data-driven research, best planning practices, and the community values and aspirations that were conveyed through the public engagement process. Collectively, these strategies represent a wide range of tools, resources, and strategies necessary to address existing challenges, meet future demands, and realize preferred outcomes for the future of PROST in Mead.

Goals and Actions

The following goals help guide the Town's delivery and management of parks, open space, and trail facilities, services, and programming. Each goal is supported by specific actions that will position the Town to meet or make substantial progress toward achieving the goal and broader success of the PROST System. Further details on specific actions items are identified in the sections that follow, as well as in **Appendix L**.

FACILITIES AND AMENITIES

GOAL FA 1: *Respond to Mead’s growing community needs through improvements and renovations to existing facilities.*

ACTIONS

- FA 1.1.** Develop or update Master Plans to improve parks such as Ames Park, Founders Park, and Town Park based on Needs Assessment results as well as input from surrounding neighborhoods to ensure facilities meet the most important recreational needs of an area.

FA 1.2. Ensure all parks include park identification/regulations signs.
- FA 1.3.** Ensure new park master plans and design for existing parks are informed by input from a surrounding neighborhood to best meet the needs of the park’s users.

FA 1.4. Install bike racks at all Town parks near bicycle access points and trail access locations.

FA 1.5. Add water bottle fill stations at Ames, Founders, and Town Parks.
- FA 1.6.** Enhance park entrances with perennial and shrub plantings.

FA 1.7. Add security lighting at all Town parks and along trails, especially in low-visibility areas and near structures like bridges and shelters.

FA 1.8. Explore feasibility of using the natural waterway in Ames Park to create a water play destination.

FA 1.9. Construct permanent storage space for sports programming equipment at Founders Park to support athletic program practices and competitions.

FA 1.10. Develop a plan for installing trail amenities such as benches, shade structures, dog waste stations, trees, and trash receptacles along existing regional trails in the Town.

NATURAL WATER PLAY: Twin Silo Park, Fort Collins

Fort Collins' Twin Silo park features a natural creek that traverses the south side of the park. During park construction, McClelland Creek was restored and modified in one section to provide a shallow water play experience without disrupting the creek's natural flow. This feature meets community demand for water access and nature-based exploration and play while elevating the relationship between the land, water, and people. Reworking the creek also provided soil that facilitated development of a BMX course and also provided a cost-effective solution for the creation of natural landforms that provide sculpted overlooks and picnic spaces connected by the park’s trails and creek crossings.

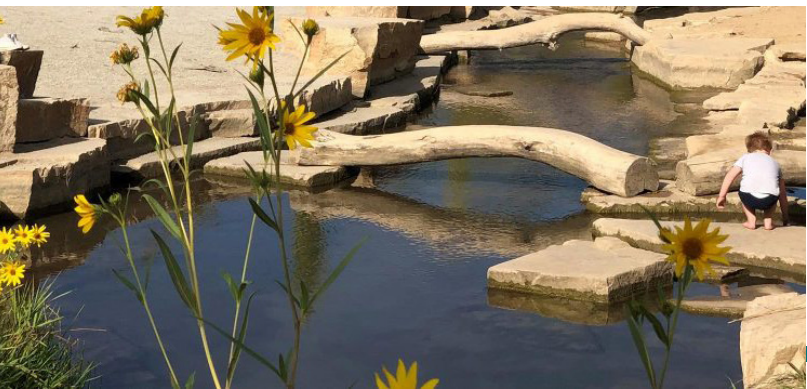


Photo and park design by Civitas.

GOAL FA 2: *Meet Mead's growing population and shifting community needs through new facilities and amenities as funding or new development allows.*

ACTIONS

- | | |
|---|---|
| <p>FA 2.1. Align future community and neighborhood park development with results of the Needs Assessment and input from surrounding neighborhoods to ensure facilities offer the most important, unmet recreational needs in a specific area.</p> <p>FA 2.2. Ensure that new parks designed to host sports league practices and competitions are constructed with adequate parking facilities.</p> <p>FA 2.3. Update park design and construction standards to include additional specifications on preferred park furnishings and materials to provide for consistency among Town parks and resistance to vandalism.</p> <p>FA 2.4. Construct splashpad or spray park as planned at the Mead Community Center.</p> <p>FA 2.5. Conduct a feasibility study with cost estimates for an indoor or outdoor aquatic facility.</p> <p>FA 2.6. Plan for and develop a regional park on the east side of I-25 that can serve the rapidly growing population in southeastern Mead. This park should expand capacity for high-demand sports programs and fields.</p> | <p>FA 2.7. Revise the Land Use Code to update Park Classification definitions and standards and amenities according to the typologies identified later in this Plan and in Appendix F.</p> <p>FA 2.8. Update references to the Mead Open Space Master Plan found in the Town Code of Ordinances to the Mead Parks, Recreation, Open Space, and Trails Master Plan.</p> <p>FA 2.9. Revise park and open space land dedication requirements to utilize Level of Service targets based on the total population served by the park as a means for determining the required land acreage dedication necessary to meet defined LOS targets.</p> <p>FA 2.10. Encourage or negotiate for fees-in-lieu of land dedication from nonresidential development to support park and open space system development.</p> <p>FA 2.11. Eliminate Town Code Section 4-6-110 "Credits" and rely on the Town's Impact Fee Study as the controlling document for required fees and any possible credits.</p> |
|---|---|



GOAL FA 3: Improve local and regional trail connectivity.

ACTIONS

- FA 3.1.** Increase access and connectivity by pursuing development of Primary Proposed trails and crossings as shown in the Proposed Trails Map.
- FA 3.2.** Continue requiring developers to design and construct subdivisions with connectivity between adjacent parks, trails, open space, neighborhoods, and commercial destinations via trails.
- FA 3.3.** Update development code language to require that new trails be constructed with amenities such as benches, shade structures, dog waste stations, trees, and trash receptacles, allowing for flexibility in determining the types and frequency of amenities based on site context and anticipated need.
- FA 3.4.** Amend Town of Mead Municipal Code to require obligated entities (HOAs, Property Owners Associations (POAs), General Improvement Districts (GIDs), and Metro Districts) to maintain trail connections to a minimum standard and clearly defined maintenance expectations.
- FA 3.5.** Consider developing a trail wayfinding plan for consistent implementation of signs.
- FA 3.6.** Add trail network map kiosks at key points in Mead's trail network such as junctions and parks.

- FA 3.7.** Revise the Town's regulatory documents accordingly to reflect the trail and pathway typologies in this plan:
 - Town of Mead Design Standards and Construction Specifications Manual Section 802.
 - Land Use Code to use consistent terminology for trail and pathway facilities. Remove descriptions of facility design standards and specifications within the code and reference the Town of Mead Design Standards and Construction Specifications Manual as the authoritative document.
 - Update all references to "Mead Open Space Plan" to the Mead Parks, Open Space, and Trails Plan.
- FA 3.8.** Expand walkable network of sidewalks.
- FA 3.9.** Require that all new trails, regardless of ownership and maintenance responsibility, shall be located in a public-access easement.

- FA 3.10.** Facilitate development of grade-separated trail crossings of major arterial streets as identified on the Proposed Trails Map by amending the Land Use Code to require developers to contribute to planning, design, and construction costs for crossings. If a developer's property includes or is within a half-mile (.5 mile) radius of a proposed grade-separated crossing, they are required to:
 - a. Complete a feasibility study for the grade-separated crossing.
 - b. Develop preliminary designs.
 - c. Dedicate an easement to the Town based on preliminary design specifications.
 - d. Share construction costs according to tiered structure determined at the time development.
- FA 3.11.** Support major regional trail development along the St. Vrain River and north from Mead to the Little Thompson River as the primary connection to Berthoud.
- FA 3.12.** Continue pursuing partnership opportunities with Great Western Railway and local ditch companies to colocate trails with their infrastructure where identified on the Proposed Trails Map.





GOAL FA 4: *Strive for universal accessibility of all facilities.*

ACTIONS

- | | |
|---|---|
| <p>FA 4.1. As existing parks are updated, retrofit facilities to expand accessibility:</p> <ul style="list-style-type: none">● Install accessible walkways and curb ramps where they do not already exist.● Add at least one adaptive play feature.● As playground equipment is updated, replace play area surfacing with material that meets ADA and safety requirements. | <p>FA 4.2. Require adaptive play elements, ADA-compliant walks and access, and picnic tables in all new parks regardless of who constructs and maintains the facilities.</p> |
|---|---|

GOAL FA 5: *Prioritize environmentally and fiscally sustainable practices in facility design, maintenance, and upgrades.*

ACTIONS

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|--|--|
| <p>FA 5.1. When interior water fixtures are replaced or repaired in PROST facilities, install water-saving devices.</p> <p>FA 5.2. Minimize the use of pesticides, herbicides, and synthetic fertilizers on sports fields and vegetation in parks and facility grounds by using an Integrated Pest Management (IPM) approach to control or eliminate pests while reducing pesticide exposure to people, animals, and the environment. Consider nutrient management and soil testing to reduce potential for chemical leaching and runoff.</p> <p>FA 5.3. Adhere to the requirements of Senate Bill 24-0051, which prohibits the installation of new non-functional turf (areas that are not used for sports or other activities that require turf) and artificial turf on Town properties and rights-of-ways (effective January 1, 2026).</p> | <p>FA 5.4. Complete landscape conversions on park properties using the principles of xeriscape and low water-use native plants to reduce water use and keep irrigated turf only in areas that require turf for sports play.</p> <p>FA 5.5. Establish standards for landscape maintenance including eradicating invasive species and facilitating the establishment of native habitats.</p> <p>FA 5.6. Replace lighting at end of lifecycle with solar-powered pedestrian, parking, and security lights.</p> <p>FA 5.7. Replace lighting at ball fields and other sports facilities with LED and other similar high efficiency light bulbs/fixtures.</p> <p>FA 5.8. Ensure that new facility construction is sensitive to the natural environment, maximizing views of adjacent natural landscapes to the extent possible while minimizing impact upon that landscape.</p> |
|--|--|



WHAT IS AN OPEN SPACE PROGRAM?

Establishing an “open space program” means that the Town of Mead becomes more actively involved in identifying locations, acquiring land or easements, and maintaining the natural or agricultural state of large tracts of land as protected in perpetuity from development as a means to buffer sprawl, provide passive recreation like trails, protect wildlife habitat, and preserve productive and culturally symbolic agricultural land as a representative element of the Town’s identity. The Town may play a variety of roles in administering an open space program: negotiating with private landowners, acquiring land by purchasing it outright (fee simple), or contributing funds to the purchase of a conservation easement that is held and managed by a land trust.

GOAL FA 6: *Conserve Open Space and agricultural lands as buffers between neighborhoods and adjacent towns.*

ACTIONS

- | | |
|---|---|
| <p>FA 6.1. Establish an open space program that directs and organizes Town efforts by identifying lands for large scale open space and agricultural conservation and addresses open space maintenance and staffing needs.</p> <p>FA 6.2. Revise Land Use Code to clearly differentiate between Open Space and Parks based on the intended function of the land. Add Open Space Typologies based on purpose/function as identified later in this plan and Appendix F. Update to code references the Mead Parks, Open Space, and Trails Plan.</p> <p>FA 6.3. Update the Future Land Use Map (FLUM) to define two separate categories:</p> <ul style="list-style-type: none">● Parks and Recreation (developed properties)● Open Space (protected lands) as informed by the Conservation Resource Analysis Map. | <p>FA 6.4. Update the Zoning Map and Land Use Code according to the FLUM by adding a corresponding Parks and Recreation Zone, and an Open Space Zone.</p> <p>FA 6.5. Establish strategic partnerships with regional land trusts to advance open space conservation goals.</p> |
|---|---|

See Funding Goal 1, Action 3 (FN 1.3) and page 85 for a detailed discussion of new dedicated funding strategies for open space conservation.



PROGRAMS

GOAL PR 1: *Provide programs and activities to serve the diverse needs of the Mead community.*

ACTIONS

PR 1.1. Continue to evaluate program enrollment and community demand following each program cycle to ensure a diverse mix of offerings that serve a range of age groups, interests, and evolving community needs.

PR 1.2. Work to expand arts and cultural programming within Town parks through events, performances, and creative placemaking efforts that enrich community life and attract visitors to Mead.

PR 1.3. Explore partnerships with regional providers to expand access to aquatics programming, including swim instruction, for Mead residents while the Town evaluates the long-term feasibility of developing a community aquatic facility.

PR 1.4. Explore opportunities to develop inclusive and adaptive recreation programs that meet the needs of residents with learning and physical disabilities, while enhancing adaptability within current offerings.

GOAL PR 2: *Expand program awareness and access to information through a variety of methods, to maximize program participation rates and use of the facilities.*

ACTIONS

PR 2.1. Utilize targeted marketing and outreach strategies to ensure promotional materials reach both residents and non-residents according to the intended audience.

PR 2.2. Support or host events that position Mead facilities as destinations, stops, or venues, such as regional bike rides, running events, community fundraisers, cultural gatherings, or other special events.





OPERATIONS

GOAL OP 1: *Scale operations and maintenance staff capacity proportionately with the addition of new PROST facilities and lands.*

ACTIONS

OP 1.1. As the system expands and funding allows expand staff capacity according to the Capital Funding, Staffing, and Operations Analysis (**Appendix K**):

- **Near-term:**

- Hire an additional 2 FTEs to support specific recreational programming demands, dependent on the pace and scale of program expansion.
 - Adult Program development and delivery: 1 FTE
 - Adaptive/therapeutic Recreation: 1 FTE
- Continue the volunteer program for sports leagues and events.

- **Long-term:**

- Hire an additional 1 FTE to support community event planning and execution if new or more complex events are added to the annual schedule.
- Expand the Parks Maintenance Division of Public Works as the physical asset portfolio of PROST properties and facilities expands:
 - Hire an additional 1 Park Maintenance FTE when a new Town community park is constructed to support grounds

and facility maintenance of new amenities.

- Hire an additional 1.5 Trail Maintenance FTEs as the Primary Proposed Trail system is completed (approx. 23.1 miles of new paved trails).
- When the scale of the PROST system reaches the point in which it requires full-time dedicated administrative and parks and facilities maintenance staff, consider establishing a consolidated PROST Department with a director position to oversee department operations, capital planning, generate funding, and conduct future system-wide planning.

GOAL OP 2: *Maintain and improve the standard of maintenance at all parks, trails, and open space areas.*

ACTIONS

- OP 2.1.** Develop maintenance manuals and park operations manuals to plan for the right staffing levels, management practices and policies to help guide the expansion of services.
- OP 2.2.** Develop asset management program to track age, condition, and scheduled costs for lifecycle replacement of facilities and amenities which will inform annual capital improvements planning.



- OP 2.3.** Update Town Code to allow for taller native grasses that exceed the current height maximum in the Code; establish a standard operating procedure for mowing and management.

- OP 2.4.** Consider amending the Town Code to require privately owned and maintained parks to meet or exceed the maintenance standards of Town owned parks, allowing for code enforcement in cases of negligent park maintenance.

PARTNERSHIPS

GOAL PA 1: *Strengthen and develop partnerships to maximize the available resources within the community for recreation facilities and activities.*

ACTIONS

- PA 1.1.** Consider new opportunities as well as evaluate and renew existing MOUs, MOAs, and contracts between the Town and alternate providers and partners annually.
- PA 1.2.** Develop Intergovernmental Agreements (IGAs) for cost-sharing related to trails, facilities, and open space that span jurisdictional boundaries, especially with Town of Berthoud, City of Longmont, and Town of Firestone.
- PA 1.3.** Continue partnership with St. Vrain Valley School District for joint use of recreation facilities.
- PA 1.4.** Participate in and support PROST planning efforts for adjacent municipalities and land managers such as St. Vrain State Park and St. Vrain Valley School District.





FUNDING

GOAL FN 1: *Create long-term financial stability while also planning for a growing system of park and open space facilities.*

ACTIONS

FN 1.1. Continue to align and update impact fee at a level that supports the growing park and recreation needs of the community.

FN 1.2. Continue to track direct and indirect costs of all programs and annually update cost recovery targets for existing and new programs while aligning fees with the community's values and Town's goals for cost recovery.

FN 1.3. Pursue ballot measure testing for a sales tax revenue bond to gauge voter preferences for tax percentage and specific uses that would be supported, including: indoor pool or aquatic facility, upgrades to existing parks, and open space preservation.

FN 1.4. Continue and expand efforts to obtain grants, donations, and partnerships in coordination with partner organizations to help sustain resources, focusing specifically on state and federal grants.

FN 1.5. Establish a facility sponsorship and naming rights policy for funding new PROST facilities, major improvements to existing parks and sustained maintenance from private sector entities.



Park Typologies

The Town of Mead manages a variety of lands and facilities of varying sizes, uses, amenities, functions, and programming. A classification system of park and open space typologies is useful for inventory, planning, and asset management. A classification system can also serve as the basis for calculating existing and targeting proposed Levels of Service and helps identify staff maintenance needs. The classification system sets mutual expectations between the Town and the community regarding the look, function, and management of various types of facilities.

The sections below provide a general description of the park typologies with standards for scale, service area, access, and appropriate amenities for each type of park. The list of amenities is not intended to be prescriptive or exclusive. The amenities for any individual park should be determined through site planning that involves the community it is meant to serve. All facilities should be designed to serve multiple age groups and abilities.



Pocket Park

Definition/Function: Small green space; Primarily neighborhood social areas; Primarily passive recreational use with a limited number of small scale active uses.

Minimum Standards: Seating; Landscaping/ live ground cover; Trees and irrigation; Internal paved trail or pathway; Bicycle parking.

Service Area: Quarter-mile walk

Size: .5 to 2 acres

Maintenance and Ownership: Metro-district owned and maintained

Additional Features: Public art, playground equipment, community or demonstration garden, fitness stations, shade structure, picnic table shelter, permanent game facilities and furnishings (e.g., chess, bocce court, ping pong table, cornhole boards, mini golf/putting hole), tennis/pickleball or basketball court. **Increase number and scale of amenities proportional park size.**

Examples: Highlands-Chilton Park; Sorrento Pocket Park



Neighborhood Park

Definition/Function: Smaller parks that are close to residents; Within walking or biking distance of neighborhood homes; Fulfill passive and unprogrammed active recreation needs ("pick-up games"); Common area for neighbors of all ages to gather, socialize, and play.

Minimum Standards: Playgrounds with inclusive play features; Multi-purpose court and field; Passive recreational space; Picnic areas and seating; Trails or pathways; Bicycle parking; Trash/recycling receptacles; Park identification sign; On-street parking on at least two adjacent streets.

Service Area: Half-mile walk

Size: 5 to 8 acres



Maintenance and Ownership: Metro-district owned and maintained

Additional Features: Public art, off-leash dog area, community or demonstration garden, fitness stations, shade structure, permanent game facilities and furnishings (e.g., chess, bocce court, ping pong table, cornhole boards, mini

golf/putting hole, disc golf course); **Increase number and scale of amenities proportional to park size.**

Examples: Sorrento Park, Lakeside Canyon Central



Community Park

Definition/Function: Mid-sized parks that are close to residents; Within walking or biking distance of neighborhood homes; Fulfill active recreation needs and small scale recreation or sports league programming; Common area for neighbors of all ages to gather, socialize, and play.

Minimum Standards: Playgrounds with inclusive play features; Multi-purpose courts and fields; Passive recreational space; Picnic areas and seating; Trails or pathways; Bicycle parking; Trash/recycling receptacles; Park identification sign; Off-street parking spaces calculated to serve specific programming needs; Restroom facilities.

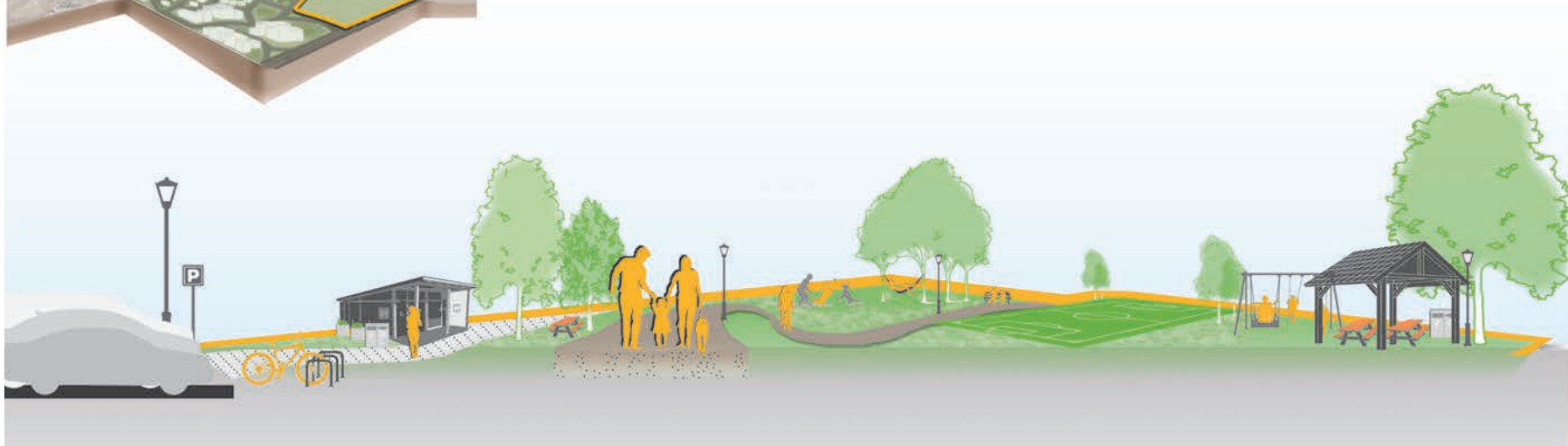
Service Area: Half-mile walk

Size: 8 to 20 acres

Maintenance and Ownership: Town-owned and maintained for programming and use purposes

Additional Features: Public art, off-leash dog area, community or demonstration garden, fitness stations, shade structure, permanent game facilities and furnishings (e.g., chess, bocce court, ping pong table, cornhole boards, mini golf/putting hole, disc golf course); **Increase number and scale of amenities proportional to park size.**

Examples: Founders Park (Upper and Lower), Ames Park, Liberty Ranch Park, Town Park



Regional Park

Definition/Function: Accessed by two or more adjacent neighborhoods; Typically provide flexible spaces for passive use and group gathering; May also serve as the local neighborhood park for nearby residents; Easy access to arterial streets; Accessible from regional trails; Provides space for athletic facilities that can support league competition.

Minimum Standards: Group picnic pavilion(s); Passive recreation areas; Lighted sports fields and courts for league competition; Restroom Facilities; Dog park; Playgrounds with inclusive play features; trails; Bicycle parking; Trash/recycling receptacles; Water bottle fill stations; Pedestrian and security lighting; Off-street parking spaces calculated to serve specific programming needs.

Service Area: 1.5 miles

Size: 20 to 30 acres

Maintenance and Ownership: Town-owned and maintained for programming and use purposes

Additional Features: Public art, community or demonstration garden, fitness stations, interpretive signs (cultural, historical, environmental), skate park, performance space/amphitheater, splashpad, fitness stations, shade structures, permanent game facilities and furnishings (e.g., chess, bocce court, ping pong table, cornhole boards, mini golf/putting hole, disc golf course). **Increase number and scale of amenities proportional to park size.**

Examples: N/A



Special Use Park

Definition/Function: Covers a broad range of parks and recreation facilities oriented toward single-purpose use.

Minimum Standards: N/A; special purpose

Service Area: N/A; special purpose

Size: Varies based on use

Maintenance and Ownership: Project dependent

Additional Features: N/A; special purpose

Examples: Lorin Mead Park at Highland Lake; Lakeside Canyon Dog Park



Open Space Typologies

Three types of open space are identified in this section. Like the park typologies, the types of open space are defined by differences in context, function, features, scale, and visitor experience. Unlike parks, not all open space types are intended for unrestricted public access. Some open spaces prioritize agricultural use or habitat conservation as their primary purpose and may offer only limited public access or no access at all depending on the sensitivity of the resource.

Appendix F provides a quick-view matrix that summarizes both park and open space typologies.

Habitat Preservation

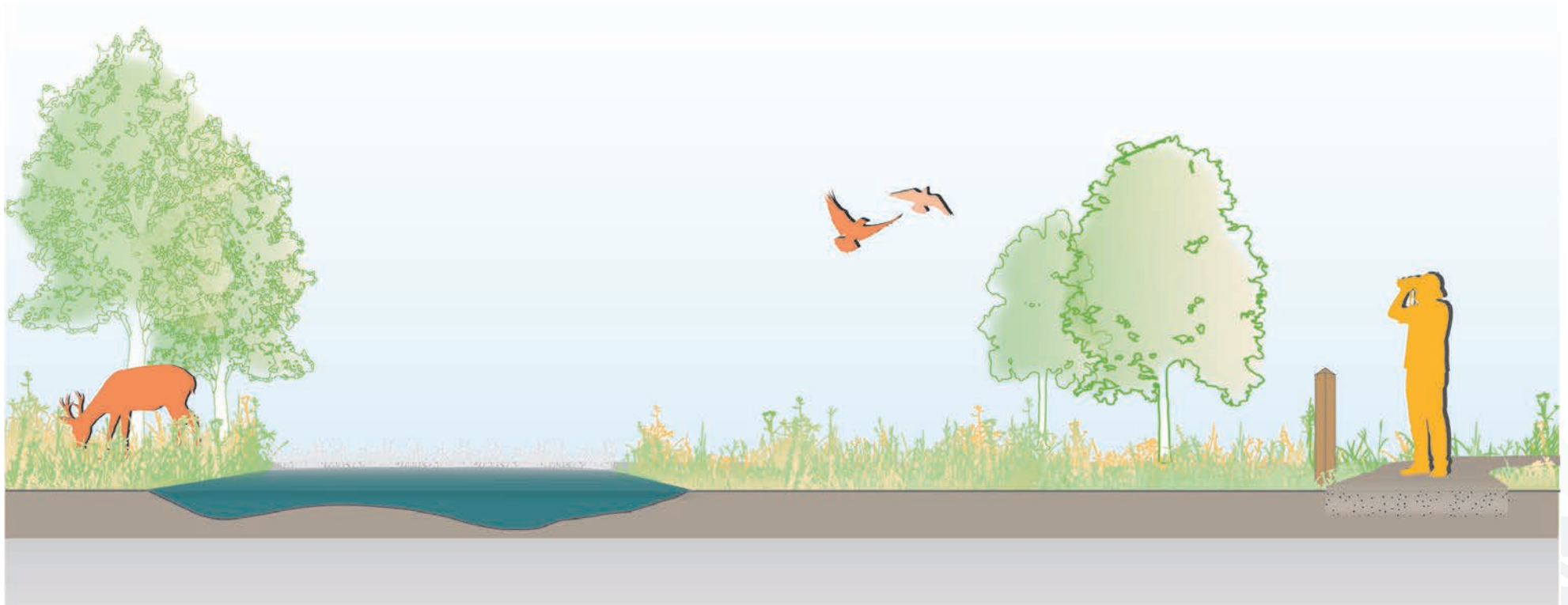
Function: Provides buffer between adjacent neighborhoods or municipalities; Preserves native landscapes and habitat; May allow passive recreation via trails, benches, and picnic tables; managed for natural resource protection.

Typical Features: Wildlife habitats; Scenic recreational experiences; Geological features; Trails; Native landscapes; Water bodies, riparian areas, floodplain, wetlands; May contain historic structures.

Public Use: Some public access provided for passive recreation, trail use, interpretive signs

Size: 25+ acres

Examples: Vale View lake and open space



Agricultural Preservation

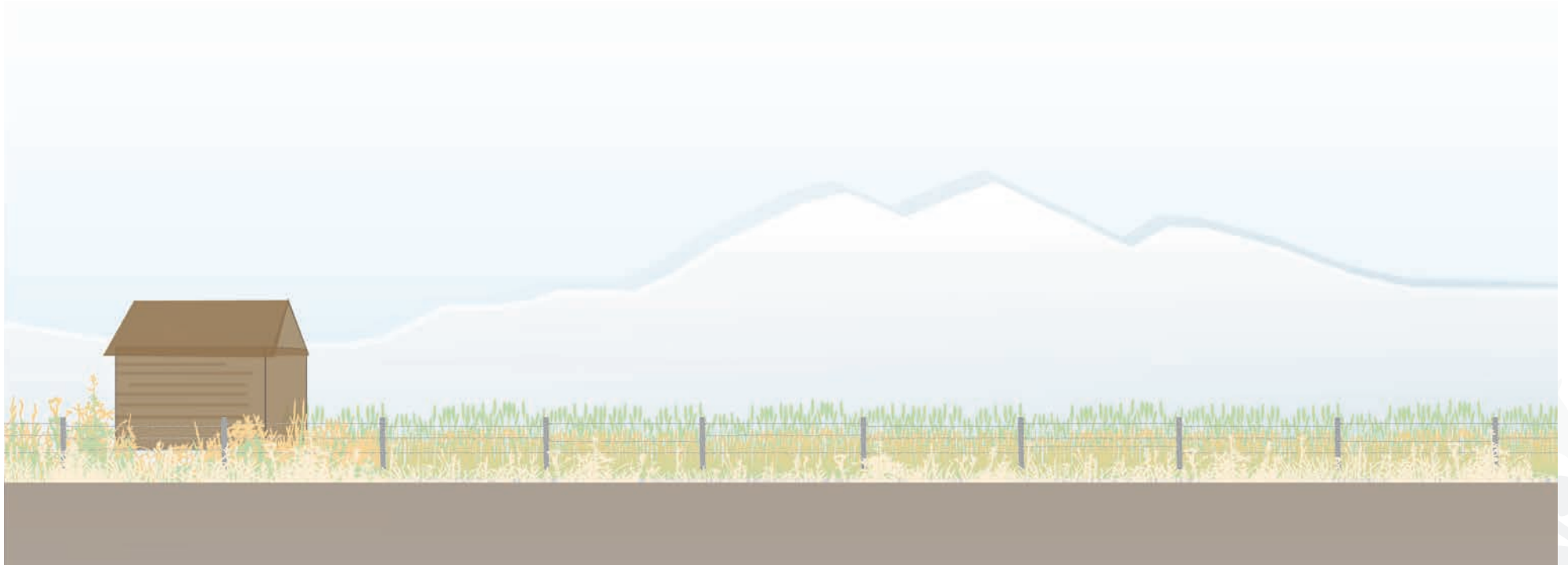
Function: Preserve agricultural lands and heritage, viewsheds; May serve as natural resource and wildlife corridors; In large scale or contiguous with other open space, can provide effective buffer between adjacent municipalities.

Typical Features: Actively managed irrigated cropland or rangeland held in a conservation easement; May contain historic structures.

Public Use: None or very limited to general public

Size: 25+ acres

Examples: Litzenberger Conservation Easement



Greenbelt / Natural Area

Function: Preserved and managed to sustain natural values in and surrounding residential development; Passive recreation activities and trails; Designated as open space; May serve as natural resource and wildlife corridors; Can serve as off-street connectors between neighborhoods and parks.

Typical Features: Waterways, riparian corridors, wetlands; Wildlife corridors; Trails with amenities such as benches, picnic tables, wayfinding or interpretive signs.

Public Use: Public access for passive recreation, trail use

Size: up to 25 acres

Examples: Coyote Run Natural Areas





PROST Recommendations Map

The PROST Recommendations Map (**Map 5**) provides a geographic visualization of the recommended system enhancements and opportunity areas identified in Chapters 2, 3, and 4, as well as the open space and parks that may be constructed as part of new residential development. This map is a planning tool to ensure that PROST infrastructure is built as the Town grows. The new parks, facilities, and improvements shown on this map range from highly conceptual to imminent trail construction. Together they present an aspirational picture of the future PROST System. Recommendations presented on the map include the following:

High Conservation Value Open Space. These areas highlight corridors identified in the Conservation Resource Analysis as locations offering high-impact conservation opportunities. See [Conservation Resource Analysis](#), [Open Space Typologies](#), and [Facilities and Amenities Goal FA 6](#) for more details.

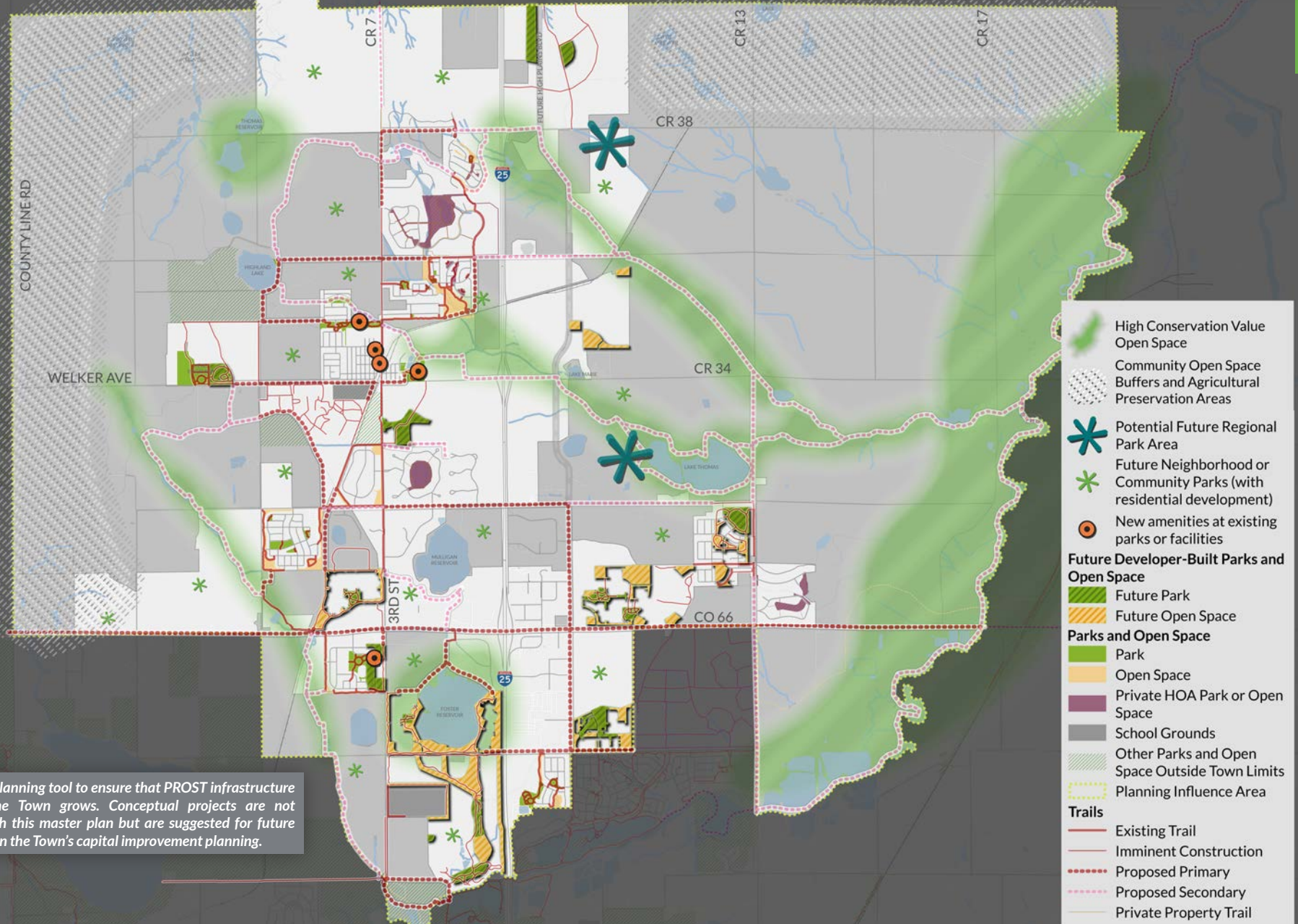
Community Open Space Buffers and Agricultural Preservation Areas. These areas identify open space which could be pursued for conservation as Agricultural Preservation and/or a Community Open Space Buffer. See [Open Space Typologies](#) and [Facilities and Amenities Goal FA 6](#) for more details.

Potential Future Regional Park Area. These points represent locations suitable for a future regional park in areas that are designated as parks and open space on the Town's Future Land Use Map. See [the Population-based Level of Service Analysis and Park and Open Space Walkability Analysis](#) results in Chapter 3 for details.

Future Neighborhood or Community Parks. These points illustrate locations of neighborhood or community parks expected to be constructed with future residential developments in areas consistent with the Future Land Use Map. Park locations are proposed to maintain a half-mile level of service consistent with the [Walkability Analysis](#) in Chapter 3. See [Facilities and Amenities Goal FA 2](#) and [Park Typologies](#) for more details.

New Amenities at Existing Parks or Facilities. These points identify locations of existing parks where the Plan recommends the addition of new amenities or facilities. See [Facilities and Amenities Goal FA 1](#) for more details.

Map 5. Parks and Open Space Recommendations



This map is a planning tool to ensure that PROST infrastructure is built as the Town grows. Conceptual projects are not funded through this master plan but are suggested for future consideration in the Town's capital improvement planning.



Trail Recommendations

Proposed Trails Map

The Proposed Trails Map (**Map 6**) identifies approximately 62 miles of new trails, represented by dashed lines. Proposed trails and trail features are conceptual. Exact alignments are subject to collaboration with private property owners, developers, ditch companies, or other partners as part of the design process and require additional detailed evaluation of existing site features prior to construction. This pre-construction work requires environmental inventory and assessment, including considerations for sensitive species and wildlife habitat; compliance with state and federal environmental regulations for minimizing impacts to waterways and managing land disturbance; compliance with Town of Mead code requirements; and alignment with adopted Transportation Plans.

SYSTEM OVERVIEW AND PHASING

Trails on the map are organized in the following categories:

Existing: Trails that are constructed and open for public use.

Private: Trails that are constructed for private use only and are not open to the public.

Imminent: Trails that are planned or platted by residential developments and are expected to be constructed within the next 3-6 years.

Primary Proposed (23.1 miles): Trails proposed as near-term projects have an implementation horizon of 10-20 years, assuming the Town's current pace of trail development. Many of these trails are likely to be constructed within the public road right-of-way, making them easier to implement and offering significant active transportation benefits. If Mead constructs 23.1 miles of Primary Proposed Trails, in addition to the existing 14.5 miles of public trails by 2038 when the Town's population is projected to reach 14,602, the trail level of service will be 2.6 miles per 1000 residents.

Secondary Proposed (38.9 miles): Trails that are proposed as long-term projects with an implementation horizon beyond 20 years, assuming the current pace of trail development. These trails offer more of a recreational experience, are located at the periphery of the Town's Planning Influence Area, and will require greater participation from private landowners.

FACILITIES AND FEATURES

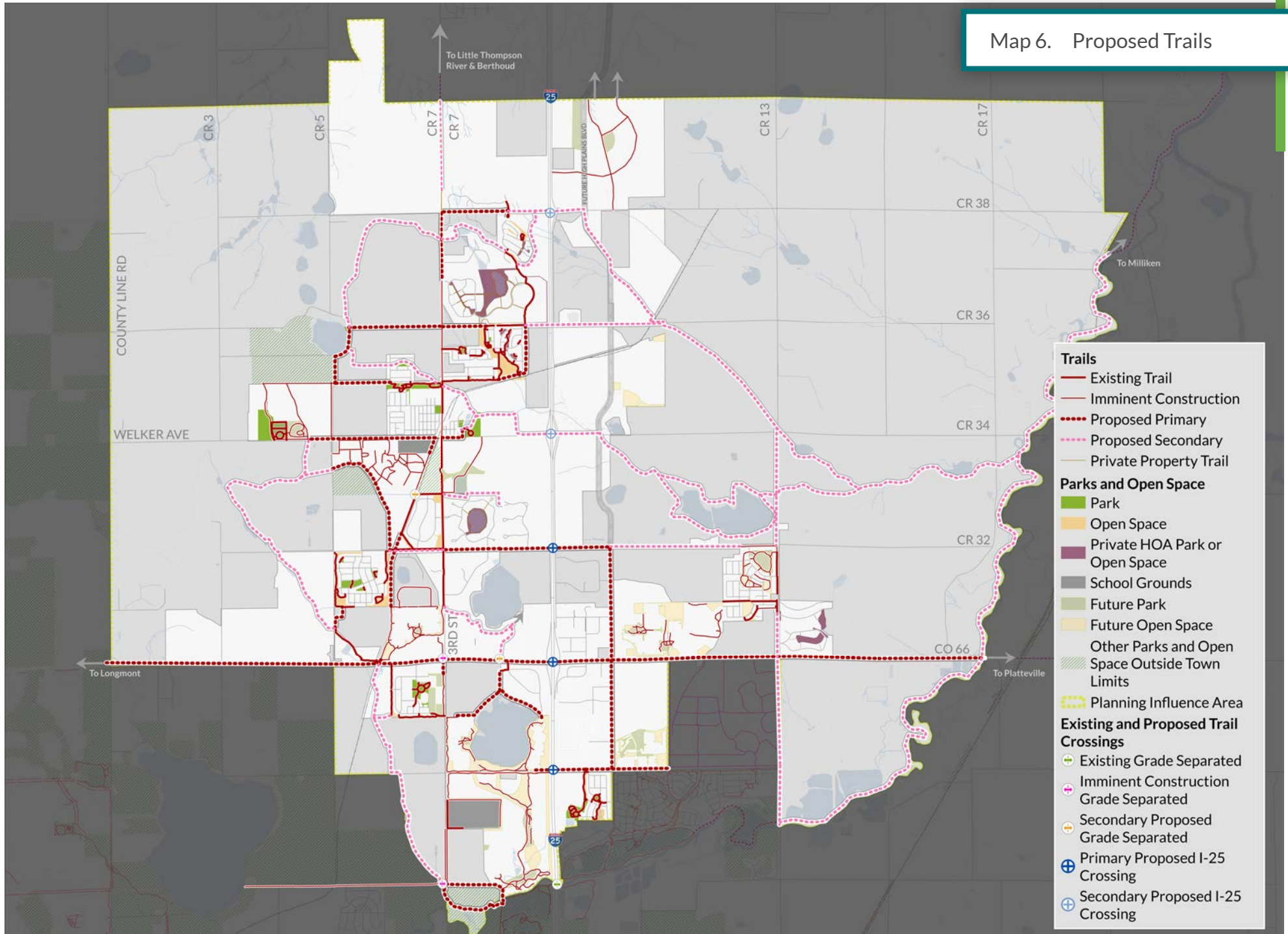
The map includes several types of reference data that illuminate how new trails fit into the context of the larger town-wide system comprised of existing and proposed park and open space facilities, and the target destinations for connectivity (schools, parks, open spaces).

The map also identifies locations of new at-grade and grade-separated crossings of roads and railroads. Crossings of I-25, a major barrier to trail connectivity, are specially identified due to their unique design requirements as part of a roadway interstate overpass or underpass. These crossings represent trail construction within the county road or state highway right-of-way and are not recommended as a separate grade-separated trail facility.

Recommendations are supported with conceptual visuals that demonstrate trail character or design feasibility at key locations.



Map 6. Proposed Trails



Trail Types

The project team reviewed and identified updates to existing design standards to ensure that new trail facilities will meet the needs of a growing population of trail users and a variety of modes. Recommendations include the definition of trail typologies, design specifications, grade-separated crossing standards, at-grade crossing standards, and more. Trail types along with a high-level summary of key recommendations are provided in the following sections. For more details, see **Appendix G** for the full report and recommendations.

This plan identifies the following multi-use trail types:



Regional Trail: a paved trail that connects Mead to neighboring communities, promoting long-distance travel and regional connectivity. They tend to be suitable for higher volumes of users and often have a higher mode share of bicyclists than other trail types. All of the Proposed Primary and Secondary Trails represent regional trails that significantly advance connectivity goals.

- Standard Width: 12 feet
- Corridor Width: 30 feet
- Lighting: At trailheads, access points, underpasses, crossings, bridges, and intersections
- Signs: Regulatory, wayfinding, interpretive, confidence markers



Local Trail: a trail that provides internal development circulation or connects residential neighborhoods and their internal open space areas with Regional Trails; includes paved paths within Town Parks and Open Spaces Local Trails primarily promote short-distance trips. They often support a lower mode share of long-range cyclists and serve lower volumes of users, generally originating from within the residential neighborhood.

- Standard Width: 8 feet
- Corridor Width: 20 feet
- Lighting: At trailheads, access points, underpasses, crossings, bridges, and intersections. May rely more on adjacent roadway lighting
- Signs: Regulatory, wayfinding, confidence markers



Natural Surface Trail: a natural surface or crushed, compacted gravel trail that provides for recreational trail use within a residential open space or park which may connect with Local or Regional Trails. These trails support recreational use and may be single-use directional trails for hiking or mountain biking only to prevent user conflicts if necessary.

- Standard Width: 3-6 feet
- Corridor Width: 8-10 feet
- Lighting: At trailheads and major access points
- Signs: Regulatory, wayfinding, confidence markers

DESIGN AND CONSTRUCTION STANDARDS

The design and construction standards included in this *Mead in Motion* Plan provide design and engineering guidance for trail implementation. These trail design standards refine previously identified Town standards and are consistent with national trail design best practices including resources identified below.

- American Association of State and Highway Transportation Officials Guide for the Development of Bicycle Facilities, 5th Edition
- National Association of City Transportation Officials Urban Bikeway Design Guide , 3rd Edition
- Manual on Uniform Traffic Control Devices, 11th Edition adopted by CDOT
- CDOT Pedestrian Crossing Installation Guide
- Public Right-of-Way Accessibility Guidelines
- Federal Highway Administration (FHWA), Evaluation of Safety, Design, and Operation of Shared-Use Paths
- Public Right of Way Accessibility Guidelines (PROWAG)

The design guidelines specify trail widths for each trail type, materials, slope, design speed, sight distances, lighting, signage, fencing, and other specifications to ensure high quality trail construction that is consistent town-wide. They also provide guidance on centerline striping locations and mode separation. Design standards for each trail typology are detailed in **Appendix G**.

At-Grade Crossings

At-grade crossings occur when a trail crosses the surface of a roadway. The type of at-grade crossing varies throughout the Town and is determined at each location where a trail intersects with a roadway based on contextual factors such as volume of vehicular traffic, vehicle speeds, road width, and adjacent land uses and destinations.

Additionally, in locations of at-grade trail crossings, the width of the trail should remain consistent on both sides of the roadway rather than tapering down in a manner similar to a sidewalk as it approaches the roadway. This helps avoid conflicts between trail users when crossing. If a trail changes direction at an intersection, a landing area with a minimum width of the trail and a minimum length of 10 feet is recommended to provide additional comfort and allow a variety of users to maneuver at the location.



Grade-Separated Crossings

The main barriers in the trail system are major roadways and railroads. These barriers may result in a significant amount of out-of-direction travel for trail users or undesired and unsafe social paths that are more direct. Grade-separated crossings provide critical trail links by joining areas separated by these barriers. Grade-separated crossings can be an overpass or underpass depending upon site constraints and desired user experience. The location of these crossings are identified on the Proposed Trails Map (**Map 6**).

Grade-separated road crossings provide a low-stress and safe trail experience. This Plan recommends evaluating a grade-separated crossing any time a trail crosses arterial roadways and even some collector roads with high daily vehicular traffic to improve conditions for vulnerable road users and provide a comfortable experience that encourages mode shift away from motor vehicle trips.

Grade-separated crossings require significant investment and require a detailed study of the site to determine feasibility. Grade-separated road crossings can also provide an indirect benefit by providing safe passage over or under roads for wildlife. Facility design and location should also take into consideration the potential impacts of groundwater disturbance and the ongoing requirement to monitor groundwater quality, including potential mitigation of contaminated groundwater pumped from underpasses. **Appendix G** provides design and decision guidance for at-grade crossings and grade-separated crossings.

Trail Focus Areas (3)

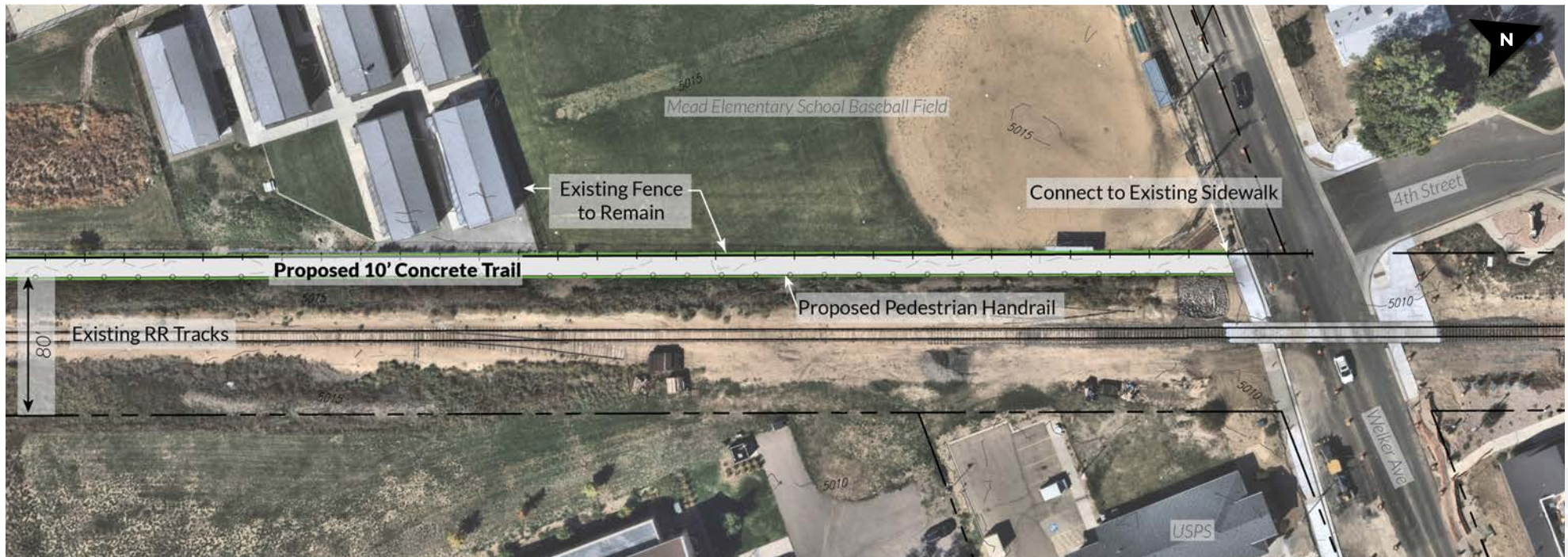
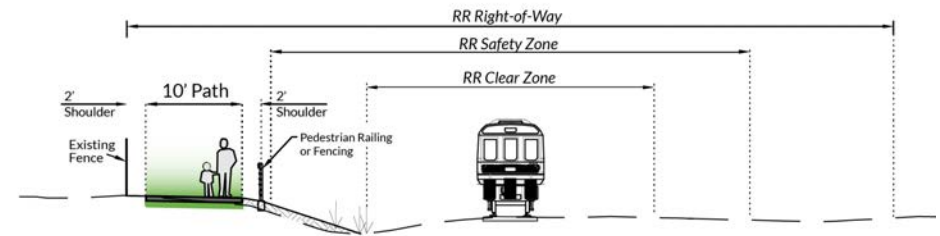
MEAD ELEMENTARY CONNECTOR AT GREAT WESTERN RAILWAY

Connecting Mead Elementary School along an existing fenceline, this proposed segment of 10' paved concrete trail follows parallel to the existing railroad tracks as they pass Welker Ave at 4th Street. This segment is intended to connect to a trail constructed with residential development just south of Mead Elementary School.

- The proposed trail is recommended to be located 2' off existing fence, meeting AASHTO clearance requirements.
- An existing fence is located 40' from centerline of tracks, allowing the trail to be located outside of the railroad safety zone throughout this segment.
- Railing or fencing is optional but preferred.

- Multiple agencies are involved in the ownership and management of this land but this is not expected to be a barrier to trail development. The railroad claims a prescriptive right of way in this location; however, the underlying owner appears to be the Colorado State Land Board and leased for use by the St. Vrain School District.

See **Appendix G** for a detailed sheet depicting this trail focus area.



C.R. 28 AND TRAIL UNDERPASS OF I-25

Providing connectivity across major roadways such as Interstate 25 was identified as a key goal in public engagement and needs assessments during this planning process. This trail underpass of I-25 along CR 28 is proposed as a 10' concrete alignment parallel to CR 28 with an expanded 6' lane for bicycle travel along the roadway under the existing I-25 overpass. Existing bridge foundations will not be impacted by this design.

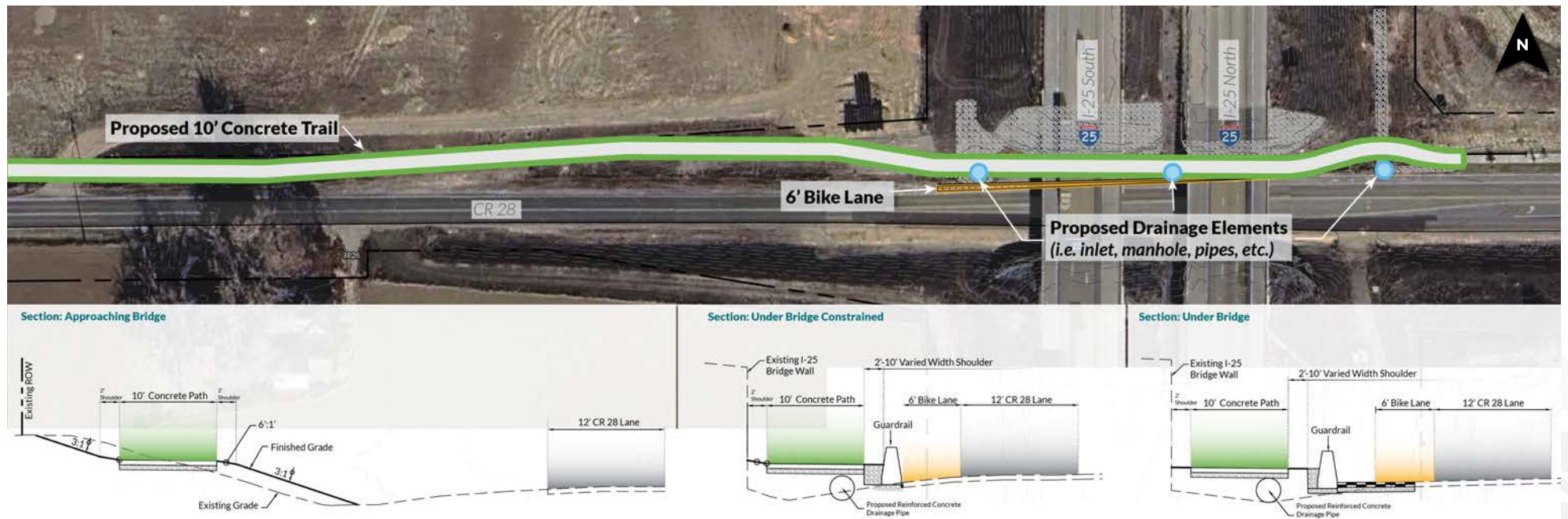
Design Details

- Concrete barrier provides safety and comfort for trail users while also retaining grade beneath the existing bridge.
- The proposed barrier also provides enough width to extend the existing 6' bike lane beneath the bridge to allow for future extension of the bike lane to the west.
- Guardrail also allows for a gravity storm sewer to be located beneath the trail to convey the drainage currently conveyed in the roadside ditch. Drainage inlets are required to collect off-site drainage from the north.

See **Appendix G** for a detailed sheet depicting this trail focus area.



Representative images from projects in Eagle and Aspen, Colorado.

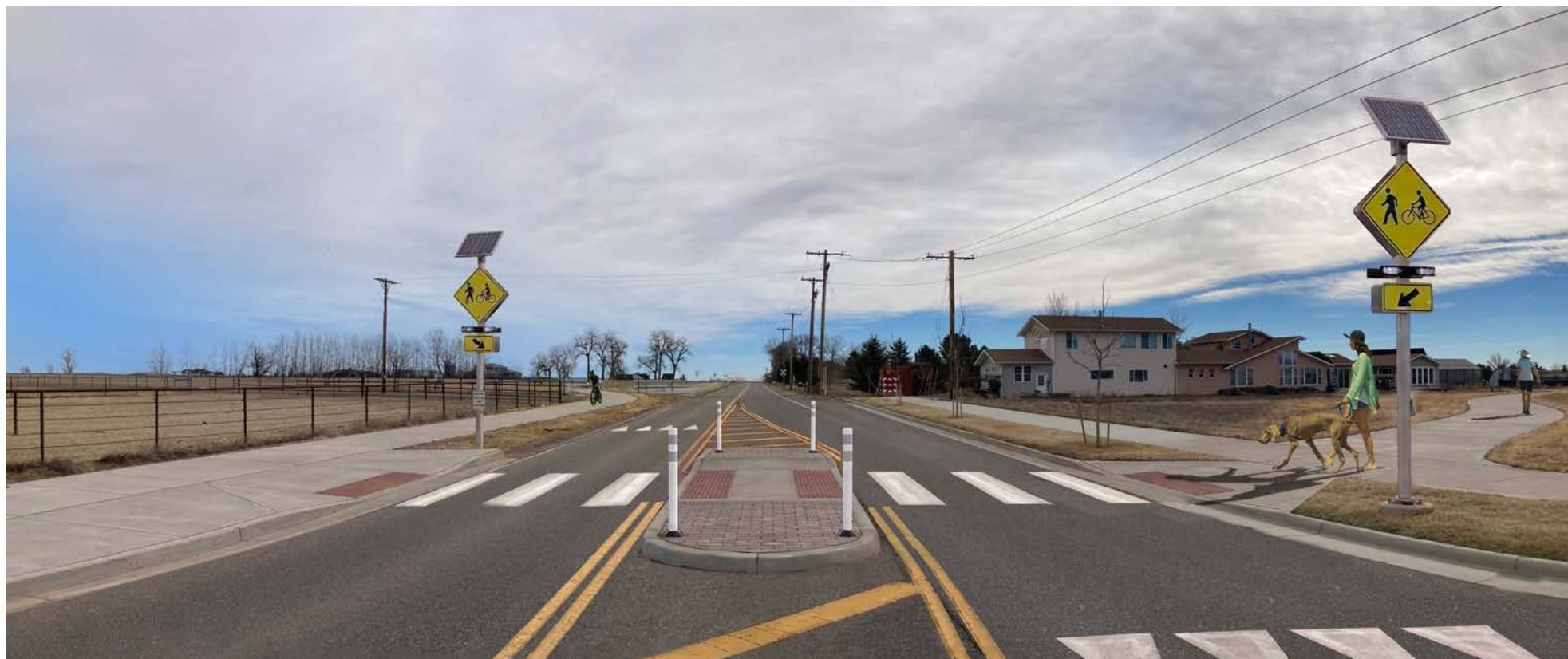


CONNECTING RANGEVIEW AND SORRENTO ACROSS CR 32

This crossing provides safer connectivity for trail users across CR 32. The crossing would extend from the existing sidewalk at Sorrento to the proposed alignment of the Rangeview Trail. The proposed at-grade crossing includes:

- A pedestrian-actuated Rectangular Rapid Flashing Beacons (RRFB) signal
- Painted roadway markers
- Raised pedestrian refuge island within the existing painted median with flexible delineators
- Bike and Ped Crossing Ahead warning signs
- Crosswalk Striping with shark teeth yield line
- Curb ramps with detectable warnings

A conceptual rendering of the proposed crossing is included below.



Operations and Staffing Recommendations

Operations and Maintenance Staff Capacity

Parks and facilities are currently maintained to a very high quality. To maintain this quality, staff capacity will need to scale accordingly as new amenities, facilities, and programs are developed according to plan recommendations and the proposed Plan Capital Development Scenarios.

The consultant team evaluated current staffing capacity alongside the depth and breadth of responsibility of staff to provide high-quality PROST experiences and maintain excellent customer service to the residents of Mead and its visitors. Staffing capacity was evaluated for three areas of focus:

1. Park and facility maintenance
2. Recreational programming
3. Administration and support services

Responsibility for providing PROST services and maintenance is shared between the Public Works, Community Engagement, and a new Community Center Department that includes all recreation and events programming. In 2025, Mead reported the lowest number of FTE employees that provide PROST service delivery (9.5 FTEs) as compared to peer agencies in neighboring communities (not including Community Center staff which began in late 2025). However, the Town reports a substantial number of annual volunteer hours – 2,307 total hours – that boost staff capacity to deliver the high-quality recreation programs, and events that contribute to Mead’s high quality of life. See **Figure 7** for a summary of Mead’s staffing levels.

Figure 7. Town Maintained Parks, Open Space, and Trail Maintenance Staffing Summary

Function	2025-2026 Quantity	Best Practice Staffing Level	Current Staffing Level (FTEs)
Open Space and Greenways	19.7 acres	1 FTE / 250 acres	1 FTE / 2.6 acres
Developed Parks	94.4 acres	1 FTE / 30 acres	1 FTE / 12.6 acres
Trails	6.6 miles	1 FTE / 20 miles	1 FTE / .9 miles

PARK AND FACILITY MAINTENANCE

In February 2026, meetings were held with recreation program and public works leadership as a follow-up to the park facilities assessment and discussion with parks maintenance staff conducted in June 2025. PROST maintenance is provided by a team of staff who are also responsible for the maintenance and upkeep of all public rights-of-way, median landscaping, and maintenance of landscaping at municipal facilities throughout the community.

Based on discussions with department and division leadership, the benchmark comparison to peer agencies, and an evaluation of staffing levels against best practice staffing per unit maintained (acre or trail mile), the maintenance division is currently adequately staffed. The FY2026 adopted budget includes funding for a new FTE position for a Public Works Operations Supervisor for Parks, bringing total parks maintenance staffing to 7.5 FTEs in 2026. This new FTE was with the completion of the new Community Center and the Gold Star Memorial at Founders Park; both of which have more specialized maintenance and landscape needs than other Town parks.

Mead's PROST system is relatively young, with most facilities being new or constructed within the last 15 years. Therefore, the Town has not accrued any significant backlog of deferred maintenance. However, as new parks, open space lands, and trails are added to the Town's system, maintenance staffing should be scaled according to the best practice staffing levels below so as to continue the attentive management of these assets.

ADMINISTRATION AND SUPPORT SERVICES

Mead does not have a unified PROST department. Rather, Leadership for PROST service delivery is a collaborative effort between the Town Engineer/Public Works Director, Community Engagement Director/Public Information Officer, and Community Development Director. This team fluidly coordinates their departments to deliver a seamless PROST experience to the community. However, as the PROST system grows over the next two decades, interdepartmental coordination and efficiency will eventually benefit from the creation of PROST Department and Director position. A PROST director would serve as the dedicated point-person for all PROST services and importantly, as the "vision-keeper" responsible for advancing planning goals and stewarding coordinated and proactive PROST system expansion to serve Mead's growing population. Establishing a new department should be considered when the scale of the PROST system reaches the point at which it requires full-time dedicated administrative and maintenance staff.

While establishing a PROST Department and a director position is a long-term recommendation, increasing capacity for support services in the near-term can help improve the Town's ability to engage the community; expand communications and awareness of programs, events, and opportunities; and streamline overall process and project management. The 2025 SVS conducted for this planning effort revealed that 47% of respondents who do not participate in Mead PROST attribute their lack of participation to being unaware of the events, facilities, and programs available to them. This finding supports the new addition of a Communications Manager FTE position as established in the Town's FY2026 adopted budget. While the Communications Manager will serve all Town departments, this position will increase staff capacity for public outreach related to PROST services and events. Additionally, a new front desk/administrative support staff position that was added when the Community Center opened will increase the Town's capacity to pursue grants, support special projects, and contribute to implementation of this plan.



RECREATIONAL PROGRAMMING

The Town of Mead maintains a recreational program portfolio of 75 distinct offerings with over 1,300 participants annually. Mead’s recreation team provides an impressive variety of youth and adult athletics and programming, including adaptive recreation. Prior to 2026, recreation programs are provided by three full-time recreation staff, 12 part-time staff, and many dedicated volunteers. With the opening of the new Community Center, indoor recreation programs now have a dedicated home in Mead and 3.65 additional FTEs have been added to staff the front desk and serve as after-school recreation assistants, bringing the total recreation and community center staffing to 6.65 FTEs in 2026. As a brand-new facility, Community Center programming is currently operating at 20% of capacity for 2026. The addition of new or additional programs, especially to meet community demand for adult programs and adaptive recreation, will require additional program coordination staff. Currently the Town’s 75 different programs are organized



and managed by two FTEs responsible for recreation program coordination. The impressive quantity of programs offered by the Town is comparable in scale to the offerings of larger PROST agencies with 10-24 FTEs (NRPA 2025 Agency Performance Review data).

Additionally, in 2025 there were 33 community special events, including parades, concerts, and outdoor movies attended by over 5,000 participants annually. The events team is currently operating at capacity with the magnitude of this portfolio and the ability to stay aligned with evolving community priorities and demands. If the Town expands quantity or complexity of event offerings in the future in response to the growing resident population or local demand, an additional 1 FTE events specialist will need to be hired.

STAFFING RECOMMENDATIONS SUMMARY

This plan recommends the following expansions to staff capacity as the PROST system expands:

Near-term:

- Hire an additional 2 FTEs to support specific recreational programming demands, dependent on the pace and scale of program expansion.
 - Adult Program development and delivery: 1 FTE
 - Adaptive/therapeutic Recreation: 1 FTE
- Continue the volunteer program for sports leagues and events.

Long-term:

- Hire an additional 1 FTE to support community event planning and execution if new or more complex events are added to the annual schedule.
- Expand the Parks Maintenance Division of Public Works as the physical asset portfolio of PROST properties and facilities expands:
 - Park Maintenance: 1 FTE when a new Town regional park is constructed to support grounds and facility maintenance of new amenities.
 - Trail Maintenance: 1.5 FTEs as the Primary Proposed Trail system is completed (approximately 23.1 miles of new paved trails).
- When the scale of the PROST system reaches the point in which it requires full-time dedicated administrative and parks and facilities maintenance staff, consider establishing a consolidated PROST Department with a director position to oversee department operations, capital planning, generate funding, and conduct future system-wide planning.



Chapter 5. **IMPLEMENTATION**



Funding Needs Analysis

System Cost

The financial sustainability of PROST can be understood by considering the total cost of system ownership, which includes the cost to construct, operate, maintain, and update PROST facilities.

Maintenance of current assets and their periodic lifecycle replacement must be balanced with new features and updates to existing parks and facilities, as well as the development of new parks and facilities to meet needs in underserved areas. Maintaining the current system without a dedicated sales tax revenue stream limits the Town's ability to provide new park amenities or construct new facilities. With limited funding, Mead spends less on PROST operations than nearly all peer communities that the Town was compared to as part of a benchmark analysis in 2025-2026.



OPERATIONS AND MAINTENANCE

Operations and maintenance costs include the routine tasks required to keep parks, recreation, and trail facilities in operation and in good repair.

CAPITAL IMPROVEMENTS

Capital improvements refers to lifecycle replacement, park and facility updates with new amenities, and new capital project construction.

Life Cycle Replacement

Lifecycle replacements encompass major repair or replacement of existing assets, safety improvements, and existing debt service obligations. Most lifecycle replacement improvements typically require one-time capital outlays and are not likely to increase annual operations and maintenance costs. In most cases, keeping up with lifecycle replacement can reduce annual operations and maintenance costs.

Updates and New Amenities

Periodically, the Town will invest in strategic updates or add new elements to existing parks and facilities in response to unmet needs in the community. Such improvements typically require a one-time capital expenditure and usually only slightly increase operating and maintenance costs.

New Construction

Capital projects to develop new parks and recreation facilities may include land acquisition, site planning, new infrastructure, and construction of new facilities. New parks and facilities significantly increase annual operations and maintenance costs.

Current Capital Improvement Funding Sources

Operations and maintenance are primarily funded through General Fund appropriations and recreation program fees. Capital improvements are typically funded through a combination of the sources described below.

PARK AND OPEN SPACE IMPACT FEES

The Park and Open Space Impact Fee was established to finance the capital costs of acquiring, establishing, upgrading, expanding, and constructing public facilities that are necessary to serve new residential development. **Figure 8** provides a summary of Park and Open Space Impact Fees collected from 2020 through 2025. The impact fees are a one-time fee paid by developers and must be used solely for acquiring, planning and designing, constructing, expanding or equipping public capital facilities to accommodate demand produced by new development. This source of revenue can only be used for new PROST facilities that have a useful life of more than five years, and cannot be used for routine operations, maintenance, or replacement. Fees are adjusted for inflation annually.

The Town’s current and anticipated rapid rate of growth, makes this funding stream a reliable source of revenue for future PROST facility development, such as the new Community Center that was primarily funded by impact fees.

CONSERVATION TRUST FUND

The Conservation Trust Fund (CTF) is a restricted-use fund that includes state-shared lottery proceeds and interest earnings. Uses of these funds are limited to parks, recreation, and open space purposes, including the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. Funding received over the past six years by the Town of Mead from the CTF is summarized in **Figure 8**.

Figure 8. CTF Funding 2020-2025

Year	Park and Open Space Impact Fees Collected	CTF Funds Received
2020	\$569,080	\$17,517
2021	\$916,296	\$11,019
2022	\$284,618	\$64,323
2023	\$312,444	\$73,174
2024	\$311,444	\$76,898
2025	\$291,690	\$77,000
Total	\$2,685,572	\$319,931

PRIVATE DONATIONS AND FUNDRAISING

Private donations and fundraising contributions are typically provided by private individuals or companies, usually as one-time gifts in support of a specific program or capital project. This funding source is typically non-recurring and not reliable as an annual revenue stream.

GRANTS

The grant market has historically been very healthy in Colorado; however, grants are not a stable or predictable source of revenue. The Town of Mead historically pursues and has received funds from CDOT, Great Outdoors Colorado (GOCO), Department of Local Affairs (DOLA), and even private foundations such as the United Way. Matching dollars are required for most federal grants and many state grants. Staff capacity for researching and writing grants is essential to the successful pursuit of this competitive funding source.

CAPITAL IMPROVEMENT FUND

The Capital Improvement Fund is a Town-wide fund that accounts for the financial resources used to construct or acquire major capital assets. This fund can be used for PROST projects but is not solely dedicated to PROST capital improvements.

MUNICIPAL FACILITIES IMPACT FUND

The Municipal Facility Impact Fund is comprised of one-time impact fees paid by residential and commercial development to fund new public infrastructure needed to accommodate the increased demand for services generated by the new development. This is a Town-wide fund specifically for facilities and vehicles which can be used for PROST projects but is not solely dedicated to PROST capital projects. In recent years, this fund contributed to construction of the Mead Community Center.

PARKLAND DEDICATION FEES-IN-LIEU

The Town's municipal code requires new residential, commercial, and industrial development to meet parkland dedication standards or pay a fee-in-lieu of providing the required parks or "functional open space." The gross land area that is required for the park is determined by the zoning district. As density of the zoning district increases, so does the required percentage of land that must be dedicated and developed into parks or functional open space. Alternatively, the developer may pay a fee in lieu of land dedication; however, to date no developers have opted to pay the fee-in-lieu and therefore this source of funding has not materialized as a predictable revenue stream for PROST. Developers are opting to construct the required parks and functional open space themselves which helps achieve the goal of walkable park and open space access for all residential areas.

New commercial and industrial development are also currently required to dedicate 8% of gross acreage of the development area to park purposes, but many developers reject this requirement because their developments will not create new dwelling units or residents. In many instances this requirement has been waived entirely for new commercial and industrial development.

Regardless, this funding source is often unpredictable due to market forces in the real estate and residential development industries. In the future, if developers choose to pay fees-in-lieu of developing parks and open space, the Town will need to take a proactive role in acquiring future parkland well in advance of full build-out. See **Appendix H** for more details.

Capital Project Development Scenarios and Funding by Current Source (2026-2036)

The following sections summarize anticipated capital project costs for maintaining the existing PROST system as it is through normal lifecycle replacement and considering two capital development scenarios for new PROST projects. The first capital development scenario focuses on improving the existing system through the addition of new amenities and site furnishings at existing parks while focusing capital spending on lifecycle replacement of existing PROST assets that will need to be addressed, regardless of the addition of any new amenities or facilities identified through this planning process. The second scenario envisions an expansion of the current system with investments in entirely new amenities including new trails and open space conservation. Both scenarios are for a ten-year time period (2026-2036).

For details on new capital projects and estimated costs according to three possible capital development scenarios, see **Appendix J**.

LIFECYCLE REPLACEMENT: MAINTAINING THE EXISTING SYSTEM

The Town of Mead provides a number of parks, recreation programs, and community events to meet resident and visitor demand for recreation, outdoor access, and social experiences. Currently, the Town of Mead owns and maintains nine parks, an 11,500-square foot community center, 6.6 miles of paved trails, and nearly 20 acres of open space. Based on an asset inventory and lifecycle replacement analysis completed as part of this planning process, it is estimated that the value of Mead's PROST system assets is over \$30.5 million, not including land value. Much of this infrastructure that includes buildings, facilities, park grounds and infrastructure, and recreational amenities was developed within the last 10-15 years, and the Town has kept pace with necessary lifecycle replacements resulting in little-to-no deferred maintenance being carried over year to year. Over the next decade, approximately 30% of the existing PROST assets will reach the end of their useful life and require replacement. This amounts to a total cost for lifecycle replacement of existing assets estimated at \$9,113,060 over the next ten years (including an assumption that unit and material costs will rise over time). This scenario does not represent any significant change from the Town's current practice of maintaining the system and replacing facilities and amenities as they reach the end of their useful life each year.

For details on lifecycle replacement projects and estimated costs, see **Appendix I**.

‘IMPROVING THE EXISTING SYSTEM’ CAPITAL PROJECT SCENARIO

While the Town is well-positioned to continue addressing maintenance demands of the current system as part of its annual budget, several improvements to the existing system have been identified through public engagement, stakeholder interviews, existing park and trail assessments, a SVS, and a needs assessment that quantified community need and demand for PROST amenities.

The Improving the Existing System capital development scenario makes the most of existing resources and assets with the primary goal being for the Town to maintain high quality services with the facilities that are currently in place. This scenario emphasizes keeping up with current lifecycle replacement needs, standardizing amenities across the park system, accessibility upgrades, and making strategic investment in amenities that serve the broadest range of PROST users such as restrooms and water bottle fill stations at major parks, park signage, bicycle parking, and additional shade structures or trees. Addition of amenities identified in this capital development scenario typically do not require an expansion of operations or staffing but do increase the total asset value that the Town is responsible for maintaining.

Upgrades and new amenities at existing Town parks were supported by 71% of respondents to the SVS; with 62% of respondents indicating support for a sales tax revenue bond to help fund such improvements. The SVS also revealed that an off-leash dog area was a high priority for residents and is a facility that

could be accommodated at an existing Town park. Finally, this capital development scenario includes construction of a small permanent storage structure at Founders Park to support recreation programming and sports leagues. This is a significant need for recreation staff that would improve operational efficiency and program coordinators’ ability to deliver athletic programming that is in high demand in Mead and the surrounding area.

Estimates of probable cost for each project are identified in **Figure 9** below. These are planning-level estimates based on recent projects in Mead,

nearby communities, or elsewhere in Colorado. Each project would need to be independently scoped and designed to determine actual costs for bid purposes.

These capital expenses, along with the new capital projects are combined in **Figure 10** to present total anticipated PROST capital expenses for the next ten years (2026-2036) if the Town pursues the Improving the Existing System scenario.

High-end estimates for Improving the Existing System projects were used to estimate total capital costs.

Figure 9. ‘Improving the Existing System’ PROST Capital Expenses (2026-2036)

Capital Development Category	Project	Low Estimate	High Estimate
Improve the Existing System	ADA accessibility and adaptive play feature at all Town-maintained parks (9)	\$756,000	\$3,000,000
	Park Identification/Regulations Signs at Lower Founders Park and Mead Ponds (2)	\$25,120	\$25,120
	Bicycle racks at 7 Town parks	\$10,500	\$21,000
	Water bottle fill stations at Ames, Founders, and Town Parks (3)	\$10,500	\$13,500
	Small, permanent storage building for sports equipment at Founders Park (1)	\$5,000	\$10,000
	Shade structure or additional trees at all Town-maintained parks (9)	\$315,000	\$765,000
	0.5 acre Off-leash Dog Area at existing park (1)	\$51,200	\$224,000
Total Improvements		\$1,173,320	\$4,058,620

Figure 10. Total Future Projects - ‘Improving the Existing System’ Capital Scenario

Total Lifecycle Replacement Anticipated FY 2026-2036	Total New Capital Projects FY 2026-2036	Total Capital Costs 2026-2036
\$ 9,113,060	\$ 4,058,620	\$ 13,171,680



‘EXPANDING THE SYSTEM’ CAPITAL PROJECT SCENARIO

The capital projects identified in this scenario expand the existing PROST system through significant improvements to current parks or development of new facilities. This includes additions or new features at existing parks or recreation sites, such as the planned construction of a splashpad at the Mead Community center; expanding the portfolio of PROST sites and properties such as through a formal open space program; and addressing current gaps in service by strategically building new trail to connect neighborhoods with destinations. These projects have more significant costs associated with them and typically require additional capital and operational funding as well as staffing to maintain new facilities and PROST properties.

The Expanding the System scenario targets construction of seven miles of new regional trails constructed over the next decade. In the previous decade, Mead has added approximately 6.5 miles of public trail to its system, primarily through developer-required construction as residential neighborhoods have developed. This scenario envisions a slightly more assertive pace of trail construction with a focus on regional trails that connect neighborhoods and destinations. Trails are broadly supported by the community. Trails were rated as the third-highest priority in the SVS Priority Investment Rating and 73% of respondents were “supportive” or “very supportive” of expanding the trail system. This capital development scenario also recommends the installation of trail network maps at major Town parks which are necessary for navigation and user safety as the trail system expands

In addition to trail system investment, a second major expansion recommended in this capital development scenario is the establishment of a formal Town open space program. This concept has strong community support as evidenced by SVS results and input received at community engagement events. Conserving open space and agricultural lands as buffers between neighborhoods and adjacent towns was the most-supported action that the Town could take to improve PROST experiences. Open Space/Agricultural Land conservation was supported by 82% of survey respondents and emerged as a consistent theme throughout public outreach for this plan.

Establishing an “open space program” means that the Town of Mead becomes more actively involved in identifying locations, acquiring land or easements, and maintaining the natural or agricultural state of large tracts of land as protected in perpetuity from development as a means to buffer sprawl, provide passive recreation like trails, protect wildlife habitat, and preserve productive and culturally symbolic agricultural land as a representative element of the Town’s identity. The Town may play a variety of roles in administering an open space program: negotiating with private landowners, acquiring land by purchasing it outright (fee simple), acquiring conservation easements and directly managing them, or contributing funds to the purchase of a conservation easement that is held and managed by a land trust.

A conservation easement typically costs 30-60% less than purchasing land fee simple. The price of a conservation easement is specific to the property and varies based on factors such as current and historic land use and potential development value. This makes it difficult to develop general estimates for the cost of conservation easements. Therefore, the estimates provided in **Figure 11** provide a wide range of costs reflecting lower costs for conservation easements and the highest costs for fee simple purchase of undeveloped land in the Mead area (based on the price per acre of listed properties in January 2026).

Capital costs for new projects identified in **Figure 11** along with known lifecycle replacement costs are combined in **Figure 12** to present total anticipated PROST capital expenses for the next

ten years (2026-2036) if the Town pursues the Expanding the System scenario detailed in this section.

High-end estimates for Expanding the System projects were used to estimate total capital costs.

VISIONARY CAPITAL PROJECT SCENARIO

The Visionary Scenario is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the PROST system to meet current and emerging needs that represent significant growth in the scale of the system. Visionary projects are often economic catalysts and can help distinguish Mead as a premier destination for high-quality parks and recreation. These projects are typically associated with the highest potential development costs, require longer time frames to implement, represent a significant expansion in staffing, and often require strategic partnerships for capital development. The Visionary Projects identified in this plan include: an indoor aquatic facility, 20-30 acre Regional Park east of I-25, 10 miles of Regional Trails, a trail grade-separated crossing of Great Western Railway, and 400 acres of open space preservation. Estimated costs for Visionary Projects can found in **Appendix J**.

Figure 11. 'Expanding the System' PROST Capital Expenses (2026-2036)

Capital Development Category	Project	Low Estimate	High Estimate
Expanding the System	Splashpad at Community Center	\$800,000	\$1,700,000
	7 miles of new regional trails and at-grade crossings	\$5,544,000	\$7,022,400
	Preserve 100 acres of agricultural or open space buffer (conservation easement support or acquisition)	\$1,500,000	\$3,700,000
	Trail network map kiosks at major Town Parks (5)	\$15,000	\$65,000
Total Expansions		\$7,859,000	\$12,487,400

Figure 12. Total Future Projects - 'Expanding the Existing System' Capital Scenario

Total Lifecycle Replacement Anticipated FY 2026-2036	Total New Capital Projects FY 2026-2036	Total Capital Costs 2026-2036
\$ 9,113,060	\$ 12,487,400	\$ 21,600,460

PROJECTED CAPITAL FUNDING 2026-2036

Figure 13 summarizes the projected capital funding by current sources to estimate funding that will be available for new capital projects and lifecycle replacement over the next 10 years. The funding estimates assume that revenue remains flat over the next decade and are based on an average of three years (2024, 2025, and 2026) multiplied by 10 to project total revenue over the next decade.

It should be noted that the Municipal Facilities Impact Fee Fund and the Capital Improvement Fund are not exclusively dedicated to PROST projects, therefore available capital for PROST capital expenditures may be less than the total projected amount.

Figure 13. Capital Funding Sources

Funding Strategy	Funding Description	Estimated Amount FY 2026 - 2036	Percentage of Funding
Park and Open Space Impact Fees	One time fee collected from residential developers specifically used by the Town to pay for new PROST infrastructure needed to meet the increased demand for services generated from the new development and residents.	\$ 2,940,543	14.4%
Conservation Trust Fund	This fund receives its money from the Town's share of State Lottery proceeds. This fund, like the Parks and Open Space Impact Fees, must be used for park acquisition, open space acquisition, PROST development, and maintenance of PROST capital improvements.	\$ 779,660	3.8%
Private Donations and Fundraising	Provided by private individuals or companies, usually as one-time gifts in support of a specific program or capital project.	\$ 180,000	0.9%
Grants	Competitive grants for PROST Projects from agencies like CDOT, GOCO, DOLA, private foundations, etc.	\$ 750,000	3.7%
Capital Improvement Fund*	Town-wide fund which can be used for PROST projects, but is not exclusively-dedicated to PROST capital projects.	\$ 10,611,363	51.9%
Municipal Facilities Impact Fee Fund*	Town-wide fund specifically for facilities and vehicles which can be used for PROST projects, but is not solely-dedicated to PROST capital projects.	\$ 5,193,047	25.4%
Dedication Fees-in-Lieu	Paid by developers in lieu of making the required park and open space land dedication as required by Town code.	\$ -	0.0%
TOTAL CAPITAL IMPROVEMENT FUNDING (through 2036)		\$ 20,454,613	100%

*These funding sources are not typically solely-dedicated to PROST projects.

Capital Funding Gap Analysis

Figures 14 and 15 compare capital project costs to projected capital funding to determine the funding “gap” between the estimated cost of capital improvements and the available funding from 2026 to 2036. The funding “gap” is presented for each of the capital project development scenarios previously described. Again, note that available funding for PROST capital expenditures from the Municipal Facilities Impact Fee Fund and the Capital Improvement Fund may be less than the total projected amount since these funds support projects across multiple departments.

‘IMPROVING THE EXISTING SYSTEM’ CAPITAL PROJECTS FUNDING GAP ANALYSIS

Mead’s projected revenues are adequate to fund anticipated lifecycle replacement costs of the current PROST system plus the new capital projects identified in the Improving the Existing System scenario.

Figure 14. ‘Improving the Existing System’ Capital Funding Gap

Projected Capital Funding through 2036	
Parks and OS Impact Fees	\$2,940,543
Conservation Trust (CT)	\$779,660
Private Donations and Fundraising	\$180,000
Grants	\$750,000
Capital Improvement Fund (CIF)	\$10,611,363
Municipal Facilities Impact Fee Fund	\$5,193,047
Dedication Fees-in-Lieu	\$0
TOTAL	\$20,454,613
Capital Funding Needs through 2036 - ‘Improving the System’ Plan Scenario	
Lifecycle Replacement	\$9,113,060
New Capital Projects (Mead in Motion CIP)	\$4,058,620
TOTAL	\$13,171,680
Capital Funding Gap	\$7,282,933

‘EXPANDING THE SYSTEM’ CAPITAL PROJECTS FUNDING GAP ANALYSIS

If the Town chooses to pursue capital projects identified in the Expand the System scenario, revenue from existing sources will need to increase, or *new revenue sources must be added to generate an additional \$1.15M to support the full cost of implementation of this scenario.*

Figure 15. ‘Expanding the System’ Capital Funding Gap

Projected Capital Funding through 2036	
Parks and OS Impact Fees	\$2,940,543
Conservation Trust (CT)	\$779,660
Private Donations and Fundraising	\$180,000
Grants	\$750,000
Capital Improvement Fund (CIF)	\$10,611,363
Municipal Facilities impact Fee Fund	\$5,193,047
Dedication Fees-in-Lieu	\$0
TOTAL	\$20,454,613
Capital Funding Needs through 2036 - ‘Expanding the System’ Plan Scenario	
Lifecycle Replacement	\$9,113,060
New Capital Projects (Mead in Motion CIP)	\$12,487,400
TOTAL	\$21,600,460
Capital Funding Gap	(\$1,145,847)



Funding and Revenue Strategies

Identifying new reliable and consistent funding sources is imperative for the future enhancement of Mead parks, open space, and recreation. It is important to expand and diversify the range of funding sources by securing new ones. Pursuing and successfully obtaining new funding sources can be time consuming, yet it can provide much-needed capital and operational funding when historic or typical funding channels inevitably change over time.

The following three categories of capital and operational funding sources are considered to be viable methods or PROST agencies across the Front Range:

Dedicated Funding. These funds (often in the form of various tax options) are appropriated or set aside for a limited purpose. This source of funding is especially important for establishing new park systems.

Earned Income. Revenue generated by fees, facility rentals, other sources where the agency is paid for services or what they provide will be evaluated to better understand cost recovery opportunities.

Financial Support. Funds acquired by applying for grants, philanthropic fundraising, corporations, as well as state and federal sources.

Several possible strategies in each of the categories previously described are explored below. The strategies identified are especially suited to the Town of Mead, and in some cases, the Town is already employing these methods and should continue to do so to advance PROST infrastructure and projects.

DEDICATED FUNDING SOURCES

Existing Strategies to Continue

Fee-in-Lieu of Park and Open Space Land Dedication. The Town's municipal code provides an option for a developer to pay a fee instead of dedicating land for a public park as required (see section 3.7 for details on this code provision). These fees are intended to fund the Town's acquisition of land and park construction, rather than the developer providing it. To date no developers have opted to pay the fee-in-lieu, therefore this source of funding has not materialized as a predictable revenue stream for PROST. Developers are choosing to construct the required parks and functional open space themselves, which has been successful in delivering the Town's current system of neighborhood and pocket parks. Regardless, this funding source is often unpredictable due to residential real estate and construction industry market forces. The Town should continue allowing a fee-in-lieu option but should not

rely on this for substantial revenue to develop PROST amenities or facilities.

Developer Impact Fees. The Town of Mead collects a one-time fee, called the Park and Open Space Impact Fee from residential developers that can only be used for new PROST facilities that have a useful life of more than five years, and cannot be used for routine operations, maintenance, or replacement.

Given the Town's current and anticipated rate of growth, this funding stream is a reliable source of revenue for future PROST facility development. The Town should update its impact fees every 4-8 years based on a detailed financial nexus study to ensure that the fees are sufficient to support the targeted level of service for providing community parks, while remaining defensible and proportionate to the impact generated by a new development.

General Improvement District (GID). GID is a special taxing district and financing tool that helps property owners, developers, and the Town collectively plan, fund, and implement public infrastructure improvements to their properties within the GID. The district is established by property owners through a petition and vote as required by Colorado law. GIDs are more commonly used for non-residential development as an alternative to a metropolitan service district. The GID raises money through an assessment on properties within the district, and has the power to acquire, install, construct, and maintain public improvements that collectively benefit the area. The Town of Mead adopted Ordinance #1016 in 2022 to govern the establishment of GIDs within Town boundaries and ensure that new GIDs assess a mill levy to support Town operations and administration associated with managing the GID. A GID does not have

to be specifically associated with the impact of new residents, it can include projects to accommodate the needs associated with newly developing or redeveloping areas. New GIDs in the Town of Mead can include the provision of PROST-related infrastructure where appropriate and may prove especially useful in advancing the active transportation and trail system of the Town.

New Strategies

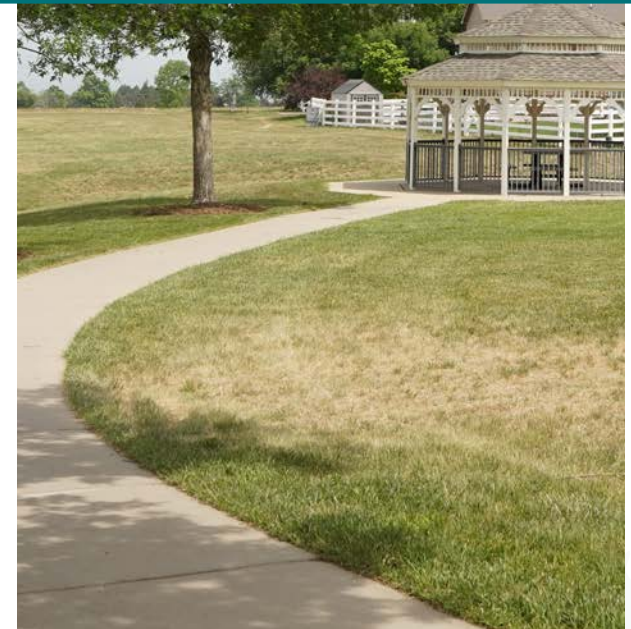
Special Option Sales Tax (Revenue Bond). In this strategy, revenue bonds are sold to investors and repaid with a sales tax that is dedicated specifically for repayment of the bonds. Issuing bonds allows a municipality to fund a project up front and begin planning, designing, and constructing projects prior to receiving all the sales tax revenues that will cover their costs. The sales tax that funds projects, as well as the ability to issue bonds for projects, must be approved via a ballot measure approved by voters. Many Colorado municipalities (including Berthoud, Windsor, and Frederick) rely heavily on voter-approved sales tax initiatives to fund improvements to existing park and recreational facilities, and acquisition and management of open space properties.

In response to a question on the SVS conducted in 2025, a majority of respondents indicated that they would support a voter-approved bond backed by a sales tax, especially for an aquatic facility (54%) and for new amenities at existing Town parks (56%). The survey did not test levels of support for various sales tax percentages or specific ballot language. This type of testing is strongly advised if the Town desires to pursue a ballot measure to fund any new facilities or PROST improvements through a sales tax bond referendum.

1-Cent Sales and Use Tax

A 1-cent sales tax would generate approximately \$2.6 million annually. In one year, this revenue could fund:

- **Splashpad** at the Community Center
- Purchase of 100 acres of agricultural or undeveloped land as **community buffer open space**
- Construction of 2.5 miles of **Regional Trail**



EARNED INCOME

Existing Strategies to Continue

User Fees. The Town currently charges user fees for programs and certain facilities to help offset operational costs of providing the service. These take the form of registration fees for programs, entrance fees for the Community Center, and reservation fees for park pavilions, picnic shelters, or meeting space inside the Community Center. A variety of fee structures may be employed the Town: resident versus nonresident rates, large groups, non-profit or school organizations, demand pricing (prime time rates), etc.

Vendor Permits and Fees. Permits and fees charged by the Town allow food vendors, artists, and businesses to sell their products at large events such as the Summer Block Party. This approach could be expanded to include other high-volume use days at parks during sports league tournaments or game days, especially those that are not located within walking distance to local restaurants or businesses. An alternative to a flat fee paid by the vendor, is a model in which the Town collects a percentage of total sales. This approach is responsive to the volume of sales and may encourage vendors to participate who have initial concerns about recouping the cost of a permit.



New Strategies

Capital Fee in addition to Facility User Fees.

A Capital Fee is added to the cost of a facility's entrance fee for revenue producing facilities, such as a golf course, aquatic center, or sports complex; to be used for debt service on the facility. The fee is removed after the debt is paid off. This strategy could be considered if the Town takes on debt in the future to construct a new revenue-generating facility or invest in a major upgrade to an existing facility like the Community Center.

Corporate Sponsorships. The Town could consider expanding the use of Corporate Sponsorships to support facilities beyond just large events, such as Mead Community Day. Corporate sponsors pay a determined sponsorship amount toward a facility, program series, or sports league in exchange for consistent name recognition of their sponsorship on all promotional and registration materials, team uniforms, etc.). To incorporate multiple sponsors, the Town can offer different sponsorship levels with the highest level being the "presenting" sponsor that contributes the greatest amount of funding and receives the greatest amount of promotional recognition in exchange.

Naming Rights. The sale of naming rights is used to help support capital and/or operational costs of major facilities in the community. Many cities and counties have been successful selling the naming rights for new buildings or renovation of existing buildings and parks for the development cost associated with the improvement. The use of both corporate sponsorships and naming rights were strongly supported by 78% of SVS respondents.

Advertising Sales. Advertising placement within PROST facilities or on PROST materials can be sold to businesses for marketing purposes. A useful metric for determining advertising value is the number of annual "impressions" of the brand or business based on the overall visitation to the facility, program registration, or event attendance. \$0.35 to \$0.75 per impression point on an annual basis is a common range for determining advertising value.



FINANCIAL SUPPORT

Existing Strategies to Continue

Grants. The grant market has historically been very healthy in Colorado; however, grants are not a stable or predictable source of revenue. The Town of Mead historically pursues and has been successful in securing grants from Colorado Department of Transportation, Great Outdoors Colorado, Department of Local Affairs, and even private foundations such as the United Way. Matching dollars are required for most federal grants and many state grants. Staff capacity for researching and writing grants are essential to the successful pursuit of this competitive funding source. While grants can serve as a catalyst funding source for projects, they require significant staff time to pursue and manage. Typically, the larger the grant, the greater the responsibilities for management and reporting to the funding agency.

Intergovernmental Agreements (IGA). IGAs or Memorandums of Understanding (MOUs) are typically contractual relationships entered into between two or more local units of government and/or between a local unit of government and a non-profit organization for the joint usage/development of sports fields, regional parks, or other facilities. Currently, the Town of Mead maintains an IGA with St. Vrain Valley School District for shared use of recreation facilities and sites. This model could be expanded to adjacent municipalities or the county to cover shared responsibility for trails and open space lands that span jurisdictional boundaries and offer benefits to multiple communities.

New Strategies

Maintenance Endowment. Maintenance endowments are established to support replacement and repair costs of major facility assets (such as a trail system, sports court surfacing, or multipurpose field synthetic turf). A maintenance endowment can take the form of a special reserve fund of the municipality (such as the City of Loveland's Public Art Maintenance Endowment) or a fund held by the regional community foundation (such as the Yampa Valley Community Foundation that manages several maintenance funds for city-owned PROST facilities). In either scenario, the funds can receive contributions from multiple sources including the municipal budget and private donations.

Partnership with a Non-profit, Foundation, or "Friends" Group. These are organized fundraising and operational groups who raise money for individual signature parks, facilities, and events, or may generally raise funds to support park-related improvements, specific programs and support the development of new facilities. Friends groups strengthen community support and value for specific parks or facilities and leverage the work and scope of municipal services through stewardship, volunteer hours, fundraising, and advocacy.

Prioritization

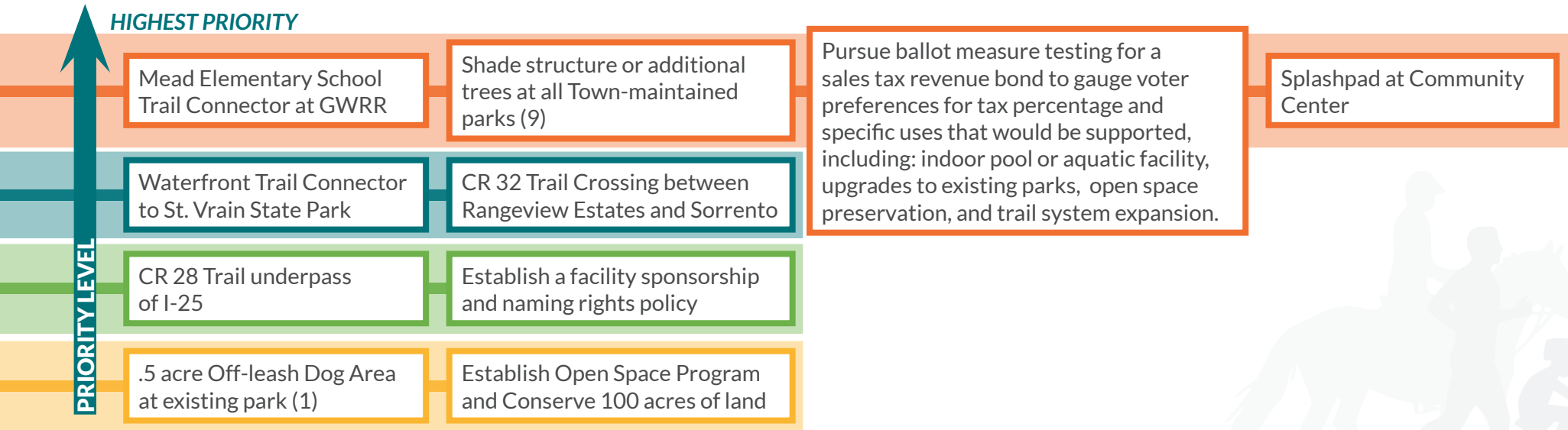
Criteria

- Town of Mead Staff and the consultant team considered four overarching categories of criteria when evaluating and determining each project, facility, or amenity:
- Financial Viability.** All projects should demonstrate financial viability prior to inception.
 - Immediate Need.** Projects that address immediate health and safety needs, compliance, and deferred maintenance.
 - Benefit-driven.** Projects that meet the parkland and amenity needs of the community, complete a partially-developed project, and/or serve as a potential catalyst for economic development.
 - Opportunity-driven.** Projects that leverage resources and offer partnership opportunities, are located on a significant site, and/or promote economic development opportunities.
- For a full description of qualitative prioritization criteria, see **Appendix M**.

Results

The highest priority projects and actions identified in the plan are presented in the following section. These results are not intended as the final recommendation on the sequence of developing new amenities. Rather, they should serve as a guidepost when making decisions on investment in PROST facilities and amenities. Development of new amenities will largely be influenced by available funding, partnership opportunities, and other factors that may bring certain amenities forward as an opportunity before others. This plan acknowledges that priorities can and should be re-evaluated annually as needs and opportunities shift. The project prioritization criteria equip staff, appointed and elected officials, and their community partners with a framework for reconsidering priorities each year as the Town develops its annual priorities and capital improvement planning.

PRIORITY PROJECTS





Plan Maintenance

Planning for continued success of the Town's Parks, Open Space, and Trails is an ongoing practice. Town staff should review progress on plan implementation each year when developing the annual budget and capital improvement planning.

Staff should regularly monitor progress toward achieving the plan's goals and track implementation of specific actions each year. A full plan update should occur every 10 years to reflect completed actions, respond to new opportunities, identify solutions to unanticipated challenges, and keep current on innovation, public demand, and the emergence of new best-practices in PROST asset management.

