Board of Trustees Meeting

441 3rd Street, Mead

June 30, 2025

Agenda

5:30 p.m.
Work Session: Land Use Code Project Update

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. **Work Session**

   a. Land Use Code Project Update

2. **Regular Meeting**

   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

3. **Moment of Silence**

4. **Pledge of Allegiance to the Flag**

5. **Review and Approve Agenda**

6. **Staff Report: Town Manager Report**

   a. Manager Report

7. **Informational Items**

   a. 2024 Financial Audit

   b. Police Update

   c. Town Hall Parking Lot Lighting Discussion

8. **Proclamations**

a. Parks and Recreation Month July 2025

9. Public Comment:

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

10. 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 9, 2025

b. May 2025 Financials

c. Check Register June 30, 2025

d. **Ordinance No. 1084** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Zak Dirt Shop Building Site Plan

e. Appointment of Chad Rademacher as Regular Planning Commissioner

11. Public Hearing

a. Public Hearing 2025 Proposed Budget Amendment

i. **Resolution No. 40-R-2025** - A Resolution of the Town of Mead, Colorado, Amending the 2025 Budget - Sewer Enterprise Fund - and Appropriating Additional Funds for 2025 Expenditures

12. New Business

a. **Resolution No. 41-R-2025** - A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Velocity Constructors, Inc. for the Mead WWTF Digester Blower Room Improvements (Project No. 2025-003)

13. 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.

14. Elected Official Reports

a. Town Trustees

b. Mayor Whitlow

15. 2026 Budget Discussion

16. 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.

Town of Mead
Land Use Code Update

June 23, 2025

The Project Team and Town staff have been completing a lot of the base work upon which the Land Use Code ("LUC") Update will be built upon. This includes the Project Team's analysis of the current regulations, interviews with a variety of town staff who work with and use the LUC, and numerous discussions with planning department staff to understand the challenges the current LUC pose to both those who use the code and those who interpret or administer the code.

This memo provides an update on the project schedule moving forward as well as presents you with some of the key deliverables of the project to date. We anticipate having Project Team meetings at your June 30th meeting to discuss the items in this update and answer any questions the Board may have.

PROJECT SCHEDULE

The Project Team met with Town Staff on June 13th to revisit the previously anticipated project schedule. Following this discussion, the project schedule was broken down into three tracks:

Technical Review:

This consists of restructuring the current code into the proposed outline and receiving technical and legal review comments by Town staff and legal counsel. The general process for this track will be that CPS will draft and send each Module to Town staff and legal counsel for review. The reviewer's will have 2 weeks to review each Module and CPS will have an additional 2 weeks to address comments. If necessary, another review period will be afforded. Once each Module is reviewed by Town staff and legal counsel, CPS will publish each Module on the Project Website for public review and comment. These technical reviews will finish with a draft code that is approximately 70-80% complete. The remaining 20-30% will be covered in the Topical Review.

Topical Review:

As contemplated by the original project scope, this project will strategically target updates requested by the Town. Through the analysis phase, five topic areas were identified: 1) Outline, 2) Process & Subdivisions, 3) Zoning, Districts, and PUDs, 4) Sign Regulations, and 5) Design. Each of these topics will include a period of time where alternatives will be developed and drafted, a work session with the Planning Commission, and a community engagement element. The objective of this track is to focus on the proposed changes and target community and stakeholder input on topics of interest.

Public Review and Adoption:

Once the technical review and topical reviews are done, the project will move into the final review and adoption process. This will include a final verification open house and hearings with both Planning Commission and Board of Trustees. The Project Team will support Town staff in this effort.

The overall project schedule can be found as Attachment A to this memo and anticipates the technical review and topical review tracks culminating in February of 2026. This will allow public review and adoption to occur between April and May of 2026.

Town of Mead
Land Use Code Update

COMMUNITY ENGAGEMENT

The revised community engagement approach will focus on informing the residents of the project and its objectives, and completing targeted engagement with interested stakeholders. This approach will continue to deploy passive and active strategies as described below:

Project Website:

The project website will be the hub of information sharing related to this project. All drafts will be posted to the website and all outreach materials will direct people to the website.

Newsletters & Social Media:

The Project Team will utilize the Town's communication infrastructure to spread to word and inform residents of engagement opportunities and key milestones throughout the project. The Project Team will work closely with the Town's communication team to execute this task.

Community Open Houses:

The Project Team will hold two open houses throughout the course of the project. The first is anticipated to be at the end of August and is intended to inform the public of the project, the project schedule, and specifically the five topic areas for review. This event will focus on gathering input on each of the topics to assist the Project Team in the development of alternatives of each. The second open house will seek to verify the language proposed for each topic area. This second event will be held at the beginning of the Public Review track in February or March and present the public draft.

Business Community Outreach:

A large stakeholder in this project is the Mead business community. As such, the Project Team will seek to engage this group on topics of interest including the proposed review and approval process, sign regulations, and design standards. The project timeline anticipates discussing these topics with this community in August, October, and December to correspond with the technical review and topical review timelines.

Developer/Builder Community:

As the primary users of the Land Use Code, the developer and builder community will be engaged to inform them of the proposed changes and receive feedback on the drafts. The Project Team will meet with this community towards the end of the technical review and topical review phases to present the proposed amendments related to approval procedures, design standards, zoning districts, and PUDs.

ASSESSMENT:

The Project Team completed an Assessment of the Town's current land use regulations. The assessment is a vital task of an update to any Land Use Code because it allows us to gain intimate and comprehensive understanding of the current regulations. This assessment concluded with an assessment report which has been attached as Attachment B to this update memo. This memo is not intended to be a final report and shouldn't be considered as stating requirements. It's purpose is more as a tool for our team, Town staff, and other stakeholders to reference as the project progresses to understand each comment, recommendation, amendment or Code provision in context.

Town of Mead

Land Use Code Update

PROPOSED LUC OUTLINE:

Based on the recommendations and findings in the assessment report and subsequent conversations with Town staff, the Project Team developed a proposed updated LUC Outline. Using the outline of the current code as a starting point, our team restructured the code to create a more understandable structure that clearly separated administrative and procedural provisions from standards and specific regulations.

The outline attached to this update memo is an annotated outline meaning that it identifies the section or sections of the current code that we anticipate being relocated into that new section as well as if there are any new sections being proposed.

We believe that by developing an outline that is understood and clear and agreed to will set the foundation for a strong code update moving forward. Once the outline and the overall structure of the LUC is understood, our Project Team is able to be released into filling in the outline. Because of the importance of the outline, we do not try to rush this phase of the project because any changes later will be more challenging to make than it is right now. To give this stage the attention it deserves, the Project Team and town staff met multiple times to go through the outline, discuss the intent of the new structure and why changes should (or should not) be made. The conversations typically go further into the weeds than the outline does, but this allows us to understand and better prepare for when it comes time to draft the language. For this project, the Project Team and town staff met multiple times to discuss the proposed outline, the pros and cons in various amendments, and developed a strategy moving forward.

The strategy for moving forward is that we are proposing an outline that our team will follow and we've identified some of the potential hiccups or challenges this outline poses to Mead and we understand there will be additional opportunities to discuss those with stakeholders and others through the course of the project to ensure we're addressing those. If we need to, we can also revise the proposed outline or structure to address issues, if needed, later on in the process.

The current proposed outline being considered can be found in Attachment C to this update memo.

ATTACHMENTS:

A. Project Schedule
B. Assessment Findings
C. Proposed Outline
D. List of Modules

Overall Schedule	June	July	August	September	October	November	December	January	February	March	April	May
Technical Review												
Module 1: General Provision, Annexation, Enforcement												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 2: Procedures and Non-Conforming Uses												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 3: Zone Districts and Use Standards												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 4: Signs												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 5: Site & Architectural Design												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 6: Subdivision Standards and Definitions												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Topical Reviews												
Topic #1: Outline												
Draft												
PC Work Session - July 16th												
BoT Update - June 30th												
Topic #2: Process & Subdivisions												
Draft												
PC Work Session - August 20th												
BoT Update - August 25th												
Topic #3: Zoning, Districts & PUDs												
Draft												
PC Work Session September 17th												
BoT Update - September 29th												
Topic #4: Signs												
Draft												
PC Work Session - October 15th												
BoT Update - October 27th												
Topic #5: Design												
Draft												
PC Work Session - November 19th												
BoT Update - November 24th												
Topic #6: Extra/Others												

Overall Schedule	June	July	August	September	October	November	December	January	February	March	April	May
Draft												
PC Work Session - January 21st												
BoT Update - January 26th												
Community Engagement												
Project Website												
Monthly Newsletters												
Community Open House #1: Inform *(July 21 Tentative)*												
Meet, Greet, and Eat *(July 29 & August 26)*												
Coffee with the Mayor *(August 2)*												
Business Community Outreach *(1st Tuesday of ea. Mon.)*												
Developer/Builder Outreach												
Community Open House #2: Verify (TBD)												
Public Draft and Adopt												
Public Drafts Published on Website												
Public Comment Period												
Planning Commission Hearing (tentative)												
Board of Trustees Hearing (tentative)												
Effective Date of Updated LUC (Tentative)												

Town of Mead
Land Use Code Update

December 20, 2024
Updated June 23, 2025

Chapter 16: Land use Code Assessment

SUMMARY

As our team gets familiar with the Town of Mead's (Town) Land Use Code (LUC), an initial task of the broader LUC Update project was to complete an assessment of the LUC. This memo outlines the findings of the assessment and review of the LUC of the Town. Notes and findings from the assessment have been compiled into this report. The findings are intended to initiate discussions with Town staff and officials on the how to best update the LUC.

This report has been broken into a few over-arching categories that capture the focus of our findings.

STRUCTURE AND REORGANIZATION

Based on our review of the structure, it appears that amendments have been made over an extended period of time. As these minor amendments are added, they tend to, especially over time, increase conflict and ambiguity while decreasing usability of the code.

Our approach to organizing land use regulations is to separate the three main buckets from each other. Those three buckets are: 1) Administrative provisions, 2) Procedural provisions, and 3) Standards. As we embark on the LUC update, we suggest the first step would be to develop an outline that accomplishes this objective while also increases usability of the code and ease of making future updates with fewer unintended ripple effects throughout the code.

1. This finding also refers to the overall formatting, order of sections, language, tone, and readability to ensure it is consistent throughout the document. There are many areas where regulations appear to be "tacked-on" resulting in confusing and unrelated provisions. Articles and Sections each have a few areas that could be restructured to better flow with adjacent provisions and hierarchical sections. For example:
   - Neighborhood design principles, Sec. 16-2-60, is not clear if it applies only to Old Town or another zoning designation.
   - Welker Avenue Corridor design principles are next to zoning overlays in Art. II, overlays are tied to zoning so they should be located in the Art. III
   - Sec. 16-2-250, Lighting and Sec. 16-2-240, Historic Overlay District are next to each other; that is not a logical order.
   - Sec. 16-4-40, Major subdivisions are before any other subdivision application type.
2. In some instances, processes or standards have large paragraphs that make reading quickly for specific information more difficult to do. These can be formatted differently to increase the usability of these sections. The following areas or sections are examples of where this was noted in our assessment:
   - Development application processes.
   - Public hearing requirements for development applications.
   - Design requirements such as Sec. 16-2-180 (c)(12), Decks
3. Community Design Standards are generally misplaced and overly descriptive. They need to be tied more directly to zoning or subdivision requirements.

4. In some areas, it is clear there were numerous authors and voices creating disconnected provisions and decreased usability and clarity.. Readability will improve if there is a consistent "voice" to the regulations. For example, Art. VII, Sign Code, has "Parts" for an unclear purpose where no other Articles have this formatting.
5. Consistently reference sections by numbers and hyperlinks within Municode.
6. Modernize submittal requirements.
   - Consider updating noticing requirements to accommodate modern day communication platforms.
   - Eliminate paper and CD requirements.
   - Remove specific references to program types such as AutoCAD.

MODERNIZE GRAPHICS

The term "graphics" refers to the tables, charts, and diagrams throughout the LUC. In many sections, there are graphics that can be modified or updated. Additionally, there are areas that would benefit with more graphics, especially areas that explain important processes.

1. Incorporate flowcharts when describing processes. Include applications, public hearings, and other process areas. See sample below:

2. Reevaluate the need for graphics to ensure they are accomplishing what they intend to. If they are not providing clarity, they should be removed or redesigned. For example,
   - Figure 2.8, Landscaping in Public right-of-way (ROW), which simply shows trees along ROW on lot layout.
   - Figure 2.1, Cluster Development Design Comparison, which shows a complicated example. There is a better example later in the code.
3. Update graphics for legibility throughout the LUC, especially in the sign code section. Many appear faded or the text size is small.
4. Replace application submittal requirements with Tables when there are many overlapping requirements (e.g. subdivision application types). An example in the existing LUC where this works well is Table 2.4, Open Space and Ecological Consideration Plan.

APPROPRIATE LEVEL OF APPROVAL

In sections pertaining to application approvals or other requests, the level of approval and approval criteria needs to be evaluated for proper placement. Overall, there needs to be a balanced approach to the responsibilities of Planning staff, Town Manager, Planning Commission, and Board of Trustees.

Best practices suggests that as the LUC becomes more clear and understandable, the more decisions can be made at an administrative level. In general, staff should be empowered to approve applications that are compliant with all standards of the LUC. As the impact on neighbors or neighborhoods increases, the approving body should be elevated to the Planning Commission and/or the Board.

1. Reevaluate authority outlined within certain application approvals. The LUC should strive to balance approval authority between Town Manager approvals, Planning Commission approvals, and Board of Trustees approvals.

UPDATE AND ADD DEFINITIONS

Definitions refer to those primarily outlined in Article I. Definitions throughout need to be further evaluated for effectiveness and duplicity. Terms and words also need to be evaluated, updated, and added to reflect recent state and federal case law pertaining to zoning and land use..

1. Remove unnecessary terms which do not have a meaningful purpose in the Code. All terms defined should be used within the LUC. If they are not used within the LUC, defining them should be purposeful in that it is prohibited within the Town of Mead. Some examples of terms to reconsider defining are:
   - “arcade” (architectural).
   - “rural road”
   - “bee”
   - “searchlight”
2. Modify terms that contain standards. Standards such as size, locations, design, or other characteristics should be reserved for other portions of the code where standards are provided. Some examples of this are:
   - “Accessory dwelling” which describes dimensional standards
   - “Grade” which describes measurement standards
   - “Sight Distance Triangle” which also describes measurement standards
3. Evaluate overly descriptive definitions and determine if they are needed or if broader definitions may be warranted. Examples of descriptive, thus limiting, terms are:
   - Definitions pertaining to adult-oriented uses.
   - Definitions pertaining to bars or distilleries
4. Modify formatting in some areas and remove numbered lists, where feasible.
5. Reevaluate the legality of some terms to reflect most recent case law such as
   - “family”
   - “quasi-public”
   - “Religious assembly”

ZONING AND LAND USE

There are a number of sections of the LUC which describe, dictate, or control the types of land uses that are permitted in areas of the Town. Based on conversations so far, a few concepts related to zoning districts and land uses should be considered through this process.

1. Evaluate the Community Design Standards and ensure they align with the desired development within each zone district in the Town. For example:
   - Clarify what "Traditional Colorado Style is and how it reflects the desired architectural standards and aesthetics of the downtown.
   - Encourage block pattern development in subdivisions requirements.
   - Discourage elements of subdivision design that create cul-de-sacs or flag-lots to promote interconnectivity throughout.
   - Relocate Overlay Districts to be more within zoning regulations rather than within community design standards.
2. Update dimensional standards table to create "gentle" density increases, but stay within the limits currently set. Improve interconnectivity components to centralize development around Old Town. For example, updating agricultural district standards to act as a "greenbelt" that restrict development closer to Old Town.
3. Encourage missing middle housing developments. Such as
   - Simplify accessory dwelling unit requirements.
   - Providing a plat process for condominium-style ownership.
4. Reformat Table 3.1 Principal Uses Allowed to remove redundant categories or uses. Make sure they are all in the Definitions.
   - Seek to "flatten and broaden" the uses to focus more on managing the impacts of certain uses rather than regulating uses.
5. Ensure consistency of some uses with requirements of the Colorado Revised Statutes (CRS), such as child care facilities, special use for oil extraction, and telecommunication facilities.
6. Adjust the specific use table in Sec. 16-3-50 and accessory uses in Sec. 16-3-60, such as:
   - Addressing short-term and long-term rental requirements .
   - Treating security associated with a building like an accessory use.
   - Removing unnecessary details, such as the separate section explaining that multi-family uses go through a site plan review.

SITE PLAN STANDARDS.

Site Plan Standards focuses on site-specific criteria and the associated development standards. Town staff specifically identified numerous regulations that could be reevaluated. This summary considers adjustments and best practices for improving the development outcomes, while maintaining the Purpose of the LUC.

1. Consider establishing objective strategies and standards to buffer incompatible uses. Best practices suggest requiring buffer yard based on specific zoning of the subject property and it's adjoining zone district.

2. Ensure balance between the site design standards and regulations and private property rights and public benefits. Each standard should further the public interest or protect the public health safety and welfare. Some standards may not strike this balance current.
3. Consistent measurement standards. For example,
   - Lighting in Art. II, foot candles are utilized but lighting in the Sign Code never reference site lighting requirements.
   - Within the sign code there are multiple measurement standards for each variety of sign types and architectural features. Such as signable area for wall signs , but also based on street frontage.
4. Ensure submittal standards are clear and concise so that requests to/from developers provide the proper information for all referral agencies.
5. Ensure sign standards adhere to recent court decisions and case law.
6. Reevaluate the signage requirements and measurement standards for all detached and attached signage types. Many methods for calculation were difficult to follow.

LANDSCAPING STANDARDS

Landscaping Standards focus on the environmental impact of site development throughout Town. Staff and the Intent of the LUC identified certain environmental regulations as essential to supporting the health, safety, and wellness of residents and neighborhoods. This section considers the few ways, in tandem with the other sections of this summary, how beneficial landscaping and ecology can be incorporated into the code.

1. The LUC is quite descriptive on the types of parks permitted by code, but each park does not seem to be enforced throughout the site plan or plat processes. These should be strategically placed within regulations to be strongly enforced or encouraged.
2. Provide clear requirements as to when an open space shall be “functional” and what that means.
3. Simplify the Open Space and Ecological Characterization Plan by removing the Preliminary or Concept step. Make sure it aligns with the ecological considerations of such enforcing plants with “low-water” use.
   - Clarify the difference between this plan and the normal Landscape Plan described in Table 2.7.
4. Remove the few references to “green builder”. This does not provide clear requirements nor prove how it would be viewed alongside the IBC.
5. Overall, the landscaping sections may need more “teeth” to enforce ecological consideration identified in Intent if desired by the Town. Examples of strategies to increase enforcement are use of non-potable water, limiting non-native and prohibitive plants.

LAND USE CODE

Article I General Provisions

Sec. 16-1-10. Title.

Includes and references original Sec, 16-1-10 Title and Sec. 16-1-20 Short Title.

Sec. 16-1-20. Purpose and Authority.

Includes and references original Sec. 16-1-30 Authority, Sec. 16-1-50 Purpose and Sec. 16-1-40 Jurisdiction.

Sec. 16-1-30. Scope.

New proposed section to identify the scope and intent of zoning as contemplated in the LUC.

Sec. 16-1-40. Effective Date and Enactment.

Includes and references original Sec. 16-1-100 Effective Date and 16-1-140 Transition from Pending Applications. This section may also include details of applications with pending transitions.

Sec. 16-1-50. Liability.

New proposed section which is not in current code. Verify with legal.

Sec. 16-1-60. Severability.

Includes and references the original Sec. 16-1-120 Severability.

Sec. 16-1-70. Building Permits and Licenses.

New proposed section to clarify that all provisions of Chapter 16 need to be complied with prior to any building permit or other use license being issued by the Town. This is a catch-all section that covers the basis that these standards shall be met.

Sec. 16-1-80. Interpretation.

Includes and references original various provisions from Sec. 16-1-60 Interpretations, Sec. 16-1-70 Applicability, Sec. 16-1-130 Computation of Time, and Sec. 16-1-140 Miscellaneous.

Sec. 16-1-90. Board of Trustees.

BoT provisions are included in Chapter 2, Art. II in Municipal Code and are referenced in placeholder text.

Sec. 16-1-100. Planning Commission.

Could include and reference Sec. 16-1-80 Relationship to Existing Ordinance. PC provisions are included in Ch. 2, Art. VII Planning Commission and are referenced with the current placeholder text.

Sec. 16-1-110. Board of Adjustment.

Includes and references Ch. 2, Art. VIII Board of Adjustment. This section will most likely just refer to other sections of the Municipal Code and referenced in placeholder text. .

Sec. 16-1-120. Right to Farm.

New proposed section. Verify with Town this is desired. This section clarifies that animal keeping is not a nuisance.

Sec. 16-1-130. Accommodations

Includes and references original Sec, 16-1-160 Accommodations.

Article II Annexation.

Sec. 16-2-10. General

Include and reference the original Sec. 16-8-10. Title, Sec. 16-8-20. Purpose., Sec. 16-8-30. Acknowledgement, purpose and interpretations, Sec. 16-8-80 Annexation process; ordinance, Sec. 16-8-90. Referral to Planning Commission., Sec. 16-8-100 Annexed property subject to all laws, Sec. 16-8-120. Post approval actions, Sec. 16-8-130. Disconnections of property from Town.

Sec. 16-2-20. Eligibility.

Includes and References Sec. 16-8-50 Eligibility for Annexations and Sec. 16-8-60 Three-mile limitation and three mile plan.

Sec. 16-2-30. Annexation Agreements.

Includes and References Sec. 16-8-110 Annexation Agreements.

Sec. 16-2-40. Zoning and Subdivision During Annexation.

New proposed section to clarify if other application types may run concurrently to annexation procedures.

Article III General Application Review Procedures.

Art. II is a new proposed Article that separates out general review procedures across all application type. It attempts to simplify the overall LUC structure by separating out the "Procedures" in such a way that the general requirements can be updated and the changes would be reflected in all processes.

Sec. 16-3-10. General Provisions.

New proposed section.

Sec. 16-3-20. General Application Review Procedures

New proposed section provides general review procedures applicable to all application types. It outlines, in detail, each step in the application review process.

Sec. 16-3-30. Application Review Table

New proposed section which provides a "quick glance" table of the overall process and which application type requires which type. This is a bridge between the General Application Review Procedures in Sec. 16-2-20 and the specific application types in Article III (Zoning Application Types) and Article IV (Subdivision Types). The table identifies pre-application requirements, hearing process, and approving body.

Article IV Zoning Application Types.

Art. III is a new proposed Article that specifies each application type and the applicable review process including: submittal requirements, review procedures, approval criteria, and post-approval requirements. This section, in general, references the general review procedures in Sec. 16-2-30 to prevent duplication.

Sec. 16-4-10. Rezoning

Includes and references original Sec. 16-3-160 Amendments. The original section included amendments to the Zoning Map and Text Amendments to the LUC. These are proposed to be separated in the updated code. This section is specific to rezoning of property and amendments to the zoning map.

Sec. 16-4-20. Site Plan

Includes and references Sec. 16-4-100 Site Plan. This section outlines the site plan application process, including review procedure and approval criteria.

Sec. 16-4-30. Conditional Use

Includes and references Sec. 16-3-120 Conditional Review process. This section outlines the special use application process, including review procedure and approval criteria. Special uses are those that are not permitted by right but may be permitted under certain conditions.

Sec. 16-4-40. Conditional Use Permit Minor Amendment

New section and process proposed. This section outlines the conditional use permit minor amendment application process, including review procedure and approval criteria. This application type allows minor changes to approved conditional uses without the requirement of a new conditional use permit application.

Sec. 16-4-50. Temporary use Permit

Includes and references portions of the original Sec. 16-3-70 Temporary Uses related to procedures. The location of standards and other administrative provisions of Temporary Uses and permits will be further discussed through the update process.

Sec. 16-4-60. Text Amendment

Includes and references Sec. 16-3-160 Amendments. Original section included amendments to the Zoning Map and Text Amendments to the LUC. These are proposed to be separated in the updated code. This section is specific to amendments to the text of Chapter 16 Land Use Code.

Sec. 16-4-70. Variance

Includes and references Sec. 16-3-140 Appeals and Variances specific to variances.

Sec. 16-4-80. Appeal.

Includes and references original Sec. 16-3-140 Appeals and Variances specific to appeals. This section outlines how one would seek an appeal for a decision made by the Town.

Sec. 16-4-90. Administrative Adjustment

Includes and references original Sec. 16-3-150 Administrative relief. Provides standards and a process for seeking minor variations from these regulations.

Article V Subdivision Application Types

Art. IV is a new proposed Article that specifies each application type and the applicable review process including: submittal requirements, review procedures, approval criteria, and post-approval requirements. This section, in general, references the general review procedures in Sec. 16-2-30 to prevent duplication.

Sec. 16-5-10. Major Subdivision.

New proposed subdivision process that is similar to a portion of the original Sec. 16-4-40 Types of Subdivisions, Sec. 16-4-60 Preliminary Plat, and Sec. 16-4-70 Final Plat. The Major Subdivision process is a three-step process for a substantial, or large scale development on property that has not been previously platted. Generally, criteria are: 1) more than 5 lots, 2) includes right-of-way, and/or 3) includes utility expansion/extension.

Sec. 16-5-20. Minor Subdivision.

Includes and references Sec. 16-4-80 Minor Subdivision Plat. A minor Subdivision plat is the other process through which unplatted lands can be platted for the first time. These are subdivisions that do not reach the criteria threshold of a Major Subdivision.

Sec. 16-5-30. Resubdivision.

Includes and references original Sec. 16-4-120. A Resubdivision, in general, is a subdivision process that encompasses all requests which are not otherwise defined by this Article.

Sec. 16-5-40. Amended Plat.

Includes and references Sec. 16-4-110 Administrative Plat. An Amended Plat permits clerical, technical, or grammatical errors or omissions on a previously recorded plat to be amended.

Sec. 16-5-50. Townhouse.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A townhouse subdivision permits the division of land based on the establishment of a shared "party wall" and property line where the owner of the unit owns land in front of and behind the unit. Corner units may also own the land on the side of the unit.

Sec. 16-5-60. Building Footprint.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A building footprint permits the division of land based on the footprint of a building where the land the building is on is owned by the owner of the building and adjacent land may be owned by a common ownership group or association.

Sec. 16-5-70. Condominium.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A Condominium plat permits the division of units within a building where the land and common areas of the building are owned by a common ownership group or association.

Sec. 16-5-80. Lot Consolidation.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A Lot Consolidation permits the consolidation of two or more lots into one lot. There is discrepancy on the total number of lots resulting from the Lot Consolidation, but CPS would recommend limiting it to only one resultant lot.

Sec. 16-5-90. Boundary Line Adjustment.

New proposed subdivision process that could be similar to Sec. 16-6-110 Administrative Plat. A Boundary Line Adjustment permits the relocation of property line(s) which do not create any new or consolidated lots and does not create any nonconforming lots, rights-of-way, or requires any extension of utilities.

Sec. 16-5-100. Final Plat.

The third and final step in the Major Subdivision process. It includes final plans and studies, final construction documents for all public improvements, final plat that will be recorded with the applicable county clerk and recorders office, and a final Subdivision Improvement Agreement which includes an Engineers Cost Estimate and a financial surety. A Final Plat cannot be submitted until a Preliminary Plat was approved and all conditions of approval have been complied with.

Sec. 16-5-110. Preliminary Plat

Second of the three step process that is a review of the engineering documents, including construction documents for any public improvements. This process is very technical and requires drainage studies, geotechnical studies, traffic studies, and preliminary subdivision improvement agreement (SIA). Sketch Plan shall be approved prior to a Preliminary Plat may be submitted.

Sec. 16-5-120. Concept Review

First of the three phase subdivision process that is a review of the concept and requires findings that the proposed development is feasible and in general conformance, or can be developed in general conformance, with the Land Use Regulations. Reviewed with PC, not necessarily a required step in the process.

Sec. 16-5-130. Right-of-way Vacation.

Includes and references Sec, 16-4-140 Vacation of right-of-way or easement.

Sec. 16-5-140. Easements

Includes and references Sec, 16-4-140 Vacation of right-of-way or easement

Article VI Zoning District and Uses.

This is a new proposed Article which is similar to parts of the existing Article III Zoning.

Sec. 16-6-10. General Provisions.

Includes and references original Sec. 16-3-10 General Provisions, Section 16-3-20 Purpose, and Sec. 16-3-50 Urban Growth.

Sec. 16-6-20. Zoning Districts Established.

Includes and references original Sec. 16-3-30 Zoning districts and boundaries. Discuss with Staff the various district names as RSF-E, RSF-1, and RSF-4 are very similar and so are RMF-8 and RMF-14. These districts reflect the residential densities permitted in each, however, there are uses other than single-family and/or multi-family that would be permissible in each. Consider renaming to give a more clear picture of the intent of each zoning.

Sec. 16-6-30. Residential Single-Family Estate District (RSF-E)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-40. Residential Single Family District (RSF-1)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-50. Residential Single Family District (RSF-4)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-60. Residential Multi-Family District (RMF-8)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-70. Residential Multi-Family District (RMF-14)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-80. Downtown Mixed Use District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-90. Highway Commercial District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship

to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-100. General Commercial District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-110. Light Industrial District

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-120. Agricultural District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-100 AG District density, Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-130. Business Park District

New section proposed by staff. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-140. Public Use District

New section proposed by staff. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-150. Overlays.

Includes and references the original Sec. 16-2-220 Highway Design Overlay District (HDOD), Sec. 16-2-230 Mead Center Mixed Use Performance District, and Sec. 16-2-240 Historic Overlay District (Reserved). This section could include and reference Sec. 16-2-210 Old Town Corridor and 16-2-200 Welker Avenue Corridor but those are currently proposed in the new Article VIII Site Planning and Development Standards.

Sec. 16-6-160. Land Use Table.

Includes and references Sec. 16-3-40 Use Regulations including Table 3.1 Principal Uses Allowed. This table identifies which uses are allowed by right, which uses require special review, and which uses are prohibited in each zone district.

Article VII Planned Unit Development

This is a new Article that will include and reference portions of Sec. 16-3-30 Zoning Districts and Boundaries, specifically within special purpose districts. This proposed update shifts a PUD from being a combined subdivision and zoning process to only a zoning process. If a subdivision is desired, a separate subdivision process would be required in addition to the PUD Guide and Development Plan requirements of a PUD Zoning. This Article sets forth minimum PUD standards, general review processes, which are similar to those in Article II General Review Procedures, and application types for 1) initial PUD Zoning, 2) Major Amendment to a existing PUD Zoning, and 3) a minor amendment to an existing PUD Zoning. This section also clarifies that a PUD is an overlay and therefore, there must be an underlying zone district that is amended through the PUD Guide.

Sec. 16-7-10. General Provisions

This section includes the foundation of PUD standards or intent of the PUDs. This could outline public benefits requested by the Town.

Sec. 16-7-20. PUD Standards.

This section includes standards for how PUDs must meet broader goals outlined by the Town of Mead. This could include affordable housing standards and/or any other public benefit requested by the Town.

Sec. 16-7-30. General PUD Review Procedures.

This section outlines the review procedures for PUD Zoning, Major PUD Amendments, and Minor PUD Amendments.

Sec. 16-7-40. PUD Zoning

This section outlines the review process for PUD zoning and the applicable approval criteria.

Sec. 16-7-50. Major PUD Amendment

This section outlines the review process for a major PUD amendment and the applicable approval criteria. It also includes what constitutes as a major amendment.

Sec. 16-7-60. Minor PUD Amendment

This section outlines the review process for a minor PUD amendment and the applicable approval criteria. It also includes what constitutes as a minor amendment.

Article VIII Use Standards

This is a new proposed Article which gathers all use-specific standards into one location for increased ease of usability. This section includes and a variety of subsections within the original Sec. 16-3-50 Specific Use Standards.

Sec. 16-8-10. General Use Standards.

Includes and references Sec. 16-3-40 Use Regulations, Sec. 16-3-50 Specific use standards. This section should also include general guidance on the storing of hazardous substances and materials.

Sec. 16-8-20. Accessory Buildings and Structures.

Includes and References Sec. 16-3-60 Accessory Uses. This section will provide standards for accessory buildings and structures, including things like required size, setbacks, and permitted height.

Sec. 16-8-30. Accessory Dwelling Units.

New proposed section to comply with new state regulations. This section will provide standards for accessory dwelling units (ADUs), including any proposed ownership or occupancy standards.

Sec. 16-8-40. Accessory Uses.

Includes and References Sec. 16-3-60 Accessory Uses. This section will provide standards specific to accessory uses which will be separated from accessory buildings and structure.

Sec. 16-8-50. Agricultural Uses.

New proposed section to address agricultural uses and zoning more broadly. Includes and references Sec. 16-3-100, AG District density.

Sec. 16-8-60. Campgrounds and RV parks

Includes and References Sec. 16-3-50(3) Specific Use Standards. This section may simply comply with the CO state regulations, but could include local regulations as well. Standards include parking, water supply, and landscaping amidst others.

Sec. 16-8-70. Drive Through Establishments

New proposed section to address design of drive through facilities in all zone districts they are allowed within.

Sec. 16-8-80. Farmer's Market or Flea Market

Includes and References Sec. 16-3-50(7) Specific Use Standards.

Sec. 16-8-90. Group Homes

Includes and References Sec. 16-3-50(9) Specific Use Standards. This section outlines how the Town regulates group homes in accordance with state statute.

Sec. 16-8-100. Home Occupation Standards

Includes and References Sec. 16-3-60(f) and (g) accessory uses. This section outlines what constitutes a home occupation and what degree of impact is appropriate for home operation.. This may include differentiating terms such as home business, home office, or cottage industry.

Sec. 16-8-110. Kennels

Kennels are currently prohibited in Mead. Need to discuss a definition and if it should be a use that's permissible in Mead. Staff consider this an undesired use.

Sec. 16-8-120. Livestock Confinement Operations

Includes and References Sec. 16-3-50(6) Specific Use Standards and Sec, 16-3-60 Accessory Uses (d). This section allows the Town to be in compliance with applicable federal and state law regarding livestock confinement. Staff consider this an undesired use found mostly in the county.

Sec. 16-8-130. Manufactured Home Park Standards

Include and reference the original Sec. 16-3-50 Specific use standards. (12) and Article XI Manufactured Housing. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-140. Factory-Built and Manufactured Homes.

New proposed section to address the range of factory-built and manufactured home types. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-150. Mobile Homes

Include and reference the original Article XI Manufactured Housing. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-160. Oil and Gas Drilling and Production.

Include and reference the original Art. X. Update based on statute.

Sec. 16-8-170. Recreational Vehicles

New proposed section. Clearly indicate which vehicles are susceptible to potential regulations indicated by the Town.

Sec. 16-8-180. Religious Assembly.

Consider deletion or modification in the code. Added from Mead Code. Include and reference the original Sec. 16-3-50 Specific use standards. (15).

Sec. 16-8-190. Sand and Gravel Regulations

Include and reference the original Sec. 16-3-50 Specific use standards. (8) and (13)

Sec. 16-8-200. Self-Storage and Mini-Storage

Include and reference the original Sec. 16-3-50 Specific use standards. (11) and (18). Staff considers this use undesirable and may be paired with onerous requirements.

Sec. 16-8-210. Sexually-Oriented Businesses

Include and reference the original Sec. 16-3-50 Specific use standards. (1)

Sec. 16-8-220. Short Term Rentals

Include and reference the original Sec. 16-3-50 Specific use standards. (2)

Sec. 16-8-230. Telecommunication Facilities Standards

Include and reference the original Sec. 16-3-50 Specific use standards. (5) and Art. IX Zoning and use of Wireless Telecommunication Services, Facilities and Equipment.

Sec. 16-8-240. Transmission Lines

Include and reference the original Sec. 16-3-50 Specific use standards. (5) and Art. IX Zoning and use of Wireless Telecommunication Services, Facilities and Equipment. Transmission lines may pursue 1041 or conditional use process.

Sec. 16-8-250. Vehicle and Equipment Sales.

Added from Mead Code. Include and reference the original Sec. 16-3-50 Specific use standards. (16) and (17).

Article IX Site Planning and Development Standards

Include and reference the original Art. II, Art. III, and Art. IV

Sec. 16-9-10. Residential Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design) and Sec. 16-2-20 Vision and Intent and Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, Sec. 16-2-180 Residential Architecture (single family and multi-family dwellings), Sec. 16-2-190 Commercial and industrial architecture, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-20. Multi-Family Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles. Will need a clear cut-off from non-multifamily.

Sec. 16-9-30. Commercial Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-40. Industrial Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-50. Welker Avenue Corridor design standards.

Include and reference the original Sec. 16-2-200. Welker Ave. Corridor. Likely to be removed.

Sec. 16-9-60. Downtown Design Standards.

Include and reference the original Sec. 16-2-210. Old Town Corridor. Replaces Old Town Design standards and potentially the Welker avenue standards as well. May include multi-family, commercial, single family specifics.

Sec. 16-9-70. Fences and Walls.

Include and reference the original Sec. 16-2-170 Fences and Walls. This section identifies the various permitted fence types and provides standards for fence and wall design.

Sec. 16-9-80. Landscaping.

Include and reference the original Sec. 16-2-120 Parks and open space and Sec. 16-2-150 Landscape design

Sec. 16-9-90. Lighting.

Include and reference the original Sec. 16-2-250 Lighting. Includes standards for outdoor lighting, photometric plan requirements, and ways the Town preserves its dark skies.

Sec. 16-9-100. Natural Resource Protection Standards.

Include and reference the original Sec. 16-2-260 Environmental considerations. This section can include standards for things like wildlife corridors, water, natural view corridors, wildlife, and other natural resources.

Sec. 16-9-110. Private Driveways.

Include and reference the original Sec. 16-2-80 Streets and Sec. 16-3-110 Alternative residential development options.

Sec. 16-9-120. Parking and Loading Requirements.

Include and reference the original Sec. 16-2-90. Parking. This section includes all information about parking, including required off-street parking spaces and accessibility requirements.

Sec. 16-9-130. Trail and Walkway Standards.

Include and reference the original Sec. 16-2-100 Sidewalks, multi-use pathways and trails.

Sec. 16-9-140. Dumpster and Dumpster enclosures.

Include and reference the original Sec. 16-2-160 Buffering and screening standards.

Sec. 16-9-150. Screening and Buffering.

Include and reference the original Sec. 16-2-160 Buffering and screening standards.

Sec. 16-9-160. Snow storage standards.

New proposed section could include requirements for snow storage, ensuring access to public infrastructure following snowfall.

Article X Sign Regulations.

Include and reference the original Art. VII Sign Code.

Sec. 16-10-10. Sign Regulations.

Article XI Subdivision Design Standards

Include and reference the original Art. II and Art. IV.

Sec. 16-11-10. General Provisions.

Include and reference the original Sec. 16-4-10. General Provisions, Sec. 16-4-20 Intent, and Sec. 16-4-30 Administration.

Sec. 16-11-20. Source of Water.

Include and reference the original Sec. 16-2-290 Water.

Sec. 16-11-30. Central Water Distribution and Wastewater Systems.

Include and reference the original Sec. 16-2-290 Water and Sec. 16-2-280 Sanitary sewer.

Sec. 16-11-40. Fire Protection.

Include and reference the original Sec. 16-2-300 Fire Hydrant.

Sec. 16-11-50. Block Standards.

Include and reference the original Sec. 16-2-70 Lots and blocks.

Sec. 16-11-60. Lot Standards.

Include and reference the original Sec. 16-2-70 Lots and blocks.

Sec. 16-11-70. Access Standards.

New proposed section to clearly indicate how to manage access of most subdivision development types.

Sec. 16-11-80. Street Standards.

Include and reference the original Sec. 16-2-80 Streets.

Sec. 16-11-90. Alley Standards.

New proposed section to clearly indicate how to manage access for development patterns utilizing alleys for primary access.

Sec. 16-11-100. Easement Standards.

Include and reference the original Sec. 16-2-110 Easements and utility standards.

Sec. 16-11-110. Monumentation Standards.

Include and reference original Sec. 16-4-70 Final Plat, Sec. 16-4-80 Minor Subdivision plat, and Sec. 16-4-100 Site Plan.

Sec. 16-11-120. Drainage Standards.

Include and reference the original Sec. 16-2-120. Parks and open space and Sec. 16-2-150 Landscape Design.

Sec. 16-11-130. Utility Standards.

Include and reference the original Sec. 16-2-110 Easements and utility standards.

Sec. 16-11-140. Subdivision Improvement Agreement.

Include and reference the original Sec. 16-4-130 Subdivision Improvements Agreement.

Sec. 16-11-150. Dedications.

Include and reference the original Sec. 16-13-10. General Provisions. And Sec. 16-13-20. Fair contributions for school sites.

Article XII Nonconforming Uses and Structures

New Proposed Sec. (existing but not as a separate section)

Sec. 16-12-10. General Provisions.

Include and reference the original Sec. 16-3-130 Nonconforming uses and 16-7-190 Nonconforming signs.

Sec. 16-12-20. Nonconforming lots of record.

New Sec. Proposed.

Sec. 16-12-30. Nonconforming Uses.

Include and reference the original Sec. 16-3-130 Nonconforming uses.

Sec. 16-12-40. Nonconforming Standards.

New proposed section to indicate the site-specific standard requirements for nonconforming uses.

Article XIII Floodplain Standards

Existing Art. XII.

Sec. 16-13-10. General

Include and reference the original Sec. 16-12-30 General Provisions.

Sec. 16-13-20. Authority.

Include and reference the original Sec. 16-12-10. Title and Purpose.

Sec. 16-13-30. Purpose.

Include and reference the original Sec. 16-12-10 Title and Purpose.

Sec. 16-13-40. Floodway.

Include and reference the original Sec. 16-12-30. General Provisions, and Sec. 16-12-40 Administration, and Sec. 16-12-50. Provisions for flood hazard reduction.

Sec. 16-13-50. Designation of Flood Plain Administrator.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-60. Permit Procedures.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-70. Permit Review.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-80. Enforcement.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-90. General Standards for Development in the Special Flood Hazard Area.

Include and reference the original Sec. 16-12-50. Provisions for flood hazard reduction and Sec. 16-10-160 Geologic hazard, floodplain, floodway location restrictions.

Article XIV Vested Property Rights

Existing Art. V

Sec. 16-14-10. Purpose.

Include and reference the original Sec. 16-5-10. Purpose.

Sec. 16-14-20. Definitions.

Include and reference the original Sec. 16-5-20. Definitions.

Sec. 16-14-30. Governing Law.

Include and reference the original Sec. 16-5-30. Request for site specific development plan approval, Sec. 16-5-40. Notice and Hearing; Sec. 16-5-50. Approval, effective date, amendments, referendum and review; Sec. 16-5-60. Notice of approval, Sec. 16-5-80. Other provisions unaffected, Sec. 16-5-90 Payment of costs, and Sec. 16-5-110. Limitations.

Sec. 16-14-40. Alternative Creation of Vested Property Rights.

Include and reference the original Sec. 16-5-100. Rights by Agreement.

Sec. 16-14-50. Duration and Termination of Vested Property Rights.

Include and reference the original Sec. 16-12-70 Duration of vested property rights.

Sec. 16-14-60. Waiver for Vested Property Rights.

New proposed section to clearly indicate processes for waivers pertaining to vested rights.

Article XV Enforcement.

Include and reference the original Art. VI.

Sec. 16-15-10. General Provisions.

Include and reference the original Sec. 16-6-10. Enforcement.

Sec. 16-15-20. Compliant and Verification of Violation.

Include and reference the original Sec. 16-6-10. Enforcement. (c)

Sec. 16-15-30. Authority to enter and Inspect.

Include and reference the original Sec. 16-6-10. Enforcement. (b)

Sec. 16-15-40. Notice of Violation and Response.

Include and reference the original Sec. 16-6-10. Enforcement. (c)

Sec. 16-15-50. Remedies and Penalties.

Include and reference the original Sec. 16-6-10. Enforcement. (c) and (d)

Sec. 16-15-60. Non-Liability for Damages.

Include and reference the original Sec. 16-6-10. Enforcement. (g)

Sec. 16-15-70. Non-Liability for Officers.

Include and reference the original Sec. 16-6-10. Enforcement. (g)

Article XVI Definitions.

Sec. 16-16-10. Definitions of General Use Categories.

New proposed section. The Use Category concept is one that allows for the broader interpretation of principal land uses as identified in the Land Use Table. Referred to as "flattening and widening" the ability to interpret and apply specific land uses, allows the Town to be more adaptable to future needs and changing trends.

Sec. 16-16-20. Definitions.

Include and reference the original Sec. 16-1-150 (General) Definitions., Sec. 16-7-210. (Signs) Definitions., Sec. 16-8-40. (Annexation) Definitions., Sec. 16-9-10. (Telecommunications) Definitions., Sec. 16-10-20. (Oil and Gas) Definitions., Sec. 16-11-20. (Manufactured Housing) Definitions., Sec. 16-12-20. (Flood Damage Reduction) Definitions., and Sec. 16-14-20. (Construction Standards).

CHAPTER 16 Land Use Code

ARTICLE I General Provisions

Sec. 16-16-30.

(a) Heading 4

(1) Heading 5

a. Heading 6

(i) Heading 7

(1) Heading 8

(a) Heading 9

Chapter 17. Heading 10

Body 1

Body 2

Body 3

Body 4

Body 5

Body 6

Definitions

Table

Figure

Annotation

The table below represents which Articles are in each Module. The "Rollout Date" is the date that CPS anticipates sending the draft to Town staff and legal counsel for review.

Article	Rollout Date
Module 1	**June 23rd**
Art. 1 – General Provisions	
Art. 2 – Annexation	
Art. 13 – Floodplain Standards	
Art. 14 – Vested Property Rights	
Art. 15 - Enforcement	
Module 2:	**July 21st**
Art. 3 – General Application Review Procedures	
Art. 4 – Zoning Application Types	
Art. 5 – Subdivision Application Types	
Art. 12 – Nonconforming Uses and Standards	
Module 3:	**August 4th**
Art. 6 – Zoning Districts and Uses	
Art. 7 - PUDs	
Art. 8 – Use Standards	
Module 4	**September 8th**
Art. 10 – Sign Regulations	
Module 5	**October 6th**
Art. 9 – Site Planning and Development Standards	
Module 6	**November 10th**
Art. 11 – Subdivision Design Standards	
Art. 16 - Definitions	

TOWN OF MEAD

2024 Code Update

1

AGENDA

Introductions

Project Objectives

Project Approach

Community Engagement

Proposed Outline & Identified Issues

Module Rollout

2

INTRODUCTIONS

3

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CPS Planner

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Ayres Planner

4

PROJECT OBJECTIVES

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PROJECT OBJECTIVES

- More efficient and effective in administration
- Consistency
- Protect community values
- Education
- Business Friendly
- Simplified & Streamlined Processes

6/23/2025 2024 Mead Code Update 6

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PROJECT APPROACH

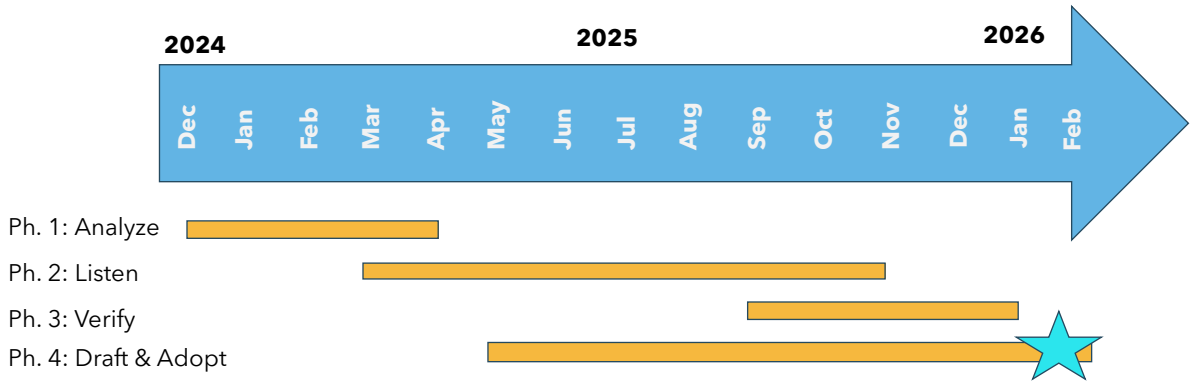
7

PROJECT APPROACH

1. Analyze (Complete)
2. Listen
3. Verify
4. Draft & Adopt

8

PROJECT PHASES



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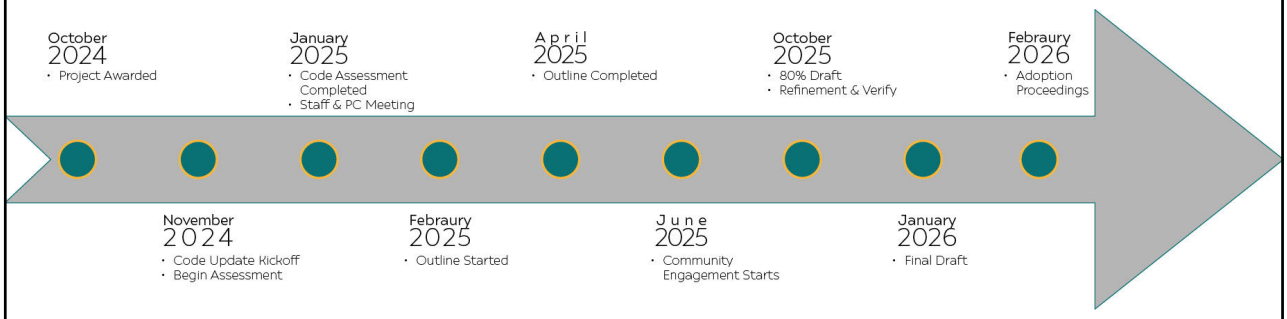
TIMELINE



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PROPOSED OUTLINE

11

PROPOSED OUTLINE

Article 1 – General Provisions

Article 2 – Annexation

Article 3 – General Application Review Procedures

Article 4 – Zoning Application Types

Article 5 – Subdivision Application Types

Article 6 – Zoning District and Uses

Article 7 – Planned Unit Development

Article 8 – Use Standards

Article 9 – Site Planning and Development Standards

Article 10 – Sign Regulations

Article 11 – Subdivision Design Standards

Article 12 – Nonconforming Uses and Structures

Article 13 – Floodplain Standards

Article 14 – Vested Property Rights

Article 15 – Enforcement

Article 16 – Definitions

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PROJECT ROLLOUT

1) Technical Review
2) Topical Review
3) Community Engagement

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Article	Rollout Date
Module 1	**June 23rd**
Art. 1 – General Provisions	
Art. 2 – Annexation	
Art. 13 – Floodplain Standards	
Art. 14 – Vested Property Rights	
Art. 15 - Enforcement	
Module 2:	**July 21st**
Art. 3 – General Application Review Procedures	
Art. 4 – Zoning Application Types	
Art. 5 – Subdivision Application Types	
Art. 12 – Nonconforming Uses and Standards	
Module 3:	**August 4th**
Art. 6 – Zoning Districts and Uses	
Art. 7 - PUDs	
Art. 8 – Use Standards	
Module 4	**September 8th**
Art. 10 – Sign Regulations	
Module 5	**October 6th**
Art. 9 – Site Planning and Development Standards	
Module 6	**November 10th**
Art. 11 – Subdivision Design Standards	
Art. 16 - Definitions	

6/23/2025 2024 Mead Code Update 14

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TECHNICAL REVIEW

Overall Schedule	June	July	August	September	October	November	December	January	February
Technical Review									
Module 1: General Provision, Annexation, Enforcement									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 2: Procedures and Non-Conforming Uses									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 3: Zone Districts and Use Standards									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 4: Signs									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 5: Site & Architectural Design									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									
Module 6: Subdivision Standards and Definitions									
CPS Draft									
Staff & Legal Review									
Public Draft to Website									

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TOPICAL REVIEW

Topic 1: Outline
- PC: July 16th
- BoT: June 30th

Topic 2: Process & Subdivisions
- PC: August 20th
- BoT: August 25th

Topic 3: Zoning, Districts, & PUDs
- PC: September 17th
- BoT: September 29th

Topic 4: Signs
- PC: October 15th
- BoT: October 27th

Topic 5: Design
- PC: November 19th
- BoT: November 24th

Topic 6: Extras and Others
- PC: January 21st
- BoT: January 26th

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COMMUNITY ENGAGEMENT

Project Website
- June 2024 – May 2025

Newsletter Updates
- Monthly, as needed

Community Open House #1
- Inform – July 21st

Meet, Greet, and Eat
- July 29th
- August 26th

Coffee With the Mayor
- August 2nd

Business Community Outreach
- 1st Tuesday of Each Month

Developer/Builder Outreach
- TBD

Community Open House #2
- TBD

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COMMENTS/QUESTIONS

18

THANK YOU

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TJ Dlubac

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tdlubac@planstrategize.com

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TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: June 30, 2025

SUBJECT: Town Manager Report

- The temporary closure of the Welker Avenue interchange allowed the Town to schedule and complete the reconstruction of Welker Avenue from I-25 west to the intersection of Third Street. This was a project identified by the Town's Pavement Management Program and was made possible by the 1% street maintenance sales and use tax passed by Mead voters in 2021.
- Meet, Greet and Eat with your Board of Trustees has been scheduled for summer of 2025. The Board hosts these events to engage with residents in their neighborhood. The first event was held in North Creek Park on June 10th. The event was well attended. Discussion ranged from park improvements to road construction to Code Enforcement. Remaining 2025 dates are July 29th at Liberty Ranch Park, and August 26th at Lakeside Canyon Park. Food trucks will be on hand to provide tasty treats for the attendees.
- The intersection of Third Street and Welker Avenue is under construction to widen the intersection, install new drainage infrastructure, add sidewalks and install a stoplight. There will be delays in the area, but the crews are doing their best to keep traffic flowing. All businesses are open and will remain so during the construction period. Construction will be completed by early fall.
- 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.
- Mountain View Fire Protection District has a new fire chief. Chief Pepper Valdez was recently appointed to the position.
- A meeting of the Mead Urban Renewal Authority has been scheduled for Monday July 14, 2025, at 5:30 p.m. to start preliminary 2026 budget discussions and discuss transportation projects.
- Plans are under way for a new fire station and branch location of High Plains Library District. These two facilities will be constructed on Town-owned land just east of Liberty Ranch on County Road 7. A tentative date of July 11th at 10 a.m. has been reserved for a groundbreaking ceremony for the library.
- There is a multitude of transportation and utilities projects under construction in and around Town. One large project is being completed by Little Thompson Water District and involves the installation of a thirty-inch diameter water main from CR 38 to the Barefoot Lakes Subdivision. Garney Construction will be installing a 42" casing pipe for a future waterline project on CR 28 under I-25. They will be setting up a full closure of CR 28 starting on Monday June 23rd. The closure is scheduled to last 3 weeks.
- A Safety Blitz was coordinated for Town staff and held 6/2 – 6/13. Staff was encouraged to participate in safety-related activities, identify good safety practices, locate safety materials in the facilities and identify potential hazards in exchange for raffle tickets. The event was spearheaded by the Administrative Services team to bring awareness to safety practices and hazards in the workplace and around the Town of Mead.
- Mayor Whitlow, Trustee Adams and Town Clerk Strutt attended the Colorado Municipal League Annual Conference June 24th to June 27th. Colorado Municipal League provides training and political advocacy for municipalities. In conjunction with the conference Ms. Strutt also attended the Colorado Intergovernmental Risk Sharing Agency (CIRSA) annual general membership meeting.
- Citizens should be aware that CDOT is launching a speed enforcement program on SH 119 to reduce speed related crashes. Link: https://www.codot.gov/news/2025/june/colorado-speed-enforcement-program-starts-on-co119
- The first draft of the Town's 2024 Financial Audit and 2024 Financial Statements was received on June 9th. These documents are under review and scheduled to be presented to the Board of Trustees on June 30th. The audit must be filed with the Office of the State Auditor by July 31, 2025.

- Coffee with the Mayor is scheduled the first Saturday of each month from 8:00 – 10:00 a.m. at the Public Works Facility Training Room, 1341 WCR 34. Mayor Whitlow reviewed Town projects and development projects in Town. The next Coffee is scheduled for Saturday July 5th.
- The High Plains Blvd (WCR 9.5) project is under way. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers and is slated for completion in December 2025.
- Construction of the Mead Community Center, alley improvements and adjacent parking is nearing completion. We plan to open the facility in the fall.
- Mead Municipal Court is scheduled for June 26th (one week late due to the Juneteenth holiday). There are currently 45 cases on the docket. Staff has sent out court reminders which generally lends to Mead's good appearance rates. There are no trials scheduled for June.
- Based on the 5-year Pavement Management Maintenance Plan presented to the Board on February 24th, staff are preparing for this year's transportation projects. Contracts will be presented to the Board in April. 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 – CR 34 was re-opened to through traffic (as was the I-25 interchange). New wire and streetlights are being installed, and the traffic pattern has shifted so work can begin on the other quadrants of the intersection.
    - Community Center – landscaping is getting underway, and the team is scheduling owner training and punch list walks.
    - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners regarding appraisals and acquisition discussions.
- YTD totals for new single family home permits:
    - 2025 YTD: 41 SF Permits, 48 Certificates of Occupancy
- Boards and Commissions
    - The Planning Commission will meet in July. Staff will provide an update on the Parks, Open Space, and Trails Master Plan progress as well as the Land Use Code update.
- Human Resources
    - Job postings for administrative clerk, front desk and recreation assistants at the new Community Center have closed. Staff is conducting interviews and pre-employment checks on candidates.
    - The Town advertises open positions here: https://www.governmentjobs.com/careers/townofmead
      The Town's full-time openings include Community Service Officer.

Community Development

- There is a substantial project underway to complete a comprehensive Land Use Code Amendment. The purpose of this endeavor is to address changes to State laws, modernize the development codes, and streamline the development processes. Staff and the consultant team, Community Planning Strategies, will provide regular updates on the progress and the next steps throughout the summer and autumn of 2025.
- Community Development is heading up an effort to revise the Parks, Open Space and Trails Master Plan. The goal of this plan is to develop a master plan for the future of parks, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there will be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. An open house was held on June 16th to gather resident input.
- Staff are currently reviewing a variety of software packages designed to streamline development applications and create a more seamless, efficient development review process. Implementation is targeted for 2026.
- Staff will soon be bringing a Housing Needs Assessment to the Board of Trustee for consideration, as required by new legislation passed last year by the State of Colorado.

Public Works and Engineering

- Gold Star Monument – irrigation, concrete, and electrical installation is underway.
- Staff met with the architect selected for the Police facility design to finalize the scope, and preparation of the contract documents is underway for Board consideration on July 14th.
- Staff is preparing an RFP for new custodial services for all Town facilities to include the new Community Center and additional security requirements at Police.

Community Engagement

- The annual Independence Day Bike Parade is on July 4th from 10 a.m. to noon at Mead Town Park. Residents are invited to decorate their bikes or scooters and join in the parade.
- Registration is now open for fall youth sports and programs. This season's sports offerings include volleyball and flag football, while youth programs feature Crafty Critters and Summit Singers.
- Community Engagement is in the process of implementing Orlo, a social media management platform that streamlines the Town and Police Department's online presence. This tool brings all social media pages into one centralized dashboard, making it easier to manage posts, respond to inquiries, and track detailed analytics. Previously, each platform was handled separately; however, Orlo enables faster and more efficient content scheduling and oversight.
- Staff are currently training on the new Community Center facility and recreation software in preparation for the facility's opening this fall.
- Community Engagement is hosting the second Business Task Force Meeting on July 1st at 4 p.m. at the Merc, 4340 Hwy 66. Local businesses are invited to attend for networking and to discuss key business topics and concerns.
- Community Engagement was notified that the Town did not receive the grant for an EV-accessible van to support recreation programs. Funding through the CAMP Grant was limited, and the program received a high volume of proposals. One of the main reasons we weren't selected is that Mead doesn't meet the state's criteria for being a community that's considered underserved or heavily impacted by economic challenges.

Police Department

- Several applications are being reviewed for the CSO position.
- Officer Sedgewick is progressing through field training and expected to finish up next month.
- The school resource officers are assisting with vacation coverage over the summer.
- Chief Newbanks is working on the Hazard Mitigation process with other Weld County partners.
- Many municipalities are experiencing demonstrations and protests. None have been reported in Mead to date.
- The June Mid-Monthly Report is attached.

Mead Police Department

June Mid-Monthly Activity - 2025

CALLS FOR SERVICE (Days 1 – 15): 311

TRAFFIC STOPS: 48

CRASHES: 18 (14 on I-25)

WARNINGS: 43

CITATIONS: 13

REPORTS: 23

ARRESTS: 5

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Kidnapping	[redacted] HUNTERS RIDGE DR	25ML00317	06/01/2025
Follow Up	WCR 5 / HIGHWAY 66	25ML00318	06/01/2025
Assault	[redacted] WESTVIEW DR	25ML00320	06/03/2025
Traffic Accident with Inj.	[redacted] PACIFIC CIR	25ML00321	06/04/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / INTERSTATE 25 EXIT 243 RAMP S	25ML00322	06/05/2025
Harass	[redacted] JERSEY DR	25ML00323	06/05/2025
Suspicious	BRANDING IRON WAY / MUSTANG DR	25ML00326	06/07/2025
Traffic Accident	MM 247 I 25 NB	25ML00327	06/07/2025
Assault	[redacted] SCHUMAN PL	25ML00328	06/07/2025
Traffic Accident	HIGHWAY 66 / WCR 5	25ML00329	06/07/2025
Code Violation	WCR 7 / BRANDING IRON WAY	25ML00330	06/09/2025
Theft	WCR 38 / INTERSTATE 25 SB	25ML00331	06/09/2025
Follow Up	[redacted] MAIN ST	25ML00332	06/09/2025
Traffic Accident	INTERSTATE 25 EXIT 243 RAMP N / HIGHWAY 66	25ML00333	06/09/2025
Harass	[redacted] MCKAY DR	25ML00334	06/10/2025
Traffic Accident	HIGHWAY 66 / INTERSTATE 25 RAMP N	25ML00335	06/10/2025

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Meet	HIGHWAY 66 / INTERSTATE 25 SB	25ML00336	06/11/2025
Harass	[redacted] SANFORD ST	25ML00337	06/13/2025
Traffic Accident with Inj.	MM 246 I 25 NB	25ML00338	06/13/2025
Traffic Stop	HIGHWAY 66 / WCR 11	25ML00339	06/13/2025
Mental Health Crisis	[redacted] LIMESTONE AVE	25ML00340	06/14/2025
Assault	[redacted] WESTVIEW DR	25ML00341	06/15/2025
Traffic Accident	WCR 38 / INTERSTATE 25 NB	25ML00342	06/15/2025

PROCLAMATION
Parks and Recreation Month
July 2025

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

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

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

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

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

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

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

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

NOW THEREFORE, I, Colleen Whitlow, Mayor, of the Town of Mead do herby 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 30th day of June 2025

_____
Colleen G. Whitlow
Mayor

Board of Trustees Meeting

441 3rd Street, Mead

June 9, 2025

Minutes

5:30 p.m.
Work Session: Mead Police Department Tour

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 06:02 PM, there being present the following members to wit:

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

Those absent:
Vacant Board Member

Also present: Town Manager Helen Migchelbrink; Deputy Town Attorney Kathie Guckenberger; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Community Development Director Jason Bradford; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for victims of motor vehicle accidents.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Trustee Hagen requested that Item 10.d. Resolution No. 36-R-2025 be removed from the Consent Agenda.

Trustee Schranz motioned to Approve the Amended Agenda. Trustee Adams seconded the

motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Crane, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None
Passed

5. Trustee Appointment

Administrative Services Director Mary Strutt presented Resolution No. 35-R-2025 which was prepared at the direction of the Board of Trustees.

a. **Resolution No. 35-R-2025** - A Resolution of the Town of Mead, Colorado, Appointing Chris Cartwright to the Vacant Board of Trustees Position

Trustee Adams motioned to Approve **Resolution No. 35-R-2025** - A Resolution of the Town of Mead, Colorado, Appointing Chris Cartwright to the Vacant Board of Trustees Position. Mayor Pro Tem Harris seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Schranz
Nays: Trustee Crane, Trustee Hagen
Abstaining: None
Passed

b. Swear In Appointed Trustee

Town Clerk Mary Strutt administered the Oath of Office to Chris Cartwright.

Trustee Cartwright was seated for the meeting.

6. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed construction and alternate routes; the closure of Adams has been postponed a week until WCR 34 is reopened; Dominos Pizza received a tenant finish building permit at Mead Towne Center; budget revenue update: property tax as anticipated, sales tax and building permits low. The Trustees discussed the short stop light cycle on WCR 7 at Hwy 66.

7. Informational Items

a. Police Update

Mead Police Sergeant Cory Ellis spoke about his work with Internet Crimes Against Children (ICAC) task force. He also discussed his participation on the Longmont SWAT team. The partnership allows for SWAT response in Mead if needed.

b. I-25 Branding & Monumentation

Town Engineer / Public Works Director Erika Rasmussen presented the staff report regarding branding of I-25 with landscape and monumentation.

Roger Sherman, BHA Design, presented his team's experience in working on entryways to multiple municipalities.

8. Proclamations

a. Flag Day June 14, 2025 & Flag Week June 8–14, 2025

Trustee Hagen motioned to Authorize Mayor Whitlow to sign the Proclamation for Flag Day June 14, 2025 & Flag Week June 8–14, 2025. Trustee Adams 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

9. Public Comment:

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

Resident Don Smith discussed Item 10.d. Mead's proposed contribution to concrete roundabouts.

10. 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 May 27, 2025

b. May 2025 Aging Report

c. Check Register June 9, 2025

e. **Resolution No. 37-R-2025** - A Resolution of the Town of Mead, Colorado, Approving an Agreement for Professional Services with B H A Design, Inc. for Landscape Architecture Services (RFP No. 2025-004)

f. **Resolution No. 38-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a Construction Agreement with Schlosser Signs, Inc. for the Wayfinding Signage Phase II Project (RFP No. 2025-001)

g. **Resolution No. 39-R-2025** - A Resolution of the Town of Mead, Colorado, Approving the Purchase of a Tractor and Mower from Wickham Tractor Co. for the Town of Mead Public Works Department

Trustee Schranz motioned to Approve the **Consent Agenda (without item d.)** Mayor Pro Tem Harris 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

d. **Resolution No. 36-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a First Amendment to the Intergovernmental Agreement with Weld County for the Construction of High Plains Boulevard (A.K.A. – Weld County Road 9.5) Between Weld County Road 32 and Weld County Road 36

The Board discussed the cost of concrete vs pavement for roundabouts; the amount of traffic; longevity and durability; and the use of concrete vs pavement in other municipalities.
Trustee Schranz motioned to Approve **Resolution No. 36-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a First Amendment to the Intergovernmental Agreement with Weld County for the Construction of High Plains Boulevard (A.K.A. – Weld County Road 9.5) Between Weld County Road 32 and Weld County Road 36. Trustee Adams seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Schranz.
Nays: Trustee Crane, Trustee Hagen
Abstaining: None
Passed

11. Public Comment:

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

Resident Don Smith commented about the concrete roundabouts decision, Coffee with Mayor and recent small business meeting.

Mayor Pro Tem Harris expressed her support of staff when considering Resolution No. 36-R-2025.

12. Elected Official Reports

a. Town Trustees

The Trustees had no further comments at this time.

b. Mayor Whitlow

i. DRCOG Awards Celebration

Mayor Whitlow presented information regarding the DRCOG Annual Awards celebration scheduled for August 28, 2025.

ii. DRCOG Call for Letters of Interest 2026-2027

Mayor Whitlow presented a letter written to Weld County in support of adding Hwy 66 improvements to the DRCOG call for projects.

Mayor Pro Tem Harris motioned to Authorize Mayor Whitlow to sign the Letter of Interest for DRCOG 2026-2027 on behalf of the Board of Trustees. Trustee Schranz 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

Mayor Whitlow discussed the Board Meet, Greet & Eat scheduled for 6/10 at North Creek Park, High Plains Blvd luncheon scheduled for June 12 and Mead in Motion open house 6/16.

13. 2026 Budget

a. 2026 Budget Calendar

Administrative Services Director Mary Strutt presented the proposed 2026 Budget Schedule. Staff will begin budget presentations during the regular Board of Trustees meetings.

14. Adjournment

Trustee Schranz motioned to Adjourn the Regular Meeting of the Board of Trustees. Trustee Cartwright 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 07:12 PM on Monday, June 9, 2025.

_____

Colleen G. Whitlow, Mayor

ATTEST:

_____

Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD
COMBINED CASH INVESTMENT
MAY 31, 2025

COMBINED CASH ACCOUNTS

99-01-1001	SOUTHSTATE BANK - CHECKING	4,027,530.69
99-01-1002	TBK BANK - OFFICE CHECK	47,171.86
99-01-1003	TBK BANK - MONEY MARKET	147,267.37
99-01-1005	TBK BANK - FLEX DEBIT CARDS	43,310.18
99-01-1011	XPRESS DEPOSIT ACCOUNT	102,016.96
99-01-1023	COLOTRUST PLUS	12,410,567.90
99-01-1024	COLOTRUST PRIME	11,399.44
99-01-1025	CSIP	5,803,484.03
99-01-1026	CSAFE	12,817,766.66
99-01-1030	COLOTRUST--TRANSPORTATION PROJ	5,013,635.92
99-01-1075	UTILITY CASH CLEARING	48.00
99-01-1077	COURT CASH CLEARING	(1,634.50)
99-01-1078	BUSINESS LICENSE CASH CLEARING	(60.00)
	TOTAL COMBINED CASH	40,422,504.51
99-02-2000	A/P - MISCELLANEOUS	(90.07)
99-01-0100	CASHALLOCATED TO OTHER FUNDS	(40,422,414.44)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	9,734,810.50
4	ALLOCATION TO STREET IMPROVEMENT FUND	2,114,559.47
5	ALLOCATION TO CONSERVATION TRUST FUND	191,254.46
6	ALLOCATION TO SEWER FUND	1,827,668.41
8	ALLOCATION TO POLICE FUND	43,001.58
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	3,935,923.07
14	ALLOCATION TO TRANSPORTATION FUND	9,621,138.96
18	ALLOCATION TO PARKS & OPEN SPACE	636,918.13
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	4,567,931.21
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	7,734,797.73
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	11,281.17
31	ALLOCATION TO HIGHWAY 66 & I-25 GENERAL IMPR	3,129.75
	TOTAL ALLOCATIONS TO OTHER FUNDS	40,422,414.44
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	(40,422,414.44)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

GENERAL FUND

	ASSETS			
01-01-0100	COMBINED CASH		9,734,810.50	
01-01-1007	CASH DRAWER - TOWN HALL		500.00	
01-01-1008	CASH DRAWER - POLICE		100.00	
01-01-1240	TREE TRIMMING COSTS RECEIVABLE		158.45	
01-01-1250	PROPERTY TAXES RECEIVABLE		2,397,715.72	
01-01-1300	A/R - BILLED ACCOUNTS		153,650.22	
01-01-1301	A/R - GENERAL		687,416.33	
01-01-1302	PREPAID EXPENSE		68,462.37	
01-01-1303	PREPAID EXPENSES--PITNEY BOWES		1,395.52	
01-01-1304	PREPAID EXP--WELD CLK & RECORD		655.00	
01-01-1307	24HOUR FLEX DEPOSIT		1,500.00	
01-01-1310	A/R OTHER		197,626.62	
	TOTAL ASSETS			13,243,990.73
	LIABILITIES AND EQUITY			
	LIABILITIES			
01-02-2000	ACCOUNTS PAYABLE		141,313.81	
01-02-2302	FLEXPLAN PAYABLE		3,102.20	
01-02-2306	RESTITUTION PAYABLE		359.64	
01-02-2308	DEPOSITS PAYABLE		33,086.70	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE		(9,061.72)	
01-02-2312	WORKERS COMP INSURANCE PAYABLE		(6,797.72)	
01-02-2401	SOCIAL SECURITY TAX PAYABLE		(16.53)	
01-02-2402	MEDICARE TAX PAYABLE		(3.88)	
01-02-2403	STATE WITHHOLDING TAX PAYABLE		10,403.26	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		1,133.01	
01-02-2410	ACCRUED PAYROLL & BENEFITS		19,069.93	
01-02-2600	WARRANTY FUNDS		1,812,096.07	
01-02-2610	DEVELOPER DEPOSITS		259,500.00	
01-02-2615	DEVELOPER LIABILITIES		131,075.65	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX		2,397,715.72	
	TOTAL LIABILITIES			4,792,976.14
	FUND EQUITY			
01-02-3001	FUND BALANCE		7,087,758.85	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,363,255.74		
	BALANCE - CURRENT DATE		1,363,255.74	
	TOTAL FUND EQUITY			8,451,014.59
	TOTAL LIABILITIES AND EQUITY			13,243,990.73

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
01-10-4000	PROPERTY TAX	1,091,278.38	2,495,041.74	1,022,767.59	1,676,562.81	2,397,000	69.9
01-10-4010	SALES TAX	1,619,660.48	1,571,856.39	416,929.95	1,547,826.41	4,058,917	38.1
01-10-4012	LODGING TAX	172.00	348.00	84.00	5,099.84	2,500	204.0
01-10-4015	ROAD & BRIDGE TAX	34,482.00	.00	.00	.00	0	.0
01-10-4020	SPECIFIC OWNERSHIP TAX	32,261.83	45,105.10	10,052.51	49,628.85	99,000	50.1
01-10-4030	BUILDING PERMIT USE TAX	198,757.44	253,725.38	56,415.50	204,304.53	395,698	51.6
01-10-4040	CIGARETTE TAX	3,978.57	3,779.49	724.64	3,598.94	14,300	25.2
01-10-4050	MURA REVENUE SHARING	.00	.00	.00	25.42	206,265	.0
01-10-4070	FEDERAL MINERAL LEASE	.00	.00	.00	.00	27,000	.0
01-10-4071	STATE SEVERANCE TAXES	.00	.00	.00	.00	135,000	.0
	TOTAL TAXES	2,980,590.70	4,369,856.10	1,506,974.19	3,487,046.80	7,335,680	47.5
	FEES AND PERMITS						
01-11-4100	BUILDING PERMIT FEES	224,275.07	253,208.44	54,977.16	228,730.59	480,493	47.6
01-11-4102	OTHER PERMITS	9,342.50	5,413.19	1,780.00	76,785.81	10,000	767.9
01-11-4103	CONVENIENCE FEE	11,788.85	17,546.16	2,935.68	14,966.15	44,000	34.0
01-11-4110	BUILDING PERMIT - ADMIN. FEES	24,150.00	22,350.00	4,650.00	18,777.88	42,300	44.4
01-11-4111	PASSPORT FEES	3,565.00	2,340.00	720.00	3,820.00	5,000	76.4
01-11-4112	TOWN HALL/PARK FEES	405.00	1,030.00	50.00	862.50	1,500	57.5
01-11-4115	SHOPPING BAG FEES	.00	.00	.00	455.10	700	65.0
01-11-4116	EV CHARGING FEE REVENUE	.00	.00	45.26	242.01	0	.0
01-11-4120	FRANCHISE FEES	150,301.28	119,403.20	18,553.43	143,505.92	300,000	47.8
01-11-4130	DEVELOPER APPLICATION FEES	5,596.29	7,458.80	2,272.23	8,265.72	25,000	33.1
01-11-4140	ROYALTIES	119,430.22	55,446.50	8,733.40	41,424.42	150,000	27.6
	TOTAL FEES AND PERMITS	548,854.21	484,196.29	94,717.16	537,836.10	1,058,993	50.8
	LICENSES						
01-12-4200	BUSINESS/SALES TAX LICENSE	7,095.00	7,505.81	960.00	5,319.19	15,000	35.5
01-12-4210	LIQUOR LICENSE	728.75	2,476.25	.00	401.25	4,500	8.9
01-12-4220	PET LICENSES	300.00	330.00	15.00	135.00	600	22.5
	TOTAL LICENSES	8,123.75	10,312.06	975.00	5,855.44	20,100	29.1

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	CHARGES FOR SERVICES						
01-13-4304	IGA--SCHOOL RESOURCE OFFICERS	.00	.00	.00	.00	189,328	.0
01-13-4305	SCHOOL GUARD REIMBURSEMENT	6,842.50	9,383.36	2,339.89	7,718.60	20,000	38.6
01-13-4310	NEW DEVELOPMENT CHARGES	169,035.51	145,453.88	88,295.38	146,441.88	250,000	58.6
01-13-4360	SALES OF MERCHANDISE	20.00	80.00	443.16	3,341.53	4,000	83.5
01-13-4624	SENIOR EVENT FEES	90.00	60.00	.00	.00	0	.0
01-13-4625	RECREATION REGISTRATION FEES	30,462.00	34,890.00	5,083.84	35,850.47	63,500	56.5
01-13-4626	SUMMER REC FIELD TRIPS/REGISTR	85.00	.00	.00	.00	0	.0
	TOTAL CHARGES FOR SERVICES	206,535.01	189,867.24	96,162.27	193,352.48	526,828	36.7
	FINES AND FORFEITS						
01-14-4420	COURT FINES	17,195.29	24,348.10	4,835.00	26,910.50	59,400	45.3
01-14-4422	COURT COSTS	5,109.71	9,625.00	1,600.00	8,092.00	18,750	43.2
01-14-4423	POLICE REPORTS	923.00	1,772.25	7.50	794.75	2,640	30.1
01-14-4620	MISC. POLICE INCOME	487.07	309.00	125.00	3,164.00	1,000	316.4
	TOTAL FINES AND FORFEITS	23,715.07	36,054.35	6,567.50	38,961.25	81,790	47.6
	GRANTS & ECONOMIC DEVELOPMENT						
01-15-4513	DOLA GRANT--LAND USE CODE	.00	.00	19,714.70	21,261.29	100,000	21.3
01-15-4516	GRANT - UNITED WAY	2,500.00	1,000.00	.00	.00	2,500	.0
01-15-4519	GRANT--MAIN STREET GRANTS	.00	.00	.00	.00	100,000	.0
01-15-4526	POLICE GRANTS	6,514.45	4,091.18	4,000.00	4,000.00	150,000	2.7
01-15-4530	CAMP GRANT--SR VAN	.00	.00	.00	.00	162,450	.0
	TOTAL GRANTS & ECONOMIC DEVELOPME	9,014.45	5,091.18	23,714.70	25,261.29	514,950	4.9
	MISCELLANEOUS						
01-18-4619	INTEREST & DIVIDEND INCOME	251,043.10	222,646.31	32,433.14	154,174.54	508,250	30.3
01-18-4620	MISC. INCOME	22,841.77	22,351.29	112.81	9,476.81	57,606	16.5
01-18-4622	DONATIONS/FUNDRAISING	250.68	600.00	66.00	4,166.00	5,000	83.3
01-18-4623	SALE OF ASSETS	.00	.00	.00	.00	15,000	.0
01-18-4625	METRO DISTRICT PAYMENTS	57,503.77	23,450.60	.00	34,229.17	110,000	31.1
01-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	238,868	.0
01-18-4628	CASH OVER/(SHORT)	.00	.00	.00	.00	1,000	.0
01-18-4648	DELINQUENT INTEREST EARNED	864.22	25.65	15.72	53.25	0	.0
	TOTAL MISCELLANEOUS	332,503.54	269,073.85	32,627.67	202,099.77	935,724	21.6
	TOTAL FUND REVENUE	4,109,336.73	5,364,451.07	1,761,738.49	4,490,413.13	10,474,065	42.9

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
01-40-5001	SALARIES & WAGES	155,949.12	175,188.55	37,040.91	183,280.77	466,215	39.3
01-40-5002	OVERTIME	.00	.00	.00	49.07	500	9.8
01-40-5050	CLEANING	2,710.16	3,577.40	.00	.00	0	.0
01-40-5055	OVERTIME	529.92	411.35	.00	.00	0	.0
01-40-5060	PAYROLL TAXES	11,858.90	13,795.24	2,909.46	14,353.89	41,678	34.4
01-40-5062	TUITION REIMBURSEMENT	.00	.00	.00	.00	6,000	.0
01-40-5063	TRAINING	.00	.00	.00	682.29	20,000	3.4
01-40-5065	WORKERS COMP	1,386.90	2,282.82	299.77	1,476.61	4,986	29.6
01-40-5066	HEALTH INSURANCE	18,770.69	19,564.46	4,626.73	21,598.38	57,317	37.7
01-40-5067	MEDICAL SAVINGS PLAN	11,560.04	11,870.12	1,847.94	11,999.74	31,779	37.8
01-40-5068	MEDICAL SAVINGS	1,340.40	1,665.40	.00	.00	0	.0
01-40-5070	DEFERRED COMP/RETIREMENT	.00	.00	925.62	2,713.70	0	.0
01-40-5075	EMPLOYMENT/RECRUITMENT EXPENSE	.00	634.26	.00	.00	0	.0
01-40-5200	OFFICE SUPPLIES	2,509.52	2,553.17	.00	.00	0	.0
01-40-5201	COMPUTER/TECHNOLOGY	9,400.00	19,597.51	.00	.00	0	.0
01-40-5202	PRINTING EXPENSE	106.84	.00	.00	.00	0	.0
01-40-5203	UNIFORMS	121.50	539.17	.00	.00	0	.0
01-40-5205	POSTAGE	3,025.39	2,709.75	.00	.00	0	.0
01-40-5210	OPERATING SUPPLIES	2,781.37	2,367.42	.00	.00	0	.0
01-40-5212	FURNISHINGS	641.42	4,320.28	.00	.00	0	.0
01-40-5215	REPAIRS & MAINT	3,177.65	16,914.29	.00	.00	0	.0
01-40-5216	FLEET R&M	41.98	3,297.67	.00	.00	0	.0
01-40-5253	GAS & OIL	231.11	37.90	.00	.00	0	.0
01-40-5300	TELEPHONE	2,715.61	3,063.89	.00	.00	0	.0
01-40-5305	UTILITIES	3,382.19	3,957.13	.00	.00	0	.0
01-40-5310	TRASH REMOVAL	392.45	399.61	.00	.00	0	.0
01-40-5315	COPIER EXPENSES	2,326.58	2,212.85	.00	.00	0	.0
01-40-5320	PROPERTY & LIABILITY INSURANCE	2,987.41	4,227.84	.00	.00	0	.0
01-40-5325	INTERNET/WEBSITE EXPENSE	7,268.80	18,192.85	.00	.00	0	.0
01-40-5330	TRAINING	2,833.99	1,804.11	.00	.00	0	.0
01-40-5331	DUES AND SUBSCRIPTIONS	11,850.71	25,991.36	.00	.00	0	.0
01-40-5332	TUITION REIMBURSEMENT	.00	3,000.00	.00	.00	0	.0
01-40-5353	WATER ASSESSMENTS	1,113.50	1,113.50	.00	.00	0	.0
01-40-5399	OTHER PROFESSIONAL SERVICES	4,291.00	8,607.80	.00	.00	0	.0
01-40-5400	LEGAL FEES	81,438.58	95,356.65	.00	.00	0	.0
01-40-5401	CONSULTING FEES	80,379.77	57,918.81	.00	.00	0	.0
01-40-5416	PASSPORT EXPENSES	39.98	.00	.00	.00	0	.0
01-40-5425	COUNTY TREASURER'S FEE	10,894.67	25,115.10	.00	.00	0	.0
01-40-5560	CAPITAL OUTLAY--COMPUTERS	16,290.13	24,850.00	.00	.00	0	.0
01-40-5700	MISC. EXPENSE	1,789.58	1,443.18	.00	.00	0	.0
01-40-5701	BANK FEES	5,465.59	17,867.27	.00	.00	0	.0
01-40-5705	MILEAGE	4,436.01	3,185.92	.00	.00	0	.0
01-40-6101	LEGAL FEES	.00	.00	.00	68,670.33	286,000	24.0
01-40-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	4,525.00	45,000	10.1
01-40-6105	AUDIT FEES	.00	.00	.00	.00	17,000	.0
01-40-6109	CONSULTING FEES	.00	.00	1,418.00	36,984.55	220,000	16.8
01-40-6110	TELEPHONE	.00	.00	495.81	2,565.72	8,212	31.2
01-40-6111	UTILITIES	.00	.00	848.68	4,837.80	11,000	44.0
01-40-6113	TRASH REMOVAL	.00	.00	(52.23)	213.83	10,500	2.0
01-40-6121	PRINTING EXPENSE	.00	.00	.00	.00	2,500	.0
01-40-6124	WATER ASSESSMENTS	.00	.00	513.50	1,213.50	1,400	86.7
01-40-6126	COPIER EXPENSES	.00	.00	349.25	2,068.79	0	.0

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-40-6199	OTHER PROFESSIONAL SERVICES	.00	.00	752.85	5,400.84	22,000	24.6
01-40-6210	EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	755.19	10,000	7.6
01-40-6301	PROPERTY & LIABILITY INS	.00	.00	.00	2,168.46	13,400	16.2
01-40-6311	INTERNET/WEBSITE SERVICES	.00	.00	904.60	8,863.95	25,000	35.5
01-40-6314	COUNTY TREASURER'S FEES	.00	.00	10,197.34	16,735.69	32,000	52.3
01-40-6316	BANK FEES	.00	.00	3,770.52	16,068.06	42,000	38.3
01-40-6511	POSTAGE	.00	.00	164.97	2,535.90	10,000	25.4
01-40-6512	MILEAGE	.00	.00	732.88	3,151.13	15,400	20.5
01-40-6610	DUES & SUBSCRIPTIONS	.00	.00	6.99	47,625.52	40,000	119.1
01-40-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	760.40	2,936.75	30,000	9.8
01-40-6805	REPAIR & MTNCE--FLEET	.00	.00	.00	54.77	5,000	1.1
01-40-6823	CLEANING SERVICES	.00	.00	.00	2,204.40	11,000	20.0
01-40-6839	RENTAL SPACE EXPENSES	.00	.00	100.00	410.00	0	.0
01-40-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	532.64	10,000	5.3
01-40-7010	OFFICE SUPPLIES	.00	.00	98.52	3,326.91	7,500	44.4
01-40-7020	OPERATING SUPPLIES	.00	.00	633.59	1,265.37	8,000	15.8
01-40-7025	BANNERS & SIGNAGE	.00	.00	.00	103.79	0	.0
01-40-7051	UNIFORMS	.00	.00	423.42	423.42	1,500	28.2
01-40-7101	GAS & OIL	.00	.00	.00	57.42	1,000	5.7
01-40-7122	PASSPORT EXPENSES	.00	.00	.00	162.56	500	32.5
01-40-7550	FURNISHINGS	.00	.00	.00	.00	15,000	.0
01-40-7999	OTHER COMMODITIES	.00	.00	366.54	2,164.09	0	.0
01-40-8531	CAPITAL OUTLAY--COMPUTERS	.00	.00	.00	.00	25,000	.0
01-40-9110	CONTINGENCY	.00	.00	.00	.00	25,000	.0
	TOTAL ADMINISTRATION	466,039.46	579,634.63	70,136.06	474,180.83	1,579,387	30.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	BOARD OF TRUSTEES						
01-41-5001	SALARIES & WAGES	8,210.63	8,499.68	6,985.94	24,649.97	22,115	111.5
01-41-5030	MAYOR AND BOARD SALARIES	22,000.00	17,600.00	.00	5,200.00	52,800	9.9
01-41-5060	PAYROLL TAXES	2,292.47	1,980.44	529.90	2,265.02	5,970	37.9
01-41-5063	TRAINING	.00	.00	30.00	7,902.47	15,000	52.7
01-41-5065	WORKERS COMP	18.23	20.36	5.29	23.24	69	33.7
01-41-5066	HEALTH INSURANCE	928.64	914.43	216.70	1,016.87	2,449	41.5
01-41-5067	MEDICAL SAVINGS PLAN	410.51	425.00	6.24	204.53	75	272.7
01-41-5068	MEDICAL SAVINGS	31.20	28.08	.00	.00	0	.0
01-41-5070	DEFERRED COMPENSATION	.00	.00	89.30	267.90	1,105	24.2
01-41-5210	OPERATING SUPPLIES	721.80	239.76	.00	.00	0	.0
01-41-5212	FURNISHINGS	.00	132.07	.00	.00	0	.0
01-41-5320	PROPERTY & LIABILITY INSURANCE	880.84	2,113.91	.00	.00	0	.0
01-41-5330	TRAINING	3,947.73	4,561.40	.00	.00	0	.0
01-41-5331	DUES & SUBSCRIPTIONS	438.46	2,446.14	.00	.00	0	.0
01-41-5340	PUBLISHED NOTICES	559.36	643.21	.00	.00	0	.0
01-41-5341	ORDINANCE CODIFICATION	1,065.00	2,845.83	.00	.00	0	.0
01-41-5347	COMMUNITY CONTRIBUTIONS	10,700.00	10,800.00	.00	.00	0	.0
01-41-5399	OTHER PROFESSIONAL SERVICES	3,400.00	9,428.74	.00	.00	0	.0
01-41-5430	RECORDING FEES	.00	7.25	.00	.00	0	.0
01-41-5700	MISC. EXPENSE	1,025.37	2,091.09	.00	.00	0	.0
01-41-5841	BOARD OUTREACH ACTIVITIES	4,562.53	2,952.93	.00	.00	0	.0
01-41-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	5,000	.0
01-41-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	375.00	22,000	1.7
01-41-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-41-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	2,168.46	6,660	32.6
01-41-6312	PUBLISHED NOTICES	.00	.00	.00	163.21	2,800	5.8
01-41-6313	ORDINANCE CODIFICATION	.00	.00	.00	5,423.25	7,500	72.3
01-41-6315	RECORDING FEES	.00	.00	48.00	50.00	2,000	2.5
01-41-6523	ELECTIONS	.00	.00	.00	274.40	25,000	1.1
01-41-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	10,909.00	4,000	272.7
01-41-6824	BOARD OUTREACH ACTIVITIES	.00	.00	2,154.76	5,214.75	35,000	14.9
01-41-6895	CONTRIBUTIONS TO COMMUNITY	.00	.00	.00	10,000.00	24,000	41.7
01-41-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	1,947.24	10,000	19.5
01-41-7020	OPERATING SUPPLIES	.00	.00	.00	287.29	2,000	14.4
01-41-7550	FURNISHINGS	.00	.00	.00	.00	10,000	.0
01-41-7999	OTHER COMMODITIES	.00	.00	1,631.57	4,961.62	0	.0
	TOTAL BOARD OF TRUSTEES	61,192.77	67,730.32	11,697.70	83,304.22	256,043	32.5

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	POLICE						
01-42-5001	SALARIES & WAGES	583,281.73	628,521.02	145,946.64	708,913.13	1,744,266	40.6
01-42-5002	OVERTIME	.00	.00	415.37	4,314.19	25,000	17.3
01-42-5022	POLICE	.00	207.87	.00	.00	0	.0
01-42-5050	CLEANING	3,318.32	4,380.15	.00	.00	0	.0
01-42-5055	OVERTIME	5,693.72	5,419.91	.00	.00	0	.0
01-42-5060	PAYROLL TAXES	14,396.06	15,248.25	3,728.71	17,504.60	59,607	29.4
01-42-5061	WELLNESS PROGRAM	.00	.00	.00	.00	3,500	.0
01-42-5062	TUITION REIMBURSEMENT	.00	.00	.00	.00	9,000	.0
01-42-5063	TRAINING	.00	.00	60.00	25,006.07	89,000	28.1
01-42-5065	WORKERS COMP	17,907.65	21,983.52	4,706.81	23,208.51	67,737	34.3
01-42-5066	HEALTH INSURANCE	81,053.25	81,402.55	20,909.00	92,414.25	243,311	38.0
01-42-5067	MEDICAL SAVINGS PLAN	1,905.78	2,251.90	424.18	2,784.16	5,880	47.4
01-42-5068	MEDICAL SAVINGS	1,121.50	1,391.04	.00	.00	0	.0
01-42-5069	FPPA RETIREMENT	46,935.91	54,294.36	12,905.85	62,644.37	152,162	41.2
01-42-5070	DEFERRED COMPENSATION	.00	.00	718.72	2,156.16	0	.0
01-42-5071	FPPA DEATH & DISABILITY	16,798.15	19,546.04	4,670.64	22,671.17	54,781	41.4
01-42-5075	EMPLOYMENT/RECRUITMENT EXPENSE	1,237.40	1,340.62	.00	.00	0	.0
01-42-5200	OFFICE SUPPLIES	574.87	1,202.83	.00	.00	0	.0
01-42-5201	COMPUTER / TECHNOLOGY	7,971.65	13,878.57	.00	.00	0	.0
01-42-5210	OPERATING SUPPLIES	8,405.12	2,192.49	.00	.00	0	.0
01-42-5215	REPAIR & MAINTENANCE	1,669.90	4,804.06	.00	.00	0	.0
01-42-5216	FLEET R&M	7,491.48	4,728.12	.00	.00	0	.0
01-42-5253	GAS & OIL	10,183.72	8,732.90	.00	.00	0	.0
01-42-5254	UNIFORMS & TOOLS	3,576.16	3,750.61	.00	.00	0	.0
01-42-5255	OPERATING EQUIPMENT	32,939.83	31,582.98	.00	.00	0	.0
01-42-5300	TELEPHONES	5,877.57	5,747.38	.00	.00	0	.0
01-42-5305	UTILITIES	6,402.27	7,693.20	.00	.00	0	.0
01-42-5310	TRASH REMOVAL	688.97	789.35	.00	.00	0	.0
01-42-5315	COPIER EXPENSE	912.59	675.93	.00	.00	0	.0
01-42-5320	GENERAL LIABILITY INSURANCE	16,575.65	52,847.95	.00	.00	0	.0
01-42-5325	INTERNET/WEBSITE EXPENSE	662.25	529.80	.00	.00	0	.0
01-42-5330	TRAINING	10,904.69	22,086.41	.00	.00	0	.0
01-42-5331	DUES & MEMBERSHIPS	7,777.18	10,680.44	.00	.00	0	.0
01-42-5332	TUITION REIMBURSEMENT	.00	845.00	.00	.00	0	.0
01-42-5343	CONTRACTUAL SERVICES	53,491.54	86,200.80	.00	.00	0	.0
01-42-5346	ANIMAL IMPOUND FEE	1,435.00	.00	.00	.00	0	.0
01-42-5349	WELLNESS PROGRAM	1,254.00	.00	.00	.00	0	.0
01-42-5350	LAB FEES	.00	16.00-	.00	.00	0	.0
01-42-5399	OTHER PROFESSIONAL SERVICES	210.00	2,758.90	.00	.00	0	.0
01-42-5491	VEHICLE LEASE EXPENSES	.00	6,397.15	.00	.00	0	.0
01-42-5500	CAPITAL OUTLAY	41,546.40	8,000.00	.00	.00	0	.0
01-42-5700	MISC. EXPENSE	1,964.49	1,211.38	.00	.00	0	.0
01-42-6101	LEGAL FEES	.00	.00	.00	.00	15,000	.0
01-42-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.11	18,678.14	88,950	21.0
01-42-6110	TELEPHONE	.00	.00	1,617.27	6,524.45	15,895	41.1
01-42-6111	UTILITIES	.00	.00	983.96	6,731.43	18,000	37.4
01-42-6113	TRASH REMOVAL	.00	.00	.00	624.25	2,000	31.2
01-42-6114	PEST CONTROL	.00	.00	.00	.00	2,000	.0
01-42-6122	LAB FEES	.00	.00	.00	.00	500	.0
01-42-6126	COPIER EXPENSES	.00	.00	187.04	737.48	3,000	24.6
01-42-6199	OTHER PROFESSIONAL SERVICES	.00	.00	.00	542.55	8,000	6.8
01-42-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	2,443.84	5,000	48.9

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-42-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	33,545.83	0	.0
01-42-6302	GENERAL LIABILITY INSURANCE	.00	.00	1,557.28	26,467.11	166,490	15.9
01-42-6311	INTERNET/WEBSITE SERVICES	.00	.00	.00	594.75	2,000	29.7
01-42-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	15,724.28	3,900	403.2
01-42-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	1,216.08	2,156.82	6,000	36.0
01-42-6805	REPAIR & MTNCE--FLEET	.00	.00	546.94	5,011.67	16,000	31.3
01-42-6823	CLEANING SERVICES	.00	.00	.00	1,762.63	9,000	19.6
01-42-6824	PD OUTREACH/EVENTS	.00	.00	.00	.00	5,000	.0
01-42-6851	VEHICLE LEASE EXPENSES	.00	.00	(32.00)	13,315.69	77,674	17.1
01-42-6999	OTHER CONTRACTUAL SERVICES	.00	.00	1,440.00	81,147.24	235,500	34.5
01-42-7010	OFFICE SUPPLIES	.00	.00	.00	862.35	4,000	21.6
01-42-7020	OPERATING SUPPLIES	.00	.00	1,321.13	5,274.87	16,000	33.0
01-42-7051	UNIFORMS--CIVILIAN	.00	.00	40.00	435.40	800	54.4
01-42-7101	GAS & OIL	.00	.00	.00	5,717.21	30,000	19.1
01-42-7254	OPERATING EQUIPMENT	.00	.00	40.49	47,413.63	49,500	95.8
01-42-7305	UNIFORMS & TOOLS--SWORN	.00	.00	216.80	12,032.86	29,800	40.4
01-42-7999	OTHER COMMODITIES	.00	.00	(11.07)	290.63	0	.0
01-42-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	123,669	.0
01-42-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	10,000	.0
	TOTAL POLICE	996,164.80	1,113,307.48	203,609.95	1,249,651.72	3,397,922	36.8

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	COMMUNITY DEVELOPMENT						
01-43-5001	SALARIES & WAGES	110,817.01	138,077.10	24,296.03	120,569.91	368,543	32.7
01-43-5060	PAYROLL TAXES	8,406.20	10,214.25	1,795.95	8,959.67	34,135	26.3
01-43-5063	TRAINING	.00	.00	.00	3,419.63	6,000	57.0
01-43-5065	WORKERS COMP	114.76	578.66	29.46	145.75	1,587	9.2
01-43-5066	HEALTH INSURANCE	13,782.98	22,064.08	4,621.66	21,123.93	67,488	31.3
01-43-5067	MEDICAL SAVINGS PLAN	4,895.74	5,520.86	41.66	2,122.00	1,238	171.4
01-43-5068	MEDICAL SAVINGS	125.00	339.03	.00	.00	0	.0
01-43-5070	DEFERRED COMPENSATION	.00	.00	983.92	2,941.84	15,314	19.2
01-43-5075	EMPLOYMENT/RECRUITMENT EXPENSE	200.80	61.26	.00	.00	0	.0
01-43-5200	OFFICE SUPPLIES	478.15	108.45	.00	.00	0	.0
01-43-5201	COMPUTER / TECHNOLOGY	3,419.64	3,464.38	.00	.00	0	.0
01-43-5202	PRINTING EXPENSE	500.00	210.38	.00	.00	0	.0
01-43-5203	UNIFORMS	.00	497.57	.00	.00	0	.0
01-43-5216	REPAIRS & MAINT--FLEET	.00	121.94	.00	.00	0	.0
01-43-5253	GAS & OIL	.00	387.62	.00	.00	0	.0
01-43-5300	TELEPHONE	533.43	597.88	.00	.00	0	.0
01-43-5320	PROPERTY & LIABILITY INSURANCE	3,523.35	1,613.91	.00	.00	0	.0
01-43-5330	TRAINING	3,294.58	3,905.81	.00	.00	0	.0
01-43-5331	DUES & MEMBERSHIPS	145.00	160.00	.00	.00	0	.0
01-43-5410	CONSULTANTS	3,242.78	.00	.00	.00	0	.0
01-43-5411	ANNEXATIONS & REZONING EXPENSE	1,258.60	20.32	.00	.00	0	.0
01-43-5460	BUILDING INSPECTIONS	102,262.93	105,489.19	.00	.00	0	.0
01-43-5491	VEHICLE LEASE EXPENSES	.00	5,994.15	.00	.00	0	.0
01-43-5700	MISC.	714.06	321.97	.00	.00	0	.0
01-43-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	339.38	2,854.99	9,000	31.7
01-43-6107	ANNEXATION/ZONING EXPENSES	.00	.00	.00	69.96	15,000	.5
01-43-6109	CONSULTING FEES	.00	.00	16,268.00	55,697.39	225,000	24.8
01-43-6110	TELEPHONE	.00	.00	38.00	304.25	2,000	15.2
01-43-6121	PRINTING EXPENSE	.00	.00	.00	335.20	1,000	33.5
01-43-6124	WATER ASSESSMENTS	.00	.00	.00	72.00	0	.0
01-43-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-43-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	2,168.46	5,560	39.0
01-43-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	.00	1,200	.0
01-43-6805	REPAIR & MTNCE--FLEET	.00	.00	.00	.00	1,000	.0
01-43-6821	BUILDING INSPECTIONS	.00	.00	.00	58,811.27	264,271	22.3
01-43-6851	VEHICLE LEASE EXPENSES	.00	.00	.00	.00	14,386	.0
01-43-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	2,000	.0
01-43-7010	OFFICE SUPPLIES	.00	.00	.00	.00	800	.0
01-43-7051	UNIFORMS	.00	.00	.00	.00	1,250	.0
01-43-7101	GAS & OIL	.00	.00	.00	.00	1,000	.0
01-43-7999	OTHER COMMODITIES	.00	.00	.00	72.23	0	.0
	TOTAL COMMUNITY DEVELOPMENT	257,715.01	299,748.81	48,414.06	279,668.48	1,038,272	26.9

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	PARKS						
01-45-5001	SALARIES & WAGES	104,030.44	146,248.50	29,068.02	156,843.76	388,089	40.4
01-45-5002	OVERTIME	.00	.00	75.11	3,625.19	6,500	55.8
01-45-5055	OVERTIME	4,598.21	2,223.46	.00	.00	0	.0
01-45-5060	PAYROLL TAXES	8,267.50	11,223.24	2,188.01	12,138.36	36,869	32.9
01-45-5061	WELLNESS PROGRAM	.00	.00	.00	30.00	200	15.0
01-45-5063	TRAINING	.00	.00	.00	2,214.20	10,000	22.1
01-45-5065	WORKERS COMP	3,056.56	8,272.55	1,707.22	9,372.32	22,820	41.1
01-45-5066	HEALTH INSURANCE	13,931.79	21,758.97	5,563.94	28,387.51	82,162	34.6
01-45-5067	MEDICAL SAVINGS	3,400.88	5,063.96	145.82	583.29	2,075	28.1
01-45-5068	MEDICAL SAVINGS	309.30	637.06	.00	.00	0	.0
01-45-5070	DEFERRED COMPENSATION	.00	.00	1,457.17	8,054.11	19,319	41.7
01-45-5075	EMPLOYMENT/RECRUITMENT EXPENSE	61.46	.00	.00	.00	0	.0
01-45-5201	COMPUTER/TECHNOLOGY	.00	1,464.00	.00	.00	0	.0
01-45-5203	UNIFORMS	209.99	1,185.43	.00	.00	0	.0
01-45-5210	OPERATING SUPPLIES	2,357.00	325.84	.00	.00	0	.0
01-45-5215	REPAIRS & MAINTENANCE	2,620.28	12,850.62	.00	.00	0	.0
01-45-5216	FLEET R&M	2,238.30	676.85	.00	.00	0	.0
01-45-5253	GAS & OIL	2,667.64	6,542.78	.00	.00	0	.0
01-45-5254	TOOLS	.00	218.55	.00	.00	0	.0
01-45-5300	TELEPHONE	731.00	924.00	.00	.00	0	.0
01-45-5305	UTILITIES	3,030.30	5,427.19	.00	.00	0	.0
01-45-5310	TRASH REMOVAL	.00	1,065.50	.00	.00	0	.0
01-45-5320	PROPERTY & LIABILITY INSURANCE	4,404.18	10,569.59	.00	.00	0	.0
01-45-5330	TRAINING	1,038.00	1,698.56	.00	.00	0	.0
01-45-5348	PEST CONTROL	4,416.00	4,847.48	.00	.00	0	.0
01-45-5349	WELLNESS PROGRAM	75.00	60.00	.00	.00	0	.0
01-45-5363	WEED CONTROL	.00	6,300.00	.00	.00	0	.0
01-45-5369	EQUIPMENT RENTAL	22.95	.00	.00	.00	0	.0
01-45-5370	LANDSCAPING	1,066.40	4,508.00	.00	.00	0	.0
01-45-5371	TREE MAINTENANCE	1,290.00	.00	.00	.00	0	.0
01-45-5372	IRRIGATION SYSTEM	21,222.03	1,850.36	.00	.00	0	.0
01-45-5405	PARK ENGINEERING	.00	660.00	.00	.00	0	.0
01-45-5500	CAPITAL OUTLAY	.00	76,492.80	.00	.00	0	.0
01-45-5700	MISC. EXPENSE	.00	233.27	.00	.00	0	.0
01-45-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	210.00	1,083.04	1,500	72.2
01-45-6108	ENGINEERING FEES	.00	.00	.00	.00	8,500	.0
01-45-6110	TELEPHONE	.00	.00	231.00	1,002.00	3,084	32.5
01-45-6111	UTILITIES	.00	.00	176.45	7,676.74	52,000	14.8
01-45-6113	TRASH REMOVAL	.00	.00	.00	1,303.00	3,000	43.4
01-45-6114	PEST CONTROL	.00	.00	4,684.93	4,684.93	38,000	12.3
01-45-6132	LANDSCAPINGS	.00	.00	.00	85.31	60,000	.1
01-45-6133	TREE MAINTENANCE	.00	.00	.00	9,460.00	35,000	27.0
01-45-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	52.00	500	10.4
01-45-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	10,842.35	33,300	32.6
01-45-6405	EQUIPMENT RENTAL	.00	.00	.00	.00	1,000	.0
01-45-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	.00	2,520	.0
01-45-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	406.85	14,474.57	0	.0
01-45-6802	REPAIR & MAINTENANCE	.00	.00	.00	.00	40,000	.0
01-45-6805	REPAIR & MTNCE--FLEET	.00	.00	31.78	347.06	10,000	3.5
01-45-6806	REPAIR & MTNCE--IRRIGATION	.00	.00	746.67	746.67	0	.0
01-45-6835	WEED CONTROL	.00	.00	.00	.00	15,000	.0
01-45-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	2,500	.0

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-45-7020	OPERATING SUPPLIES	.00	.00	1,735.07	2,130.67	6,000	35.5
01-45-7051	UNIFORMS	.00	.00	545.35	1,860.54	2,500	74.4
01-45-7101	GAS & OIL	.00	.00	.00	5,387.39	15,000	35.9
01-45-7305	TOOLS	.00	.00	.00	1,357.85	6,000	22.6
01-45-8510	CAPITAL OUTLAY--OTHER EQUIP	.00	.00	39,598.86	74,453.06	0	.0
01-45-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	85,000	.0
	TOTAL PARKS	185,045.21	333,328.56	88,572.25	358,195.92	988,438	36.2
	COMMUNITY CENTER						
01-46-5002	OVERTIME	.00	.00	.00	.00	2,000	.0
01-46-5063	TRAINING	.00	.00	.00	964.42	6,000	16.1
01-46-6104	COMPUTER/TECHNOLOGY FEES	.00	.00	.00	.00	3,000	.0
01-46-6110	TELEPHONE	.00	.00	.00	.00	2,000	.0
01-46-6111	UTILITIES	.00	.00	.00	.00	10,000	.0
01-46-6113	TRASH REMOVAL	.00	.00	.00	.00	2,500	.0
01-46-6114	PEST CONTROL	.00	.00	.00	.00	2,500	.0
01-46-6121	PRINTING EXPENSE	.00	.00	.00	179.50	1,000	18.0
01-46-6135	RECREATION PROGRAMS	.00	.00	3,394.82	31,822.82	80,000	39.8
01-46-6199	OTHER PROFESSIONAL SERVICES	.00	.00	167.30	836.50	0	.0
01-46-6210	EMPLOYMENT/RECRUITMENT EXP	.00	.00	.00	159.44	1,500	10.6
01-46-6211	COMMUNITY DAY	.00	.00	15,343.50	19,868.50	60,000	33.1
01-46-6214	TOWN EVENTS	.00	.00	18.57	3,748.29	75,000	5.0
01-46-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	3,426.30	6,560	52.2
01-46-6511	POSTAGE	.00	.00	.00	.00	500	.0
01-46-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	2,010.15	1,000	201.0
01-46-6805	REPAIRS & MTNCE--FLEET	.00	.00	.00	40.00	2,000	2.0
01-46-7010	OFFICE SUPPLIES	.00	.00	.00	43.03	2,000	2.2
01-46-7020	OPERATING SUPPLIES	.00	.00	294.00	294.00	2,000	14.7
01-46-7051	UNIFORMS	.00	.00	.00	417.79	4,000	10.4
01-46-7101	GAS & OIL	.00	.00	.00	.00	1,200	.0
01-46-7550	FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-46-8510	CAPITAL OUTLAY--OTHER EQUIP	.00	.00	.00	22,528.99	52,000	43.3
01-46-8531	CAPITAL OUTLAY-COMPUTERS	.00	.00	.00	.00	10,000	.0
01-46-8532	CAPITAL OUTLAY---SFTWR UPGRADE	.00	.00	.00	.00	30,000	.0
01-46-8546	CAPITAL OUTLAY--SR VAN	.00	.00	.00	.00	171,000	.0
01-46-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	30,000	.0
	TOTAL COMMUNITY CENTER	.00	.00	19,218.19	86,339.73	562,760	15.3

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ENGINEERING						
01-47-5001	SALARIES & WAGES	180,658.84	161,180.96	25,719.82	146,011.94	425,324	34.3
01-47-5050	CLEANING	2,984.00	3,938.90	.00	.00	0	.0
01-47-5055	OVERTIME	3,882.18	499.97	.00	.00	0	.0
01-47-5060	PAYROLL TAXES	14,023.22	12,182.96	1,965.11	11,229.24	36,926	30.4
01-47-5063	TRAINING	.00	.00	.00	755.10	5,000	15.1
01-47-5065	WORKERS COMP	2,090.75	2,557.36	409.62	2,339.82	7,539	31.0
01-47-5066	HEALTH INSURANCE	17,346.24	15,198.23	2,309.90	11,316.15	46,038	24.6
01-47-5067	MEDICAL SAVINGS	7,612.20	8,072.88	87.06	381.56	0	.0
01-47-5068	MEDICAL SAVINGS	618.56	558.37	.00	.00	0	.0
01-47-5070	DEFERRED COMPENSATION	.00	.00	1,286.00	7,309.21	21,182	34.5
01-47-5075	EMPLOYMENT/RECRUITMENT EXPENSE	696.96	569.00	.00	.00	0	.0
01-47-5200	OFFICE SUPPLIES	2,344.11	1,744.16	.00	.00	0	.0
01-47-5201	COMPUTER/TECHNOLOGY	2,840.43	2,808.52	.00	.00	0	.0
01-47-5203	UNIFORMS	744.91	1,567.08	.00	.00	0	.0
01-47-5210	OPERATING SUPPLIES	10,939.23	5,347.33	.00	.00	0	.0
01-47-5212	FURNISHINGS	641.42	178.06	.00	.00	0	.0
01-47-5215	REPAIRS & MAINTENANCE	15,359.99	8,406.33	.00	.00	0	.0
01-47-5216	REPAIR & MAINTENANCE--FLEET	202.54	136.92	.00	.00	0	.0
01-47-5253	GAS & OIL	1,663.55	1,061.38	.00	.00	0	.0
01-47-5300	TELEPHONE	1,430.20	978.81	.00	.00	0	.0
01-47-5305	UTILITIES	8,684.99	6,334.81	.00	.00	0	.0
01-47-5310	TRASH	744.59	1,543.80	.00	.00	0	.0
01-47-5315	COPIER EXPENSES	960.33	668.11	.00	.00	0	.0
01-47-5320	PROPERTY & LIABILITY INSURANCE	2,202.10	4,227.84	.00	.00	0	.0
01-47-5330	TRAINING	343.75	45.85	.00	.00	0	.0
01-47-5331	DUES & SUBSCRIPTIONS	530.00	28.75	.00	.00	0	.0
01-47-5399	OTHER PROFESSIONAL SERVICES	.00	390.00	.00	.00	0	.0
01-47-5405	ENGINEERING FEES	9,165.10	3,953.50	.00	.00	0	.0
01-47-5491	VEHICLE LEASE EXPENSES	.00	3,331.20	.00	.00	0	.0
01-47-5700	MISC. EXPENSE	127.83	248.87	.00	.00	0	.0
01-47-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	2,994.90	4,718.66	3,500	134.8
01-47-6108	ENGINEERING FEES	.00	.00	490.00	18,689.05	55,000	34.0
01-47-6110	TELEPHONE	.00	.00	78.00	824.12	2,820	29.2
01-47-6111	UTILITIES	.00	.00	844.32	6,830.64	20,000	34.2
01-47-6113	TRASH REMOVAL	.00	.00	.00	743.20	4,000	18.6
01-47-6126	COPIER EXPENSES	.00	.00	7.82	422.98	2,000	21.2
01-47-6134	EV CHARGING STATION EXPENSES	.00	.00	149.74	561.53	0	.0
01-47-6199	OTHER PROFESSIONAL SERVICES	.00	.00	105.00	1,379.05	2,000	69.0
01-47-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	531.00	1,500	35.4
01-47-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	4,336.94	13,300	32.6
01-47-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	2,928.13	800	366.0
01-47-6801	REPAIR & MTNCE--BUILDINGS	.00	.00	1,883.49	(334.63)	30,000	1.1-
01-47-6805	REPAIR & MTNCE--FLEET	.00	.00	77.43	1,248.30	2,500	49.9
01-47-6823	CLEANING SERVICES	.00	.00	.00	2,427.15	10,500	23.1
01-47-6851	VEHICLE LEASE EXPENSES	.00	.00	.00	4,964.89	41,117	12.1
01-47-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	20.50	1,000	2.1
01-47-7010	OFFICE SUPPLIES	.00	.00	376.12	1,736.71	5,000	34.7
01-47-7020	OPERATING SUPPLIES	.00	.00	1,020.17	3,875.03	10,000	38.8
01-47-7051	UNIFORMS	.00	.00	.00	862.32	2,750	31.4
01-47-7101	GAS & OIL	.00	.00	.00	1,035.46	5,000	20.7
01-47-7305	TOOLS	.00	.00	.00	298.47	0	.0
01-47-7550	FURNISHINGS	.00	.00	3,553.48	4,868.77	10,000	48.7

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-47-7999	OTHER COMMODITIES	.00	.00	.00	135.74	0	.0
01-47-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	115,200	.0
	TOTAL ENGINEERING	288,838.02	247,759.95	43,357.98	242,447.03	879,996	27.6
	MUNICIPAL COURT						
01-48-5001	SALARIES & WAGES	14,849.53	19,547.66	4,566.73	22,692.85	51,753	43.9
01-48-5002	OVERTIME	.00	.00	.00	13.03	1,000	1.3
01-48-5040	JUDGE	6,995.00	6,400.00	4,000.00	8,000.00	26,000	30.8
01-48-5055	OVERTIME	62.10	10.36	.00	.00	0	.0
01-48-5060	PAYROLL TAXES	1,125.30	1,489.67	347.45	1,731.97	4,678	37.0
01-48-5063	TRAINING	.00	.00	.00	.00	2,000	.0
01-48-5065	WORKERS COMP	15.45	23.01	5.52	27.19	64	42.5
01-48-5066	HEALTH INSURANCE	2,202.50	2,924.43	693.20	3,253.00	7,788	41.8
01-48-5067	MEDICAL SAVINGS	410.51	425.00	27.06	108.24	325	33.3
01-48-5068	MEDICAL SAVINGS	31.20	121.77	.00	.00	0	.0
01-48-5070	DEFERRED COMPENSATION	.00	.00	89.30	457.88	1,105	41.4
01-48-5203	UNIFORMS	.00	110.77	.00	.00	0	.0
01-48-5235	COURT COSTS	136.20	.00	.00	.00	0	.0
01-48-5300	TELEPHONE	65.62	.00	.00	.00	0	.0
01-48-5320	PROPERTY & LIABILITY INSURANCE	880.84	2,113.91	.00	.00	0	.0
01-48-5331	DUES & MEMBERSHIPS	.00	50.00	.00	.00	0	.0
01-48-5399	OTHER PROFESSIONAL SERVICES	1,108.20	1,343.20	.00	.00	0	.0
01-48-5455	PROSECUTING ATTORNEY	8,872.50	6,150.00	.00	.00	0	.0
01-48-5700	MISC. EXPENSE	113.30	203.42	.00	.00	0	.0
01-48-6102	PROSECUTING ATTORNEY	.00	.00	.00	5,000.00	18,000	27.8
01-48-6103	PUBLIC DEFENDER	.00	.00	.00	.00	10,000	.0
01-48-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	4,000	.0
01-48-6199	OTHER PROFESSIONAL SERVICES	.00	.00	167.30	1,013.57	5,000	20.3
01-48-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	500	.0
01-48-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	2,168.46	6,660	32.6
01-48-6510	COURT COSTS	.00	.00	200.00	1,312.68	2,500	52.5
01-48-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	50.00	100	50.0
01-48-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	1,000	.0
01-48-7051	UNIFORMS	.00	.00	.00	.00	200	.0
01-48-7999	OTHER COMMODITIES	.00	.00	66.88	66.88	0	.0
	TOTAL MUNICIPAL COURT	36,868.25	40,913.20	10,163.44	45,895.75	142,673	32.2

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	COMMUNITY ENGAGEMENT						
01-49-5001	SALARIES & WAGES	71,160.54	89,117.50	21,517.13	101,482.40	334,456	30.3
01-49-5002	OVERTIME	.00	.00	319.12	357.23	2,000	17.9
01-49-5055	OVERTIME	111.51	.00	.00	.00	0	.0
01-49-5060	PAYROLL TAXES	5,390.48	6,800.49	1,693.67	7,904.09	29,925	26.4
01-49-5061	WELLNESS PROGRAM	.00	.00	1,660.00	11,805.45	29,800	39.6
01-49-5063	TRAINING	.00	.00	.00	.00	6,000	.0
01-49-5065	WORKERS COMP	977.54	1,356.34	346.36	1,581.59	3,759	42.1
01-49-5066	HEALTH INSURANCE	6,763.93	7,355.91	1,387.06	7,151.09	46,826	15.3
01-49-5067	MEDICAL SAVINGS	2,982.35	2,287.09	99.98	399.92	1,700	23.5
01-49-5068	MEDICAL SAVINGS	419.84	449.91	.00	.00	0	.0
01-49-5070	DEFERRED COMPENSATION	.00	.00	558.83	2,724.43	14,782	18.4
01-49-5075	EMPLOYMENT/RECRUITMENT EXPENSE	733.94	509.88	.00	.00	0	.0
01-49-5201	COMPUTER/TECHNOLOGY	1,176.70	.00	.00	.00	0	.0
01-49-5202	PRINTING EXPENSE	2,180.87	4,736.64	.00	.00	0	.0
01-49-5203	UNIFORMS	698.33	557.75	.00	.00	0	.0
01-49-5205	POSTAGE	472.88	1,894.36	.00	.00	0	.0
01-49-5216	FLEET R&M	1,544.75	.00	.00	.00	0	.0
01-49-5220	TOWN DECORATIONS	1,123.89	3,298.10	.00	.00	0	.0
01-49-5236	COMMUNITY ENGAGEMENT	4,619.79	7,350.24	.00	.00	0	.0
01-49-5253	GAS & OIL	.00	143.68	.00	.00	0	.0
01-49-5260	RECREATION PROGRAMS	34,693.98	21,025.59	.00	.00	0	.0
01-49-5261	COMMUNITY DAY	3,631.84	18,083.38	.00	.00	0	.0
01-49-5262	TOWN EVENTS	15,027.52	26,300.72	.00	.00	0	.0
01-49-5265	SENIOR EVENTS	3,098.93	5,904.94	.00	.00	0	.0
01-49-5300	TELEPHONE	472.69	544.04	.00	.00	0	.0
01-49-5320	GENERAL LIABILITY INSURANCE	3,992.07	4,138.56	.00	.00	0	.0
01-49-5330	TRAINING	2,465.73	4,478.86	.00	.00	0	.0
01-49-5331	DUES/MEMBERSHIPS	6,180.38	8,212.13	.00	.00	0	.0
01-49-5349	WELLNESS PROGRAM	7,708.53	5,525.18	.00	.00	0	.0
01-49-5399	OTHER PROFESSIONAL SERVICES	.00	13,506.30	.00	.00	0	.0
01-49-5401	CONSULTANTS	.00	6,059.00	.00	.00	0	.0
01-49-5421	ECONOMIC DEVELOPMENT PROGRAMS	.00	1,122.99	.00	.00	0	.0
01-49-5560	CAPITAL OUTLAY--SFTWR UPGRADES	4,216.94	7,156.59	.00	.00	0	.0
01-49-5700	MISC. EXPENSE	107.03	496.84	.00	.00	0	.0
01-49-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	.00	.00	3,000	.0
01-49-6109	CONSULTING FEES	.00	.00	1,400.00	1,400.00	30,000	4.7
01-49-6110	TELEPHONE	.00	.00	128.00	536.03	1,536	34.9
01-49-6121	PRINTING EXPENSE	.00	.00	.00	5,155.53	15,000	34.4
01-49-6149	COMMUNITY ENGAGEMENT	.00	.00	.00	2,741.47	10,000	27.4
01-49-6199	OTHER PROFESSIONAL SERVICES	.00	.00	5,628.00	33,296.44	40,000	83.2
01-49-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	66.64	120.18	500	24.0
01-49-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	1,931.71	0	.0
01-49-6302	GENERAL LIABILITY INSURANCE	.00	.00	.00	1,494.59	6,560	22.8
01-49-6402	ECONOMIC DEVELOPMENT PROGRAMS	.00	.00	.00	22,302.93	50,000	44.6
01-49-6511	POSTAGE	.00	.00	.00	596.32	4,000	14.9
01-49-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	7,033.37	11,500	61.2
01-49-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	270.46	2,000	13.5
01-49-7026	TOWN DECORATIONS	.00	.00	.00	803.94	10,000	8.0
01-49-7051	UNIFORMS	.00	.00	.00	393.22	1,000	39.3
01-49-7101	GAS & OIL	.00	.00	.00	82.45	0	.0
01-49-7550	FURNISHINGS	.00	.00	.00	.00	5,000	.0
01-49-7801	MERCHANDISE FOR RESALE	.00	.00	.00	1,794.62	8,000	22.4

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
01-49-7999	OTHER COMMODITIES	.00	.00	210.34	364.25	0	.0
01-49-8501	CAPITAL OUTLAY--WAYFINDING	.00	.00	.00	.00	25,000	.0
01-49-8532	CAPITAL OUTLAY--SOFTWAREUPGRAD	.00	.00	.00	.00	20,000	.0
	TOTAL COMMUNITY ENGAGEMENT	181,952.98	248,413.01	35,015.13	213,723.71	712,344	30.0
	NON-DEPARTMENTAL						
01-90-5001	SALARIES & WAGES ADJ	.00	.00	.00	.00	275,000	.0
01-90-5804	TRANSFER TO STREET IMPVT FD	93,750.00	93,750.00	.00	.00	0	.0
01-90-5805	TRANSFER TO CAPITAL IMPROVEMEN	345,112.75	623,828.00	.00	.00	0	.0
01-90-8151	SPECIAL PROJECTS	.00	.00	.00	.00	100,000	.0
01-90-8155	ARPA BROADBAND	462.67	.00	.00	.00	0	.0
01-90-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	161,425	.0
01-90-9904	TRANSFER TO STREET FUND	.00	.00	.00	93,750.00	375,000	25.0
	TOTAL NON-DEPARTMENTAL	439,325.42	717,578.00	.00	93,750.00	911,425	10.3
	TOTAL FUND EXPENDITURES	2,913,141.92	3,648,413.96	530,184.76	3,127,157.39	10,469,260	29.9
	NET REVENUE OVER EXPENDITURES	1,196,194.81	1,716,037.11	1,231,553.73	1,363,255.74	4,805	2837

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

STREET IMPROVEMENT FUND

	ASSETS			
04-01-0100	COMBINED CASH		2,114,559.47	
04-01-1301	A/R - GENERAL		349,847.85	
04-01-1302	PREPAID EXPENSES		250.00	
	TOTAL ASSETS			2,464,657.32
	LIABILITIES AND EQUITY			
	LIABILITIES			
04-02-2000	ACCOUNTS PAYABLE		4,608.72	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE		8,941.86	
04-02-2403	STATE WITHHOLDING TAX PAYABLE		1,204.10	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		122.36	
04-02-2410	ACCRUED PAYROLL & BENEFITS		2,294.64	
	TOTAL LIABILITIES			17,171.68
	FUND EQUITY			
04-02-3001	FUND BALANCE		1,455,818.45	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	991,667.19		
	BALANCE - CURRENT DATE		991,667.19	
	TOTAL FUND EQUITY			2,447,485.64
	TOTAL LIABILITIES AND EQUITY			2,464,657.32

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

STREET IMPROVEMENT FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
04-10-4005	HIGHWAY USERS TAX	91,701.67	118,649.46	26,481.81	128,068.05	264,569	48.4
04-10-4010	SALES TAX	809,830.25	785,928.17	183,663.56	749,111.77	2,155,713	34.8
04-10-4015	ROAD & BRIDGE TAX	.00	.00	7,951.07	31,804.28	120,000	26.5
04-10-4025	M.V. REGISTSTRATION	9,881.63	11,031.41	27,258.32	36,665.16	27,300	134.3
04-10-4030	BUILDING USE TAX	99,493.27	126,838.95	28,207.20	100,072.46	197,849	50.6
	TOTAL TAXES	1,010,906.82	1,042,447.99	273,561.96	1,045,721.72	2,765,431	37.8
	FEES AND PERMITS						
04-11-4102	RIGHT-OF-WAY PERMITS	.00	82,360.00	18,898.50	28,746.00	88,431	32.5
	TOTAL FEES AND PERMITS	.00	82,360.00	18,898.50	28,746.00	88,431	32.5
	TRANSFERS IN						
04-16-4601	TRANSFER FROM GF	93,750.00	93,750.00	.00	93,750.00	375,000	25.0
04-16-4602	TRANSFER FROM CAPITAL IMPROV	.00	.00	.00	250,000.00	1,000,000	25.0
	TOTAL TRANSFERS IN	93,750.00	93,750.00	.00	343,750.00	1,375,000	25.0
	MISCELLANEOUS						
04-18-4619	INTEREST INCOME	41,098.73	43,150.69	6,926.23	27,697.49	108,500	25.5
04-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	436,000	.0
	TOTAL MISCELLANEOUS	41,098.73	43,150.69	6,926.23	27,697.49	544,500	5.1
	TOTAL FUND REVENUE	1,145,755.55	1,261,708.68	299,386.69	1,445,915.21	4,773,362	30.3

STREET IMPROVEMENT FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	STREETS						
04-44-5001	SALARIES & WAGES	130,425.37	146,191.44	32,204.88	166,261.60	414,649	40.1
04-44-5002	OVERTIME	.00	.00	34.67	573.07	10,000	5.7
04-44-5055	OVERTIME	3,141.24	790.64	.00	1,100.10	0	.0
04-44-5060	PAYROLL TAXES	9,904.31	10,968.08	2,401.90	12,605.13	38,126	33.1
04-44-5063	TRAINING	.00	.00	.00	2,830.00	15,000	18.9
04-44-5065	WORKERS COMPENSATION	9,497.78	7,890.78	1,773.01	9,237.93	22,826	40.5
04-44-5066	HEALTH INSURANCE	17,477.59	21,558.86	5,655.64	27,613.83	72,411	38.1
04-44-5067	MEDICAL SAVINGS	3,944.36	4,045.03	91.66	366.64	1,250	29.3
04-44-5068	MEDICAL SAVINGS	264.62	415.80	.00	.00	0	.0
04-44-5070	DEFERRED COMPENSATION	.00	.00	1,114.02	5,926.18	14,380	41.2
04-44-5075	EMPLOYMENT/RECRUITMENT EXPENSE	61.46	.00	.00	.00	0	.0
04-44-5201	COMPUTER/TECHNOLOGY	4,983.75	12,742.58	.00	.00	0	.0
04-44-5203	UNIFORMS	1,145.02	4,914.72	.00	.00	0	.0
04-44-5210	OPERATING SUPPLIES	1,056.70	21.53-	.00	.00	0	.0
04-44-5215	REPAIRS & MAINTENANCE--STREETS	.00	76.32	.00	.00	0	.0
04-44-5216	REPAIR & MAINT.--FLEET	14,543.33	8,419.22	.00	.00	0	.0
04-44-5217	REPAIR & MAINTENANCE--BRIDGES	.00	180,040.80	.00	.00	0	.0
04-44-5250	ASPHALT/STREET PATCHING	5,490.00	4,392.00	.00	.00	0	.0
04-44-5252	STREET SIGNS & MARKERS	3,241.65	7,793.85	.00	.00	0	.0
04-44-5253	GAS & OIL	7,723.12	1,723.84	.00	.00	0	.0
04-44-5254	TOOLS	6,665.06	13,861.01	.00	.00	0	.0
04-44-5255	SAFETY EQUIPMENT	1,144.26	2,444.03	.00	.00	0	.0
04-44-5300	TELEPHONE	1,083.86	941.04	.00	.00	0	.0
04-44-5305	UTILITIES	11,516.36	11,700.46	.00	.00	0	.0
04-44-5310	TRASH DISPOSAL	100.00	.00	.00	.00	0	.0
04-44-5320	PROPERTY & LIABILITY INSURANCE	11,010.47	15,854.39	.00	.00	0	.0
04-44-5330	TRAINING	203.44	3,010.46	.00	.00	0	.0
04-44-5331	DUES & MEMBERSHIPS	.00	1,898.25	.00	.00	0	.0
04-44-5360	STREET SWEEPING	6,534.00	15,768.00	.00	.00	0	.0
04-44-5364	SNOW REMOVAL	31,227.47	3,180.71	.00	.00	0	.0
04-44-5369	EQUIPMENT RENTAL	4,526.60	27,314.01	.00	.00	0	.0
04-44-5405	ENGINEERING FEES	21,964.66	11,555.62	.00	.00	0	.0
04-44-5491	VEHICLE LEASE EXPENSES	.00	21,585.54	.00	.00	0	.0
04-44-5500	CAPITAL OUTLAY	.00	4,342.07	.00	.00	0	.0
04-44-5501	CAPITAL OUTLAY-GRADER SHED	.00	1,270.91	.00	.00	0	.0
04-44-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	4,404.89	13,986.40	18,500	75.6
04-44-6108	ENGINEERING FEES	.00	.00	.00	7,219.50	95,000	7.6
04-44-6110	TELEPHONE	.00	.00	186.00	982.41	2,376	41.4
04-44-6111	UTILITIES	.00	.00	56.00	15,431.03	38,500	40.1
04-44-6113	TRASH REMOVAL	.00	.00	.00	.00	1,000	.0
04-44-6121	PRINTING EXPENSE	.00	.00	.00	.00	5,000	.0
04-44-6123	MATERIALS TESTING	.00	.00	.00	.00	40,000	.0
04-44-6210	EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	.00	.00	1,500	.0
04-44-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	16,263.50	49,950	32.6
04-44-6405	EQUIPMENT RENTAL	.00	.00	7.65	30.60	135,000	.0
04-44-6610	DUES & SUBSCRIPTIONS	.00	.00	350.00	2,000.00	14,000	14.3
04-44-6802	REPAIR & MTNCE--STREETS	.00	.00	33.89	5,098.24	2,467,500	.2
04-44-6803	REPAIR & MTNCE--DRAINAGE	.00	.00	.00	.00	55,000	.0
04-44-6805	REPAIR & MTNCE--FLEET	.00	.00	.00	9,159.64	40,000	22.9
04-44-6831	SNOW REMOVAL	.00	.00	.00	68,887.21	100,000	68.9
04-44-6832	SEALCOATING	.00	.00	.00	.00	225,000	.0
04-44-6833	STREET SWEEPING	.00	.00	4,266.00	21,330.00	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

STREET IMPROVEMENT FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
04-44-6834	DUST CONTROL	.00	.00	7,521.88	7,521.88	55,000	13.7
04-44-6835	WEED CONTROL	.00	.00	.00	.00	15,000	.0
04-44-6836	STREET STRIPING	.00	.00	.00	.00	150,000	.0
04-44-6851	VEHICLE LEASE EXPENSES	.00	.00	18,188.94	48,763.44	224,619	21.7
04-44-7020	OPERATING SUPPLIES	.00	.00	.00	279.97	10,000	2.8
04-44-7041	STREET SIGNS & MARKERS	.00	.00	.00	364.07	13,500	2.7
04-44-7051	UNIFORMS	.00	.00	184.99	3,892.93	13,000	30.0
04-44-7101	GAS & OIL	.00	.00	(963.00)	1,683.89	25,000	6.7
04-44-7255	SAFETY EQUIPMENT	.00	.00	.00	235.30	3,500	6.7
04-44-7305	TOOLS	.00	.00	.00	1,055.20	25,000	4.2
04-44-7605	GRAVEL	.00	.00	.00	3,548.33	50,000	7.1
04-44-8151	SPECIAL PROJECTS	.00	.00	.00	.00	50,000	.0
04-44-8505	GRADER SHED	.00	.00	.00	.00	5,000	.0
04-44-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	436,000	.0
04-44-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	100,000	.0
04-44-9110	CONTINGENCY	.00	.00	.00	.00	100,000	.0
	TOTAL STREETS	308,876.48	546,668.93	77,513.02	454,248.02	5,152,587	8.8
	TOTAL FUND EXPENDITURES	308,876.48	546,668.93	77,513.02	454,248.02	5,152,587	8.8
	NET REVENUE OVER EXPENDITURES	836,879.07	715,039.75	221,873.67	991,667.19	379,225-	261.5

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

CONSERVATION TRUST FUND

	ASSETS			
05-01-0100	CASH IN COMMON - CTF		191,254.46	
	TOTAL ASSETS			191,254.46
	LIABILITIES AND EQUITY			
	FUND EQUITY			
05-02-3001	FUND BALANCE		168,335.48	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	22,918.98		
	BALANCE - CURRENT DATE		22,918.98	
	TOTAL FUND EQUITY			191,254.46
	TOTAL LIABILITIES AND EQUITY			191,254.46

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

CONSERVATION TRUST FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	LOTTERY REVENUE						
05-17-4630	LOTTERY REVENUE	21,485.97	21,924.15	.00	19,797.60	77,000	25.7
	TOTAL LOTTERY REVENUE	21,485.97	21,924.15	.00	19,797.60	77,000	25.7
	MISCELLANEOUS REVENUE						
05-18-4619	INTEREST & DIVIDEND INCOME	922.09	2,646.94	626.45	3,121.38	5,000	62.4
	TOTAL MISCELLANEOUS REVENUE	922.09	2,646.94	626.45	3,121.38	5,000	62.4
	TOTAL FUND REVENUE	22,408.06	24,571.09	626.45	22,918.98	82,000	28.0
	PARKS						
05-45-8515	CAPITAL OUTLAY--PARKS	.00	.00	.00	.00	235,000	.0
	TOTAL PARKS	.00	.00	.00	.00	235,000	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	235,000	.0
	NET REVENUE OVER EXPENDITURES	22,408.06	24,571.09	626.45	22,918.98	153,000-	15.0

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

SEWER FUND

	ASSETS			
06-01-0100	COMBINED CASH		1,827,668.41	
06-01-1302	PREPAID EXPENSE		1,035.55	
06-01-1305	ACCUM DEPRECIATION - PLANT & E		(4,245,172.40)	
06-01-1306	A/R-UTILITY BILLING		119,904.61	
06-01-1501	LAND		294,834.95	
06-01-1502	LAND IMPROV.		322,159.37	
06-01-1503	SEWER COLLECTION SYSTEM		1,898,634.76	
06-01-1504	BUILDINGS		281,750.60	
06-01-1506	MACH. & EQUIP.		179,757.28	
06-01-1507	WASTEWATER TREATMENT PLANT		7,423,326.00	
	TOTAL ASSETS			8,103,899.13
	LIABILITIES AND EQUITY			
	LIABILITIES			
06-02-2000	ACCOUNTS PAYABLE		23,720.90	
06-02-2200	LOAN PAYABLE CWRPDA--LT		1,224,209.64	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT		85,193.24	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE		(58.88)	
06-02-2401	SOCIAL SECURITY TAX PAYABLE		(2.08)	
06-02-2402	MEDICARE TAX PAYABLE		(.48)	
06-02-2403	STATE WITHHOLDING TAX PAYABLE		620.25	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		62.58	
06-02-2410	ACCRUED PAYROLL & BENEFITS		1,116.75	
06-02-2500	ACC'D COMPENSATED ABS--CURRENT		1,221.50	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT		10,993.48	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA		19,040.90	
06-02-2601	BOND PREMIUM--UNAMORTIZED		42,556.94	
	TOTAL LIABILITIES			1,408,674.74
	FUND EQUITY			
06-02-3001	FUND BALANCE		6,052,858.49	
	UNAPPROPRIATED FUND BALANCE:			
06-02-3010	CONTRIBUTIONS FROM DEVELOPERS	15,000.00		
06-02-3020	CONTRIBUTIONS SEWER TAPS	425,400.00		
	REVENUE OVER EXPENDITURES - YTD	201,965.90		
	BALANCE - CURRENT DATE		642,365.90	
	TOTAL FUND EQUITY			6,695,224.39
	TOTAL LIABILITIES AND EQUITY			8,103,899.13

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	CHARGES FOR SERVICES						
06-11-4150	SEWER USER FEES	376,263.21	408,454.30	84,267.61	420,765.92	1,079,859	39.0
06-11-4152	RATERINK LIFT STA. SURCHARGE	5,060.00	5,161.20	1,200.00	6,000.00	45,240	13.3
06-11-4160	SEWER LATE/NSF FEES	5,860.00	6,610.00	1,360.00	6,880.95	16,000	43.0
06-11-4165	SEWER TAP FEES	102,960.00	119,550.00	22,920.00	94,226.00	226,282	41.6
06-11-4166	RATERINK CAPITAL MTNCE FEE	.00	.00	2,570.00	12,850.00	0	.0
	TOTAL CHARGES FOR SERVICES	490,143.21	539,775.50	112,317.61	540,722.87	1,367,381	39.5
	MISCELLANEOUS REVENUE						
06-18-4619	INTEREST & DIVIDEND INCOME	31,101.36	30,215.45	5,986.52	29,384.52	71,884	40.9
06-18-4620	MISC. INCOME	.00	.00	.00	.00	1,000,000	.0
	TOTAL MISCELLANEOUS REVENUE	31,101.36	30,215.45	5,986.52	29,384.52	1,071,884	2.7
	TOTAL FUND REVENUE	521,244.57	569,990.95	118,304.13	570,107.39	2,439,265	23.4

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
06-40-5001	SALARIES & WAGES	69,398.29	70,269.51	15,953.75	81,707.70	218,436	37.4
06-40-5002	OVERTIME	.00	.00	5.78	295.51	0	.0
06-40-5055	OVERTIME	1,578.43	366.90	.00	.00	0	.0
06-40-5060	PAYROLL TAXES	5,283.35	5,414.25	1,232.19	6,336.20	19,563	32.4
06-40-5063	TRAINING	.00	.00	.00	243.00	0	.0
06-40-5065	WORKERS COMP	1,546.15	1,454.14	268.68	1,438.19	3,956	36.4
06-40-5066	HEALTH INSURANCE	8,898.38	8,864.46	2,069.60	9,947.48	30,350	32.8
06-40-5067	MEDICAL SAVINGS	3,370.77	3,580.85	191.08	647.11	905	71.5
06-40-5068	MEDICAL SAVINGS	258.43	308.17	.00	.00	0	.0
06-40-5070	DEFERRED COMPENSATION	.00	.00	709.44	4,012.59	11,409	35.2
06-40-5205	POSTAGE	1,550.48	1,653.74	.00	.00	0	.0
06-40-5300	TELEPHONE	399.61	342.06	.00	.00	0	.0
06-40-5320	GENERAL LIABILITY INSURANCE	2,202.10	5,284.80	.00	.00	0	.0
06-40-5331	DUES AND MEMBERSHIP	1,000.00	1,050.00	.00	.00	0	.0
06-40-5399	OTHER PROFESSIONAL SERVICES	2,597.00	4,699.70	.00	.00	0	.0
06-40-5400	LEGAL FEES	3,609.17	3,889.15	.00	.00	0	.0
06-40-5401	CONSULTING FEES	6,265.38	5,183.57	.00	.00	0	.0
06-40-5405	ENGINEERING FEES	2,430.00	11,759.80	.00	.00	0	.0
06-40-5410	PLANNING/CONSULTANTS	825.10	848.31	.00	.00	0	.0
06-40-5460	ADMINISTRATIVE OVERHEAD	.00	2,235.50	.00	.00	0	.0
06-40-5701	BANK FEES	2,110.92	2,476.79	.00	.00	0	.0
06-40-5705	MILEAGE	250.00	200.00	.00	.00	0	.0
06-40-6101	LEGAL FEES	.00	.00	.00	3,657.33	12,000	30.5
06-40-6104	COMPUTER/TECHNOLOGY SERVICES	.00	.00	564.38	2,506.47	5,000	50.1
06-40-6105	AUDIT FEES	.00	.00	.00	.00	8,500	.0
06-40-6106	PLANNING FEES	.00	.00	.00	421.28	2,500	16.9
06-40-6108	ENGINEERING FEES	.00	.00	.00	27,196.40	30,000	90.7
06-40-6109	CONSULTING FEES	.00	.00	2,002.25	7,624.77	16,000	47.7
06-40-6110	TELEPHONE	.00	.00	53.50	344.03	714	48.2
06-40-6199	OTHER PROFESSIONAL SERVICES	.00	.00	585.55	3,547.47	23,036	15.4
06-40-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	5,421.16	0	.0
06-40-6302	GENERAL LIABILITY INSURANCE	.00	.00	.00	.00	16,650	.0
06-40-6316	BANK FEES	.00	.00	.00	2,519.52	7,000	36.0
06-40-6511	POSTAGE	.00	.00	.00	878.30	6,000	14.6
06-40-6512	MILEAGE	.00	.00	50.00	200.00	600	33.3
06-40-6610	DUES & SUBSCRIPTIONS	.00	.00	.00	1,050.00	1,200	87.5
06-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	9,836	.0
06-40-7051	UNIFORMS	.00	.00	.00	.00	2,500	.0
	TOTAL ADMINISTRATION	113,573.56	129,881.70	23,686.20	159,994.51	426,155	37.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	OPERATIONS						
06-47-5215	REPAIRS & MAINT	7,085.44	26,787.79	.00	.00	0	.0
06-47-5227	CHEMICALS	.00	538.20	.00	.00	0	.0
06-47-5231	SLUDGE DISPOSAL	25,296.81	33,465.66	.00	.00	0	.0
06-47-5248	SEWER LINE REPAIRS	581.76	.00	.00	.00	0	.0
06-47-5253	GAS & OIL	2,667.64	719.46	.00	.00	0	.0
06-47-5305	UTILITIES	18,539.56	21,264.17	.00	.00	0	.0
06-47-5306	UTILITIES--RATERINK	.00	298.05	.00	.00	0	.0
06-47-5310	TRASH	468.60	621.17	.00	.00	0	.0
06-47-5348	PEST CONTROL	.00	1,263.60	.00	.00	0	.0
06-47-5390	SEWER MAINT. CONTRACT	31,512.87	31,018.76	.00	.00	0	.0
06-47-5391	SEWER TESTING	1,961.41	3,515.42	.00	.00	0	.0
06-47-5392	LINE LOCATOR	1,929.84	1,981.44	.00	.00	0	.0
06-47-5393	STATE DISCHARGE PERMIT	77.00	.00	.00	.00	0	.0
06-47-5396	R&M--RATERINK LIFT STATION	2,940.00	4,716.59	.00	.00	0	.0
06-47-5557	CAPITAL OUTLAY-HEADWORKS MECH	192,101.09	.00	.00	.00	0	.0
06-47-5558	CAPITAL OUTLAY-BLOWER REPLACE	.00	2,923.77	.00	.00	0	.0
06-47-6111	UTILITIES	.00	.00	6,359.11	25,247.19	77,000	32.8
06-47-6112	UTILITIES--RATERINK	.00	.00	77.00	313.25	1,000	31.3
06-47-6113	TRASH REMOVAL	.00	.00	.00	591.50	1,750	33.8
06-47-6114	PEST CONTROL	.00	.00	.00	.00	1,500	.0
06-47-6120	LINE LOCATIONING SERVICE	.00	.00	515.00	2,083.25	8,000	26.0
06-47-6125	SEWER TESTING	.00	.00	396.48	2,937.92	6,500	45.2
06-47-6601	SLUDGE DISPOSAL	.00	.00	3,798.04	23,758.69	85,000	28.0
06-47-6610	DUES AND SUBSCRIPTIONS	.00	.00	.00	450.00	0	.0
06-47-6803	REPAIR & MTNCE--DRAINAGE	.00	.00	3,420.00	4,429.15	0	.0
06-47-6804	REPAIR & MTNCE--SEWER LINES	.00	.00	.00	.00	107,500	.0
06-47-6807	REPAIR & MTNCE--RATERINKLIFTS	.00	.00	353.12	17,533.86	28,500	61.5
06-47-6808	REPAIR & MTNCE--WWTP	.00	.00	1,341.12	11,265.01	0	.0
06-47-6810	REPAIRS & MAINT GRIT CLASSIFIE	.00	.00	.00	.00	10,000	.0
06-47-6812	CAPITAL OUTLAY--CO/ORP PROBES	.00	.00	.00	.00	250,000	.0
06-47-6835	WEED CONTROL	.00	.00	.00	.00	1,000	.0
06-47-6837	SEWER MTNCE CONTRACT	.00	.00	6,369.08	25,476.32	95,000	26.8
06-47-6838	SEWER LINE FLUSHING	.00	.00	825.48	825.48	100,000	.8
06-47-7020	OPERATING SUPPLIES	.00	.00	.00	.00	1,000	.0
06-47-7101	GAS & OIL	.00	.00	.00	605.39	3,000	20.2
06-47-7305	TOOLS	.00	.00	.00	1,378.91	0	.0
06-47-7401	STATE DISCHARGE PERMIT	.00	.00	.00	.00	5,000	.0
06-47-7601	CHEMICALS	.00	.00	.00	.00	1,250	.0
06-47-8525	CAPITAL OUTLAY--CIPP	.00	.00	.00	7,154.00	150,000	4.8
06-47-8527	CAPITAL OUTLAY--BLOWER REPLMT	.00	.00	.00	18,154.00	130,000	14.0
06-47-8529	CAPITAL OUTLAY--CHEMICAL PHOS	.00	.00	.00	.00	125,000	.0
06-47-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	1,000,000	.0
06-47-9110	CONTINGENCY	.00	.00	.00	865.80	0	.0
06-47-9410	CAPITAL OUTLAY- COAT CHANNELS	.00	.00	.00	.00	30,000	.0
	TOTAL OPERATIONS	285,162.02	129,114.08	23,454.43	143,069.72	2,218,000	6.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	DEBT SERVICE						
06-98-9610	2007 CWRPDA LOAN--PRINCIPAL	.00	.00	.00	42,228.18	85,193	49.6
06-98-9611	2007 CWRPDA LOAN--INTEREST	.00	.00	.00	22,849.08	47,858	47.7
06-98-9801	2007 CWRPDA LOAN--PRINCIPAL	39,404.88	40,792.11	.00	.00	0	.0
06-98-9802	2007 CWRPDA LOAN--INTEREST	25,672.38	24,285.15	.00	.00	0	.0
	TOTAL DEBT SERVICE	65,077.26	65,077.26	.00	65,077.26	133,051	48.9
	TOTAL FUND EXPENDITURES	463,812.84	324,073.04	47,140.63	368,141.49	2,777,206	13.3
	NET REVENUE OVER EXPENDITURES	57,431.73	245,917.91	71,163.50	201,965.90	337,941-	59.8

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

POLICE FUND

	ASSETS			
08-01-0100	CASH IN COMMON - POLICE		43,001.58	
	TOTAL ASSETS			43,001.58
	LIABILITIES AND EQUITY			
	FUND EQUITY			
08-02-3001	FUND BALANCE		109,929.21	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(66,927.63)		
	BALANCE - CURRENT DATE		(66,927.63)	
	TOTAL FUND EQUITY			43,001.58
	TOTAL LIABILITIES AND EQUITY			43,001.58

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

POLICE FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES AND PERMITS						
08-11-4165	IMPACT FEES	27,847.67	26,143.67	5,391.00	21,589.00	76,030	28.4
	TOTAL FEES AND PERMITS	27,847.67	26,143.67	5,391.00	21,589.00	76,030	28.4
	MISCELLANEOUS						
08-18-4619	INTEREST & DIVIDEND INCOME	4,111.51	2,941.56	140.85	1,210.71	10,808	11.2
08-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	57,068	.0
	TOTAL MISCELLANEOUS	4,111.51	2,941.56	140.85	1,210.71	67,876	1.8
	TOTAL FUND REVENUE	31,959.18	29,085.23	5,531.85	22,799.71	143,906	15.8
	POLICE						
08-42-5212	FURNISHINGS	105.00	.00	.00	.00	0	.0
08-42-5491	VEHICLE LEASE EXPENSES	50,901.28	37,549.80	.00	.00	0	.0
08-42-5511	CAPITAL OUTLAY--BLDGS & IMPVTS	19,322.25	8,967.03	.00	.00	0	.0
08-42-6851	VEHICLE LEASE EXPENSES	.00	.00	(18,437.03)	89,727.34	106,493	84.3
08-42-8504	CAPITAL OUTLAY-LEASES	.00	.00	.00	.00	57,068	.0
08-42-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	.00	20,000	.0
	TOTAL POLICE	70,328.53	46,516.83	(18,437.03)	89,727.34	183,561	48.9
	TOTAL FUND EXPENDITURES	70,328.53	46,516.83	(18,437.03)	89,727.34	183,561	48.9
	NET REVENUE OVER EXPENDITURES	38,369.35-	17,431.60-	23,968.88	(66,927.63)	39,655-	168.8

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

MUNICIPAL FACILITIES FUND

	ASSETS			
09-01-0100	COMBINED CASH		3,935,923.07	
09-01-1300	A/R - MISCELLANEOUS		129,006.00	
	TOTAL ASSETS			4,064,929.07
	LIABILITIES AND EQUITY			
	LIABILITIES			
09-02-2000	ACCOUNTS PAYABLE		8,622.50	
09-02-2005	RETAINAGE PAYABLE		232,228.03	
	TOTAL LIABILITIES			240,850.53
	FUND EQUITY			
09-02-3003	FUND BALANCE-MUNICIPAL		5,504,759.20	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(1,680,680.66)		
	BALANCE - CURRENT DATE		(1,680,680.66)	
	TOTAL FUND EQUITY			3,824,078.54
	TOTAL LIABILITIES AND EQUITY			4,064,929.07

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

MUNICIPAL FACILITIES FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
09-11-4165	IMPACT FEES	294,921.76	224,820.00	47,277.00	189,108.00	608,696	31.1
	TOTAL FEES	294,921.76	224,820.00	47,277.00	189,108.00	608,696	31.1
	GRANTS						
09-15-4518	FED'L GRANT--AMER RESCUE PLAN	.00	.00	.00	.00	1,000,000	.0
09-15-4527	CNTY EMERGENCY MANAGEMENT GR	.00	.00	.00	129,006.00	40,000	322.5
09-15-4545	GRANTS--EIAF 9349 STATE FUNDS	21,097.62	.00	.00	.00	0	.0
09-15-4546	DOLA EIAF GRANT-COMMUNITY CENT	.00	.00	277,213.89	277,213.89	1,000,000	27.7
	TOTAL GRANTS	21,097.62	.00	277,213.89	406,219.89	2,040,000	19.9
	TRANSFERS IN						
09-16-4818	TRF FR PARKS & OPEN SPACE FD	375,000.00	.00	.00	.00	0	.0
09-16-4819	TRF FR CAPITAL IMPRVT FUND	200,000.00	625,000.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	575,000.00	625,000.00	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
09-18-4619	INTEREST & DIVIDEND INCOME	52,703.52	86,955.57	12,892.10	65,942.58	194,717	33.9
09-18-4627	LEASE PROCEEDS	.00	.00	.00	.00	300,000	.0
	TOTAL MISCELLANEOUS REVENUE	52,703.52	86,955.57	12,892.10	65,942.58	494,717	13.3
	TOTAL FUND REVENUE	943,722.90	936,775.57	337,382.99	661,270.47	3,143,413	21.0
	ADMINISTRATION						
09-40-5410	PLANNING/CONSULTANTS	14,240.00	.00	.00	.00	0	.0
09-40-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	.00	.00	15,000	.0
09-40-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	25,000	.0
	TOTAL ADMINISTRATION	14,240.00	.00	.00	.00	40,000	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

MUNICIPAL FACILITIES FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	STREETS						
09-44-5602	LEASE PURCH PRIN--2021 TRUCK 2	38,287.18	40,689.18	.00	.00	0	.0
09-44-5603	LEASE PURCH INT--2021 TRUCK 2	4,956.00	2,554.00	.00	.00	0	.0
09-44-9520	LEASE PURCHASE PRIN--2021 TRK2	.00	.00	.00	41,947.18	41,974	99.9
09-44-9521	LEASE PURCHASE INT--2021 TRK2	.00	.00	.00	1,296.00	1,296	100.0
09-44-9531	LEASE PUCH PRIN--2025 DUMP TRU	.00	.00	.00	.00	50,000	.0
09-44-9532	LEASE PURCH INT-2025 DUMP TRUC	.00	.00	.00	.00	24,000	.0
	TOTAL STREETS	43,243.18	43,243.18	.00	43,243.18	117,270	36.9
	PARKS						
09-45-5491	VEHICLE LEASE EXPENSES	28,364.15	27,300.97	.00	.00	0	.0
09-45-6851	VEHICLE LEASE EXPENSES	.00	.00	(64.00)	28,316.57	62,901	45.0
09-45-8580	CAPITAL OUTLAY--LEASES	.00	.00	.00	.00	300,000	.0
	TOTAL PARKS	28,364.15	27,300.97	(64.00)	28,316.57	362,901	7.8
	COMMUNITY ENGAGEMENT						
09-49-5491	VEHICLE LEASE EXPENSES	2,461.09	4,671.50	.00	.00	0	.0
09-49-6851	VEHICLE LEASE EXPENSES	.00	.00	(32.00)	4,518.89	11,211	40.3
09-49-8516	CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	761,651.47	2,265,872.49	6,935,000	32.7
	TOTAL COMMUNITY ENGAGEMENT	2,461.09	4,671.50	761,619.47	2,270,391.38	6,946,211	32.7
	EXPENDITURES						
09-50-5500	CAPITAL OUTLAY--BOARD/CT ROOM	146,029.83	11,715.50	.00	.00	0	.0
09-50-5505	CAPITAL OUTLAY--OFFICE EQ	3,310.50	.00	.00	.00	0	.0
09-50-5511	CAPITAL OUTLAY--PW FACILITY	230,096.73	.00	.00	.00	0	.0
09-50-7550	FURNISHINGS	.00	.00	.00	.00	8,000	.0
	TOTAL EXPENDITURES	379,437.06	11,715.50	.00	.00	8,000	.0
	OTHER CAPITAL OUTLAY						
09-51-5500	CAPITAL OUTLAY	144,871.42	259,646.64	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	144,871.42	259,646.64	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	612,616.90	346,577.79	761,555.47	2,341,951.13	7,474,382	31.3
	NET REVENUE OVER EXPENDITURES	331,106.00	590,197.78	(424,172.48)	(1,680,680.66)	4,330,969-	38.8-

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

TRANSPORTATION FUND

	ASSETS			
14-01-0100	COMBINED CASH		9,621,138.96	
14-01-1011	CASH WITH ESCROW AGENT		1,000,000.00	
	TOTAL ASSETS			10,621,138.96
	LIABILITIES AND EQUITY			
	LIABILITIES			
14-02-2000	ACCOUNTS PAYABLE		149,972.39	
14-02-2005	RETAINAGE PAYABLE		15,839.40	
	TOTAL LIABILITIES			165,811.79
	FUND EQUITY			
14-02-3001	FUND BALANCE		5,824,973.09	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	4,630,354.08		
	BALANCE - CURRENT DATE		4,630,354.08	
	TOTAL FUND EQUITY			10,455,327.17
	TOTAL LIABILITIES AND EQUITY			10,621,138.96

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

TRANSPORTATION FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
14-11-4165	IMPACT FEES	289,252.93	311,130.00	65,430.00	261,720.00	958,485	27.3
	TOTAL FEES	289,252.93	311,130.00	65,430.00	261,720.00	958,485	27.3
	GRANTS						
14-15-4570	CDOT GRANT--SAFE ROUTES TO SCH	.00	3,806.40	3,138.80	3,138.80	284,000	1.1
14-15-4571	CDOT GRANT--UNDERPASS	.00	.00	.00	.00	800,000	.0
14-15-4572	CDOT GRANT--CR 5 BRIDGE	.00	.00	.00	.00	160,000	.0
14-15-4575	CDOT GRANT--CR 34 BRIDGE	.00	.00	.00	.00	1,585,726	.0
14-15-4580	FEDERAL GRANT--3RD & WELKER	.00	.00	.00	.00	1,900,000	.0
14-15-4585	ENERGY COLO--EV CHARGING GRANT	.00	.00	.00	.00	40,000	.0
14-15-4586	CONTRIBUTION FR WC & DEV WCR 9	.00	.00	.00	3,000,000.00	4,000,000	75.0
14-15-4587	CONTRIBUTION FR BETRHOUD WCR 7	.00	.00	.00	.00	200,000	.0
14-15-4901	CONTRIBUTIONS FR OTHER GOV'TS	.00	.00	.00	52,123.61	0	.0
14-15-4902	CONTRIBUTIONS FROM DEVELOPERS	.00	.00	.00	2,000,000.00	0	.0
	TOTAL GRANTS	.00	3,806.40	3,138.80	5,055,262.41	8,969,726	56.4
	TRANSFERS IN						
14-16-4820	TRANSFER FROM MURA	125,000.00	.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	125,000.00	.00	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
14-18-4581	FEDERAL GRANT--CARAVEO	.00	.00	.00	.00	1,000,000	.0
14-18-4582	FEDERAL GRANT--DOT UNDERPASS	.00	.00	.00	.00	750,000	.0
14-18-4619	INTEREST & DIVIDEND INCOME	123,811.00	128,359.58	31,514.00	171,126.64	292,658	58.5
14-18-4620	MISC. INCOME	.00	12,965.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	123,811.00	141,324.58	31,514.00	171,126.64	2,042,658	8.4
	OTHER SOURCES						
14-19-4941	P.I.L.O.CONSTRUCTION	23,654.87	.00	.00	.00	200,000	.0
	TOTAL OTHER SOURCES	23,654.87	.00	.00	.00	200,000	.0
	TOTAL FUND REVENUE	561,718.80	456,260.98	100,082.80	5,488,109.05	12,170,869	45.1

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

TRANSPORTATION FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	EXPENDITURES						
14-40-5405	ENGINEERING FEES	.00	346.50	.00	.00	0	.0
14-40-5500	CAPITAL OUTLAY--WELKER/3RD	36,881.78	783,573.66	.00	.00	0	.0
14-40-5501	CAPITAL OUTLAY--SAFE RTESTOSCH	.00	20,268.85	.00	.00	0	.0
14-40-5558	CAPITAL OUTLAY--3RD ST. IMPVTS	.00	2,250.00-	.00	.00	0	.0
14-40-5562	CAPITAL OUTLAY-Y BRIDGE DESIGN	.00	73,864.89	.00	.00	0	.0
14-40-5565	CAPITAL OUTLAY-SH66/CR7 UNDER	60,621.13	51,082.50	.00	.00	0	.0
14-40-5566	CAPITAL -SH66/CR7 INTERSECTION	575.00	2,750.00	.00	.00	0	.0
14-40-5567	CAPITAL OUTLAY-NORTH CREEK	.00	15,115.50	.00	.00	0	.0
14-40-5569	CAPITAL OUTLAY-INT CR 38 & I	.00	3,500.00	.00	.00	0	.0
14-40-5570	CAPITAL OUTLAY-EV CHARGING ST	.00	15,050.08	.00	.00	0	.0
14-40-8539	CAPITAL OUTLAY-ALLEY IMPTS	.00	.00	23,519.63	32,963.63	850,000	3.9
14-40-8580	CAPITAL OUTLAY-CR 5 BRIDGE	.00	.00	.00	.00	275,000	.0
14-40-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	5,000,000	.0
14-40-9110	CONTINGENCY	.00	.00	.00	.00	600,000	.0
	TOTAL EXPENDITURES	98,077.91	963,301.98	23,519.63	32,963.63	6,725,000	.5
	STREETS						
14-44-8503	CAPITAL OUTLAY--3RD/WELKER INT	.00	.00	1,140.00	654,938.06	6,500,000	10.1
14-44-8506	CAPITAL OUTLAY--SAFE RTESTOSCH	.00	.00	.00	4,336.00	600,000	.7
14-44-8533	CAPITAL OUTLAY--Y BRIDGEDESIGN	.00	.00	7,383.74	21,802.14	1,982,000	1.1
14-44-8536	CAPITAL OUTLAY--SH66/CR7 UNDRP	.00	.00	1,403.25	11,003.79	1,600,000	.7
14-44-8537	CAPITAL OUTLAY--SH66/CR7 INT	.00	.00	.00	.00	200,000	.0
14-44-8538	CAPITAL OUTLAY--N.CRK DESIGN	.00	.00	.00	17,648.00	0	.0
14-44-8540	CAPITAL OUTLAY--INT CR38 & I25	.00	.00	.00	.00	200,000	.0
14-44-8541	CAPITAL OUTLAY--EV CHARGING ST	.00	.00	.00	52,063.00	150,000	34.7
14-44-8544	CAPITAL OUTLAY--WCR 7 NORTH	.00	.00	16,273.50	63,000.35	400,000	15.8
	TOTAL STREETS	.00	.00	26,200.49	824,791.34	11,632,000	7.1
	TOTAL FUND EXPENDITURES	98,077.91	963,301.98	49,720.12	857,754.97	18,357,000	4.7
	NET REVENUE OVER EXPENDITURES	463,640.89	507,041.00-	50,362.68	4,630,354.08	6,186,131-	74.9

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

PARKS & OPEN SPACE

	ASSETS			
18-01-0100	CASH IN COMMON - PARKS & OPEN		636,918.13	
	TOTAL ASSETS			636,918.13
	LIABILITIES AND EQUITY			
	LIABILITIES			
18-02-2005	RETAINAGE PAYABLE		3,749.72	
	TOTAL LIABILITIES			3,749.72
	FUND EQUITY			
18-02-3001	FUND BALANCE		619,125.55	
18-02-3005	FUND BALANCE - OPEN SPACE		17,690.50	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(3,647.64)		
	BALANCE - CURRENT DATE		(3,647.64)	
	TOTAL FUND EQUITY			633,168.41
	TOTAL LIABILITIES AND EQUITY			636,918.13

PARKS & OPEN SPACE

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	FEES						
18-11-4165	IMPACT FEES	137,184.00	138,690.00	29,169.00	116,676.00	315,481	37.0
	TOTAL FEES	137,184.00	138,690.00	29,169.00	116,676.00	315,481	37.0
	MISCELLANEOUS REVENUE						
18-18-4528	GRANTS FOR TRAILS MASTER PLAN	.00	.00	.00	.00	100,000	.0
18-18-4619	INTEREST & DIVIDEND INCOME	29,371.60	11,281.87	2,086.22	11,384.62	27,973	40.7
18-18-4622	DONATIONS/FUNDRAISING	.00	54,000.00	.00	.00	0	.0
	TOTAL MISCELLANEOUS REVENUE	29,371.60	65,281.87	2,086.22	11,384.62	127,973	8.9
	TOTAL FUND REVENUE	166,555.60	203,971.87	31,255.22	128,060.62	443,454	28.9
	ADMINISTRATION						
18-40-6106	PLANNING FEES	.00	.00	15,288.65	25,103.15	325,000	7.7
	TOTAL ADMINISTRATION	.00	.00	15,288.65	25,103.15	325,000	7.7
	PARKS						
18-45-5500	CAPITAL OUTLAY--LIBERTY RANCH	.00	5,293.42	.00	.00	0	.0
18-45-6896	CONTRIBUTION TO WELD COUNTY	.00	.00	.00	.00	125,000	.0
18-45-8504	CAPITAL OUTLAY--LIBERTY RANCH	.00	.00	.00	74,993.30	321,600	23.3
18-45-8507	CAPITAL OUTLAY--GOLD STAR MEM	.00	.00	13,350.00	31,611.81	300,000	10.5
	TOTAL PARKS	.00	5,293.42	13,350.00	106,605.11	746,600	14.3
	COMMUNITY ENGAGEMENT						
18-49-5500	CAPITAL OUTLAY	.00	62,200.00	.00	.00	0	.0
	TOTAL COMMUNITY ENGAGEMENT	.00	62,200.00	.00	.00	0	.0
	CAPITAL PROJECTS						
18-52-5500	CAPITAL OUTLAY	.00	15,964.00	.00	.00	0	.0
18-52-5501	CAPITAL OUTLAY--GOLD STAR	.00	35,160.94	.00	.00	0	.0
18-52-5909	TRANSFER TO MUNICIPAL FUND	375,000.00	.00	.00	.00	0	.0
	TOTAL CAPITAL PROJECTS	375,000.00	51,124.94	.00	.00	0	.0

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

PARKS & OPEN SPACE

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
TOTAL FUND EXPENDITURES	375,000.00	118,618.36	28,638.65	131,708.26	1,071,600	12.3
NET REVENUE OVER EXPENDITURES	208,444.40-	85,353.51	2,616.57	(3,647.64)	628,146-	.6-

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

CAPITAL IMPROVEMENT FUND

	ASSETS			
19-01-0100	COMBINED CASH		4,567,931.21	
	TOTAL ASSETS			4,567,931.21
	LIABILITIES AND EQUITY			
	FUND EQUITY			
19-02-3001	FUND BALANCE		4,865,576.85	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(297,645.64)		
	BALANCE - CURRENT DATE		(297,645.64)	
	TOTAL FUND EQUITY			4,567,931.21
	TOTAL LIABILITIES AND EQUITY			4,567,931.21

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

CAPITAL IMPROVEMENT FUND

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TRANSFERS IN						
19-16-4615	TRANSFER IN FROM GENERAL	345,112.75	623,828.00	.00	.00	0	.0
	TOTAL TRANSFERS IN	345,112.75	623,828.00	.00	.00	0	.0
	MISCELLANEOUS REVENUE						
19-18-4619	INTEREST & DIVIDEND INCOME	19,168.06	82,966.12	14,414.07	79,354.36	150,000	52.9
	TOTAL MISCELLANEOUS REVENUE	19,168.06	82,966.12	14,414.07	79,354.36	150,000	52.9
	TOTAL FUND REVENUE	364,280.81	706,794.12	14,414.07	79,354.36	150,000	52.9
	ADMINISTRATION						
19-40-8599	OTHER CAPITAL OUTLAY	.00	.00	127,000.00	127,000.00	1,850,000	6.9
	TOTAL ADMINISTRATION	.00	.00	127,000.00	127,000.00	1,850,000	6.9
	OTHER CAPITAL OUTLAY						
19-46-5909	TRANSFER TO MUNI FACIL FUND	200,000.00	625,000.00	.00	.00	0	.0
	TOTAL OTHER CAPITAL OUTLAY	200,000.00	625,000.00	.00	.00	0	.0
	DEPARTMENT 90						
19-90-9914	TRANSFER TO TRANSPORTATION FD	.00	.00	.00	250,000.00	1,000,000	25.0
	TOTAL DEPARTMENT 90	.00	.00	.00	250,000.00	1,000,000	25.0
	TOTAL FUND EXPENDITURES	200,000.00	625,000.00	127,000.00	377,000.00	2,850,000	13.2
	NET REVENUE OVER EXPENDITURES	164,280.81	81,794.12	(112,585.93)	(297,645.64)	2,700,000-	11.0-

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

MEAD URBAN RENEWAL AUTHORITY

	ASSETS			
20-01-0100	COMBINED CASH		7,734,797.73	
20-01-1250	PROPERTY TAX RECEIVABLE		4,046,572.16	
20-01-1301	A/R - MURA		438.81	
	TOTAL ASSETS			11,781,808.70
	LIABILITIES AND EQUITY			
	LIABILITIES			
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE		(51.30)	
20-02-2401	SOCIAL SECURITY TAX PAYABLE		(2.07)	
20-02-2402	MEDICARE TAX PAYABLE		(.48)	
20-02-2403	STATE WITHHOLDING TAX PAYABLE		742.39	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE		71.51	
20-02-2410	ACCRUED PAYROLL & BENEFITS		1,360.34	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX		4,046,572.16	
	TOTAL LIABILITIES			4,048,692.55
	FUND EQUITY			
20-02-3001	FUND BALANCE		4,810,344.57	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	2,922,771.58		
	BALANCE - CURRENT DATE		2,922,771.58	
	TOTAL FUND EQUITY			7,733,116.15
	TOTAL LIABILITIES AND EQUITY			11,781,808.70

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

MEAD URBAN RENEWAL AUTHORITY

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
20-10-4050	TAX INCREMENT REVENUE (TIF)	406,847.02	2,980,429.36	2,002,232.23	3,001,177.46	3,885,512	77.2
	TOTAL TAXES	406,847.02	2,980,429.36	2,002,232.23	3,001,177.46	3,885,512	77.2
	FEES						
20-11-4110	ADMINSTRATIVE FEE	.00	5,059.25	.00	.00	20,805	.0
	TOTAL FEES	.00	5,059.25	.00	.00	20,805	.0
	MISCELLANEOUS REVENUE						
20-18-4619	INTEREST & DIVIDEND INCOME	58,025.92	82,620.55	25,335.29	97,804.08	198,000	49.4
	TOTAL MISCELLANEOUS REVENUE	58,025.92	82,620.55	25,335.29	97,804.08	198,000	49.4
	TOTAL FUND REVENUE	464,872.94	3,068,109.16	2,027,567.52	3,098,981.54	4,104,317	75.5

TOWN OF MEAD
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

MEAD URBAN RENEWAL AUTHORITY

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCN
	ADMINISTRATION						
20-40-5001	SALARIES & WAGES	86,498.97	93,048.95	18,535.82	93,081.67	247,405	37.6
20-40-5002	OVERTIME	.00	.00	119.02	128.52	0	.0
20-40-5055	OVERTIME	47.79	.00	.00	.00	0	.0
20-40-5060	PAYROLL TAXES	6,641.62	7,138.23	1,438.68	7,191.20	21,948	32.8
20-40-5065	WORKERS COMP	827.43	1,008.33	178.22	912.13	2,775	32.9
20-40-5066	HEALTH INSURANCE	9,080.49	9,702.09	2,090.66	9,900.59	30,181	32.8
20-40-5067	MEDICAL SAVINGS	5,446.01	5,357.08	656.35	2,025.43	713	284.1
20-40-5068	MEDICAL SAVINGS	241.78	257.94	.00	.00	0	.0
20-40-5070	DEFERRED COMPENSATION	.00	.00	499.55	3,799.83	14,783	25.7
20-40-5100	TIF REVENUE SHARING	.00	5,059.25	.00	.00	0	.0
20-40-5300	TELEPHONE	206.50	194.00	.00	.00	0	.0
20-40-5320	GENERAL LIABILITY INSURANCE	880.84	2,113.91	.00	.00	0	.0
20-40-5400	LEGAL FEES	6,599.98	2,745.98	.00	.00	0	.0
20-40-5401	CONSULTING FEES	5,753.10	4,951.81	.00	.00	0	.0
20-40-5425	COUNTY TREASURER'S FEE	6,593.32	44,706.40	.00	.00	0	.0
20-40-5427	TIF ADVANCE	382,987.10	5,686.39	.00	.00	0	.0
20-40-5700	MISC. EXPENSE	121.10	.00	.00	.00	0	.0
20-40-5705	MILEAGE	1,250.00	1,000.00	.00	.00	0	.0
20-40-5914	TRANSFER TO TRANSPORTATION FD	125,000.00	.00	.00	.00	0	.0
20-40-6101	LEGAL FEES	.00	.00	.00	2,010.03	40,000	5.0
20-40-6105	AUDIT FEES	.00	.00	.00	.00	2,900	.0
20-40-6109	CONSULTING FEES	.00	.00	177.25	2,764.63	15,000	18.4
20-40-6110	TELEPHONE	.00	.00	54.50	198.00	678	29.2
20-40-6301	PROPERTY & LIABILITY INSURANCE	.00	.00	.00	1,172.07	6,660	17.6
20-40-6302	GENERAL LIABILITY INSURANCE	.00	.00	.00	996.39	0	.0
20-40-6312	PUBLISHED NOTICES	.00	.00	.00	.00	100	.0
20-40-6314	COUNTY TREASURER'S FEES	.00	.00	30,033.43	45,017.54	59,000	76.3
20-40-6404	TIF ADVANCE	.00	.00	5,899.42	6,011.93	1,100,000	.6
20-40-6512	MILEAGE	.00	.00	250.00	1,000.00	3,000	33.3
20-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	10,053	.0
20-40-6999	OTHER CONTRACTUAL SERVICES	.00	.00	.00	.00	1,000	.0
20-40-8499	OTHER PROJECTS	.00	.00	.00	.00	1,000,000	.0
20-40-8599	OTHER CAPITAL OUTLAY	.00	.00	.00	.00	100,000	.0
20-40-9810	TIF REVENUE SHARING	.00	.00	.00	.00	2,154,509	.0
	TOTAL ADMINISTRATION	638,176.03	182,970.36	59,932.90	176,209.96	4,810,705	3.7
	TOTAL FUND EXPENDITURES	638,176.03	182,970.36	59,932.90	176,209.96	4,810,705	3.7
	NET REVENUE OVER EXPENDITURES	173,303.09-	2,885,138.80	1,967,634.62	2,922,771.58	706,388-	413.8

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

	ASSETS			
30-01-0100	COMBINED CASH		11,281.17	
30-01-1250	PROPERTY TAXES RECEIVABLE		34,272.65	
30-01-1301	A/R - GENERAL		30.48	
	TOTAL ASSETS			45,584.30
	LIABILITIES AND EQUITY			
	LIABILITIES			
30-02-2700	DEFERRED INFLOWS- PROPERTY TAX		34,272.65	
	TOTAL LIABILITIES			34,272.65
	FUND EQUITY			
30-02-3001	FUND BALANCE		10,567.47	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	744.18		
	BALANCE - CURRENT DATE		744.18	
	TOTAL FUND EQUITY			11,311.65
	TOTAL LIABILITIES AND EQUITY			45,584.30

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

ELEVATION 25 GEN'L IMPVT DIST.

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	TAXES						
30-10-4020	SPECIFIC OWNERSHIP TAX	.00	.00	122.22	481.50	0	.0
30-10-4050	PROPERTY TAX	.00	10,379.04	211.39	266.22	34,273	.8
	TOTAL TAXES	.00	10,379.04	333.61	747.72	34,273	2.2
	MISCELLANEOUS						
30-18-4619	INTEREST & DIVIDEND INCOME	.00	.00	.00	.00	200	.0
	TOTAL MISCELLANEOUS	.00	.00	.00	.00	200	.0
	TOTAL FUND REVENUE	.00	10,379.04	333.61	747.72	34,473	2.2
	ADMINISTRATION						
30-40-5425	COUNTY TREASURER'S FEE	.00	153.89	.00	.00	0	.0
30-40-6314	COUNTY TREASURER'S FEES	.00	.00	3.17	3.54	515	.7
30-40-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	7,500	.0
	TOTAL ADMINISTRATION	.00	153.89	3.17	3.54	8,015	.0
	STREETS						
30-44-6802	REPAIR & MTNCE--STREETS	.00	.00	.00	.00	20,000	.0
	TOTAL STREETS	.00	.00	.00	.00	20,000	.0
	TOTAL FUND EXPENDITURES	.00	153.89	3.17	3.54	28,015	.0
	NET REVENUE OVER EXPENDITURES	.00	10,225.15	330.44	744.18	6,458	11.5

TOWN OF MEAD
BALANCE SHEET
MAY 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

	ASSETS			
31-01-0100	COMBINED CASH		3,129.75	
31-01-1250	PROPERTY TAXES RECEIVABLE		5,918.22	
	TOTAL ASSETS			9,047.97
	LIABILITIES AND EQUITY			
	LIABILITIES			
31-02-2700	DEFERRED INFLOWS- PROPERTY TAX		5,918.22	
	TOTAL LIABILITIES			5,918.22
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	3,129.75		
	BALANCE - CURRENT DATE		3,129.75	
	TOTAL FUND EQUITY			3,129.75
	TOTAL LIABILITIES AND EQUITY			9,047.97

TOWN OF MEAD
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

HIGHWAY 66 & I-25 GENERAL IMPR

		YTD ACTUAL2023-	YTD ACTUAL 2024-	PERIOD ACTUAL	YTD ACTUAL	BUDGET	PCNT
	SOURCE 10						
31-10-4020	SPECIFIC OWNERSHIP TAX	.00	.00	42.39	123.85	0	.0
31-10-4050	PROPERTY TAX	.00	.00	.00	3,020.44	11,886	25.4
	TOTAL SOURCE 10	.00	.00	42.39	3,144.29	11,886	26.5
	SOURCE 18						
31-18-4619	INTEREST INCOME	.00	.00	10.25	30.12	50	60.2
	TOTAL SOURCE 18	.00	.00	10.25	30.12	50	60.2
	TOTAL FUND REVENUE	.00	.00	52.64	3,174.41	11,936	26.6
31-44-6314	COUNTY TREASURER'S FEE	.00	.00	.00	44.66	175	25.5
31-44-6891	ADMINISTRATIVE OVERHEAD	.00	.00	.00	.00	7,500	.0
	TOTAL DEPARTMENT 44	.00	.00	.00	44.66	7,675	.6
	TOTAL FUND EXPENDITURES	.00	.00	.00	44.66	7,675	.6
	NET REVENUE OVER EXPENDITURES	.00	.00	52.64	3,129.75	4,261	73.5

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/25	06/23/2025	39985	PerkCity Inc	INV13944	01-49-5061	Wellness Rewards	415.96
Total 39985:							415.96
06/25	06/23/2025	39986	PINNACOL ASSURANCE	22065142	01-02-2312	Workers comp	13,288.30
06/25	06/23/2025	39986	PINNACOL ASSURANCE	22065142	06-02-2312	Workers comp	438.37
06/25	06/23/2025	39986	PINNACOL ASSURANCE	22065142	20-02-2312	Workers comp	414.33
Total 39986:							14,141.00
06/25	06/30/2025	39987	34 9.5 Metropolitan District	2024 TIF RE	20-40-9810	2024 TIF Refund- may	2,556.90
Total 39987:							2,556.90
06/25	06/30/2025	39988	Access 25 Metropolitan District N	2024REFUN	20-40-9810	2024 TIF REFUND MAY	2,164.58
Total 39988:							2,164.58
06/25	06/30/2025	39989	ADAMSON POLICE PRODUCTS	INV435377	01-42-7305	unifroms	84.50
Total 39989:							84.50
06/25	06/30/2025	39990	Alerus	116387	01-40-5067	FSA Administration	205.00
Total 39990:							205.00
06/25	06/30/2025	39991	Amazon Capital Services Inc	119XY9TKN	01-47-6104	hdmi cord for conference rm	15.29
06/25	06/30/2025	39991	Amazon Capital Services Inc	13KT9VY19K	01-46-6210	Bike parade supplies	553.63
06/25	06/30/2025	39991	Amazon Capital Services Inc	14N4FVYL76	01-42-7010	general office supplies	88.39
06/25	06/30/2025	39991	Amazon Capital Services Inc	19GWLPF67	01-40-6610	amazon annual membership	100.00
06/25	06/30/2025	39991	Amazon Capital Services Inc	19GWLPF67	01-42-6610	amazon annual membership	100.00
06/25	06/30/2025	39991	Amazon Capital Services Inc	19GWLPF67	01-43-6610	amazon annual membership	24.50
06/25	06/30/2025	39991	Amazon Capital Services Inc	19GWLPF67	01-47-6610	amazon annual membership	50.00
06/25	06/30/2025	39991	Amazon Capital Services Inc	19GWLPF67	01-49-6610	amazon annual membership	74.50
06/25	06/30/2025	39991	Amazon Capital Services Inc	1DF4KN1VD	01-46-6135	bingo	9.64
06/25	06/30/2025	39991	Amazon Capital Services Inc	1NV1VGWH	01-40-7999	Saftey week	230.84
06/25	06/30/2025	39991	Amazon Capital Services Inc	1QQXHDDG	01-40-7020	Office Supplies	45.53
06/25	06/30/2025	39991	Amazon Capital Services Inc	1WNQDD3W	01-40-7122	passport supplies	32.38
06/25	06/30/2025	39991	Amazon Capital Services Inc	1WYHGFFLL	01-42-7010	general office supplies	34.18
Total 39991:							1,358.88
06/25	06/30/2025	39992	Amerigas Propane LP	806257791	06-47-6111	WWTP Tank Rental	30.71
Total 39992:							30.71
06/25	06/30/2025	39993	Ana Stojanovska	JFP0555EVA	01-41-6824	meet, greet and eat	724.00
Total 39993:							724.00
06/25	06/30/2025	39994	Andres Salazar	06012025	01-42-5063	Employee Reimbursement meals per die	267.00
Total 39994:							267.00
06/25	06/30/2025	39995	ASCAP	3775 052520	01-46-6610	Music Lisense dues	10.41

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 39995:							10.41
06/25	06/30/2025	39996	Bluebeam Inc	2394677	01-47-6610	Software Renewal ERs Computure	330.00
Total 39996:							330.00
06/25	06/30/2025	39997	Brent Newbanks	MAY-2025	01-42-6805	oil change/routine service punch card for	225.95
Total 39997:							225.95
06/25	06/30/2025	39998	Brian Smith	JULY-2025	01-42-5063	training- commander meals per diem	480.00
06/25	06/30/2025	39998	Brian Smith	JULY-2025	01-42-5063	training- commander laundry service	30.00
Total 39998:							510.00
06/25	06/30/2025	39999	Broadcast Music, Inc	59672164	01-46-6610	music license dues	446.00
Total 39999:							446.00
06/25	06/30/2025	40000	BUCKEYE WELDING SUPPLY C	0005107348	04-44-6405	Cylinder Rental	7.65
Total 40000:							7.65
06/25	06/30/2025	40001	CEBT	0075774	01-02-2310	Health Insurance	48,224.20
06/25	06/30/2025	40001	CEBT	0075774	06-02-2310	Health Insurance	2,292.44
06/25	06/30/2025	40001	CEBT	0075774	20-02-2310	Health Insurance	2,529.16
06/25	06/30/2025	40001	CEBT	0075774	04-02-2310	Health Insurance	7,304.90
Total 40001:							60,350.70
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9762	01-40-6805	carwash membership	10.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9762	01-42-6805	carwash membership	170.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9762	01-47-6805	carwash membership	10.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9762	01-46-6805	carwash membership	10.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9993	01-40-6805	car wash membership	10.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9993	01-42-6805	car wash membership	170.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9993	01-47-6805	car wash membership	20.00
06/25	06/30/2025	40002	Club Car Wash Operating LLC	INV9993	01-49-6805	car wash membership	10.00
Total 40002:							410.00
06/25	06/30/2025	40003	Colorado Association for Municipa	1977	01-48-5063	Training MH	227.00
Total 40003:							227.00
06/25	06/30/2025	40004	Courtesy Lawn & Tree Care Inc	3010	01-45-6835	weed control	6,300.00
Total 40004:							6,300.00
06/25	06/30/2025	40005	CTL THOMPSON INC.	737878	14-44-8503	3rd and welker	750.00
Total 40005:							750.00
06/25	06/30/2025	40006	Custom Ink	8024830880	01-46-7051	Rec Staff Apparel	2,082.56
Total 40006:							2,082.56

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/25	06/30/2025	40007	Daniel Aguirre	07012025	01-42-5063	meals per diem prepay outside trng	440.00
Total 40007:							440.00
06/25	06/30/2025	40008	David Jay Thrower	06012025ME	01-48-5040	Municipal court judge-june	2,000.00
Total 40008:							2,000.00
06/25	06/30/2025	40009	Denali Water Solutions LLC	1020969	06-47-6601	Sludge Disposal	950.46
06/25	06/30/2025	40009	Denali Water Solutions LLC	1087469	06-47-6601	Sludge Disposal	4,278.08
Total 40009:							5,228.54
06/25	06/30/2025	40010	Dohn Construction, Inc	13201	14-40-8539	comm center	37,548.08
06/25	06/30/2025	40010	Dohn Construction, Inc	13201	14-02-2005	comm center	1,877.40-
06/25	06/30/2025	40010	Dohn Construction, Inc	13201	09-49-8516	comm center	425,758.71
06/25	06/30/2025	40010	Dohn Construction, Inc	13201	09-02-2005	comm center	21,287.94-
Total 40010:							440,141.45
06/25	06/30/2025	40011	DOUTHIT METRO DISTRICT	2024REFUN	20-40-9810	2024 TIF REFUND MAY	30,148.27
Total 40011:							30,148.27
06/25	06/30/2025	40012	DYNAMIC DESIGNS PRINTING,	90640	01-41-6824	BOT Outreach	332.27
Total 40012:							332.27
06/25	06/30/2025	40013	Essenza Architecture	2206-23	09-49-8516	Comm Ctr	19,261.50
Total 40013:							19,261.50
06/25	06/30/2025	40014	Flock Group Inc	INV-64182	01-42-6610	flock saftey subscription	3,500.00
Total 40014:							3,500.00
06/25	06/30/2025	40015	Fox Tuttle Transportation Group	19021-75B	01-02-2615	Liberty Ridge	490.00
06/25	06/30/2025	40015	Fox Tuttle Transportation Group	19021-75D	01-02-2615	Liberty Ridge	367.50
06/25	06/30/2025	40015	Fox Tuttle Transportation Group	79021-75C	01-02-2615	west ridge	58.75
Total 40015:							916.25
06/25	06/30/2025	40016	Front Range Landfill	75862E305	01-49-6214	clean up days	5,851.44
Total 40016:							5,851.44
06/25	06/30/2025	40017	FRONT RANGE PORTABLE RES	1884	01-45-7020	liberty ranch park	168.00
Total 40017:							168.00
06/25	06/30/2025	40018	Grand Meadow Metropolitan Distri	2024REFUN	20-40-9810	2024 TIF REFUND MAY	1,331.80
Total 40018:							1,331.80
06/25	06/30/2025	40019	GREELEY LOCK AND KEY	0000040167	01-47-6801	service call	279.00
Total 40019:							279.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/25	06/30/2025	40020	HIGH PLAINS LIBRARY DIST.	2024REFUN	20-40-9810	2024 TIF REFUND MAY	74,331.74
Total 40020:							74,331.74
06/25	06/30/2025	40021	Highway 66 & I-25 General Impro	2024REFUN	20-40-9810	2024 TIF REFUND MAY	3,183.15
Total 40021:							3,183.15
06/25	06/30/2025	40022	Historic Highlandlake Church, Inc	1002	01-46-6210	event parking	500.00
Total 40022:							500.00
06/25	06/30/2025	40023	Imprints Fort Collins	E34717	01-41-7999	uniforms bot	249.92
06/25	06/30/2025	40023	Imprints Fort Collins	E34761	01-41-7999	uniforms bot	111.36
Total 40023:							361.28
06/25	06/30/2025	40024	International Agents Inc	001430	01-42-6999	frtc peer support	1,350.00
Total 40024:							1,350.00
06/25	06/30/2025	40025	INTERNATIONAL CITY/COUNTY	946679	01-40-6610	Member 946679- 7/1/25-6/30-26 membe	1,200.00
Total 40025:							1,200.00
06/25	06/30/2025	40026	Invision GIS, LLC	2517	01-43-6104	GIS Services	92.69
06/25	06/30/2025	40026	Invision GIS, LLC	2517	04-44-6104	GIS Services	92.72
06/25	06/30/2025	40026	Invision GIS, LLC	2517	06-40-6104	GIS Services	840.84
Total 40026:							1,026.25
06/25	06/30/2025	40027	Johnston Enterprises Inc	500020425	01-45-6801	Solar Bath- At Ponds Restroom	285.72
Total 40027:							285.72
06/25	06/30/2025	40028	JVA INCORPORATED	21028	06-47-8527	WWTF Blower	695.00
Total 40028:							695.00
06/25	06/30/2025	40029	Kaitlyn Newbanks	060625-NEW	01-40-5062	Employee tution reimbursement	3,000.00
Total 40029:							3,000.00
06/25	06/30/2025	40030	Kinnon Entertainment Inc	3131	01-46-6211	community day, stage,backline, tech	7,671.75
Total 40030:							7,671.75
06/25	06/30/2025	40031	LIBERTY RANCH METRO DISTR	2024REFUN	20-40-9810	2024 TIF REFUND MAY	43,420.27
Total 40031:							43,420.27
06/25	06/30/2025	40032	LOGAN SIMPSON DESIGN INC.	37123	18-40-6106	Mead Trails mp	15,811.50
Total 40032:							15,811.50
06/25	06/30/2025	40033	LONGS PEAK WATER DISTRICT	5200605.01-	01-45-6111	Libert Ranch Irrigation	1,142.55

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40033:							1,142.55
06/25	06/30/2025	40034	MAC EQUIPMENT INC	514261	01-45-6801	equipment rental	680.67
Total 40034:							680.67
06/25	06/30/2025	40035	MAIN STREET MAT COMPANY	275004	01-47-7020	Mat svs-pw	109.10
Total 40035:							109.10
06/25	06/30/2025	40036	Marisol Herman	060625-MAR	01-49-5061	employee reimbursements	162.54
Total 40036:							162.54
06/25	06/30/2025	40037	Marsha Gallardo	06132025	01-13-4625	Refund for South Dakota Trip	1,472.00
Total 40037:							1,472.00
06/25	06/30/2025	40038	MBI-Medicine for Business and In	979570	01-45-6210	New hire screening dm/ parks	52.00
06/25	06/30/2025	40038	MBI-Medicine for Business and In	979570	01-47-6210	New hire screening dm/ pw	52.00
Total 40038:							104.00
06/25	06/30/2025	40039	McDonald Farms Enterprises	0142579-IN	06-47-6601	Sludge disposal	1,076.50
06/25	06/30/2025	40039	McDonald Farms Enterprises	0145478	06-47-6601	Sludge disposal	841.50
Total 40039:							1,918.00
06/25	06/30/2025	40040	MEAD PLACE METRO DIST 2	2024REFUN	20-40-9810	2024 TIF REFUND MAY	179.39
Total 40040:							179.39
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	MAY 2025 -	01-40-6101	Legal Services - April	18,525.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	MAY 2025 -	06-40-6101	Legal Services - April	975.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	MEAD.APR2	01-02-2615	Zak Dirt 345- correction	319.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-40-6101	Litigation (Schell property)	278.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Special Proj - WCR 9.5	2,357.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Quik Trip (294)	667.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Mead Municipal Facilities (346)	12,382.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Kitely(350)	1,713.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	AMK (326)	1,890.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Mead Place (45)	330.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Elevation 25 (Mark IV) (351)	1,788.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Elevation 25 (Silverpoint) (296)	580.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	O'Reily Auto (343)	203.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Lakeside Canyon (290)	766.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Meadow Ridge (297)	3,033.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Zak Dirt (345)	290.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Liberty Ranch (320)	150.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-02-2615	Litigation (Schell property)	2,019.50
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-40-6101	Reimbursable Expense	125.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-40-6101	Mileage/Cert Mail Reimbursement	69.30
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	01-40-6101	Mileage/Cert Mail Reimbursement	69.30
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	06-40-6101	Reimbursable Expense	125.00
06/25	06/30/2025	40041	Michow Guckenberger McAskin L	Mead.May20	06-40-6101	Mileage/Cert Mail Reimbursement	69.30

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40041:							48,723.40
06/25	06/30/2025	40042	Minuteman Press	16127	01-42-7010	Business cards- DA	53.54
06/25	06/30/2025	40042	Minuteman Press	16442	01-47-6210	Business Cards DM	53.54
Total 40042:							107.08
06/25	06/30/2025	40043	MJT Communications	14332	01-40-6109	IT Services	1,418.00
06/25	06/30/2025	40043	MJT Communications	14332	06-40-6109	IT Services	177.25
06/25	06/30/2025	40043	MJT Communications	14332	20-40-6109	IT Services	177.25
Total 40043:							1,772.50
06/25	06/30/2025	40044	MVFPD	2024REFUN	20-40-9810	2024 TIF REFUND MAY	137,587.25
Total 40044:							137,587.25
06/25	06/30/2025	40045	NeoTreks, Inc	04472	04-44-6610	Plow Ops AVL Subscription	350.00
Total 40045:							350.00
06/25	06/30/2025	40046	Next Phase Engineering LLC	571	01-02-2615	Liberty Ranch	945.00
Total 40046:							945.00
06/25	06/30/2025	40047	NEXTRUST INC.	400656	06-40-6511	bill and mailing svc	437.00
06/25	06/30/2025	40047	NEXTRUST INC.	400656	06-40-6106	bill and mailing svc	210.62
06/25	06/30/2025	40047	NEXTRUST INC.	402717	06-40-6511	bill and mailing svc	437.00
06/25	06/30/2025	40047	NEXTRUST INC.	402717	06-40-6106	bill and mailing svc	218.75
06/25	06/30/2025	40047	NEXTRUST INC.	404767	06-40-6511	bill and mailing suc may	437.00
06/25	06/30/2025	40047	NEXTRUST INC.	404767	06-40-6106	bill and mailing suc may	216.07
Total 40047:							1,956.44
06/25	06/30/2025	40048	NOCO Drug Testing LLC	25-2395	01-42-6210	employee testing	220.40
Total 40048:							220.40
06/25	06/30/2025	40049	NORTHERN COLO WATER CON	2024REFUN	20-40-9810	2024 TIF REFUND MAY	23,382.11
Total 40049:							23,382.11
06/25	06/30/2025	40050	O'Reilly Auto Enterprises LLC	3345	99-01-1076	refund dup payment	318.20
Total 40050:							318.20
06/25	06/30/2025	40051	Pattlen Enterprises Inc	1949992-00	01-45-8515	Ventrac 4520	34,854.20
Total 40051:							34,854.20
06/25	06/30/2025	40052	Paulette Dolin	48	01-46-6135	senior exercise	480.00
Total 40052:							480.00
06/25	06/30/2025	40053	PerkCity Inc	INV17123	01-49-5061	Employee rewards	190.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40053:							190.00
06/25	06/30/2025	40054	PINNACOL ASSURANCE	22090191	01-02-2312	Workers comp	13,288.30
06/25	06/30/2025	40054	PINNACOL ASSURANCE	22090191	06-02-2312	Workers comp	438.37
06/25	06/30/2025	40054	PINNACOL ASSURANCE	22090191	20-02-2312	Workers comp	414.33
Total 40054:							14,141.00
06/25	06/30/2025	40055	Prairie Mountian Media	0000421127	01-41-6312	Published Notices	188.65
06/25	06/30/2025	40055	Prairie Mountian Media	0000421127	01-02-2615	Published Notices	680.26
Total 40055:							868.91
06/25	06/30/2025	40056	RAMEY ENVIRONMENTAL COM	29576	06-47-6807	Raterrink	353.12
06/25	06/30/2025	40056	RAMEY ENVIRONMENTAL COM	29605	06-47-6837	Waterservices- May	6,369.08
06/25	06/30/2025	40056	RAMEY ENVIRONMENTAL COM	29605	06-47-6808	Equipment- Wastewater	382.41
06/25	06/30/2025	40056	RAMEY ENVIRONMENTAL COM	29605	06-47-6125	Lab Services water	499.20
06/25	06/30/2025	40056	RAMEY ENVIRONMENTAL COM	29605	06-47-6808	facility op	126.35
Total 40056:							7,730.16
06/25	06/30/2025	40057	Sam Hansen	07012025	01-42-5063	prepay trng meals per diem	66.00
Total 40057:							66.00
06/25	06/30/2025	40058	Sirchie Acquisition Company, LLC	0696033	01-42-7020	evid collection tubes	118.20
Total 40058:							118.20
06/25	06/30/2025	40059	SocialSignIn Inc	INV-5490	01-49-8532	Social Media Software	7,500.00
Total 40059:							7,500.00
06/25	06/30/2025	40060	Spartan Towing & Recovery LLC	25ML00330	01-42-6999	VIN18765	2,150.00
Total 40060:							2,150.00
06/25	06/30/2025	40061	SportsEngine, Inc	02048077	01-46-6135	BG Checks	46.00
06/25	06/30/2025	40061	SportsEngine, Inc	02065616	01-46-6135	BG Checks	115.00
Total 40061:							161.00
06/25	06/30/2025	40062	ST. VRAIN & LEFT HAND WATE	2024REFUN	20-40-9810	2024 TIF REFUND MAY	32,875.25
Total 40062:							32,875.25
06/25	06/30/2025	40063	ST. VRAIN SANITATION DISTRIC	2024REFUN	20-40-9810	2024 TIF REFUND MAY	3,646.91
Total 40063:							3,646.91
06/25	06/30/2025	40064	ST. VRAIN VALLEY SCHOOL DIS	2024REFUN	20-40-9810	2024 TIF REFUND MAY	698,337.68
Total 40064:							698,337.68
06/25	06/30/2025	40065	STAPLES ADVANTAGE	7658711694	01-40-7020	office supplies	224.79
06/25	06/30/2025	40065	STAPLES ADVANTAGE	7659109351	01-40-7010	office supplies	255.67
06/25	06/30/2025	40065	STAPLES ADVANTAGE	7659198773	01-40-7020	bathroom supploes	70.15

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40065:							550.61
06/25	06/30/2025	40066	STERLING TALENT SOLUTIONS	10310611	01-47-6210	Background Checks- DM	66.64
Total 40066:							66.64
06/25	06/30/2025	40067	Stop Stick, Ltd	0038352-IN	01-42-7254	Patrol Vehicle Op Equipment	494.00
Total 40067:							494.00
06/25	06/30/2025	40068	SUNRISE ENVIRONMENTAL SCI	153515	01-45-7020	Disinfectant	205.76
Total 40068:							205.76
06/25	06/30/2025	40069	Thomas Title & Escrow	234545	14-40-8549	WCR 9.5 Project	245.00
06/25	06/30/2025	40069	Thomas Title & Escrow	234545	14-01-1214	WCR 9.5 Project	245.00
06/25	06/30/2025	40069	Thomas Title & Escrow	234545	14-02-2014	WCR 9.5 Project	245.00-
06/25	06/30/2025	40069	Thomas Title & Escrow	2407052.02	14-40-8549	Escrow for HPB/WCR 9.5 Project	116,671.30
06/25	06/30/2025	40069	Thomas Title & Escrow	2407052.02	14-02-2005	Escrow for HPB/WCR 9.5 Project	5,833.57-
06/25	06/30/2025	40069	Thomas Title & Escrow	2407052.02	14-01-1214	Escrow for HPB/WCR 9.5 Project	110,837.73
06/25	06/30/2025	40069	Thomas Title & Escrow	2407052.02	14-02-2014	Escrow for HPB/WCR 9.5 Project	110,837.73-
06/25	06/30/2025	40069	Thomas Title & Escrow	580	14-40-8549	WCR 9.5 Project	55,000.00
06/25	06/30/2025	40069	Thomas Title & Escrow	580	14-01-1214	WCR 9.5 Project	55,000.00
06/25	06/30/2025	40069	Thomas Title & Escrow	580	14-02-2014	WCR 9.5 Project	55,000.00-
Total 40069:							166,082.73
06/25	06/30/2025	40070	T-Mobile USA Inc	30825 5-25	01-42-6110	phone line	40.00
Total 40070:							40.00
06/25	06/30/2025	40071	TOWN OF MEAD	18.02 5.25	01-40-6111	Sewer 3rd and welker	48.00
06/25	06/30/2025	40071	TOWN OF MEAD	2024REFUN	20-40-9810	2024 TIF REFUND MAY	97,573.73
06/25	06/30/2025	40071	TOWN OF MEAD	31.11 5.25	01-42-6111	Sewer 201 Welker Ave	58.00
06/25	06/30/2025	40071	TOWN OF MEAD	338.01 5.25	01-40-6111	Sewer TH	63.36
06/25	06/30/2025	40071	TOWN OF MEAD	453.01 5.25	01-42-6111	Sewer 535 Main st PD	226.99
06/25	06/30/2025	40071	TOWN OF MEAD	478.02 5.25	01-40-6111	Sewer main st lot	52.81
06/25	06/30/2025	40071	TOWN OF MEAD	566.02	09-49-8516	COMMUNITY CENTER	62.81
06/25	06/30/2025	40071	TOWN OF MEAD	630.04 05.25	01-40-6111	Sewer TH Lot	48.00
Total 40071:							98,133.70
06/25	06/30/2025	40072	TRIDENT SECURITY SYSTEMS	47074	01-47-6199	Alarm Monitoring PW	180.00
Total 40072:							180.00
06/25	06/30/2025	40073	UNITED RENTALS INC.	2473658540	04-44-6405	Water truck rental	4,909.00
Total 40073:							4,909.00
06/25	06/30/2025	40074	University Auto Parts, Inc	349959	01-45-6805	toro replacement bulbs	28.98
06/25	06/30/2025	40074	University Auto Parts, Inc	350584	04-44-6805	pw04 and pw05	254.88
Total 40074:							283.86
06/25	06/30/2025	40075	US Bank Voyager Fleet Systems	8694028342	01-42-7101	Fuel	2,252.66
06/25	06/30/2025	40075	US Bank Voyager Fleet Systems	8694028342	04-44-7101	Fuel	1,394.17

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06/25	06/30/2025	40075	US Bank Voyager Fleet Systems	8694028342	01-45-7101	Fuel	2,038.05
06/25	06/30/2025	40075	US Bank Voyager Fleet Systems	8694028342	01-47-7101	Fuel	384.44
06/25	06/30/2025	40075	US Bank Voyager Fleet Systems	8694028342	06-47-7101	Fuel	241.46
Total 40075:							6,310.78
06/25	06/30/2025	40076	Utility Notification Center of Color	225050935	06-47-6120	Line locates	513.45
Total 40076:							513.45
06/25	06/30/2025	40077	Voiance Language Services LLC	2025040367	01-42-6999	interpretation services	135.93
06/25	06/30/2025	40077	Voiance Language Services LLC	C010116	01-42-7254	op equip- translation services	300.00
Total 40077:							435.93
06/25	06/30/2025	40078	WELD COUNTY TREASURER	2024REFUN	20-40-9810	2024 TIF REFUND MAY	186,542.50
Total 40078:							186,542.50
06/25	06/30/2025	40079	WESTRIDGE METROPOLITAN D	2024REFUN	20-40-9810	2024 TIF REFUND MAY	27,718.05
06/25	06/30/2025	40079	WESTRIDGE METROPOLITAN D	2024REFUN	20-40-9810	2024 TIF REFUND MAY	904.43
Total 40079:							28,622.48
06/25	06/30/2025	40080	Wickham Tractor Company	20474-1	04-44-8599	tractor	74,318.85
06/25	06/30/2025	40080	Wickham Tractor Company	20474-1	04-44-8599	tractor	22,200.00
06/25	06/30/2025	40080	Wickham Tractor Company	WD19050	04-44-6805	R.O.W Mower	432.25
Total 40080:							96,951.10
06/25	06/30/2025	40081	Wilson & Company Inc	137051	01-02-2615	1601 Process	19,955.00
06/25	06/30/2025	40081	Wilson & Company Inc	137053	14-44-8544	WCR 7 Improvements	8,100.00
Total 40081:							28,055.00
06/25	06/30/2025	40082	World Class Auto Body	15941569	01-42-6805	unit 18 body repair	3,506.43
Total 40082:							3,506.43
06/25	06/30/2025	40083	WSB LLC	2303562000	14-44-8533	cr 34 bridge design	6,586.96
Total 40083:							6,586.96
06/25	06/24/2025	62425100	All Copy Products Inc	555902600	01-47-6126	Copier lease-pw	86.05
06/25	06/24/2025	62425100	All Copy Products Inc	557715554	01-40-6126	copier lease	137.41
06/25	06/24/2025	62425100	All Copy Products Inc	557715554	01-42-6126	copier lease	104.52
06/25	06/24/2025	62425100	All Copy Products Inc	557942133	01-47-6126	Copier Lease	78.23
06/25	06/24/2025	62425100	All Copy Products Inc	557951522	01-40-6126	Copier Lease	96.41
Total 62425100:							502.62
06/25	06/24/2025	62425101	JOHN DEERE FINANCIAL	3043477	04-44-6851	grader lease	6,126.25
06/25	06/24/2025	62425101	JOHN DEERE FINANCIAL	3044102	04-44-6851	wheel loader lease	3,349.87
Total 62425101:							9,476.12
06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-41-7999	BOT Meeting	94.06
06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-40-7999	admin supplies	315.59

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06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-40-6316	FINANCE CHARGEs	62.82	
06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-42-7010	pd supplies	61.58	
06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-46-6135	Rec supplies	40.72	
06/25	06/24/2025	62425102	SAMSCLUB	4230 6/25	01-46-6210	flag retirement	84.90	
Total 62425102:							659.67	
06/25	06/30/2025	63025100	CENTURY LINK	5176 6.25	01-42-6111	fax 744770	79.86	
06/25	06/30/2025	63025100	CENTURY LINK	5308 6.25	01-40-6111	elevator line june	95.58	
06/25	06/30/2025	63025100	CENTURY LINK	9308 4.25	01-40-6110	fax 0831	87.59	
06/25	06/30/2025	63025100	CENTURY LINK	9308 5.25	01-40-6110	fax 831	87.59	
Total 63025100:							350.62	
06/25	06/30/2025	63025101	City of Loveland	5.25 303000	01-47-6111	pw internet	269.90	
Total 63025101:							269.90	
06/25	06/30/2025	63025102	HOME DEPOT CREDIT SERVIC	2769 5.25	01-45-6806	Irrigation repair	6.00	
06/25	06/30/2025	63025102	HOME DEPOT CREDIT SERVIC	2769 5.25	01-47-7020	shop supplies	282.69	
06/25	06/30/2025	63025102	HOME DEPOT CREDIT SERVIC	2769 5.25	01-45-6801	Town hall park restroom	13.95	
06/25	06/30/2025	63025102	HOME DEPOT CREDIT SERVIC	2769 5.25	01-47-7020	shop supplies	418.32	
Total 63025102:							720.96	
06/25	06/24/2025	63025103	UNITED POWER	1234026/3/2	04-44-6111	1785 CR 32 - Grader Shed6/2025	40.55-	V
06/25	06/30/2025	63025103	UNITED POWER	1234026/3/2	04-44-6111	1785 CR 32 - Grader Shed6/2025	40.55	
06/25	06/24/2025	63025103	UNITED POWER	12650701 6/	01-45-6111	Booster pump 6/25	20.00-	V
06/25	06/30/2025	63025103	UNITED POWER	12650701 6/	01-45-6111	Booster pump 6/25	20.00	
06/25	06/24/2025	63025103	UNITED POWER	12952800 6/	01-45-6111	Mead Ponds 6/2025	20.00-	V
06/25	06/30/2025	63025103	UNITED POWER	12952800 6/	01-45-6111	Mead Ponds 6/2025	20.00	
06/25	06/24/2025	63025103	UNITED POWER	14305100 6/	06-47-6111	WWTP 6/2025	4,269.88-	V
06/25	06/30/2025	63025103	UNITED POWER	14305100 6/	06-47-6111	WWTP 6/2025	4,269.88	
06/25	06/24/2025	63025103	UNITED POWER	16836300 6/	01-45-6111	Park Sprinkler Liberty 6/2025	21.50-	V
06/25	06/30/2025	63025103	UNITED POWER	16836300 6/	01-45-6111	Park Sprinkler Liberty 6/2025	21.50	
06/25	06/24/2025	63025103	UNITED POWER	16909300 6/	01-45-6111	Feather Ridge 6/2025	20.05-	V
06/25	06/30/2025	63025103	UNITED POWER	16909300 6/	01-45-6111	Feather Ridge 6/2025	20.05	
06/25	06/24/2025	63025103	UNITED POWER	17159100 6/	01-45-6111	Sprinkler Clock Dtn 6/2025	20.00-	V
06/25	06/30/2025	63025103	UNITED POWER	17159100 6/	01-45-6111	Sprinkler Clock Dtn 6/2025	20.00	
06/25	06/24/2025	63025103	UNITED POWER	17618300 6/	01-40-6111	Town Hall 6/2025	665.04-	V
06/25	06/30/2025	63025103	UNITED POWER	17618300 6/	01-40-6111	Town Hall 6/2025	665.04	
06/25	06/24/2025	63025103	UNITED POWER	17770000 6/	01-45-6111	Gazebo 6/2025	22.54-	V
06/25	06/30/2025	63025103	UNITED POWER	17770000 6/	01-45-6111	Gazebo 6/2025	22.54	
06/25	06/24/2025	63025103	UNITED POWER	18949400 6/	01-42-6111	535 4th PD 6/2025	376.97-	V
06/25	06/30/2025	63025103	UNITED POWER	18949400 6/	01-42-6111	535 4th PD 6/2025	376.97	
06/25	06/24/2025	63025103	UNITED POWER	21881700 6/	01-47-6111	1341 CR 346/2025	563.88-	V
06/25	06/30/2025	63025103	UNITED POWER	21881700 6/	01-47-6111	1341 CR 346/2025	563.88	
06/25	06/24/2025	63025103	UNITED POWER	22092202 6/	06-47-6112	4133 CR 34 - Raterink 6/2025	73.77-	V
06/25	06/30/2025	63025103	UNITED POWER	22092202 6/	06-47-6112	4133 CR 34 - Raterink 6/2025	73.77	
06/25	06/24/2025	63025103	UNITED POWER	235341006/3	06-47-6111	401 3rd ST- Mead community Center6/2	593.37-	V
06/25	06/30/2025	63025103	UNITED POWER	235341006/3	06-47-6111	401 3rd ST- Mead community Center6/2	593.37	
06/25	06/24/2025	63025103	UNITED POWER	24240200 -6/	01-47-6134	EV Station 6/2025	135.18-	V
06/25	06/30/2025	63025103	UNITED POWER	24240200 -6/	01-47-6134	EV Station 6/2025	135.18	
06/25	06/24/2025	63025103	UNITED POWER	24257400 -6/	01-45-6111	1501 CR 34 - Mead Ponds 6/2025	31.50-	V
06/25	06/30/2025	63025103	UNITED POWER	24257400 -6/	01-45-6111	1501 CR 34 - Mead Ponds 6/2025	31.50	
06/25	06/24/2025	63025103	UNITED POWER	61303 6/3/25	01-45-6110	Area Light Highland 6/2025	11.90-	V
06/25	06/30/2025	63025103	UNITED POWER	61303 6/3/25	01-45-6110	Area Light Highland 6/2025	11.90	
06/25	06/24/2025	63025103	UNITED POWER	6753101 6/3/	01-45-6111	Irrig Sprinkler N Creek 6/2025	20.00-	V

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06/25	06/30/2025	63025103	UNITED POWER	6753101 6/3/	01-45-6111	Irrig Sprinkler N Creek 6/2025	20.00	
06/25	06/24/2025	63025103	UNITED POWER	7490500 6/3/	06-47-6111	Pump Lake Thomas 6/2025	43.28-	V
06/25	06/30/2025	63025103	UNITED POWER	7490500 6/3/	06-47-6111	Pump Lake Thomas 6/2025	43.28	
06/25	06/24/2025	63025103	UNITED POWER	83701 6/3/25	01-42-6111	Shop 6/2025	129.18-	V
06/25	06/30/2025	63025103	UNITED POWER	83701 6/3/25	01-42-6111	Shop 6/2025	129.18	
06/25	06/24/2025	63025103	UNITED POWER	88601 6/3/25	04-44-6111	Streetlights 6/2025	3,325.53-	V
06/25	06/30/2025	63025103	UNITED POWER	88601 6/3/25	04-44-6111	Streetlights 6/2025	3,325.53	
06/25	06/24/2025	63025103	UNITED POWER	96302 6/3/25	06-47-6111	WWTP Lagoon 6/2025	39.39-	V
06/25	06/30/2025	63025103	UNITED POWER	96302 6/3/25	06-47-6111	WWTP Lagoon 6/2025	39.39	
Total 63025103:							.00	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	01-40-6110	Wireless bill	40.01	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	01-41-7020	Wireless bill	51.46	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	01-43-6110	Wireless bill	50.75	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	01-47-6110	Wireless bill	160.04	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	01-49-6110	Wireless bill	40.01	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	04-44-6110	Wireless bill	67.44	
06/25	06/30/2025	63025104	VERIZON WIRELESS	6115437448	06-40-6110	Wireless bill	40.01	
Total 63025104:							449.72	
06/25	06/30/2025	63025105	XCEL ENERGY	928265720	01-47-6111	PW Facility	228.96	
06/25	06/30/2025	63025105	XCEL ENERGY	928347951	04-44-6111	grader shed	60.77	
Total 63025105:							289.73	
06/25	06/23/2025	63025106	UNITED POWER	61303	01-45-6110	Area Light Highland	11.90	
06/25	06/24/2025	63025106	UNITED POWER	61303	01-45-6110	Area Light Highland	11.90-	V
06/25	06/23/2025	63025106	UNITED POWER	88601	04-44-6111	Street Lights	3,386.99	
06/25	06/24/2025	63025106	UNITED POWER	88601	04-44-6111	Street Lights	3,386.99-	V
Total 63025106:							.00	
06/25	06/30/2025	63025107	UNITED POWER	1234026/3/2	04-44-6111	1785 CR 32 - Grader Shed6/2025	40.55	
06/25	06/30/2025	63025107	UNITED POWER	12650701 6/	01-45-6111	Booster pump 6/25	20.00	
06/25	06/30/2025	63025107	UNITED POWER	12952800 6/	01-45-6111	Mead Ponds 6/2025	20.00	
06/25	06/30/2025	63025107	UNITED POWER	14305100 6/	06-47-6111	WWTP 6/2025	4,269.88	
06/25	06/30/2025	63025107	UNITED POWER	16836300 6/	01-45-6111	Park Sprinkler Liberty 6/2025	21.50	
06/25	06/30/2025	63025107	UNITED POWER	16909300 6/	01-45-6111	Feather Ridge 6/2025	20.05	
06/25	06/30/2025	63025107	UNITED POWER	17159100 6/	01-45-6111	Sprinkler Clock Dtn 6/2025	20.00	
06/25	06/30/2025	63025107	UNITED POWER	17618300 6/	01-40-6111	Town Hall 6/2025	665.04	
06/25	06/30/2025	63025107	UNITED POWER	17770000 6/	01-45-6111	Gazebo 6/2025	22.54	
06/25	06/30/2025	63025107	UNITED POWER	18949400 6/	01-42-6111	535 4th PD 6/2025	376.97	
06/25	06/30/2025	63025107	UNITED POWER	21881700 6/	01-47-6111	1341 CR 346/2025	563.88	
06/25	06/30/2025	63025107	UNITED POWER	22092202 6/	06-47-6112	4133 CR 34 - Raterink 6/2025	73.77	
06/25	06/30/2025	63025107	UNITED POWER	235341006/3	06-47-6111	401 3rd ST- Mead community Center6/2	593.37	
06/25	06/30/2025	63025107	UNITED POWER	24240200 -6/	01-47-6134	EV Station 6/2025	135.18	
06/25	06/30/2025	63025107	UNITED POWER	24257400 -6/	01-45-6111	1501 CR 34 - Mead Ponds 6/2025	31.50	
06/25	06/30/2025	63025107	UNITED POWER	61303	01-45-6110	Area Light Highland	11.90	
06/25	06/30/2025	63025107	UNITED POWER	61303 6/3/25	01-45-6110	Area Light Highland 6/2025	11.90	
06/25	06/30/2025	63025107	UNITED POWER	6753101 6/3/	01-45-6111	Irrig Sprinkler N Creek 6/2025	20.00	
06/25	06/30/2025	63025107	UNITED POWER	7490500 6/3/	06-47-6111	Pump Lake Thomas 6/2025	43.28	
06/25	06/30/2025	63025107	UNITED POWER	83701 6/3/25	01-42-6111	Shop 6/2025	129.18	
06/25	06/30/2025	63025107	UNITED POWER	88601	04-44-6111	Street Lights	3,386.99	
06/25	06/30/2025	63025107	UNITED POWER	88601 6/3/25	04-44-6111	Streetlights 6/2025	3,325.53	
06/25	06/30/2025	63025107	UNITED POWER	96302 6/3/25	06-47-6111	WWTP Lagoon 6/2025	39.39	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
	Total 63025107:						13,842.40
06/25	06/30/2025	63025108	Bigg Time Entertainment Inc	322271724	01-46-6211	CD Band 50% Payment	8,750.00
	Total 63025108:						8,750.00
	Grand Totals:						2,444,066.59

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	2,069.64	263,250.15-	261,180.51-
01-02-2310	48,224.20	.00	48,224.20
01-02-2312	26,576.60	.00	26,576.60
01-02-2615	50,984.01	.00	50,984.01
01-13-4625	1,472.00	.00	1,472.00
01-40-5062	3,000.00	.00	3,000.00
01-40-5067	205.00	.00	205.00
01-40-6101	19,066.60	.00	19,066.60
01-40-6109	1,418.00	.00	1,418.00
01-40-6110	215.19	.00	215.19
01-40-6111	1,637.83	665.04-	972.79
01-40-6126	233.82	.00	233.82
01-40-6316	62.82	.00	62.82
01-40-6610	1,300.00	.00	1,300.00
01-40-6805	20.00	.00	20.00
01-40-7010	255.67	.00	255.67
01-40-7020	340.47	.00	340.47
01-40-7122	32.38	.00	32.38
01-40-7999	546.43	.00	546.43
01-41-6312	188.65	.00	188.65
01-41-6824	1,056.27	.00	1,056.27
01-41-7020	51.46	.00	51.46
01-41-7999	455.34	.00	455.34
01-42-5063	1,283.00	.00	1,283.00
01-42-6110	40.00	.00	40.00
01-42-6111	1,377.15	506.15-	871.00
01-42-6126	104.52	.00	104.52
01-42-6210	220.40	.00	220.40
01-42-6610	3,600.00	.00	3,600.00
01-42-6805	4,072.38	.00	4,072.38
01-42-6999	3,635.93	.00	3,635.93
01-42-7010	237.69	.00	237.69
01-42-7020	118.20	.00	118.20
01-42-7101	2,252.66	.00	2,252.66
01-42-7254	794.00	.00	794.00
01-42-7305	84.50	.00	84.50
01-43-6104	92.69	.00	92.69
01-43-6110	50.75	.00	50.75
01-43-6610	24.50	.00	24.50
01-45-6110	47.60	23.80-	23.80
01-45-6111	1,493.73	175.59-	1,318.14
01-45-6210	52.00	.00	52.00
01-45-6801	980.34	.00	980.34

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-45-6805	28.98	.00	28.98
01-45-6806	6.00	.00	6.00
01-45-6835	6,300.00	.00	6,300.00
01-45-7020	373.76	.00	373.76
01-45-7101	2,038.05	.00	2,038.05
01-45-8515	34,854.20	.00	34,854.20
01-46-6135	691.36	.00	691.36
01-46-6210	1,138.53	.00	1,138.53
01-46-6211	24,093.50	.00	24,093.50
01-46-6610	456.41	.00	456.41
01-46-6805	10.00	.00	10.00
01-46-7051	2,082.56	.00	2,082.56
01-47-6104	15.29	.00	15.29
01-47-6110	160.04	.00	160.04
01-47-6111	1,626.62	563.88-	1,062.74
01-47-6126	164.28	.00	164.28
01-47-6134	270.36	135.18-	135.18
01-47-6199	180.00	.00	180.00
01-47-6210	172.18	.00	172.18
01-47-6610	380.00	.00	380.00
01-47-6801	279.00	.00	279.00
01-47-6805	30.00	.00	30.00
01-47-7020	810.11	.00	810.11
01-47-7101	384.44	.00	384.44
01-48-5040	2,000.00	.00	2,000.00
01-48-5063	227.00	.00	227.00
01-49-5061	768.50	.00	768.50
01-49-6110	40.01	.00	40.01
01-49-6214	5,851.44	.00	5,851.44
01-49-6610	74.50	.00	74.50
01-49-6805	10.00	.00	10.00
01-49-8532	7,500.00	.00	7,500.00
04-02-2000	6,753.07	134,374.89-	127,621.82-
04-02-2310	7,304.90	.00	7,304.90
04-44-6104	92.72	.00	92.72
04-44-6110	67.44	.00	67.44
04-44-6111	13,566.91	6,753.07-	6,813.84
04-44-6405	4,916.65	.00	4,916.65
04-44-6610	350.00	.00	350.00
04-44-6805	687.13	.00	687.13
04-44-6851	9,476.12	.00	9,476.12
04-44-7101	1,394.17	.00	1,394.17
04-44-8599	96,518.85	.00	96,518.85
06-02-2000	5,019.69	33,749.72-	28,730.03-
06-02-2310	2,292.44	.00	2,292.44
06-02-2312	876.74	.00	876.74
06-40-6101	1,169.30	.00	1,169.30
06-40-6104	840.84	.00	840.84
06-40-6106	645.44	.00	645.44
06-40-6109	177.25	.00	177.25
06-40-6110	40.01	.00	40.01
06-40-6511	1,311.00	.00	1,311.00
06-47-6111	9,922.55	4,945.92-	4,976.63
06-47-6112	147.54	73.77-	73.77
06-47-6120	513.45	.00	513.45
06-47-6125	499.20	.00	499.20
06-47-6601	7,146.54	.00	7,146.54
06-47-6807	353.12	.00	353.12
06-47-6808	508.76	.00	508.76

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-47-6837	6,369.08	.00	6,369.08
06-47-7101	241.46	.00	241.46
06-47-8527	695.00	.00	695.00
09-02-2000	21,287.94	445,083.02-	423,795.08-
09-02-2005	.00	21,287.94-	21,287.94-
09-49-8516	445,083.02	.00	445,083.02
14-01-1214	166,082.73	.00	166,082.73
14-02-2000	173,793.70	390,984.07-	217,190.37-
14-02-2005	.00	7,710.97-	7,710.97-
14-02-2014	.00	166,082.73-	166,082.73-
14-40-8539	37,548.08	.00	37,548.08
14-40-8549	171,916.30	.00	171,916.30
14-44-8503	750.00	.00	750.00
14-44-8533	6,586.96	.00	6,586.96
14-44-8544	8,100.00	.00	8,100.00
18-02-2000	.00	15,811.50-	15,811.50-
18-40-6106	15,811.50	.00	15,811.50
20-02-2000	.00	1,369,419.08-	1,369,419.08-
20-02-2310	2,529.16	.00	2,529.16
20-02-2312	828.66	.00	828.66
20-40-6109	177.25	.00	177.25
20-40-9810	1,365,884.01	.00	1,365,884.01
99-01-1076	318.20	.00	318.20
99-02-2000	.00	318.20-	318.20-
Grand Totals:	2,869,586.42	2,861,914.67-	7,671.75

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

Agenda Item Summary

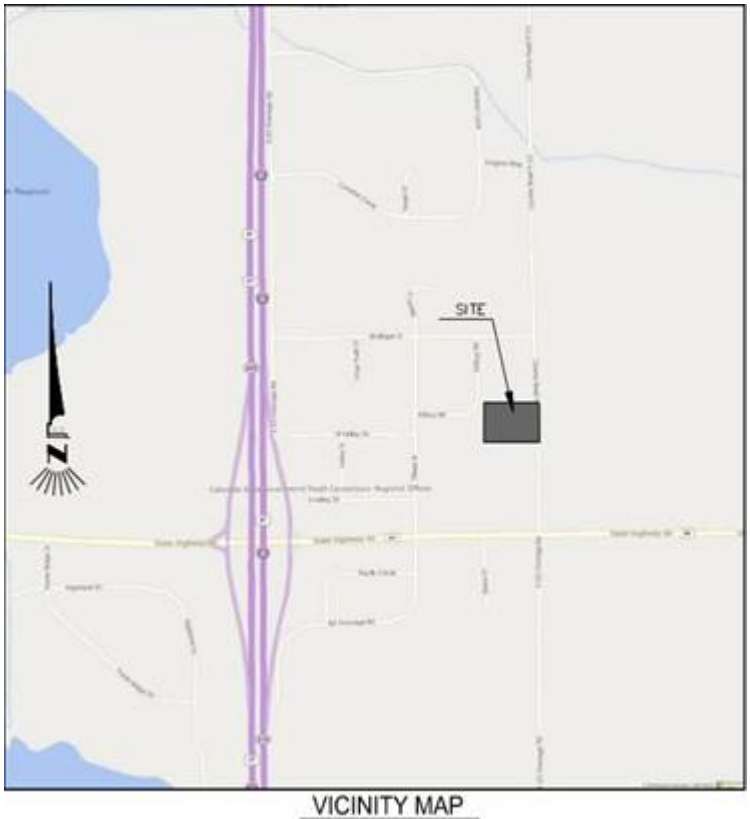
Agenda Date: **6/30/2025**

Subject: **Ordinance No. 1084 – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Zak Dirt Shop Building Site Plan**

Presented by: **Alex Ailey, Planner**

Summary:

Staff has conditionally approved an application for the Zak Dirt Shop Building Site Plan ("Site Plan"), which proposes the construction of a new shop building on the western portion of the property. The site is generally located west of WCR 9.5 and north of Highway 66, within the existing Sekich Business Park subdivision, as shown on the Vicinity Map below and more fully described in the Site Plan ("Property"). The Site Plan substantially complies with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code and standards set forth by relevant utilities.



VICINITY MAP
SCALE: 1" = 1000'

SIDE DETAILS

Applicant: Pete Sewczak on behalf of the Sewczak Family Trust
Property Owner: Sewczak Family Trust dated June 7, 2023
Property Location: Generally located west of WCR 9.5 and north of Highway 66
Zoning Classification: Light Industrial (LI)
Comp. Plan Designation: Planned Industrial Mixed Use (PI)
Surrounding Land Uses:

North Light Industrial (LI) – Town of Mead
South Light Industrial (LI) – Town of Mead
East General Commercial (GC) – Town of Mead
West Light Industrial (LI) – Town of Mead

OVERVIEW

MMC Section 16-4-100(b)(8) allows for administrative approval of site plans by staff. Section 16-4-100(b)(9) requires that staff bring approved site plans before the Board of Trustees for adoption by ordinance. The Site Plan complies with relevant regulations and the review criteria set forth in Section 16-4-100 of the MMC, as discussed in more detail below.
Property owner, Sewczak Family Trust. (the "Applicant" or "Owner"), has submitted the Site Plan application for the Property- Lot 2, Block 1 MWD Administrative Plat. The Site Plan proposes the construction of a 7,000 square foot shop building. Public improvements include a new on-site fence along WCR 9.5, and a new on-site 5' walk between the existing building and proposed shop building.
The zoning of the Property is Light Industrial (LI), which allows outdoor operations and storage of nonhazardous materials as a use-by-right. The LI zoning of the property is in compliance with the Planned Industrial Mixed Use (PI) designation of the property in the 2018 Mead Comprehensive Plan.
Ordinance No. 1084 (the "Ordinance") ratifies Town Staff's conditional approval of the Site Plan. The Site Plan is attached to the Ordinance as Exhibit 1 and is incorporated by reference.

REVIEW CRITERIA

For Town staff to approve a site plan and for the Board of Trustees to subsequently adopt the site plan, the proposal must comply with the six review criteria set forth in MMC Section 16-4100 related to the approval of site plans. Individual criteria are presented below in bold and are followed by detailed analysis and confirmation that each criterion has been satisfied.

Criterion No. 1: All information required by Section 16-4-100(b)(3)h. is shown on the site plan. The required physical, legal and technical information, including legal descriptions, land use and acreage tables, survey information, titling, north arrows, utility locations, and the like, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections (a condition of approval in the proposed Ordinance).

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

The size and dimensions of the lot shown on this Site Plan are consistent with what is shown on the Plat recorded February 21st, 2020, at Reception No. 4568424.

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

None of the proposed construction infringes on any easements.

Criterion No. 4: The proposed site grading is consistent with the requirements of any applicable

adopted storm drainage criteria or master drainage plans.

This criterion has been met. This Site Plan application contains a grading plan and drainage plan, which have been reviewed to the satisfaction of the Town Engineer's office and found to comply with all relevant requirements.

Criterion No. 5: The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements.

The proposed development meets the density and dimensional standards found in Section 16-3-80, Table 3-3 of the MMC, as follows:
The development exceeds the required twenty-five (25') foot setback from Hilltop Road
The development exceeds the required twenty-five (25') foot setback from CR 9.5
The proposed building complies with the forty (40') foot maximum height in the Light Industrial (LI) zone district.

Criterion No. 6: The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.

This proposal conforms with the MMC and related standards. Applicable regulations, beyond the "density and dimensional standards" discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, Article 2 that address parking, landscape design and commercial architecture. Analysis indicating how the proposal complies with each is provided below.

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

  - Landscaping improvements.
  - Fencing improvements along CR 9.5.

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

Parking (Sec. 16-2-90) – The proposed development complies with the retail parking standards of providing one (1) space each for the maximum number of employees present at any one (1) time. The maximum number of employees will not increase with the construction of the new shop building, and additional parking is not required at this time.

Landscape design (Sec. 16-2-150) – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal includes one (1) street tree per forty (40) linear feet of block frontage for a total of ten (10) street trees.

Fences and Walls (Sec. 16-2-170) – The proposed fence along CR 9.5 complies with the fences and wall height standards of no more than six (6) feet high for an opaque privacy fence

located on a rear property line.

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

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

Financial Considerations:

Upon issuance of the building permit, the Town will collect impact fees and use taxes from the development of the property.

ALTERNATIVE/OPTIONS

The Board may adopt the Ordinance ratifying staff's conditional approval of the Zak Dirt Shop Building Site Plan application, add conditions to the Ordinance, or choose not to adopt the Ordinance. Any decision by the Board to not adopt the Ordinance shall be accompanied by a clear statement outlining which of the required review criteria the Board believes have not been met.

Staff Recommendation / Actions Required:

Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to conditions of approval set forth in the Ordinance and therefore recommends that the Board of Trustees proceed to adopt the Ordinance in the form presented.

A motion to approve the June 30th, 2025 consent agenda will approve the Ordinance. If any Board member desires to pull the Ordinance off of the consent agenda for questions, I will be in attendance at the June 30th regular meeting to respond to the questions.

If this item is pulled off of consent agenda, Town staff recommends the following motion:

Suggest motion:

"I move to approve Ordinance No. 1084, an Ordinance approving with conditions the Zak Dirt Shop building site plan, based on staff's determination that all site plan review criteria set forth in section 16-4-100 of the Mead Municipal Code have been satisfied, as detailed in the agenda item summary report prepared for the June 30th, 1025 Board of Trustees meeting."

Attachments:

1. Ordinance No. 1084
2. Zak Dirt Shop Site Plan

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1084

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING WITH CONDITIONS THE ZAK DIRT SHOP BUILDING SITE PLAN

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

WHEREAS, property owner, SEWCZAK FAMILY TRUST DATED JUNE 7, 2023 (the "Owner"), has submitted to the Town a land use application for a site plan designated as the ZAK DIRT SHOP BUILDING SITE PLAN, attached hereto and incorporated as EXHIBIT 1 of this Ordinance (the "Site Plan"); and

WHEREAS, Owner is the fee owner of certain property that is the subject of the Site Plan, generally located west of Weld County Road 9.5 and north of State Highway 66 in the Town of Mead, Colorado, as more fully described in the Site Plan ("Property"); and

WHEREAS, the Owner desires to construct an additional 7,000 square foot shop building together with certain public improvements including landscape improvements, fencing improvements, and other improvements as shown on the Site Plan; and

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

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

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

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

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

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

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

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

a. The Owner will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and

b. The Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan; and

c. The Owner shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application

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

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

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

Section 6. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 7. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 8. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

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

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

EXHIBIT 1

ZAK DIRT SHOP BUILDING SITE PLAN

[Exhibit attached.]

ZAK DIRT SHOP BUILDING
SITE PLAN

JUNE 2025

LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT
LOCATED IN THE SOUTHWEST ¼ SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PRELIMINARY
NOT FOR CONSTRUCTION
06/10/2025

811 Know what's below. Call before you dig.

i2 Consultants, Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED WITH THE WELD COUNTY CLERK AND RECORDER ON FEBRUARY 21, 2020 AT REC. NO. 4568424

AND DO HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF ZAK DIRT SHOP BUILDING SITE PLAN; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED SITE PLAN CONTAINS ±5.02 ACRES (±218,603 S.F.), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS __ DAY OF _____, 2025.

SEWCZAK FAMILY TRUST DATED JUNE 7, 2023

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2025, BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL:

_____ _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYING CERTIFICATE

I, STEVEN PARKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 2025.

BY: _____ (SEAL)
(REG. NO.)

TOWN ENGINEER CERTIFICATE

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS _____ DAY OF _____, 2025.

_____
TOWN ENGINEER

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 2025.

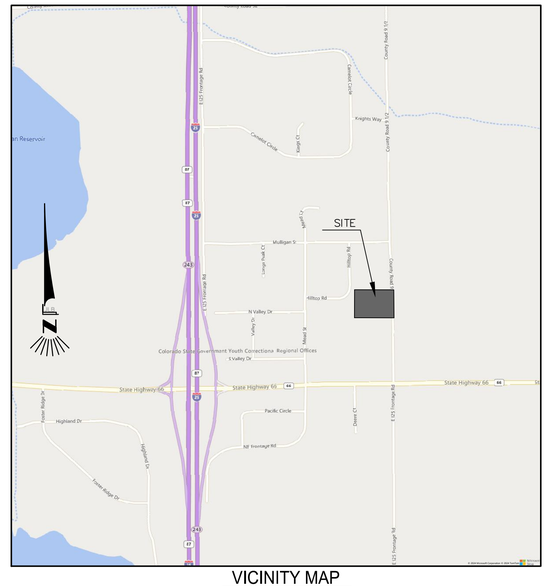
_____
TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE SITE PLAN SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO.____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 2025.

_____
MAYOR

ATTEST:
_____
TOWN CLERK



VICINITY MAP

SCALE: 1" = 1000'

PROJECT CONTACTS

OWNER:	CIVIL ENGINEER:
SEWCZAK FAMILY TRUST PETE SEWCZAK 247 SPRINGHILL LANE BERTHOUD, CO 80513	i2 CONSULTANTS, INC. TROY W. CAMPBELL, P.E. 16911 POTTS PLACE MEAD, CO 80542 970.217.9148
ARCHITECT:	**SURVEYOR:**
GREG L. THRUSH – ARCHITECT 930 GLENVIEW DRIVE BERTHOUD, CO 80513 970.532.5989	MAJESTIC SURVEYING STEVEN PARKS, PLS 1111 DIAMOND VALLEY DRIVE #104 WINDSOR, CO 80550 970.443.0882
PLANNER/LANDSCAPE ARCHITECT:	
PLANSCAPES ROBERT MOLLOY 980 NORWAY MAPLE DRIVE LOVELAND, CO 80538 970.988.5301	

UTILITY CONTACTS

SEWER SYSTEM:	WATER SYSTEM:
ST. VRAIN SANITATION DISTRICT 11307 BUSINESS PARK CIRCLE FIRESTONE, CO 80504 303.776.9570	LITTLE THOMPSON WATER DISTRICT 835 E. HIGHWAY 56 BERTHOUD, CO 80513 970.532.2096
FIRE:	**TELECOMMUNICATION:**
MOUNTAIN VIEW FIRE RESCUE 3561 STAGECOACH ROAD LONGMONT, CO 80504 303.772.0710	CENTURYLINK CARSON ORTEGA CARSON.ORTEGA@CENTURYLINK.COM
GAS UTILITY:	**ELECTRIC UTILITY:**
XCEL ENERGY 970.225.7869	UNITED POWER 303.637.1300

Sheet List Table

Sheet Number	Sheet Title
SP-1	COVER SHEET
SP-2	SITE PLAN-HORIZONTAL CONTROL PLAN
SP-3	DETAILED SITE PLAN-HORIZONTAL CONTROL PLAN
SP-4	OVERALL UTILITY PLAN
SP-5	OVERALL GRADING PLAN
LS 1.0	LANDSCAPE PLAN
A5	ELEVATIONS, ROOM FINISH SCHEDULE
A6	ELEVATIONS
A7	SECTIONS, SCHEDULES

LEGAL DESCRIPTION

LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED WITH THE WELD COUNTY CLERK AND RECORDER ON FEBRUARY 21, 2020 AT REC. NO. 4568424.

SUBJECT SITE IS ±5.02 ACRES (±218,603 S.F.)

PROJECT ADDRESS

PROJECT ADDRESS: 14290 HILLTOP ROAD, MEAD, CO

SURVEY NOTES

HORIZONTAL DATUM:
MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE
SCALE FACTOR 1.0002647 (0.99973537)

VERTICAL DATUM:
NGS FORD
ELEVATION = 4950.30 (NAVD 88 DATUM).

SITE BENCHMARK:
POINT NO. 300
N-1312640.05
E-3146268.24
ELEVATION = 4950.30

BASIS OF BEARINGS: ASSUMING THE NORTH LINE OF LOT 2 MWD ADMINISTRATIVE PLAT AS BEARING NORTH 89°23'01" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM, 1983/2011, A DISTANCE OF 518.39 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SITE PLAN FOR ZAK DIRT SHOP BUILDING
LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT
COVER SHEET
LOCATED IN THE SW 1/4, SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DATE	BY	REVISION/ISSUE	APPV	DATE

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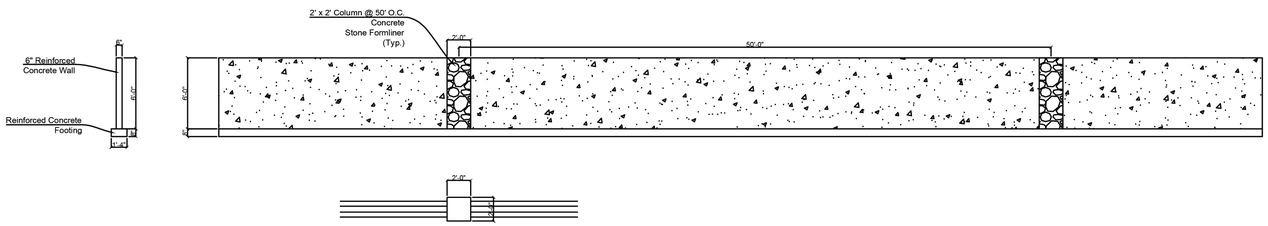
Design	Drawn
Checked TWC	Checked TWC
Date JUNE 10, 2025	
Job No. 1093-1	
D- ZakDirt_CV	

SHEET
SP-1



A
SP2
CONCRETE FENCE DETAIL
NTS

PRELIMINARY
NOT FOR CONSTRUCTION
06/10/2025

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16911 Potts Place
Mead, Colorado
970.217.9148

Scale 1 inch = 30 feet
30 0 15 30 60

LEGEND OF SYMBOLS

	EXISTING	PROPOSED
WATER LINES	VALVE, FIRE HYD, METER	W
SANITARY SEWER	MANHOLE	S
ELECTRIC	MANHOLE	E
GAS	GAS VALVE	G
OVERHEAD	POLE, GUY ANCHOR	OVH
TELEPHONE	PEDESTAL, MANHOLE	T
STORM DRAIN	MANHOLE	SD
ASPHALT		
CONCRETE		

SITE DATA

SITE AREA: ±5.02 ACRES (±218,603 S.F.)

LAND USE: OFFICE AND SHOP BUILDING (CONSTRUCTION COMPANY)

OF EMPLOYEES: NO NEW

JURISDICTION: TOWN OF MEAD

SITE ADDRESS: 14290 HILLTOP ROAD

BUILDING DATA

TOTAL BUILDING AREA: 7,000 S.F.

MAX. BUILDING HEIGHT: 25'–11 ½"

NOTES

1. BUILDING WILL BE TYPE II–B CONSTRUCTION.
2. DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL INSTALL PIPES FOR THE ROOF DRAINS TO DRAIN TO PROPOSED DRAINAGE CONVEYANCES.
4. ALL SURFACE PAVING AND GRAVEL SHALL HAVE SUFFICIENT THICKNESS TO ACCOMMODATE A 75,000 LB FIRE TRUCK.
5. ALL PAVEMENT AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL EXPLORATION REPORT.
6. SUBJECT SITE IS LOCATED WITHIN "AN AREA OF MINIMAL FLOOD HAZARD" ACCORDING TO FIRM PANEL NO. 08123C1880F, EFFECTIVE 11/23/2023.

SURVEY NOTES

HORIZONTAL DATUM:
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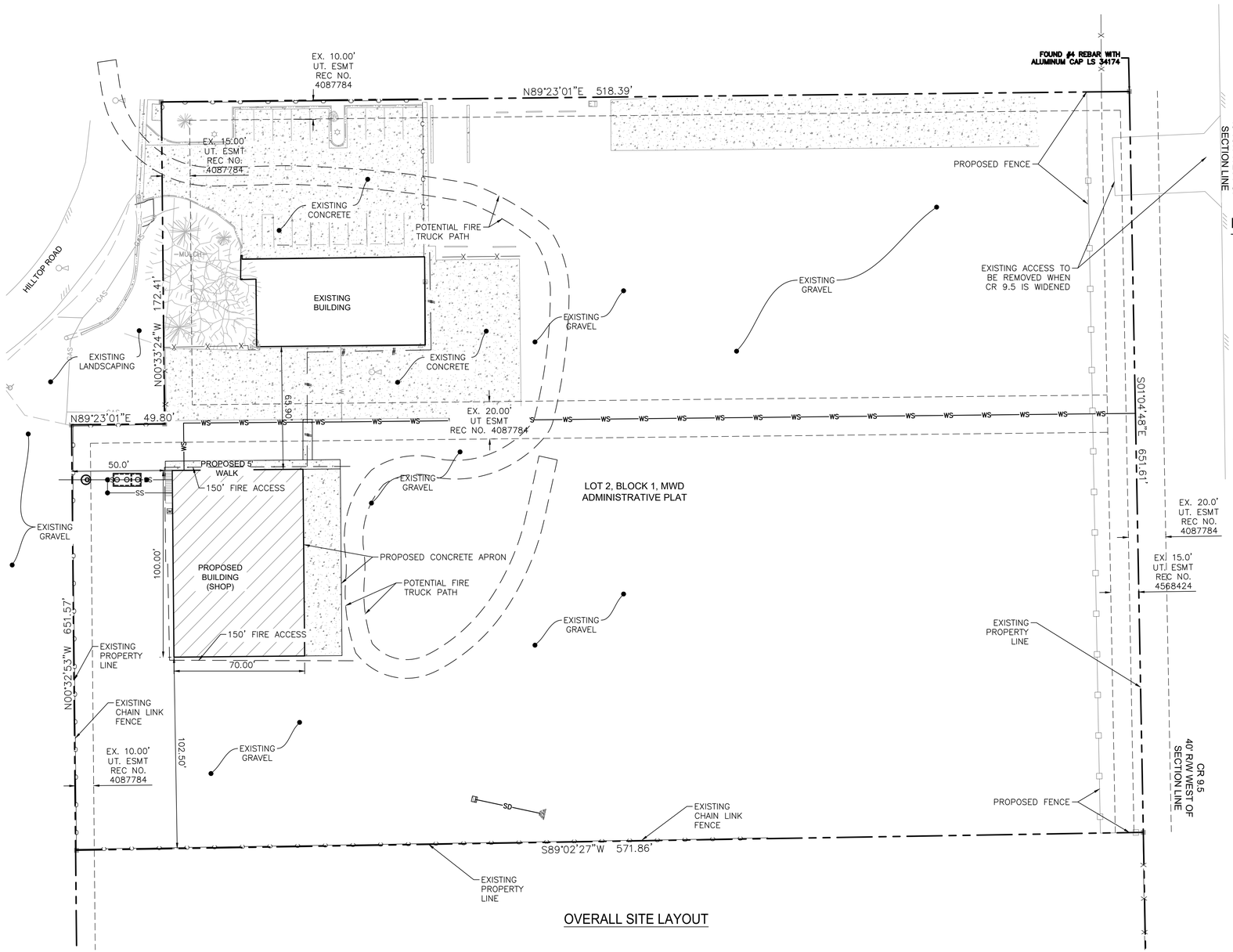

OVERALL SITE LAYOUT

Maintenance Guarantee

The owner of the property shown hereon ('Owner') hereby warrants and guarantees to the Town, for a period of two (2) years from the date of completion and Conditional Acceptance by the Town of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the development of the property that is the subject of this Site Plan. This warranty and guarantee is made in accordance with the Town of Mead Municipal Code, Section 16–4–130(h) and the Town's Design Standards and Construction Specifications, as applicable and as may be amended from time to time. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the right–of–way, easements, and other public properties including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches, and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

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

Drainage Maintenance

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

Mitigation of Impact on Stormwater Flow

ANY OWNER OF THE PROPERTY, OR PORTION OF THE PROPERTY, DESCRIBED ON THIS SITE PLAN SHALL MAINTAIN AS CONSTRUCTED AND APPROVED BY THE TOWN OF MEAD ALL STORMWATER DRAINAGE IMPROVEMENTS LOCATED WITHIN SUCH OWNER'S PORTION OF THE PROPERTY ("IMPROVEMENTS"). FAILURE TO MAINTAIN SUCH IMPROVEMENTS, INCLUDING CULVERTS ON PRIVATE PROPERTY, MAY BE SUBJECT TO CORRECTION/REPAIR BY THE TOWN IN ACCORDANCE WITH THE PROCESS OUTLINED IN THE NOTE TITLED "DRAINAGE MAINTENANCE" SHOWN HEREON, INCLUDING OWNER REIMBURSEMENT OF TOWN COSTS. ANY CHANGES FROM DRAINAGE IMPROVEMENTS ISSUED FINAL ACCEPTANCE BY THE TOWN OF MEAD WITH RESPECT TO GRADE ELEVATION, STORM DRAINAGE FACILITY DESIGN, OR LANDSCAPING THAT WILL CHANGE, MODIFY, IMPEDE, OR OTHERWISE BLOCK THE FLOW OF STORMWATER ON OR ACROSS ANY PRIVATE PROPERTY ("FLOW MODIFICATION") SHALL REQUIRE TOWN APPROVAL PRIOR TO MAKING SUCH CHANGE. FAILURE TO OBTAIN THE TOWN'S PRE–APPROVAL OF A FLOW MODIFICATION MAY RESULT IN THE TOWN WITHHOLDING ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE PORTION OF THE PROPERTY OR ANY IMPROVEMENT THEREON.

SITE PLAN FOR ZAK DIRT SHOP BUILDING
LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT
SITE PLAN/HORIZONTAL CONTROL PLAN

LOCATED IN THE SW 1/4, SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DATE	BY	REVISION/ISSUE	APPV	DATE

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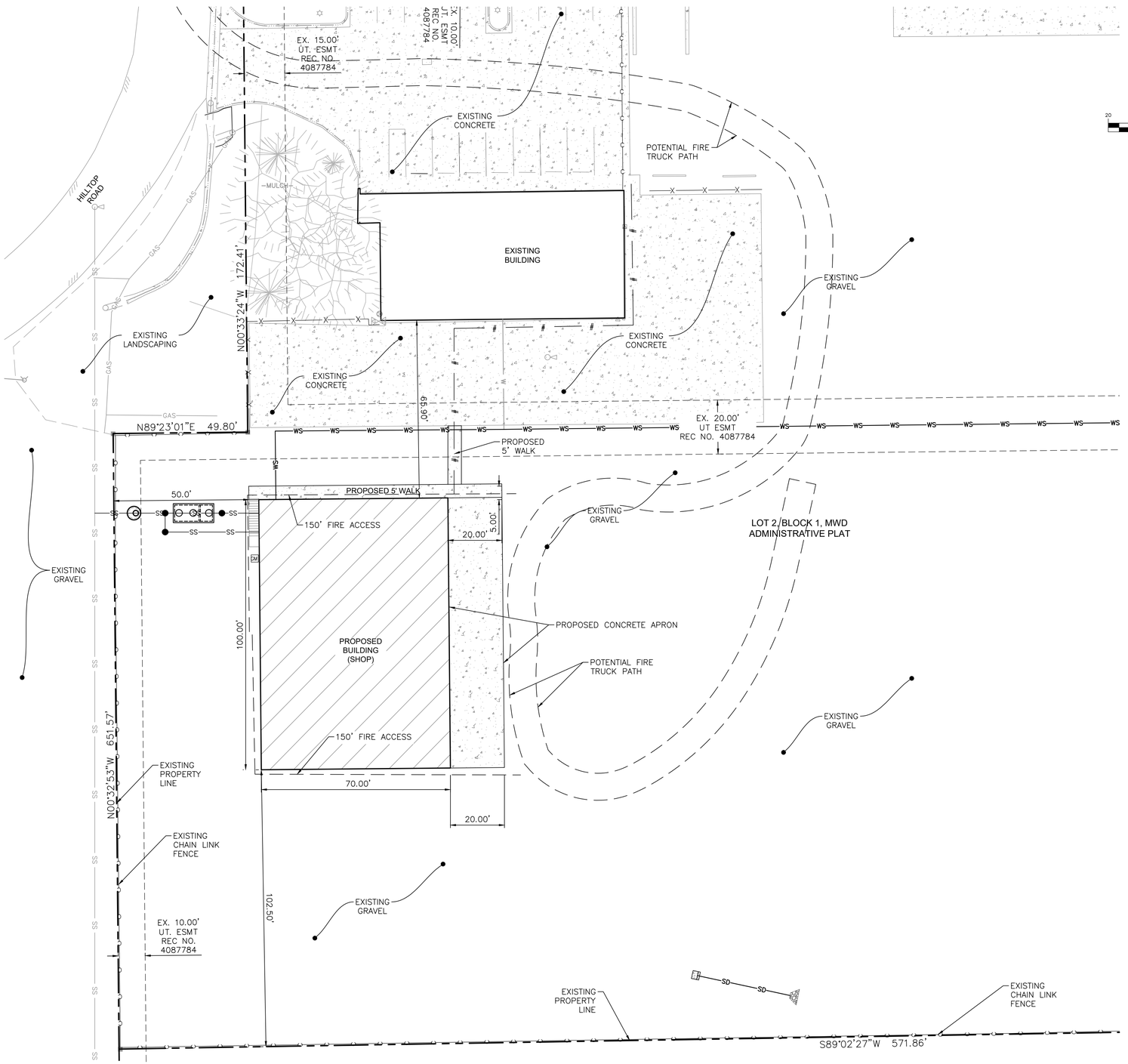
Design	Drawn
Checked TWC	Checked TWC
Date JUNE 10, 2025	
Job No. 1093–1	
D– ZakDirt_HC	

SHEET
SP-2



DETAILED SITE LAYOUT

Scale 1 inch = 20 feet

20 0 10 20 40

PRELIMINARY
NOT FOR CONSTRUCTION
06/10/2025

811 Know what's below. Call before you dig.

LEGEND OF SYMBOLS

	EXISTING	PROPOSED
WATER LINES	VALVE, FIRE HYD, W	W
SANITARY SEWER	S, MANHOLE	S
ELECTRIC	METER, E	
GAS	GAS VALVE, G	
OVERHEAD	GUY ANCHOR, POLE, OVH	
TELEPHONE	PEDESTAL, T, MANHOLE	
STORM DRAIN	SD	
CONTOURS (1')	4935	4935
FLOW DIRECTION		
EXISTING ASPHALT		
EXISTING CONCRETE		
PROPOSED CONCRETE		
ADA ROUTE		

NOTES

1. BUILDING WILL BE TYPE II–B CONSTRUCTION.
2. DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL INSTALL PIPES FOR THE ROOF DRAINS TO DRAIN TO PROPOSED DRAINAGE CONVEYANCES.
4. ALL SURFACE PAVING AND GRAVEL SHALL HAVE SUFFICIENT THICKNESS TO ACCOMMODATE A 75,000 LB FIRE TRUCK.
5. ALL PAVEMENT AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL EXPLORATION REPORT.

SURVEY NOTES

HORIZONTAL DATUM:
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SCALE FACTOR 1.0002647 (0.99973537)

VERTICAL DATUM:
NGS FORD
ELEVATION = 4950.30 (NAVD 88 DATUM).

SITE BENCHMARK:
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N–1312640.05
E–3146268.24
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Mead, Colorado
970.217.9148

SITE PLAN FOR ZAK DIRT SHOP BUILDING
LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT
DETAILED SITE PLAN/HORIZTONAL CONTROL PLAN

LOCATED IN THE SW 1/4, SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DATE	BY	REVISION/ISSUE	APPV	DATE

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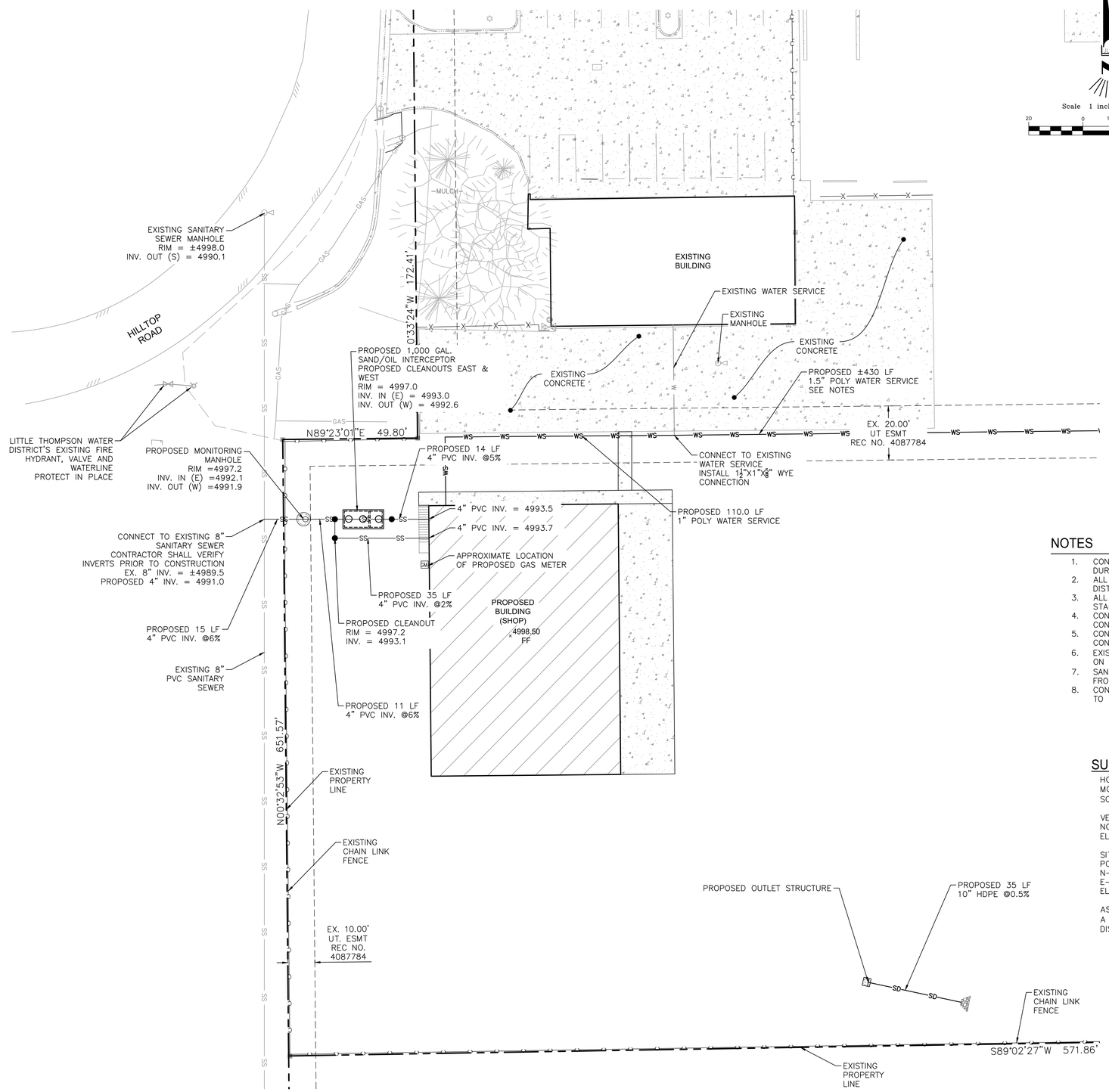
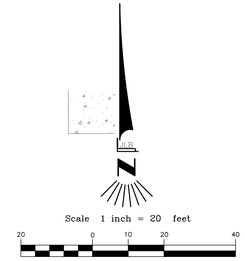
Design	Drawn
Checked TWC	Checked TWC
Date JUNE 10, 2025	
Job No. 1093–1	
D– ZakDirt_HC	

SHEET
SP-3

3 OF 9 SHEETS





PRELIMINARY
NOT FOR CONSTRUCTION
06/10/2025

Know what's **below.** **Call** before you dig.

LEGEND OF SYMBOLS

	EXISTING	PROPOSED
WATER LINES	VALVE, FIRE HYD, W	W
SANITARY SEWER	S, MANHOLE	S
ELECTRIC	METER, E, MANHOLE	
GAS	GAS VALVE, G	
OVERHEAD	GUY ANCHOR, POLE, OVH	
TELEPHONE	PEDESTAL, T, MANHOLE	
STORM DRAIN	SD	
CONTOURS (1')	4935	4935
FLOW DIRECTION		
EXISTING ASPHALT		
EXISTING CONCRETE		
PROPOSED CONCRETE		
PROPOSED ASPHALT		

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGED CURB, GUTTER, ASPHALT AND SIDEWALK DURING CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. VRAIN SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
3. ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LITTLE THOMPSON WATER DISTRICT STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY THE SIZE, TYPE AND MATERIAL OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. EXISTING WATER METER SHALL REMAIN IN PLACE. WATER SERVICE LINE SHALL BE UPSIZED TO 1.5" ON THE DOWNSTREAM SIDE OF THE METER.
7. SANITARY SEWER PIPES MUST BE A MINIMUM OF EIGHTEEN (18) INCHES VERTICALLY SEPARATED FROM OTHER UTILITIES.
8. CONTRACTOR SHALL CONTACT ST VRAIN SANITATION DISTRICT, DISTRICT INSPECTOR 48 HOURS PRIOR TO ENTERING OR WORKING ON EXISTING MANHOLES AND OBTAIN PERMISSION TO ENTER.

SURVEY NOTES

HORIZONTAL DATUM:
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970.217.9148

SITE PLAN FOR ZAK DIRT SHOP BUILDING
LOT 2, BLOCK 1, MWD ADMINISTRATIVE PLAT
OVERALL UTILITY PLAN

LOCATED IN THE SW 1/4, SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DATE	BY	REVISION/ISSUE	APPV	DATE

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Design	Drawn
Checked TMC	Checked TMC
Date JUNE 10, 2025	
Job No. 1093–1	
D– ZakDirt_UT	

SHEET
SP-4

PRELIMINARY
NOT FOR CONSTRUCTION
06/10/2025

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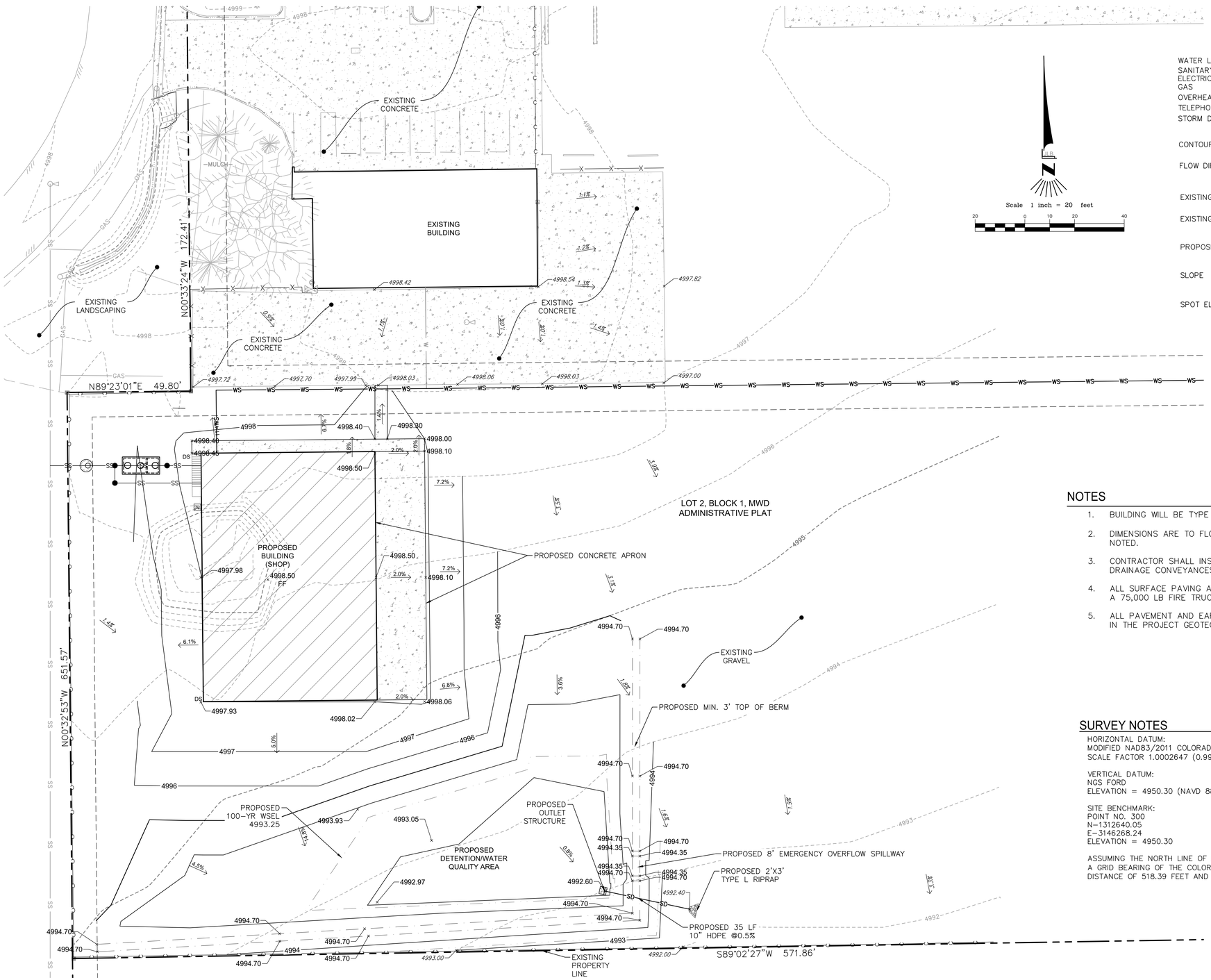

Scale 1 inch = 20 feet

LEGEND OF SYMBOLS

	EXISTING	PROPOSED
WATER LINES	VALVE, FIRE HYD	W
SANITARY SEWER	MANHOLE	S
ELECTRIC	METER	E
GAS	GAS VALVE	G
OVERHEAD	POLE, GUY ANCHOR	OVH
TELEPHONE	PEDESTAL, MANHOLE	T
STORM DRAIN		SD
CONTOURS (1')	4935	4935
FLOW DIRECTION		
EXISTING ASPHALT		
EXISTING CONCRETE		
PROPOSED CONCRETE		
SLOPE	1.0%	2.0%
SPOT ELEVATION	4997.00	4998.10

NOTES

1. BUILDING WILL BE TYPE II-B CONSTRUCTION.
2. DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
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SITE PLAN FOR ZAK DIRT SHOP BUILDING
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OVERALL GRADING PLAN

LOCATED IN THE SW 1/4, SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

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Design	Drawn
Checked TWC	Checked TWC
Date JUNE 10, 2025	
Job No. 1093-1	
D- ZakDirt_GR	

SHEET
SP-5

5 OF 9 SHEETS

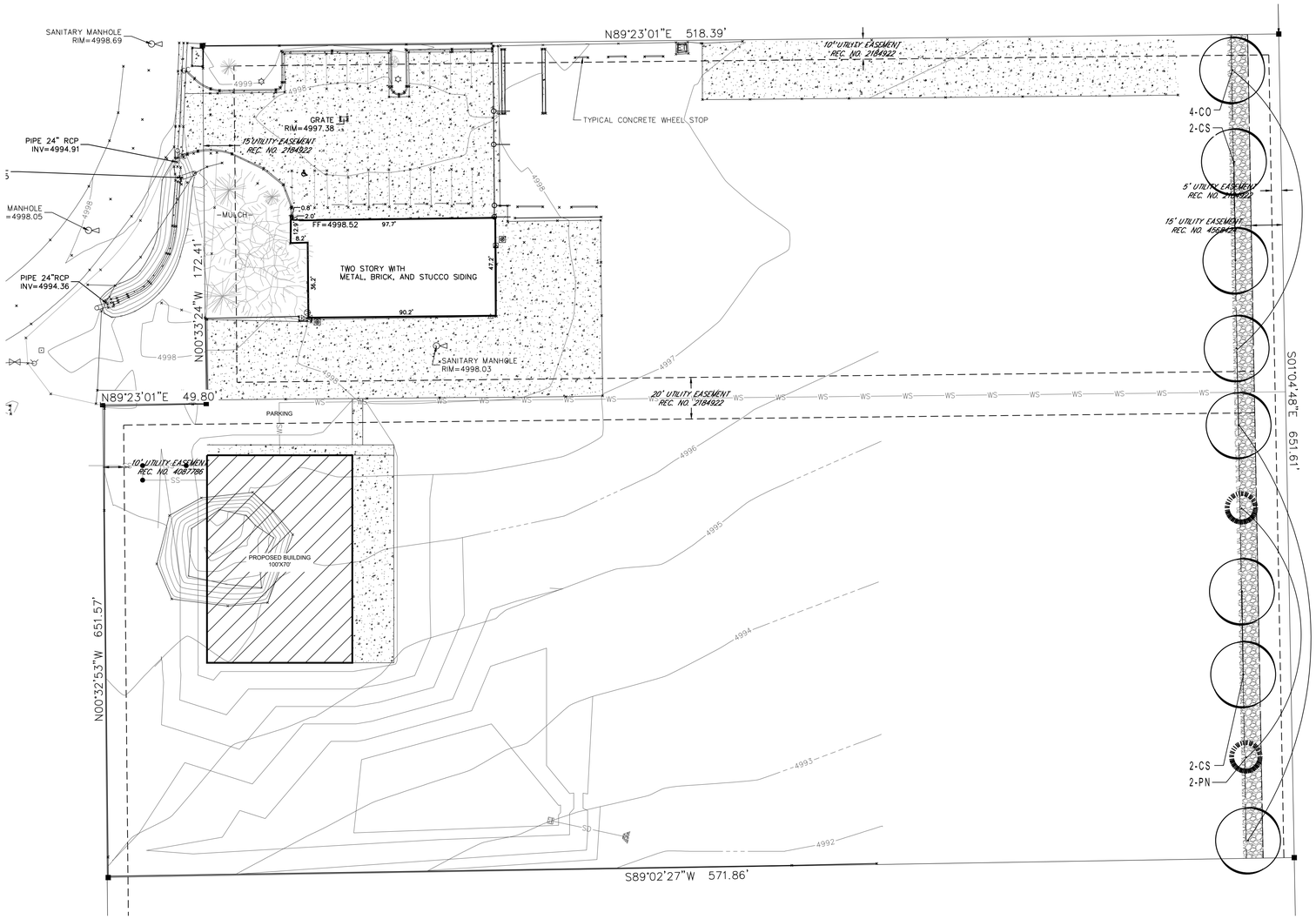
ZAK DIRT SHOP BUILDING

CONSTRUCTION PLANS

Lot 2,Block 1, MMD ADMINISTRATIVE PLAT

LOCATED IN THE SOUTHWEST ¼ SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6th

PRINCIPLE MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	GROWTH HEIGHT	GROWTH SPRED
	EVERGREEN TREES						
PN	Pinus nigra	Austrian Pine	6 ft	B+B	2	40'-60'	40'-50'
	DECIDUOUS TREES						
CO	Celtis occidentalis	Western Hackberry	2" cal.	B+B	4	35'-50'	30'-40'
CS	Catalpa speciosa	Western Catalpa	2" cal.	B+B	4	40'-60'	30'-40'

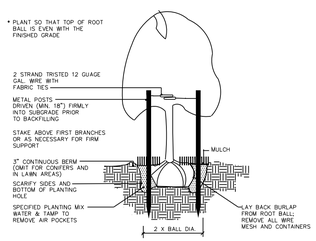
PLANT NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
3. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
4. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

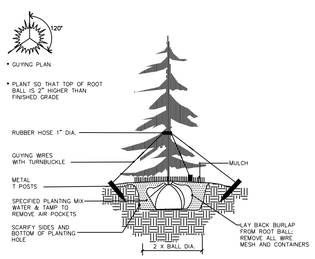
   ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
7. ALL SHRUB BEDS TO BE MULCHED 3" - 4" DEEP WITH RIVER ROCK OR COBBLE PLACED ON WEED BARRIER FABRIC .
8. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE ⅛" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
9. TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
10. SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
11. ANY TRANSPLANTED MATERIAL THAT DOES NOT SURVIVE WILL NEED TO BE REPLACED.

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- 3/4" RIVER ROCK MULCH
- FENCE



A TREE PLANTING – VERTICAL STAKES
NOT TO SCALE



B CONIFER TREE PLANTING – GUY WIRES
NOT TO SCALE

0 15 30 60
SCALE: 1" = 30'

Planscapes
Planning/LandscapeArchitecture

ENGINEER

Troy Campbell, PE
President/Senior Project Engineer
i2 Consultants, Inc.
970.217.9148
troy@i2-consultants.com

LANDSCAPE ARCHITECT

ROB MOLLOY
980 NORWAY MAPLE DRIVE
LOVELAND, CO
970-988-5301

ZAK DIRT SHOP BUILDING
SITE PLAN REVIEW
14290 HILLTOP RD
MEAD | COLORADO

LANDSCAPE PLAN

DATE	06/22/2023
JOB NO.	
DRAWN	RM
CHECKED	
REVISED	12/26/24
	4/02/25

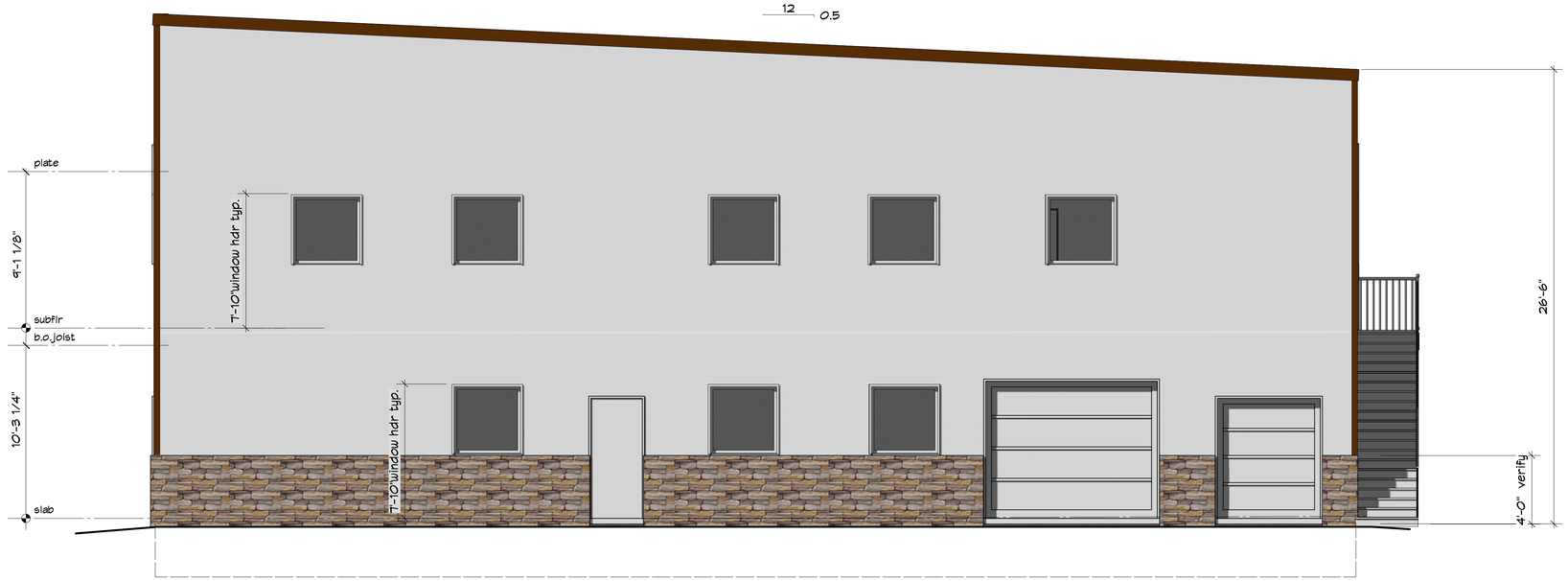
LS 1.0

Room Finish Schedule

Room Name		Floor		Wall				Ceiling	Remarks
	No.	Matl	Base	North	East	South	West		
Women	100	CT-10	BTM-1	GB-2	GB-2	GB-2	GB-2	GB-2	tile walls to 4' height, detail L/A6
Men	101	CT-10	BTM-1	GB-2	GB-2	GB-2	GB-2	GB-2	tile walls to 4' height, detail L/A6
Breakroom	102	CT-10	BTM-1	GB-2	GB-2	GB-2	GB-2	GB-2	
Storage	103	Conc	none	GB-2	GB-2	NA	GB-2	GB-2	
Equipment	104	Conc	none	GB-2	GB-2	GB-2	GB-2	GB-2	
Shop	105	Conc	none	GB-2	GB-2	GB-2	GB-2	EX-C	
Hall	106	Conc	BRC-1	GB-2	GB-2	NA	GB-2	GB-2	
Office 1	200	C-1	BRC-1	GB-2	GB-2	GB-2	GB-2	AT-1	
Office 2	201	C-1	BRC-1	GB-2	GB-2	GB-2	GB-2	AT-1	
Office 3	202	C-1	BRC-1	GB-2	GB-2	GB-2	GB-2	AT-1	
Mechanical	203	Paint	none	GB-2	GB-2	GB-2	GB-2	EX-C	
Hall 2	204	C-1	BRC-1	GB-2	GB-2	GB-2	GB-2	EX-C	South wall: 42" high with2x cap painted

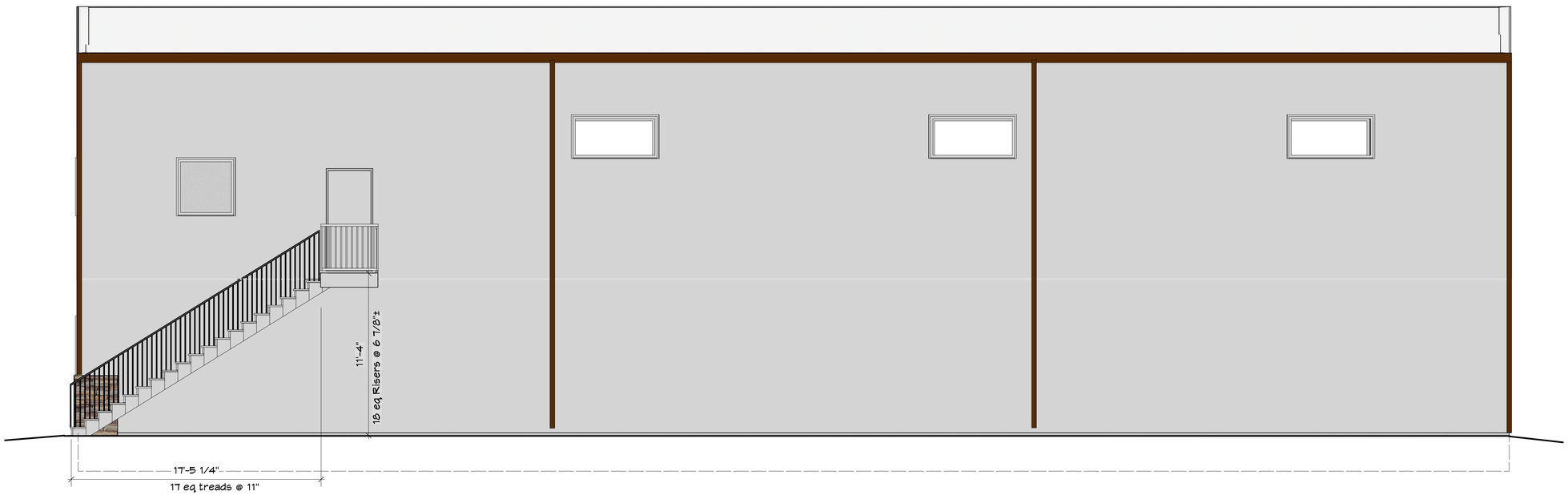
Room Finish Legend

Ceiling	
AT-1	24" x 24" acoustic tile ceiling, exposed tee, straight edge
EX-C	exposed construction
GB-2	5/8" gypsum board, primed and painted, directly screwed to joists above
Wall	
GB-2	5/8" gypsum board, primed and painted
NA	no wall
Base	
BRC-1	4" Resilient Base - Coved
BTM-1	4" Base-Match Ceramic Tile Floor - Cove base, bullnose top
none	
Floor	
C-1	15' wide 64 oz. face weight carpet with 7/16" pad
Conc	exposed concrete, sealed
CT-10	8" X 8" square ceramic tile
Paint	painted subfloor, selection by owner



North Elevation

Scale: 1/4" = 1'-0"



West Elevation

Scale: 1/4" = 1'-0"

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Mead, Colorado 80542

Zak Dirt Shop

Elevations, Room Finish Schedule

date: 18 Nov 24
revised: 23 Jan 25

Greg L. Thrush
930 Glenview Drive
Berthoud, CO 80513
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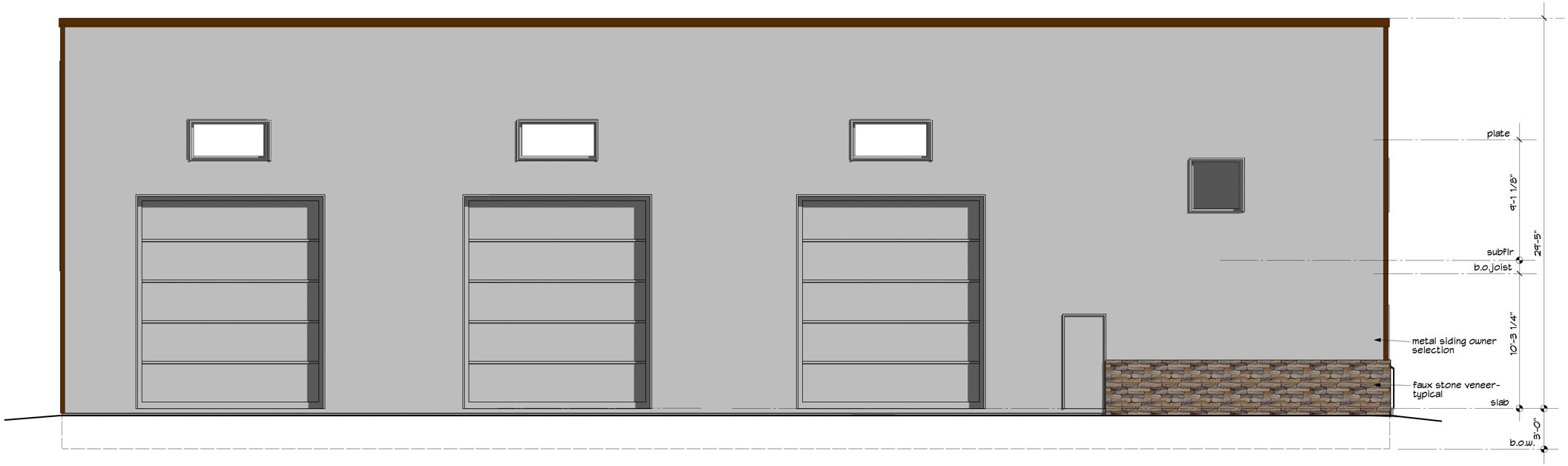
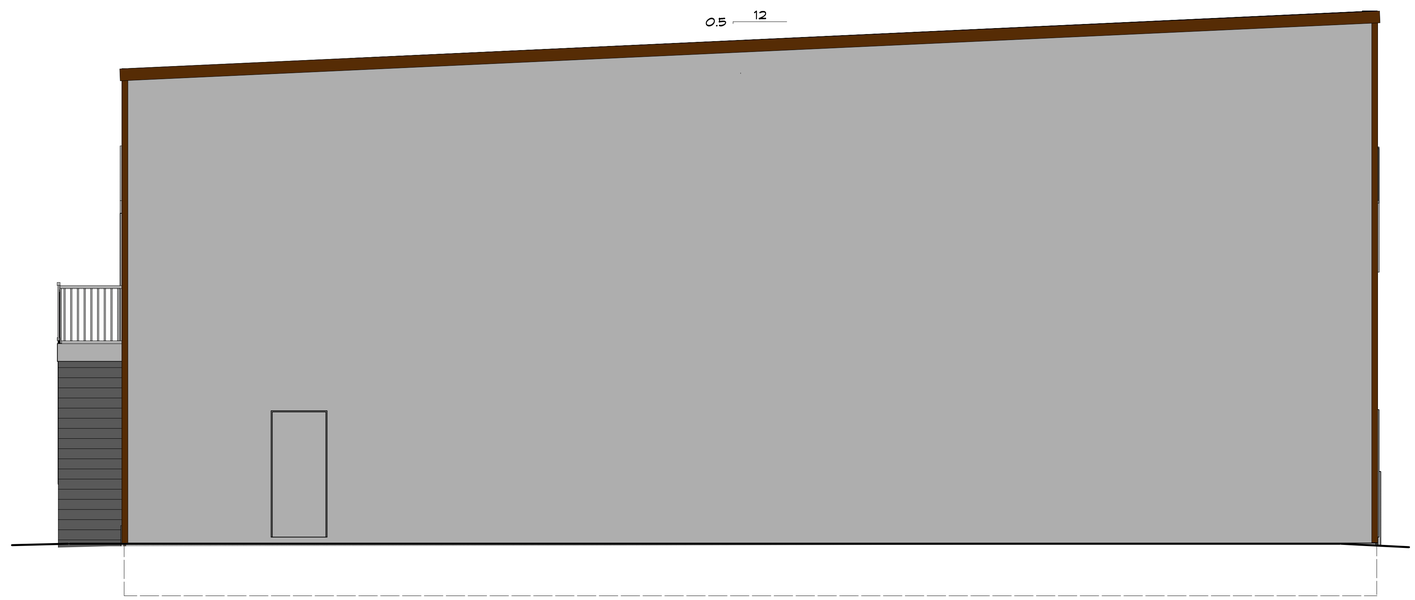
architect

sheet no.
A 5
of 8



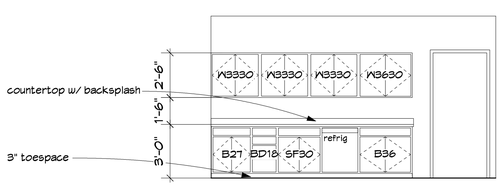
East Elevation

Scale: 1/4" = 1'-0"



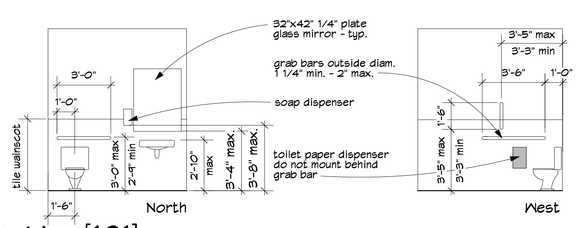
South Elevation

Scale: 1/4" = 1'-0"



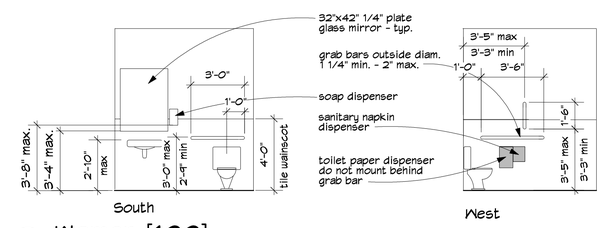
A/A6 Breakroom Elevation

Scale: 1/4" = 1'-0"



B/A6 Men [101]

Scale: 1/4" = 1'-0"



C/A6 Women [100]

Scale: 1/4" = 1'-0"

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14290 Hilltop Drive
Mead, Colorado 80542

Zak Dirt Shop

Elevations, Interior Elevations

date: 18 Nov 24
revised: 23 Jan 25

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architect

sheet no.
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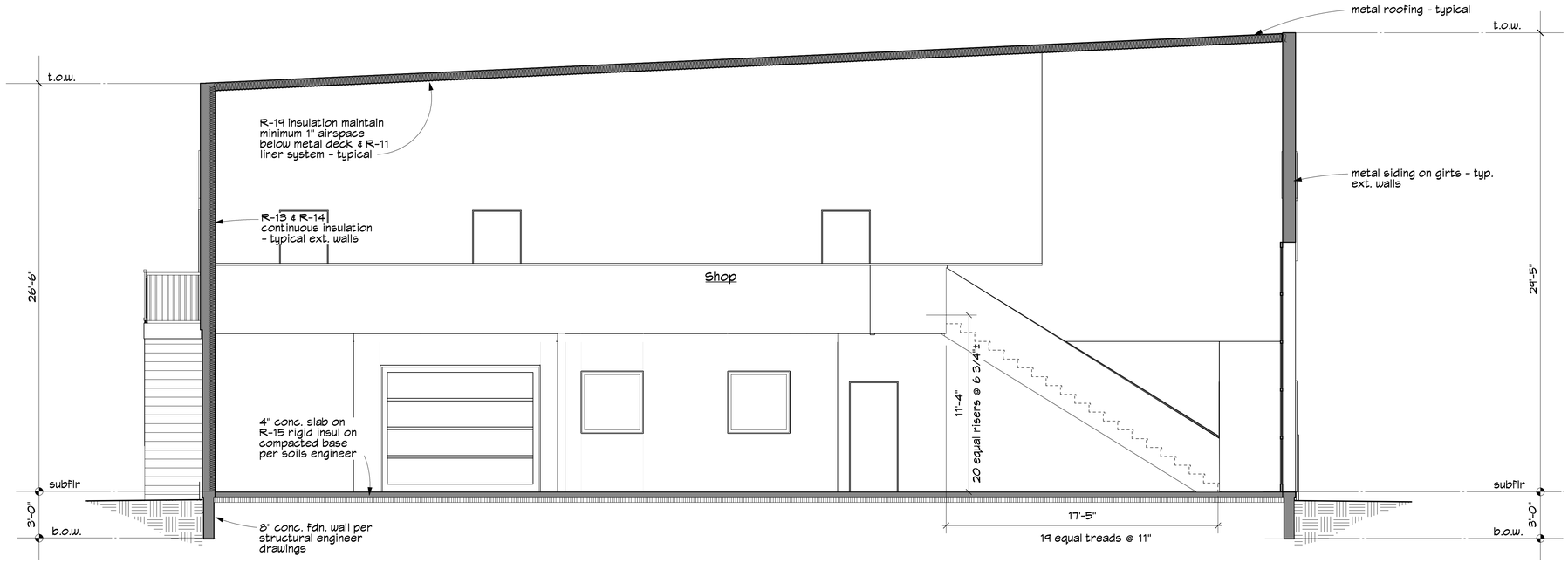


1 A7 Building Section
Scale: 1/4" = 1'-0"

Door Schedule

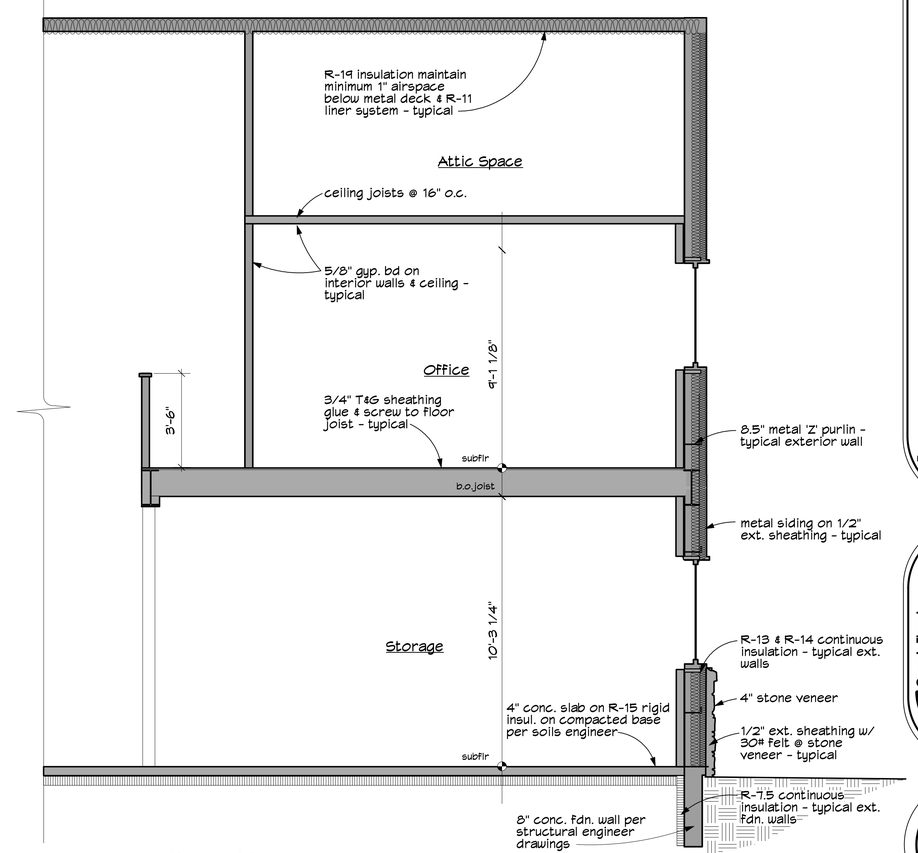
Mark	Nominal Size Width	Nominal Size Height	Nominal Size Thickness	Door Operation	Door Style Top Shape	Door Style Slab Style	Door Style Material	Door Frame Material	Door Frame Manufacturer	Hardware	Openings RO Width	Openings RO Height	Comments
D- 01	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 01	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 02	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 02	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 03	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 03	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 04	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#02	3'1 1/2"	7'0 3/4"	
D- 04	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#02	3'1 1/2"	7'0 3/4"	
D- 05	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	
D- 05	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	
D- 06	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	
D- 06	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	
D- 06	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	
D- 07	10'0"	8'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			10'3"	8'1 1/2"	color to match metal siding
D- 07	10'0"	8'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			10'3"	8'1 1/2"	color to match metal siding
D- 08	6'0"	7'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			6'3"	7'1 1/2"	color to match metal siding
D- 08	6'0"	7'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			6'3"	7'1 1/2"	color to match metal siding
D- 09	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 09	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 10	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 10	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 11	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 11	14'0"	16'0"	1 3/4"	Overhead	Square	O.H. sectional	steel	metal w/ trim			14'3"	16'1 1/2"	color to match metal siding
D- 12	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#02	3'1 1/2"	7'0 3/4"	
D- 13	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#02	3'1 1/2"	7'0 3/4"	
D- 14	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#02	3'1 1/2"	7'0 3/4"	
D- 15	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#04	3'1 1/2"	7'0 3/4"	
D- 16	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	stl insul, s.c.	hollow metal	Timely or eq.	DHW-#01	3'1 1/2"	7'0 3/4"	
D- 17	3'0"	7'0"	1 3/4"	Swing Simple	Square	flush panel	Birch veneer, s.c.	hollow metal	Timely or eq.	DHW-#03	3'1 1/2"	7'0 3/4"	

Door Hardware Legend

ID	Description	Qty	Type	Lock Type	Closer Type	Stop Type	Key Code	Notes
DHW-#01	Comm Panic Exitway w/ closer	1 1/2 pair	Commercial 4-1/2" Square	Global TH1100EDTBAR or eq	ANSI A117.1, Non-handed, Brushed Chrome finish			brushed chrome finish
DHW-#02	Comm Passage Set [Lever] no closer	1 1/2 pair	Commercial 4-1/2" Square	Passage Set Schlage "Saturn" or eq		Wall bumper with concealed screws		brushed chrome finish
DHW-#03	Comm Privacy Set [Lever] w/ closer	1 1/2 pair	Commercial 4-1/2" Square	Reversible Privacy Set Schlage "Saturn" or eq.	ANSI A117.1, Non-handed, Brushed Chrome finish	Wall bumper with concealed screws		brushed chrome finish
DHW-#04	Comm Privacy Set [Lever] no closer	1 1/2 pair	Commercial 4-1/2" Square	Reversible Privacy Set Schlage "Saturn" or eq		wall bumper with concealed screws		brushed chrome finish

Window Schedule

Mark	Nominal Size O.A. Width	Nominal Size O.A. Height	Quantity	Window Style Sash Operation	Window Style Shape	Window Style Top Shape	Material	Glass	Openings RO Width	Openings RO Height	Window Data Mfr	Window Data Model No.	Comments
W- 1	6'0"	3'0"	6	Fixed Glass	Rectangle	Square	aluminum	low-e insulated	6'0"	3'0"			dark bronze anodized
W- 2	4'0"	4'0"	13	Fixed Glass	Rectangle	Square	aluminum	low-e insulated	4'0"	4'0"			dark bronze anodized



2 A7 Wall Section
Scale: 3/8" = 1'-0"

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Mead, Colorado 80542

Zak Dirt Shop
Sections, Schedules

date: 18 Nov 24
revised: 23 Jan 25

Greg L. Thrush
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Berthoud, CO 80513
(970) 532-5989
architect

sheet no.
A 7
of 8

Agenda Item Summary

Agenda Date: **6/30/2025**

Subject: **Appointment of Chad Rademacher as Regular Planning Commissioner**

Presented by: **Jason Bradford, Community Development Director**

Summary:

The Planning Commission consists of five (5) regular members and two (2) alternate members appointed by the Board of Trustees in accordance with Section 2-7-30 of the Mead Municipal Code ("MMC"). Gerald Abshier, who served on the Commission since 2022, has resigned from the Planning Commission, creating a vacancy in one of the regular positions, for a term ending on December 31, 2026.

Section 2-7-30 of the MMC provides that residents must meet the following requirements to qualify for a position on the Planning Commission:

- Qualified elector;
- Resident of the Town for at least twelve (12) consecutive months;
- Attended at least two (2) Planning Commission meetings; and
- Not an immediate family member of, or reside in the same household as, a member of the Board of Trustees or another member of the Planning Commission

Town staff recommends Chad Rademacher for the regular position. Mr. Rademacher currently serves as an alternate member of the Planning Commission. Specifically. Mr. Rademacher was recently seated as an alternate member of the Commission (for a term of office through December 31, 2026) by the Board of Trustees at the June 12, 2023, regular Board meeting. Due to the resignation of Mr. Abshier, Staff is recommending that Mr. Rademacher be seated as a regular member of the Planning Commission.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends that the Board of Trustees appoint Chad Rademacher as a regular member of the Planning Commission, for the term ending on December 31, 2026, via the following motion:

Suggested Motion:

"I move to appoint Chad Rademacher as a Regular Planning Commissioner for the remainder of the four-year term through December 31, 2026"

Attachments:

1. Application for Planning Commission Chad Rademacher

MEAD
COLORADO

Town of Mead
Application for Committee/Commission Membership

Name Chad Rademacher
(Please Print)

Address Redacted

City/State/Zip Code Mead, CO 80542

Home Telephone Number Redacted

Business Telephone Number Redacted

E-Mail Address Redacted

Length of Residency in Mead 34 months

Committee or Commission Applying For Planning Commission

Are You a Registered Voter in the Town of Mead Yes

What is Your Occupation Firefighter - Battalion Chief

What Background or Interest Do You Bring to This Position and What Would You Like To Work On? I was born and raised on a farm in the Mead area, still living in Mead where I now raise my own family. I understand the importance of responsible growth, recognizing the demand for resources, the infrastructure necessary to build and support the community, and implementing a strategy that will allow for sustainability.

I would like to work with the other members of the Commission to develop and implement the above mentioned items to help Mead continue to be a great community.

Signature: [signature] *Date:* 02/23/2023

Qualifications: All Committee Members must be U. S. Citizens, bona fide residents and qualified electors who have resided in the Town of Mead for at least twelve (12) consecutive months immediately preceding the date of appointment.

Committee/Commission Meeting Days

Finance Committee *- Quarterly, Tuesday Mornings*
Planning Commission *- Third Wednesday of Month*
Events Committee *- Second Tuesday of Month*

Agenda Item Summary

Agenda Date: **6/30/2025**

Subject: **Resolution No. 40-R-2025 - A Resolution of the Town of Mead, Colorado, Amending the 2025 Budget - Sewer Enterprise Fund - and Appropriating Additional Funds for 2025 Expenditures**

Presented by: **Mary Strutt, Administrative Services Director**

Summary:

At the December 9, 2024 Regular Meeting of the Board of Trustees, the Board adopted a budget for fiscal year 2025 ("2025 Budget") by Resolution No. 85-R-2024. The 2025 Budget included expenditures for the Wastewater Treatment Facility Digester Blower Room Improvements project in the amount of $380,000.

Since the adoption of the 2025 Budget, further information regarding the Project has been received which indicates the costs of the Project will exceed the $380,000 appropriated amount. An invitation for bids was advertised on March 27, 2025 with bids opened on May 1, 2025. The Town received bid proposals from four (4) qualified contractors for the Project, which ranged from $556,394.00 to $585,200.00. In addition to the contractor's costs, engineering costs related to the Project are anticipated at $36,000. Staff also recommends that a 10% contingency ($60,000) be added to the budgeted amount. If the contingency is not needed, it will be returned to the fund balance at the end of 2025. This brings the total Project costs and contingency to approximately $660,000. A supplemental appropriation of $280,000 is needed to meet the Project costs.

The Board is authorized by Section 29-1-109 C.R.S. to amend the budget after adoption for supplemental appropriations following a duly noticed public hearing. Notice of the June 30, 2025 public hearing on the proposed amendment to the Town's 2025 budget has been properly posted and published in the Longmont Times-Call newspaper.

Financial Considerations:

This budget amendment includes supplemental appropriations in the Sewer Enterprise Fund of $280,000 to bring the 2025 Sewer Fund appropriations to $3,045,797. Related expenditures would be approved by the Board of Trustees and/or staff in accordance with the Town of Mead Purchasing Policies.

Staff Recommendation / Actions Required:

Suggested Motion:

"I move to adopt Resolution No. 40-R-2025 - A Resolution of the Town of Mead, Colorado, Amending the 2025 Budget - Sewer Enterprise Fund - and Appropriating Additional Funds for 2025 Expenditures."

Attachments:

1. Resolution No. 40-R-2025

TOWN OF MEAD, COLORADO
RESOLUTION NO. 40-R-2025

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AMENDING THE 2025 BUDGET – SEWER ENTERPRISE FUND - AND APPROPRIATING ADDITIONAL FUNDS FOR 2025 EXPENDITURES

WHEREAS, the Board of Trustees of the Town of Mead (the "Board") adopted Resolution No. 85-R-2024 entitled "A Resolution of the Town of Mead, Colorado, Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the Town of Mead, Colorado for the Calendar Year Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025" on December 9, 2024; and

WHEREAS, the Board adopted Resolution No. 97-R-2024 entitled "A Resolution of the Town of Mead, Colorado Appropriating Sums of Money to the Various Funds and Spending Agencies, in the Amount and for the Purposes as Set Forth Below, for the Town of Mead, Colorado, for the 2025 Budget Year" on December 9, 2024; and

WHEREAS, the Board is authorized by Section 29-1-109, C.R.S., to amend the 2025 Budget for supplemental appropriations; and

WHEREAS, the Town of Mead adopted budget for 2025 included expenditures, which were appropriated in the Sewer Enterprise Fund ("Sewer Fund"), for the Wastewater Treatment Facility Digester Blower Room Improvements (the "Project") in the amount of $380,000.00; and

WHEREAS, the Town advertised an invitation for bids on March 27, 2025 for the Project and received bid proposals from four (4) qualified contractors which all exceeded the budgeted appropriation; and

WHEREAS, the Board recognizes the need and opportunity to complete the Project in calendar year 2025; and

WHEREAS, the Board therefore desires to utilize $280,000 of the unappropriated Sewer Fund balance to complete the Project in calendar year 2025; and

WHEREAS, the Town provided notice of the public hearing at which the proposed amendments to the 2025 Budget were to be considered, and such public hearing was held on June 30, 2025 in accordance with Section 29-1-106, C.R.S.; and

WHEREAS, amending the 2025 Budget to reflect the changes set forth in this Resolution serves a valid public purpose in that it permits the Town to complete a necessary construction project at the Town's Wastewater Treatment Plant and to properly appropriate supplemental funds for expenditures in the 2025 Budget.

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

Section 1. Budget—Sewer Fund. The Sewer Fund budget of the Town of Mead, Weld County, Colorado for the fiscal year ending December 31, 2025 is amended to reflect additional expenditures for the Wastewater Treatment Facility Digester Blower Room Improvements in the amount of $280,000.

Section 2. Appropriation—Sewer Fund. A supplemental amount of $280,000 is hereby appropriated from the projected ending fund balance of $1,368,483 to bring 2025 Sewer Enterprise Fund appropriations to $3,045,797 (an increase of $280,000) and to adjust the projected ending fund balance to $1,088,483 (a decrease of $280,000).

Section 3. Ratification of Prior Actions and Authorization for Minor Adjustments to 2025 Budget. All previous expenditures, revenues, appropriations, and actions taken by staff, consultants, and other agents of the Town of Mead in connection with its 2025 Budget are hereby affirmed and ratified. Professional Management Systems, a Colorado S corporation, *dba* Professional Management Solutions, acting as the financial consultant to the Town of Mead, and the Town Treasurer shall be authorized to make mathematical computations or minor adjustments to the 2025 Budget to ensure that the amendment provided by this Resolution is properly accounted for, that the figures are accurate as of December 31, 2025, and such 2025 Budget properly reflects the approved amendments.

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

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

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

INTRODUCED, READ, PASSED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, THIS 30TH DAY OF JUNE, 2025.

ATTEST:

By: _____
Mary Strutt, MMC, Town Clerk

TOWN OF MEAD:

By: _____
Colleen G. Whitlow, Mayor

Agenda Item Summary

Agenda Date: **6/30/2025**

Subject: **Resolution No. 41-R-2025 - A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Velocity Constructors, Inc. for the Mead WWTF Digester Blower Room Improvements (Project No. 2025-003)**

Presented by: **Immanuel Windhorst**
Pavement Management Porgram Manager

Summary:

The Town of Mead (the "Town") advertised an invitation for bids (IFB) on March 27, 2025, for the Mead Wastewater Treatment Facility (WWTF) Digester Blower Room Improvements (the "Project") and opened bids on May 1, 2025. The Town's consulting engineer (JVA, Inc.) prepared the IFB for the Project to solicit proposals from qualified contractors for the demolition and replacement of the digester blower, along with the removal of all three blower soft starts in place of variable frequency drives (VFDs), including associated programming and electrical work. The Project also includes the installation of intake header suction piping for all three (3) blowers, including an inlet conversion kit installation for the two (2) existing sequencing batch reactor (SBR) blowers. Work will also include HVAC improvements and the addition of a VFD for the digester decant pump.

The Town received bid proposals from four (4) qualified contractors for the Project. Proposals ranged from $556,394.00 to $585,200.00.

Company Name	Project Total
Velocity Constructors, Inc.	$556,394.00
Barnard Structures Inc.	$571,431.00
Glacier Construction Co, Inc.	$572,900.00
GSE Construction Company, Inc.	$585,200.00

Based on the proposals received, reference checks, and the recommendation of JVA, Inc. (acting as the Town's representative for this Project), Town Staff is recommending that the Board award the Project and enter into a construction agreement with Velocity Constructors, Inc. the low bidder (the "Contractor"), in the not-to-exceed amount of $556,394.00 (the "Construction Agreement).

Resolution No. 41-R-2025 (the "Resolution"): (a) awards the Project to the Contractor; (b) approves the Construction Agreement; (c) authorizes the Town Attorney to make such changes as may be needed to the Construction Agreement that do not substantially increase the obligations of the Town; (d) authorizes JVA, Inc. or the Town Engineer to execute the Notice of Award for the Project and deliver a copy to the Contractor; and (e) authorizes the Mayor to

execute the Construction Agreement on behalf of the Town on or after such date as the Contractor has delivered documents specifically required by the IFB, Construction Agreement, the Notice of Award, and other related contract documents.

Financial Considerations:

As stated above, the not-to-exceed amount for the Construction Agreement is $556,394.00.

The Town's 2025 Budget (Sewer Enterprise Fund) is scheduled for amendment by and through the Board's consideration of Resolution No. 41-R-2025 ("Supplemental Appropriation Resolution") at the June 30, 2025 regular meeting. The Supplemental Appropriation Resolution (if approved by the Board following a public hearing), will make the following adjustments to the 2025 Budget:

- Increase total budgeted expenditures for the Project from $380,000 to $660,000 (an increase of $280,000);
- Adjust total 2025 Sewer Fund appropriations from $2,765,797 to $3,045,797 (an increase of $280,000); and
- Adjust the projected ending fund balance of the Sewer Fund from $1,368,483 to $1,088,483 (a decrease of $280,000).

Staff Recommendation / Actions Required:

Staff recommends approval of the Resolution. This item is scheduled as a new business item, given that the Board will first need to take action on the Supplemental Appropriation Resolution. A suggested motion follows below.

Suggested Motion:

"I move to adopt Resolution No. 41-R-2025 – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Velocity Constructors, Inc. for the Mead WWTF Digester Blower Room Improvements (Project No. 2025-003)."

Attachments:

1. Resolution No. 41-R-2025
2. Mead Construction Contract - WWTF Blower
3. WWTF Digester Blower Room Improvements Bid Packet

TOWN OF MEAD, COLORADO
RESOLUTION NO. 41-R-2025

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AWARDING THE BID AND APPROVING A CONSTRUCTION AGREEMENT BETWEEN THE TOWN OF MEAD AND VELOCITY CONSTRUCTORS, INC. FOR THE MEAD WWTF DIGESTER BLOWER ROOM IMPROVEMENTS (PROJECT NO. 2025-003)

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

WHEREAS, the Town requires improvements on the Mead Wastewater Treatment Facility (WWTF) Digester Blower Room, which is more particularly described in Invitation for Bids (IFB) No. 2025-003 (the "Project") and solicited bids for the Project in accordance with Colorado law by posting the IFB on the Rocky Mountain E-Purchasing System; and

WHEREAS, Town Staff and the Town's consulting engineer (JVA, Inc.) have evaluated the bids received from bidders to recommend an award of the Project to the bidder whose bid is in the best interests of the Town; and

WHEREAS, it is the desire and intent of the Board of Trustees to award a construction agreement to the bidder who submitted a bid in compliance with the reasonable and stated specifications contained within the IFB; and

WHEREAS, the Board of Trustees, after full consideration of the bids submitted and the recommendation of Town Staff presented at the June 30, 2025 regular meeting, finds that Velocity Constructors, Inc., a Colorado corporation (the successful bidder, hereinafter the "Contractor"), submitted the bid that has been determined to be in the best interests of the Town; and

WHEREAS, the Board further finds that it is in the best interests of the Town to award the bid for the Project to the Contractor in the not-to-exceed amount of **Five Hundred Fifty-Six Thousand Three Hundred Niney-Four and 00/100 Dollars ($556,394.00)**, based on total cost and unit pricing set forth in the Contractor's bid proposal, which includes all necessary labor, supervision, equipment, tools and materials for the Project-related work and services to be performed; and

WHEREAS, the Town desires to enter into a construction agreement with the Contractor to have the Contractor perform the work described with particularity in the IFB and contract documents for the benefit of the Town of Mead, which construction agreement shall be substantially in the form attached hereto as **Exhibit 1** (the "Construction Agreement").

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

Section 1. The Board of Trustees hereby: (a) awards the Project to the Contractor in the not-to-exceed amount of **Five Hundred Fifty-Six Thousand Three Hundred Ninety-Four and 00/100 Dollars ($556,394.00)**; (b) approves the Construction Agreement in substantially the form attached hereto and incorporated herein as **Exhibit 1**; (c) authorizes the Town Attorney to make such changes as may be needed to correct any non-material errors or language or to negotiate such changes to the Construction Agreement as may be appropriate and that do not substantially increase the obligations of the Town; (d) authorizes JVA, Inc. or the Town Engineer to execute the Notice of Award for the Project and deliver a copy of said Notice of Award to the Contractor; (e) authorizes the Mayor to execute the Construction Agreement on behalf of the Town on or after such date as the Contractor has delivered the executed Construction Agreement to the Town, together with the proof of insurance, performance and payment bond, and other documents specifically required by the IFB, the Construction Agreement, the Notice of Award, and other Contract Documents; and (f) authorizes the Town Manager and Town Engineer (or their respective designees) to take all actions as necessary to ensure that the Scope of Work associated with the Project is completed to the satisfaction of the Town, and in accordance with all requirements of the Construction Agreement and Contract Documents.

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

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

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

ATTEST:

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

TOWN OF MEAD:

By:_____
Colleen G. Whitlow, Mayor

Exhibit 1
Construction Agreement
(Velocity Constructors, Inc.)
[IFB 2025-003]

TOWN OF MEAD, COLORADO
CONSTRUCTION AGREEMENT
Project Number 2025-003 ("Project")

This CONSTRUCTION AGREEMENT ("Agreement") is made and entered into by and between the TOWN OF MEAD, COLORADO, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the "**Town**" or "**Owner**"), and Velocity Constructors, Inc., a Colorado corporation whose address is 2107 W. College Ave., Englewood, Colorado, 80110 (the "**Contractor**").

RECITALS

WHEREAS, the Town desires to obtain all necessary components to complete the scope of work for the Project; and

WHEREAS, the Town received bids or proposals for the Project, including one from the Contractor ("Bid Proposal"); and

WHEREAS, the Town has reviewed the Bid Proposal from the Contractor for the completion of the Project, and the Town finds said Bid Proposal acceptable; and

WHEREAS, the Town desires to contract with the Contractor subject to the terms of this Agreement and all other Contract Documents.

NOW, THEREFORE, for the consideration herein expressed, it is agreed as follows by and between the Town and the Contractor that the Contractor shall perform the following:

THE PARTIES AGREE AS FOLLOWS:

1.00 SCOPE OF WORK: The Contractor will furnish all tools, equipment, machinery, materials, supplies, superintendence, insurance, transportation, other construction accessories, and services specified or required to be incorporated in and form a permanent part of the construction and completion of the work proposed to be done under this Agreement ("Work" or "Scope of Work"). In addition, the Contractor shall provide and perform all necessary labor in a first-class and workmanlike manner and in accordance with the conditions and prices stated in the Bid Proposal and the requirements, stipulations, provisions, and conditions of the Contract Documents. The Contractor shall further perform, execute, construct, and complete all things mentioned to be done by the Contractor and all work covered by the Owner's official award of this contract to the Contractor, such award being based on the acceptance by the Owner of the Contractor's bid, or part thereof.

2.00 THE CONTRACT DOCUMENTS: This Agreement incorporates all the Contract Documents, which together represent the entire and integrated agreement between the parties hereto and supersede prior negotiations, written or oral representations, and agreements. The Contract Documents consist of this Construction Agreement, which Agreement also incorporates by this reference all of the instruments set forth in the Contract Documents as fully as if they were set forth in this Agreement in full. The Contract Documents consist of, without limitation, the following documents:

1. Invitation for Bid or Request for Proposals and Instructions to Bidders
2. Contractor's Bid Form (with Unit Price Bid), which is **Exhibit A** to this Agreement
3. This Construction Agreement and any addendums, exhibits or attachments to this Agreement
4. Performance and Payment Bond
5. Bid Proposal
6. Notice of Award
7. Notice to Proceed

8. Bid Bond (Minimum 10% equivalent of the Bid Proposal price or as otherwise set forth in the Bid Bond form provided as part of the Bid Pack)
9. General Conditions
10. The following documents if the box is checked:
    - ☒ Special Provisions
    - ☒ Design Documents, including all Drawings and Plans
    - ☒ Specifications
    - ☒ Addendums to Specifications and Standards
    - ☐ The following manual of construction design standards and specifications: _____
    - ☒ Change Orders, Field Orders or other similar revisions properly authorized after the execution of this Agreement
    - ☐ Others: _____

3.00 TIME AND COMMENCEMENT OF COMPLETION: This Agreement shall commence as of the date the Agreement is fully executed by both parties and shall continue until the Scope of Work is completed. Contractor shall begin work within (30) days after notice to proceed and agrees to substantially complete all work within one hundred twenty (120) calendar days. Final completion is required after sixty (60) additional calendar days from Substantial Completion. Any extensions of the time limit set forth above must be agreed upon in writing by the parties hereto.

4.00 LIQUIDATED DAMAGES: All time limits stated in this Agreement and the Contract Documents are of the essence of the Agreement. The Town and Contractor recognize the completion of the work as shown in the contractual time frame, or as extended, is important to the ongoing operations of the Town and its citizens. They also recognize that delays include expenses to the Town for extended manpower commitments, outside consultant commitments, and potentially other legal fees to extend the project beyond the expected time period.

☒ If this box is checked, in lieu of requiring any such proof and backup for such expenses, Contractor agrees that liquidated damages (not penalties) may be assessed by the Owner in the sum of ***$1,400.00*** **per day** for each day after the contract time frame expires.

☐ If this box is checked, in addition to or in lieu of the daily damages (if checked above), Contractor agrees that lump sum liquidated damages (not penalties) may be assessed by the Town in *a lump sum payment of* ***$_____.00*** *if the work is not completed by _____, 20__.*

5.00 CONTRACT SUM AND PAYMENT: The Owner shall pay to the Contractor for performance of the Work encompassed by this Agreement, and the Contractor will accept as full compensation therefore an amount not to exceed ***FIVE HUNDRED FIFTY-SIX THOUSAND, THREE HUNDRED NINTY-FOUR AND 00/100 DOLLARS*** **($556,394.00)** subject to adjustment as provided by the Contract Documents ("Contract Price"). The Town has appropriated sufficient funds for completion of this Work.

a. Monthly, partial, progress payments shall be made by the Town to the Contractor for the percentage of the Work completed, subject to inspection by Town staff to verify percentage of completion. The Town alone shall determine when work has been completed and progress payments shall not constitute a waiver of the right of the Town to require the fulfillment of all terms of this Agreement and the delivery of all improvements embraced in this Agreement in a complete and satisfactory manner to the Town in all details. The Town, before making any payment, may require the Contractor to furnish releases or receipts from any or all persons performing work under this Agreement and/or supplying material or services to the Contractor, or any subcontractor if this is deemed necessary to protect the Town's interest. The Town, however, may in its discretion make payment in part or full to the Contractor without requiring the furnishing of such releases or receipts.

b. By the 1st day of each month, Contractor shall submit to the Town for review and approval, an application for payment fully completed and signed by Contractor covering the work completed through the last day of the prior month and accompanied by such supporting documentation as is required by these Contract Documents, including without limitation, time sheets, invoices, receipts, bills of lading, and all other documents the Town may require. Materials on hand but not complete in place may or may not be included for payment at the discretion of the Town. Each subsequent application for payment shall include an affidavit of Contractor providing that all previous progress payments received on account of the work have been applied to discharge in full all of Contractor's obligations reflected in prior applications for payment. Notwithstanding the progress payments, it is the intent and purpose of the Town to withhold at least five percent (5%) of payments to Contractor for any contract exceeding One Hundred Fifty Thousand Dollars ($150,000.00) in accordance with Article 91, Title 24, C.R.S.

6.00 ACCEPTANCE AND FINAL PAYMENT: Final payment may be requested by the Contractor upon completion and acceptance, by the Town, of all work as set forth in the Contract Documents. The total amount of final payment shall consist of the Contract Price, as adjusted in accordance with approved change orders, if applicable, less all previous payments to the Contractor. If the contract price exceeds one hundred fifty thousand dollars ($150,000), the Town may make the final payment to the Contractor only after the Town has published notice of such final payment in accordance with C.R.S. § 24-91-103.

7.00 ADDITIONAL WORK: Should work beyond that described in the Contract Documents be required, it will be paid for as extra work at a cost to be agreed upon in separate written agreement by the Town and the Contractor prior to commencement of the additional work. Such additional agreements shall be executed and approved by all persons required by Town purchasing ordinances or policies. Unless specifically excluded, such written agreements shall be considered part of the Contract Documents.

8.00 CONTRACTOR'S REPRESENTATIONS: In order to induce the Town to enter into this Agreement, the Contractor makes the following representations:

a. The Contractor has familiarized itself with the nature and the extent of the Contract Documents, Scope of Work, the locality, all physical characteristics of the area of the work within the Scope of Work, including without limitation, improvements, soil conditions, drainage, topography, and all other features of the terrain, and with the local conditions and federal, state, and local laws, ordinances, rules, and regulations that in any manner may affect cost, progress, or performance of the work, or apply in any manner whatsoever to the work.

b. Contractor has carefully considered all physical conditions at the site and existing facilities affecting cost, progress, or performance of the work.

c. Contractor has given the Town written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and such documents are acceptable to the Contractor.

d. Contractor shall not extend the credit or faith of the Owner to any other persons or organizations.

9.00 INSURANCE: Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all obligations assumed by the Contractor pursuant to this Agreement. Contractor shall not commence work under this Agreement until it has obtained all said insurance required by the Contract Documents and such insurance has been approved by the Town. The Contractor shall not allow any subcontractor to commence work on this project until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must continuously maintain the insurance coverage required in this section, with the minimum insurance coverage listed below:

a. Worker's Compensation in accordance with the Worker's Compensation Act of the State of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract.

b. Comprehensive General liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000) per each occurrence, AND TWO MILLION DOLLARS ($2,000,000) aggregate, plus an additional amount sufficient to pay related attorneys' fees and defense costs. The policy shall be applicable to all premises and operations. 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 include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

c. Comprehensive Automobile Liability insurance with minimum limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) per each occurrence, plus an additional amount sufficient to pay related attorneys' fees and defense costs, with respect to each of the Contractor's owned, hired or non owned vehicles assigned to or used in performance of this contract.

d. Builder's Risk insurance with minimum limits of not less than the insurable value of the work to be performed under this contract at completion less the value of the materials and equipment insured under installation floater insurance. The policy shall be written in completed value form and shall protect the Contractor and the Town against risks of damage to buildings, structures, and materials and equipment not otherwise covered under Installation Floater insurance, from the perils of fire and lightning, the perils included in the standard coverage endorsement, and the perils of vandalism and malicious mischief. Equipment such as pumps, engine-generators, compressors, motors, switch-gear, transformers, panel-boards, control equipment, and other similar equipment shall be insured under Installation Floater insurance when the aggregate value of the equipment exceeds $10,000. The policy shall provide for losses to be payable to the Contractor and the Town as their interests may appear. The policy shall contain a provision that in the event of payment for any loss under the coverage provided, the insurance company shall have no rights of recovery against the Contractor or the Town.

e. ☐ If this box is checked, Professional Liability/Errors and Omission in an amount not less than _____ MILLION DOLLARS ($__,000,000).

Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. The policies required above shall be endorsed to include the Town and the Town's officers and employees as additional insureds. Every policy required above shall be primary insurance and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any self-insurance pool of the Town, shall be excess and not contributory insurance to that provided by the Contractor. Contractor shall be solely responsible for paying any and all deductibles.

Each certificate of insurance shall identify this Agreement or the project set forth in the Scope of Work and shall provide that the coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate of insurance addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

10.00 BONDS: Contractor shall furnish a performance bond and payment bond in an amount determined by the Town, but in any event at least equal to the Contract Price, as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents, including but not limited to the guaranty period. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in the forms prescribed by the

Contract Documents and be executed by such sureties as (i) are licensed to conduct business in the State of Colorado and (ii) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570, amended, by the Audit Staff, Bureau of Account, U.S. Treasury Department. All bonds signed by an agent must be accompanied by a certified copy of the authority to act. If the surety on any bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in Colorado is terminated, or it ceases to meet the requirements of clauses (i) and (ii) of this section, Contractor shall, within five (5) days thereafter, substitute another bond and surety, both of which shall be acceptable to the Town.

11.00 NO WAIVER OF GOVERNMENTAL IMMUNITY: The parties hereto understand and agree that the parties are relying on, and do not waive or intend to waive by any provision of this Agreement or the remainder of the Contract Documents, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the parties, their officers, agents or their employees.

12.00 INDEMNIFICATION: The Contractor agrees, to the fullest extent permitted by law, to indemnify, defend and hold the Town, its agencies, employees, officials and agents ("Indemnitees") harmless from any and all claims, settlements, judgments, damages and costs, including reasonable attorney fees, of every kind and nature made, to include all costs associated with the investigation and defense of any claim, rendered or incurred by or on behalf of the Indemnitees, that may arise, occur, or grow out of any errors, omissions, or negligent acts, done by the Contractor, its employees, subcontractors or any independent consultants working under the direction of either the Contractor or any subcontractor in the performance of this Contract; provided, however, that Contractor's obligations and liability hereunder shall not exceed the amount represented by the degree or percentage of negligence or fault attributable to the Contractor or any officer, employee, representative, agent, subcontractor, or other person acting under Contractor's direction or control, as determined pursuant to C.R.S. § 13-50.5-102(8)(c).

13.00 TERMINATION FOR CONVENIENCE: This Agreement and the performance of the Scope of Work hereunder may be terminated at any time in whole, or from time to time in part, by the Town for its convenience. Any such termination shall be effected by delivery to the Contractor of a written notice ("**Notice of Termination**") specifying the extent to which performance of the Scope of Work is terminated and the date upon which termination becomes effective. If the Agreement is terminated, the Contractor shall be paid on a pro-rated basis of work status satisfactorily completed, under the detailed Scope of Work. The portion of the Scope of Work satisfactorily completed but not yet accepted by the Town shall be determined by the Town.

14.00 EVENTS OF AND TERMINATION FOR DEFAULT:

(1) The Town may serve written notice upon the Contractor of its intention to terminate this Agreement in the presence of one of the following events of default:

a. Contractor fails to initiate the Scope of Work at the agreed upon time;

b. The Contractor unnecessarily or unreasonably delays the performance of the Scope of Work;

c. The Contractor does not complete the Scope of Work within the time specified or within the time to which completion of the Scope of Work has been extended;

d. Contractor fails to make prompt payments for labor, materials or to subcontractors;

e. Contractor willfully violates this Agreement or disregards laws, ordinances or instructions of the Town;

f. Contractor abandons performance of the Scope of Work;

g. The Contractor assigns, transfers or sublets this Agreement or any part thereof without Town approval;

h. Contractor becomes insolvent or adjudged bankrupt; or

i. Contractor refuses to remove materials or perform any work within the Scope of Work that has been rejected as defective or unsuitable.

(2) Such written notice shall contain the reasons for the intention to terminate this Agreement and provide a five (5) business day period during which the Contractor may cure the event of default. A failure to timely cure the event of default shall authorize the Town to immediately terminate this Agreement and take whatever steps it deems necessary to complete the Scope of Work, if so desired by the Town in its sole discretion. The costs and charges incurred by the Town, together with the costs of completion of the Scope of Work shall be deducted from any monies owed to Contractor. If the expense incurred by the Town is greater than the sums payable under this Agreement, the Contractor shall pay the Town, within sixty (60) days of demand therefor the amount of such excess cost suffered by the Town.

15.00 LIABILITY FOR EMPLOYMENT-RELATED RIGHTS AND COMPENSATION: The Contractor will comply with all laws, regulations, municipal codes, and ordinances and other requirements and standards applicable to the Contractor's employees, including, without limitation, federal and state laws governing wages and overtime, equal employment, safety and health, employees' citizenship, withholdings, reports and record keeping. Accordingly, the Town shall not be called upon to assume any liability for or direct payment of any salaries, wages, contribution to pension funds, insurance premiums or payments, workers' compensation benefits or any other amenities of employment to any of the Contractor's employees or any other liabilities whatsoever, unless otherwise specifically provided herein.

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

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

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

16.00 GOVERNING LAW AND VENUE: Venue for any and all legal matters regarding or arising out of the transactions covered herein shall be solely in the District Court in and for Weld County, State of Colorado. This transaction shall be governed by the laws of the State of Colorado.

17.00 ASSIGNMENT: The Contractor shall not assign any of his rights or obligations under this Agreement without the prior written consent of the Town. Upon any assignment, even though consented to by the Owner, the Contractor shall remain liable for the performance of the work under this agreement.

18.00 LAWFUL PERFORMANCE: It is further agreed that no party to this Agreement will perform contrary to any state, federal, or county law, or any of the ordinances of the Town of Mead, Colorado.

19.00 INVALID SECTIONS: Should any section of this Agreement be found to be invalid, it is agreed that all other sections shall remain in full force and effect as though severable from the invalid part.

20.00 NOTICE: Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by delivery of same in person to the addressee or by courier delivery via Federal Express or other nationally recognized overnight air courier service, by electronically-confirmed facsimile or email transmission, or by depositing same in the United States mail, postage prepaid, addressed as follows:

The Town:

Town of Mead
Attn: Town Manager
441 Third Street,
Mead, CO 80542
Email: hmigchelbrink@townofmead.org

With a copy to:

Michow Guckenberger McAskin, LLP
Attn: Mead Town Attorney
5299 DTC Blvd., Suite 300
Greenwood Village, CO 80111
Email: marcus@mcm-legal.com

Contractor:

Velocity Constructors, Inc.
Attn: Robert Rogstad
2107 W. College Avenue
Englewood, Colorado 80110

With a copy to: JVA, Inc.

Attn: John McGee, P.E
213 Linden Street, Suite 200
Fort Collins, CO 80524
Email: jmcgee@jvajva.com

21.00 SURVIVAL: The parties understand and agree that all 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.

22.00 ATTORNEY'S FEES: If the Contractor breaches this Agreement, then it shall pay the Town's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

23.00 INTEGRATION AND AMENDMENT: 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.

24.00 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.

25.00 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.

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

27.00 CONFLICT BETWEEN DOCUMENTS: 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. In the event of a conflict between any of the Contract Documents, the following order of precedence shall apply: (1) change orders, (2) this Agreement, as may be amended, (3) special provisions, (4) general and supplementary conditions, (5) design standards and specifications, including any addenda, (6) design documents, and (7) any other Contract Documents, with the more specific or stricter provision controlling.

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

29.00 PROTECTION OF PERSONAL IDENTIFYING INFORMATION: In the event the Work includes or requires the Town to disclose to Contractor any personal identifying information as defined in C.R.S. § 24-73-101, Contractor shall comply with the applicable requirements of C.R.S. §§ 24-73-101, et seq., relating to third-party service providers.

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

31.00 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 PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have caused this Construction Agreement to be executed on the dates written below.

TOWN OF MEAD:

☒ Board of Trustees (*for contracts exceeding $25,000 pursuant to Sec. 4-2-20 of the Mead Municipal Code*)

ATTEST:

By:_____
Mary Strutt, Town Clerk, MMC

By: _____
Colleen G. Whitlow, Mayor

OR

☐ Town Manager (*for contracts $25,000 or less pursuant to Sec. 4-2-20 of the Mead Municipal Code*)

By: _____
Helen Migchelbrink, Town Manager

Date of Execution: _____

[*Contractor signature page follows*]

[*Contractor signature page to Construction Agreement*]

CONTRACTOR: **Velocity Constructors, Inc.**, a Colorado corporation

By: _____

Printed Name: _____

Title: _____

Date of Execution: _____

STATE OF)
COUNTY OF) ss.

The foregoing Construction Agreement was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of Velocity Constructors, Inc., a Colorado corporation.

Witness my hand and official seal.

My commission expires: _____.

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

<u>EXHIBIT A</u>
CONTRACTOR'S FORM OF BID

[*See attached document*]

PREPARED BY:

Velocity Constructors, Inc.
2107 W. College Ave.
Englewood, CO 80110

BID ENCLOSED

MEAD WWTF DIGESTER BLOWER ROOM IMPROVEMENTS

Project No.: 241225.ENV / 251686.ENV

PREPARED FOR:

Town of Mead
Manny Windhorst
441 3rd Street
Mead, CO 80542
May 1, 2025 @ 2:00PM

COVER LETTER

Town of Mead
441 3rd Street
Mead, CO 80542

Project Number: 241225.ENV / 251686.ENV
Project Name: Mead WWTF Digester Blower Room Improvements

Velocity Constructors, Inc. (VCI) has received and reviewed the Advertisement for Bids (AFB) for the Town of Mead - WWTF Digester Blower Room Improvements Project located in Mead, CO and is pleased to provide our attached Proposal. VCI is a general construction company specializing in Water, Wastewater Treatment Plants, Lift and Booster Pump Stations, Water Tanks, Wells, and Pump/Utility Projects. Incorporated on April 4, 2002, as a Construction Firm, VCI's in-house services consist of consulting, engineering, and construction services. VCI can self-perform up to approximately 70% of the work in a typical treatment plant if required to meet schedule or cost constraints. Our staff has the experience and knowledge of finding unique solutions for difficult projects.

We take pride in delivering cost-effective construction projects while providing the highest level of support and quality. The following proposal will demonstrate many of the attributes we believe you will find invaluable in your upcoming project. Some of these attributes include:

- Colorado-based firm of twenty-three years VCI is based in Englewood; We are a local firm with local personnel and other established relationships in Colorado that will assist in the success of the proposed project. VCI is a firm that specializes in the construction and upgrades of water and wastewater treatment facilities, lift and booster pump stations, water tanks, wells, PRV vaults, water vaults and pump/utility infrastructure projects; primarily in Colorado and often at plants that need to remain operational.

- VCI has completed projects in compliance with RCRA, CERCLA, NEPA, the Clean Water Act, and EPA regulations among other state and federal regulations. Construction experience includes Design-Build, Design-Bid-Build, CMAR, CM/GC, and Value Engineering Projects. Our construction management experience includes public and stakeholder interface, regulatory compliance, project management, subcontractor management, safety management, and quality assurance management.

- Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms. VCI will make affirmative steps to ensure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. VCI has developed an extensive listing of qualified small and minority and women's business enterprises located within Colorado and provided these entities with access to our plan room. VCI has utilized the services and assistance from the Small Business Administration, CDOT and the Minority Business Development Agency of the Department of Commerce to generate our listing. "Velocity Constructors, Inc. (VCI) is an Equal Opportunity Employer (EOE) and encourages Disadvantaged Business Enterprise (DBE) participation".

- VCI Incorporated on April 4, 2002, as a Construction Firm with Jurisdiction in Colorado. State of Colorado Identification Number 20021085684. VCI is a registered corporation with sam.gov, UEI #LMS6UXSHJZH3, DUNS #135766264, and CAGE #4K5H7. VCI has a General Contractor-Class A LIC2377322 through the City and County of Denver and Commercial Building Contractor 2024 2434162 00 CL through the City of Aurora.

We trust you will find the enclosed documents demonstrate our company's experience and ability to successfully complete your project. We thank you for this opportunity and are excited about the possibilities.

Sincerely,
Velocity Constructors, Inc.

Robert Rogstad - Vice President

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BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 The Town of Mead, Colorado will only accept bids submitted in the Rocky Mountain E-Purchasing System and will not accept hardcopy bids, or bids submitted by any other means.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualification Statement with supporting data; and

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the following lump sum (stipulated) price(s):

1. Lump Sum Price (Single Lump Sum)

Lump Sum Bid Price	$556,394.00

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

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ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
Addendum #1	04/16/2025
Addendum #2	04/29/2025
Addendum #3	04/29/2025

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and

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procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

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BIDDER hereby submits this Bid as set forth above:

Bidder: Velocity Constructors, Inc.
(typed or printed name of organization)

By: _____
(individual's signature)

Name: Robert Rogstad
(typed or printed)

Title: Vice President
(typed or printed)

Date: 04/30/2025
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____
(individual's signature)

Name: Michael Giron
(typed or printed)

Title: Corporate Secretary
(typed or printed)

Date: 04/30/2025
(typed or printed)

Address for giving notices:
2107 W. College Ave.
Englewood, CO 80110

Bidder's Contact:

Name: Robert Rogstad
(typed or printed)

Title: Vice President
(typed or printed)

Phone: 303-974-3853

Email: rrogstad@velocityci.com

Address:
2107 W. College Ave.
Englewood, CO 80110
Phone: 303-984-7800, Fax: 303-984-7802

Bidder's Contractor License No.: (if applicable) LIC237322
City and County of Denver

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BID BOND (PENAL SUM FORM)

Bidder	Surety
Name: **Velocity Constructors, Inc.** Address *(principal place of business)*: **2107 W. College Avenue** **Englewood, CO 80110**	Name: **Western Surety Company** Address *(principal place of business)*: **151 N Franklin St.** **Chicago, IL 60606**
Owner	**Bid**
Name: **Town of Mead** Address *(principal place of business)*: **441 3rd Street, Mead, CO 80542**	Project *(name and location)*: **Town of Mead WWTF Digester Blower Room Improvements** Bid Due Date: **May 1, 2025**

Bond

Penal Sum: **Ten Percent of the Total Amount Bid (10%)**

Date of Bond: **April 22, 2025**

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Velocity Constructors, Inc. *(Full formal name of Bidder)*	**Western Surety Company** *(Full formal name of Surety) (corporate seal)*
By: *(Signature)*	By: *(Signature) (Attach Power of Attorney)*
Name: Robert Rogstad *(Printed or typed)*	Name: **Ashlea McCaughey** *(Printed or typed)*
Title: Vice President	Title: **Attorney-in-Fact**
Attest: *(Signature)*	Attest: *(Signature)*
Name: Michael Giron *(Printed or typed)*	Name: **Sarah Brown** *(Printed or typed)*
Title: Corporate Secretary	Title: **Surety Witness**

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

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1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation will be null and void if:

   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

   3.2. All Bids are rejected by Owner, or

   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.

6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.

7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

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Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Mark Sweigart, Donald E Appleby, Todd D Bengford, Sarah C Brown, Ashlea McCaughey, Alissa K Cahalan, Individually

of Greenwood Village, CO, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 8th day of April, 2025.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota
County of Minnehaha } ss

On this 8th day of April, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this **22nd** day of **April**, **2025**.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

VELOCITY CONSTRUCTORS INC.

EVIDENCE OF AUTHORITY TO SIGN

The following information is provided to you as Evidence of Authority to Sign on behalf of Velocity Constructors, Inc.

Company Data:

Legal Name: Velocity Constructors, Inc.

Address: 2107 W. College Avenue Englewood, CO 80110

Type of Organization: Corporation

Type of Business: Contractor

Phone: 303-984-7800 Fax: 303-984-7802

Year of Incorporation: 2002

Corporate Officers: Grant Dunkle, President

Signature: _____ Date: 04/30/2025

Robert Rogstad, Vice-President

Signature: _____ Date: 04/30/2025

John Jacob, Vice-President of Operations

Signature: _____ Date: 04/30/2025

Mike Giron, Corporate Secretary

Signature: _____ Date: 04/30/2025

Corporate Address: 2107 W College Avenue, Englewood, CO 80110

State of Incorporation: Colorado

Corporate Seal:

VELOCITY CONSTRUCTORS INC. CORPORATE SEAL

Attest:

Mike Giron

➢ LIST OF PROPOSED SUBCONTRACTORS

Subcontractor	Role	Contact Information
Powerix Electric LLC	Electrical	13940 Fairfax St. Thornton CO, 80602 303-505-0928
Browns Hill Engineering & Controls	Integration	8119 Shaffer Pkwy # C Littleton, CO 80127 720-344-7771

➢ LIST OF PROPOSED SUPPLIERS

Suppliers	Material	Contact Information
Coombs Hopkins Company	Equipment Hybrid Rotary Lobe Blowers (Aerzen)	4380 S. Syracuse Street, Suite 450 Denver, CO 80237 303-477-1970

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

VELOCITY CONSTRUCTORS, INC.

is a

Corporation

formed or registered on 04/04/2002 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20021085684 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/31/2025 that have been posted, and by documents delivered to this office electronically through 04/01/2025 @ 08:39:14 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/01/2025 @ 08:39:14 in accordance with applicable law. This certificate is assigned Confirmation Number 17157851 .

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

City and County of Denver
Community Planning and Development
www.denvergov.org/contractor_licensing

License/Registration Number: **LIC237322**
Expiration Date: 01/31/2027
License Type: General Contractor - Class A

E-Licensing

Issued To:

By Authority of the Executive Director of Community Planning and Development

VELOCITY CONSTRUCTORS INC
2107 W COLLEGE AVE
ENGLEWOOD, CO 80110

	Amount	Fund/Org/Revenue Code	Payment Date	Trans #	Status
$	250.00	R351800-*-01010-0141200	01/02/2024	10120506	Paid

RENEWAL INFORMATION

Renewal notices will be e-mailed to e-mail address on file.

Renewal information is available at **www.denvergov.org/Contractor_Licensing.**

INSPECTION INFORMATION

Inspection requests called in by 12:00 a.m. will usually be scheduled for the following working day.

Please provide the following information when you call for an inspection:

- √ Permit number
- √ Type of inspection and inspection code

Automated Inspection Request System: 720-865-2501

Inspections are performed Monday through Friday.

Wallet Contractor ID Card: MUST BE KEPT IN YOUR POSSESSION AT ALL TIMES.

Cut on outside of line, then fold in half.

City and County of Denver

IDENTIFICATION CARD

E-Licensing

License/Registration LIC237322No.:

This is to certify that VELOCITY CONSTRUCTORS INC has been issued a General Contractor - Class A license in the City and County of Denver, beginning on and ending on 31 Jan 2027, unless license is revoked.

By Authority of the Executive Director of Community Planning and Development

City and County of Denver
Community Planning and Development
201 W COLFAX AVE DEPT 205
DENVER, COLORADO 80202

DENVER
THE MILE HIGH CITY

Licenses & Certificates:	720.865.2770
Permit Counter:	720.865.2720
Inspection Administration:	720.865.2505
Automated Inspection Request:	720.865.2501

Public Works
Building Division
15151 E. Alameda Pky
Aurora, CO 80012
303-739-7420

1801463

CONTRACTOR LICENSE

Date of Issue: 05/10/2024 **Date of Expiration:** 06/01/2025

License Number: 2024 2434162 00 CL

Contractor Name: VELOCITY CONSTRUCTORS INC

Type of License: Commercial Building Contractor

Permits Online User

LICENSING OFFICIAL

It is the licensee's responsibility to be familiar with the City of Aurora Building Codes Division **Chapter 22 Building and Building Regulations, Article III Contractors Division 22-61 through 22-102** for contractor and supervisor licensee responsibilities.

VELOCITY CONSTRUCTORS INC
2107 W. College Ave.
ENGLEWOOD CO 80110

Cut along perforated line

Wallet	Duplicate
Public Works Building Division 15151 E. Alameda Parkway AURORA, CO 80012 PHONE NO. (303) 739-7420 Valid through: 06/01/2025	Public Works Building Division 15151 E. Alameda Parkway AURORA, CO 80012 PHONE NO. (303) 739-7420 Valid through: 06/01/2025
Contractor: VELOCITY CONSTRUCTORS INC	Contractor: VELOCITY CONSTRUCTORS INC
Type of License: Commercial Building Contractor	Type of License: Commercial Building Contractor
License #: 2024 2434162 00 CL	License #: 2024 2434162 00 CL
A signed license by license official should be maintained in your files.	A signed license by license official should be maintained in your files.

ATTACHMENTS

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➢ LIST OF PREVIOUS EXPERIENCE AND PROJECT REFERENCES

Project #1	**Town of Peetz Biosolids Removal Project / Peetz, CO**
Owner: Town of Peetz 621 Main Street Peetz, CO 80747 Amy Sorenson 970-571-0241	**Engineer:** JVA, Inc. 1319 Spruce Street Boulder, CO 80302 Simon Farrell 303-444-1951
Project Number: 2302	**Start Date:** 03/2023
Original Contract Amount: $413,365	**Final Contract Value:** $413,365
Substantial Completion Date: 09/2023	**Actual Completion Date:** 10/2023
Program Manager: John Jacob	**Project Manager:** Bruce Halloran
General Superintendent: Brian Brockopp	**Project Superintendent:** Erik Barnes
Description: Work included decommissioning of existing wastewater lagoons (total area of 573' by 263') excavation work, existing biosolids removal and disposal, re-grading to match surrounding farmland, and all associated sitework related to this project.	

Project #2	**2022 Water Treatment Plant Upgrade / David City, NE**
Owner: City of David City 490 E Street David City, NE 68632 Tami Comte 402-367-3135	**Engineer:** JEO Consulting Group, Inc. 1909 Dakota Ave. South Sioux City, NE 68776 Ethan Joy 402-494-7019
Project Number: 2212	**Start Date:** 01/2023
Original Contract Amount: $10,562,772	**Final Contract Amount:** $10,817,064
Original Completion Date: 03/2025	**Actual Completion Date:** 03/2025
Program Manager: John Jacob	**Project Manager:** James Sulzbach
General Superintendent: Brian Brockopp	**Project Superintendent:** Bruce Wilkerson
Description: Work included improvements to the existing water treatment plant, including, rehabilitation of the existing aerators, demolition of the existing solids contact unit and lime feed system, conversion of the existing re-carbonation basin into a chemical contact and mixing tank, rehabilitation of the existing gravity filters, construction of a new, two-bank Reverse Osmosis (RO) treatment system in the existing garage bay with an approximate 800 square foot building expansion to the existing garage, construction of a new approximately 75,000-gallon concrete intermediate clear well and pump room, existing Clearwell improvements, backwash water tank improvements, chemical feed system improvements, electrical improvements, control system improvements, misc. building improvements, misc. piping and valve modifications.	

Project #3	**WWTF Headworks and Clarifier Project / Basalt, CO**
Owner: Basalt Sanitation District 227 Midland Ave Suite C2 Basalt, CO 81621 Ian E. Quillan 970-927-3698	**Engineer:** Roaring Fork Engineering 592 Highway 133 Carbondale, CO 81623 Richard Goulding 970-340-4130
Project Number: 2115	**Start Date:** 01/2022
Original Contract Amount: $710,111	**Final Contract Value:** $710,111
Substantial Completion Date: 05/2023	**Actual Completion Date:** 06/2023

Program Manager: John Jacob	**Project Manager:** John Jacob
General Superintendent: Brian Brockopp	**Project Superintendent:** Tony Smith
Description: Work included replacement of one (1) new secondary clarifier, modifications to existing steel walkway, replacement of all associated clarifier piping including pipe supports, replacement of one (1) new mechanical screen, and installation of one (1) new washer and compactor. All equipment replacements include demolition and removal of existing equipment. Work included providing and installing all electrical conduit and wiring, motor control centers, programmable logic controllers, and controls.	

Project #4	**Wastewater Treatment Plant Clarifier and Aeration Basin Improvements / Fort Morgan, CO**
Owner: City of Fort Morgan 110 Main Street Fort Morgan, CO 80701 Skip Kaiser 970-542-0726	**Engineer:** Merrick & Company 2480 W. 26th Ave. Ste B225 Denver, CO 80211 Terry Kenyon 303-964-3355
Project Number: 2104	**Start Date:** 04/2022
Original Contract Amount: $1,043,383	**Final Contract Value:** $1,121,965
Substantial Completion Date: 05/2023	**Actual Completion Date:** 06/2023
Program Manager: John Jacob	**Project Manager:** Dan Harington
General Superintendent: Brian Brockopp	**Project Superintendent:** Bo Stipe
Description: Aeration Basin (South Basin) work included: Removal and disposal of existing polyethylene curtains. Construction of new concrete baffle walls in the south aeration basin. Clean and Paint Influent Piping. Temporary removal of portions of the existing diffuser aeration system if needed, protected storage, and reinstallation. Installation of new aeration system equipment basin by basin (Phased influent to effluent with blocking of flow in other basins). North Clariflocculator work included: Remove the existing clariflocculator mechanism and replace it with new unit. Repairing concrete in a weir box. Patch concrete cracks on the existing basin floor. Reinstall walkway and platform, handrails, weir plates, and baffles if temporarily removed during construction. South Clariflocculator work included: Remove the existing clariflocculator mechanism and replace with new unit. Repair failing concrete under the weir box. Patch concrete cracks on the existing basin floor. Reinstall walkway and platform, handrails, weir plates, and baffles if temporarily removed during construction. Aeration Basin (North Basin) work included: Removal and disposal of existing polyethylene curtains. Construction of new concrete baffle walls in the north aeration basin. Clean and Paint Influent Piping. Temporary removal of portions of the existing diffuser aeration system if needed, protected storage, and reinstallation. Installation of new aeration system equipment.	

Project #5	**Lone Tree Creek Water Reuse Facility BNR #3 and Clarifier #3 Reliability / Redundancy Improvements Project / Centennial, CO**
Owner: Arapahoe Country Water and Wastewater Authority 13031 E. Caley Avenue Centennial, CO 80111 Savana Dumler 720-645-1401	**Engineer:** Mott MacDonald 165 South Union Blvd., Suite 200 Lakewood, CO 80228 Rodney Fredericks 303-723-5077
Project Number: 2012	**Start Date:** 09/2020
Original Contract Value: $ 2,623,725	**Final Contract Value:** $2,713,363
Substantial Completion Date: 08/2021	**Actual Completion Date:** 09/2021
Program Manager: John Jacob	**Project Manager:** James Sulzbach
General Superintendent: Brian Brockopp	**Project Superintendent:** Shane Somers

Description: Work consisted of New Sanitaire Aeration System in existing BNR #3. New Mixed Liquor Return Pump in existing BNR #3. New Submersible Mixers in BNR #3. New ALP piping and support system. New Secondary Clarifier Mechanism in existing Clarifier #3 tank. New Secondary Clarifier Effluent Launder Cover in existing Clarifier #3 tank. New Scum Pumping System in existing Scum Vault. New Return Activated Sludge Pumps existing RAS Building. New Waste Activated Sludge Pumps in existing RAS Building. New piping, flow meters, supports, hoist and trolley, and appurtenances in the RAS building. Draining and cleaning BNR #3, Clarifier #1, #2, and #3, Scum Vault at Clarifier #3, and appurtenances. New isolation valves for existing Clarifier #1 and #2. Associated Electrical, Instrumentation, Controls, and Systems Startup. Sidewalk, Stairs, and Seeding at disturbed areas.

Project #6	**High Peak Camp Wastewater Treatment Facility / Estes Park, CO**
Owner: The Salvation Army 1370 Pennsylvania Street Denver, CO 80203 William Raihl 303-866-9297	**Engineer:** Wright Water Engineers, Inc. 2490 W. 26th Ave., Suite 100A Denver, CO 80211 Wayne Lorenz 303-480-1700
Project Number: 2006	**Start Date:** 07/2020
Original Contract Amount: $3,759,582	**Final Contract Value:** $3,899,882
Substantial Completion Date: 07/2020	**Actual Completion Date:** 10/2022
Program Manager: John Jacob	**Project Manager:** Dan Harrington
General Superintendent: Brian Brockopp	**Project Superintendent:** Shane Somers
Description: The work includes but is not limited to the furnishing of labor and materials and equipment for the construction and installation of a new headworks building and influent lift station, wastewater treatment facility including new building, treatment equipment (Submersible Pumps, Ultraviolet Disinfection System, Cloth Media Filter, and Sequencing Batch Reactor (SBR), electrical and controls system and all appurtenances. Construction and installation of an exfiltration bed.	

Project #7	**Town of Fleming Wastewater Treatment Facility / Fleming, CO**
Owner: Town of Fleming 144 North Logan Avenue Fleming, CO 80728 Dan Helgoth 970-580-7660	**Engineer:** JVA, Inc. 1319 Spruce Street Boulder, CO 80302 Simon Farrell 303-565-4974
Project Number: 1907	**Start Date:** 07/2019
Original Contract Amount: $2,521,356	**Final Contract Value:** $2,620,667
Substantial Completion Date: 04/2020	**Actual Completion Date:** 05/2020
Program Manager: John Jacob	**Project Manager:** Dan Harrington
General Superintendent: Brian Brockopp	**Project Superintendent**: Shane Somers
Description: Construction of an evaporative lagoon WWTF. Work includes influent pump station and building, influent metering, force main, manual bar screen, lagoon construction and lining, advanced facultative pond, flow control structure, valves and appurtenances, process and site piping, gravel access road, perimeter fence, installation of all electrical conduit and wiring, and controls. Work also includes replacement of sanitary sewer lines, addition of a diesel generator, and all associated site work related to the project.	

➢ LIST OF PRESENT COMMITMENTS

Project Name	*Project #*	*Owner*	*Owner Contact*	*Engineer*	*Engineer Contact*	*Contract Amount*	*% Complete*	*Scheduled Completion Date*
2022 Water Treatment Plant Upgrade	2212	City of David City	(402) 367-3135	JEO Consulting Group, Inc.	(515) 964-5310	$10,562,772	40%	January 2025
Description: Work consisted of Improvements to the existing water treatment plant, including, but not limited to; rehabilitation of the existing aerators, demolition of the existing solids contact unit and lime feed system, conversion of the existing recarbonation basin into a chemical contact and mixing tank, rehabilitation of the existing gravity filters, construction of a new, two-bank Reverse Osmosis (RO) treatment system in the existing garage bay with an approximate 800 square foot building expansion to the existing garage, construction of a new approximately 75,000-gallon concrete intermediate clearwell and pump room, existing clearwell improvements, backwash water tank improvements, chemical feed system improvements, electrical improvements, control system improvements, misc. building improvements, misc. piping and valve modifications.								
North Campus Horizontal Well Project	2304	City of Aurora	(713) 446-4882	Carollo Engineers	(303) 980-8260	$21,229,741	50%	March 2025
Description: Work consisted of construct an innovative Radial Collector Well. In short, this well collects water across ten (10) 150-to-200ft radially oriented pipes drilled horizontally from a central concrete caisson that is drilled down to bedrock. In addition, a small pump house will be constructed above the caisson to house all electrical and mechanical components that will pump the water across the river to the rest of the Prairie Waters system.								
East Plum Creek Open Space Well Facility	2306	Town of Castle Rock	(720) 733-6043	Dewberry Engineers, Inc.	(303) 951-0618	$796,402	95%	January 2024
Description: Work consisted of constructing precast concrete metering vault and install piping and metering equipment. 3, 4, and 6 inch yard piping, valves and appurtenances. 8 and 12 inch raw water and aquifer storage and recovery pipelines. Horizontal directional drill beneath the East Plum Creek and the surrounding natural area and mouse habitat. Auger bore under the BNSF railroad right of way. Construction of concrete electrical equipment support slabs and buried conduits. Construction of shade structure for the main electrical equipment pad. Install hydraulic control panel, step up transformers, VFDs, filters and other electrical equipment for three wells. Equipment will be furnished by the well pump supplier. Furnish and install electrical power distribution and control panels including the EUSERC electric service entrance cabinet, the control panel, and other electrical and control equipment. Site and access improvements including gravel access road and apron area, security fencing, and well head protection slabs and security enclosures. Erosion and sediment control, and revegetation of disturbed areas.								
Wildridge BPS, Tank and PRV Improvements	2308	Upper Eagle Regional Water Authority	(303) 901-2547	Advanced Engineering and Environmental Services, LLC	(303) 503-3307	$5,920,216	50%	May 2025

Description: Work consisted of upgrading pumps, process piping, building components, mechanical systems, and electrical systems at three Booster Pump Stations (BPS), venting and appurtenance improvements at four water storage tanks, two Pressure Reducing Vaults (PRV), demolition of two PRV vaults, all Civil, Structural and Architectural work along with site restoration and revegetation.

SA-3/SL-3 and Cherry Creek Irrigation Well Station Improvements Project	2401	East Cherry Creek Valley Water & Sanitation District	(720) 934-1871	Kennedy Jenks	(720) 744-2230	$717,999	50%	June 2024

Description: Cherry Creek Irrigation Wells Site work consisted of Chemical feed system improvements within building including replacement of chemical feed pumps, feed tubing and chemical storage tank. Replacement of the chemical feed system injection manhole and replacement of the tubing between the building and the injection manhole. Mechanical piping modifications at the three individual meter vault sites. Electrical, instrumentation, and controls improvements, including the establishment of a fiber data network, replacement of the existing RTU back panel (control upgrades), instrumentation modifications/improvements, MCC Modifications/Improvements, and other additional modifications. HVAC system improvements, including replacement of the existing air conditioning unit. SA-3/SL-3 Well Station work consisted of Chemical feed system improvements, including replacement of chemical feed pump and chemical storage tank. Mechanical piping modifications. HVAC system improvements. Electrical, instrumentation, and controls improvements, including the replacement of two (2) existing soft starters with variable frequency drives (VFDs), installation of an active harmonic filter (AHF), sine wave filters, replacement of the existing RTU, instrumentation modifications/improvements, and other additional modifications.

2024 Sid Copeland Water Treatment Plant Filter Media Replacement	2402	City of Louisville	(303) 335-4607	City of Louisville	(303) 335-4607	$509,099	5%	March 2025

Description: Work consisted of furnishing supplying specified filter media, removal of existing media, disposal of existing media, installing new media as specified, and all work appurtenant thereto for the complete installation of specified filter media at the Sid Copeland Water Treatment Plant (SCWTP), City of Louisville, Colorado. Surface preparation, cleanup, and coating of filter basin and or piping as needed and replacement of underdrain tiles as needed.

Superior WWTP Dewatering Improvements	2403	Superior Metropolitan District No. 1	(303) 499-3675	Consor	(720) 738-9570	$1,460,440	20%	January 2025

Description: Owner's wastewater treatment plant must remain in full and continuous operation until replacement facilities are operational. Work consisted of demolition of existing dewatering centrifuge, installation of a new dewatering screw press, replacement of two progressive cavity sludge feed pumps, refurbishment of two sludge grinders, replacement of one sludge transfer pump, installation of an odor control system for the screw press, replacement of a floor access hatch, and all necessary piping, supports, equipment pads, valves, electrical work, instrumentation and controls work, structural modifications, and other appurtenances as required to complete the Work.

WTP Filter Rehabilitation, Phase 1	2405	Snowmass Water &	(970) 923-2056	SGM, Inc.	(970) 384-9040	$510,513	85%	May 2025

		Sanitation District						

Description: Work consisted of rehabilitation of two of the SWSD Water Treatment Plant's 6 filters (Filter Nos. 5 and 6). The rehabilitation will include replacement of the underdrain system, replacement of filter media using the same media configuration, and the addition on an air scour system to replace the current surface wash system. New underdrain system utilizes HDPE underdrain blocks with incorporated media retainers.

2023 LTCWRF BNR No.1 Replacement Project	2406	Arapahoe County Water and Wastewater Authority	(303) 591-2847	Mott MacDonald	(303) 831-4700	$385,435	5%	May 2025

Description: Work consisted of coating the mixed liquor return piping and appurtenances associated with BNR No. 1 above the basin and within cells 1A, 1B, 1C, 1D, and 1F. Work also includes a new diffuser system including, but is not limited to, discs, piping, supports, connections to existing, purge system with snap caps and all appurtenant work for BNR No. 1 cells 1D, 1E, and 1F.

Binney GAC System Expansion	2408	City of Aurora	(720) 951-5245	Jacobs Engineering	(303) 820-5240	$1,527,975	5%	June 2025

Description: Work consisted of installation of underdrains for three adsorbers (Nos. 4, 7 and 8), ten UV254 analyzers, one Total Organic Carbon (TOC) analyzer, and the sample piping associated with those analyzers. Project includes programming, integration, disinfection, and commissioning. Additionally, work includes repairs to Adsorber No. 7 basin and gullet walls using polyurethane injection grouting. Media installation is also included in the Work of this Project.

WWTF Solids Handling Improvement Project	2409	Basalt Sanitation District	(970) 927-3698	Roaring Fork Engineering	(970) 340-4130	$1,653,292	15%	May 2025

Description: Work consisted of installation of a new screw press (Tideflex aeration system) solids handling system including modifications to feed pump room and screw press room, pump and valve improvements in RAS/WAS room, and installation of digester aeration equipment. All equipment replacements include demolition and removal of existing equipment as denoted in Contract Documents. Work includes replacing, providing, and installing all electrical conduit and wiring, power distribution centers, control panels, and controls.

Castlewood Pump Station Modifications	2410	Denver Water Board of Water Commissioners	(303) 628-7270	Denver Water Board of Water Commissioners	(303) 628-7270	$4,514,954	5%	August 2026

Description: Work consisted of installation of three (3) Horizontal Split-Case Centrifugal Pumps, motors, valves, and associated equipment. New Electrical, Instrumentation, and Control systems, including transformers, switchgear, and MCC's. New concrete vault structure next to existing vault. Interconnect and PRV vaults.

Bell Mountain Meter Vault Upgrades	2411	Town of Castle Rock	(720) 733-6035	Dewberry Engineers Inc.	(303) 951-0618	$739,284	60%	January 2025
Description: Work consisted of demolishing existing pipe within metering vault. Install new piping and metering equipment in the vault. Yard pipe demolition. Installation of 4- and 6-inch yard piping, valves, and appurtenances. Construction of concrete electrical equipment support slabs and buried conduits. Install and program PLC for the well site. Installation of conduit and wire for new and existing equipment. Testing of existing electrical wiring. Site and access improvements including gravel access road and apron area and well head protection slab and security enclosures. Erosion and sediment control, and revegetation of disturbed areas.								
VWPWD – Water Treatment Facility	2412	Valley at Winter Park Water District	(970) 531-3234	Purington Civil LLC	(303) 956-8353	$225,000	15%	March 2025
Description: Work consisted of furnishing all materials, equipment, accessories, and labor to furnish and perform all operations necessary to construct a 24-foot by 24-foot facility building to house water treatment piping for the Valley at Winter Park Water District. It also consists of installing a 2” pipeline for a raw water feed from the existing well to the new treatment facility, installing a 4” treated waterline from the new facility to the existing 3” main line, and installing a new 4” treated waterline from the new facility that connects to the existing 4” water main in Elk Meadows Drive West. Project consists of approximately 350 linear feet (LF) of 2” HDPE Pipe, 542 LF of 4” C-900 Pipe, 10 LF of 4” HDPE Pipe and 10 LF of 4” Sch 80 Pipe to be constructed on the outside of the proposed building. The project also includes related appurtenances, abandonment of existing facilities, crushed asphalt and concrete placement, erosion control and site restoration to a condition equal to or better than the existing condition at the start of construction.								
DCWRF Screw Pump Rehab Project	2413	Cheyenne Board of Public Utilities	(307) 637-6460	Cheyenne Board of Public Utilities	(307) 637-6460	$489,947	10%	August 2025
Description: Work consisted of rehabilitating various components on four existing sanitary sewer screw pumps located at the Dry Creek Water Reclamation Facility headworks building including but not limited to, bearings, grease lines, influent water deflectors, etc.								
Forest View Acres Surface WTP Upgrades	2414	Forest View Acres Water District	(303) 381-4960	Forsgren Associates, Inc.	(720) 390-5492	$922,085	10%	JAugust 2025
Description: Work consisted of removing the existing sand filter tanks and associated piping and electrical equipment, installing a new ultrafiltration membrane treatment system, 350-gallon filter effluent tank, new chemical metering pump system, modifying process piping, replacing the booster pumps, replacing the backwash recycle pump and piping, replacing the plant control panel, relocating the existing propane heater, installing an emergency shower and eye wash, installing a new door and concrete sidewalk, and all associated piping, valving, electrical and instrumentation. The Work shall include all civil, mechanical, plumbing, electrical, controls and instrumentation.								
CSU Interconnection Modifications	2415	Stratmoor Hills Water District	(719) 576-0311	Forsgren Associates, Inc.	(720) 688-0454	$721,740	10%	October 2025

Description: Work consisted of construction of a pre-engineered, pre-manufactured building that is prefabricated to include doors, lighting, electrical, and HVAC equipment. The building shall also include all piping, valves, flow meter, backflow preventer, and other appurtenances. The project includes yard piping, concrete building foundation, concrete driveway and sidewalk, gravel driveway, sitework, electrical, and controls. The work shall include all civil, mechanical, electrical, controls, instrumentation, and structural work.

Town of Bethune Wastewater Treatment Plant Improvements	2502	Town of Bethune	(719) 342-1734	Element Engineering, LLC.	(303) 378-2969	$3,191,365	10%	December 2025

Description: Work consisted of construction of a three-cell evaporative domestic wastewater treatment system including sludge removal, piping, structures, liner, grading, cut, fill, and erosion control.

Ken Mitchell Cell #1 Gravity Line and Sump Pump Construction	2503	City of Brighton	(303) 655-2239	Olsson	(970) 635-3715	$347,753	5%	December 2025

Description: Construction of two access manholes, one on each of the 36” HDPE gravity lines. Installation and implementation of a LaserFlow sensor in each manhole, including cutting the top of the existing pipe. Installation of a main pump, sump pump, piping, electrical, and appurtenances in the existing Ken Mitchell Cell #1 pump station. Connection from the proposed new pump system to the east gravity HDPE line, including yard piping. Responsible for coordinating with City of Brighton staff during all phases of the project. Required to obtain all necessary permits required for construction of the project.

North Service Area Water Treatment Plant	2504	Town of Granby	(970) 531-9246	SGM, Inc.	(970) 945-1004	$24,726,578	5%	December 2027

Description: Construction of a new 0.65-MGD surface water treatment facility to serve the Town of Granby's North Service Area (NSA). The project involves a new treatment building on a site roughly 1,400 LF from the existing plant, plus connecting raw and residuals pipelines and retrofitting of the existing WTP's raw water pumping system to serve the new plant and process. Raw water and residuals facilities at the existing plant will remain in service to work in concert with the new plant. Once the new plant is operating, the treatment process within the existing plant will no longer be utilized. The existing plant building will not be demolished. A small enclosure to it will be constructed on its south side.

CONFIDENTIAL

Velocity Constructors, Inc. and Subsidiary

Consolidated Financial Statements

Years Ended December 31, 2023 and 2022

WIPFLI

WIPFLI

Independent Accountant's Review Report

To the Board of Directors
Velocity Constructors, Inc. and Subsidiary
Englewood, Colorado

We have reviewed the accompanying consolidated financial statements of Velocity Constructors, Inc. and Subsidiary (the "Company"), which comprise the consolidated balance sheets as of December 31, 2023 and 2022, and the related consolidated statements of income, stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the consolidated financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the consolidated financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Velocity Constructors, Inc. and Subsidiary and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying consolidated financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Wipfli LLP

Wipfli LLP

Denver, Colorado
June 24, 2024

Velocity Constructors, Inc. and Subsidiary

Consolidated Balance Sheets

As of December 31,	2023	2022
Current Assets:		
Cash and Cash Equivalents	$ 2,699,366	$ 1,646,229
Contract Receivables	8,077,166	5,323,848
Employee Retention Tax Credit Receivable	58,637	1,114,449
Contract Assets - Net	1,173,409	734,838
Prepaid Expenses	134,411	42,707
Total Current Assets	12,142,989	8,862,071
Property and Equipment - At Cost:		
Vehicles	208,500	163,745
Field Equipment	1,952,778	1,990,320
Small Tools	143,872	137,872
Office Equipment	77,438	72,125
Leasehold Improvements	258,863	122,273
Total Property and Equipment	2,641,451	2,486,335
Less: Accumulated Depreciation and Amortization	1,752,590	1,653,580
Property and Equipment - Net	888,861	832,755
Other Assets:		
Captive Insurance Investment	25,000	25,000
Captive Insurance - Deposits	134,012	64,048
Right-of-Use Asset - Operating	962,281	1,146,657
Right-of-Use Assets - Finance - Net	473,190	522,981
Total Other Assets	1,594,483	1,758,686
TOTAL ASSETS	$ 14,626,333	$ 11,453,512

See Independent Accountant's Review Report.
See accompanying notes to consolidated financial statements.

Velocity Constructors, Inc. and Subsidiary

Consolidated Balance Sheets (Continued)

As of December 31,	2023	2022
Current Liabilities:		
Accounts Payable:		
Trade	$ 3,823,573	$ 1,937,063
Retainage	1,086,465	566,891
Total Accounts Payable	4,910,038	2,503,954
Contract Liabilities - Net	2,598,622	2,086,327
Accrued Distributions	336,533	14,676
Due to Stockholder	869,684	-
Accrued Expenses	123,051	-
Notes Payable - Due Within One Year	116,205	124,817
Operating Lease Liability - Due Within One Year	190,169	183,342
Finance Lease Liabilities - Due Within One Year	140,336	121,390
Total Current Liabilities	9,284,638	5,034,506
Long-Term Liabilities:		
Notes Payable - Due After One Year	91,525	207,623
Operating Lease Liability - Due After One Year	847,082	1,036,067
Finance Lease Liabilities - Due After One Year	346,082	391,686
Total Long-Term Liabilities	1,284,689	1,635,376
Total Liabilities	10,569,327	6,669,882
Stockholders' Equity:		
Common Stock, No Par Value; 1,000,000 Shares Authorized; 180,772 Shares Issued and Outstanding	1,036,269	185,095
Additional Paid-In Capital	393,057	436,730
Retained Earnings	2,627,680	4,161,805
Total Stockholders' Equity	4,057,006	4,783,630
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	$ 14,626,333	$ 11,453,512

See Independent Accountant's Review Report.
See accompanying notes to consolidated financial statements.

Velocity Constructors, Inc. and Subsidiary

Consolidated Statements of Income

Years Ended December 31,	2023 Amount	2023 %	2022 Amount	2022 %
Revenue From Construction	$ 37,461,665	100.0 %	$ 28,690,470	100.0 %
Cost of Construction				
Direct Costs	31,443,995		23,236,218	
Underapplied Indirect Costs	142,526		180,455	
Total Cost of Construction	31,586,521	84.3	23,416,673	81.6
Gross Profit	5,875,144	15.7	5,273,797	18.4
General and Administrative Expenses				
Advertising	32,762		38,717	
Automobile Expense	84,699		77,162	
Bidding Expense	11,657		8,246	
Bonus Expenses	234,052		306,513	
Contributions	3,622		2,470	
Depreciation and Amortization Expense	36,866		23,766	
Dues and Subscriptions	14,552		12,766	
Equipment Expense	22,185		18,223	
HSA Expenses	13,249		6,897	
Insurance	558,033		466,893	
Interest Expense	366		-	
Licenses, Permits, and Taxes	11,747		12,388	
Loan Fees	-		1,250	
Office Expenses and Supplies	105,720		74,912	
Payroll Expenses	2,904,410		2,488,843	
Profit Sharing Expenses	91,299		78,013	
Professional Fees	224,905		184,101	
Rent	203,571		197,207	
Telephone and Utilities	53,013		51,631	
Training	21,077		19,316	
Travel and Equipment	41,360		36,293	
Total General and Administrative Expenses	4,669,145	12.5	4,105,607	14.3
Income From Operations	1,205,999	3.2	1,168,190	4.1
Other Income (Expense)				
ESOP Grant (Expense)	(869,684)		-	
Gain on Sale Property and Equipment	38,105		120,203	
Other Income	25,526		2,576	
Other Income (Expense) - Net	(806,053)	(2.1)	122,779	0.4
NET INCOME	$ 399,946	1.1 %	$ 1,290,969	4.5 %

See Independent Accountant's Review Report.
See accompanying notes to consolidated financial statements.

Velocity Constructors, Inc. and Subsidiary

Consolidated Statements of Stockholders' Equity

	Common Stock				
	Shares	Amount	Additional Paid-In Capital	Retained Earnings	Total
Balance at January 1, 2022	180,772	$ 185,095	$ 436,730	$ 3,734,899	$ 4,356,724
Net Income for the Year	-	-	-	1,290,969	1,290,969
Less: Stockholders' Distributions	-	-	-	(864,063)	(864,063)
Balance at December 31, 2022	180,772	185,095	436,730	4,161,805	4,783,630
Net Income for the Year	-	-	-	399,946	399,946
Redemption of Common Stock	(18,077)	(18,510)	(43,673)	(807,501)	(869,684)
Common Stock Grant to ESOP	18,077	869,684	-	-	869,684
Less: Stockholders' Distributions	-	-	-	(1,126,570)	(1,126,570)
Balance at December 31, 2023	180,772	$ 1,036,269	$ 393,057	$ 2,627,680	$ 4,057,006

See Independent Accountant's Review Report.
See accompanying notes to consolidated financial statements.

Velocity Constructors, Inc. and Subsidiary

Consolidated Statements of Cash Flows

Years Ended December 31,	2023	2022
Change in Cash and Cash Equivalents:		
Cash Flows From Operating Activities:		
Net Income	$ 399,946	$ 1,290,969
Adjustments to Reconcile Net Income to Net Cash From Operating Activities:		
Depreciation and Amortization	383,587	338,035
(Gain) on Sale of Property and Equipment	(38,105)	(120,203)
Non-Cash Lease Expense	184,376	198,332
Fair Value of Common Stock Grant to ESOP	869,684	-
Changes in Operating Assets and Liabilities:		
Contract Receivables	(2,753,318)	96,077
Contract Assets - Net	(438,571)	(384,766)
Employee Retention Tax Credit Receivable	1,055,812	(7,636)
Prepaid Expenses	(91,704)	34,908
Accounts Payable	2,406,084	700,769
Contract Liabilities - Net	512,295	(977,862)
Accrued Expenses	123,051	(46,885)
Operating Lease Liability	(182,158)	(125,580)
Net Cash Flows From Operating Activities	2,430,979	996,158
Cash Flows From Investing Activities:		
Purchase of Property and Equipment	(307,588)	(56,000)
Proceeds from Sale of Property and Equipment	50,523	135,915
Increase in Deposit - Insurance Reserve	(69,964)	(89,048)
Reimbursements from Related Parties	-	244,543
Net Cash Flows From Investing Activities	(327,029)	235,410
Cash Flows From Financing Activities		
Repayment of Notes Payable	(124,710)	(129,694)
Repayments on Financing Leases Payable	(121,390)	(104,564)
Stockholders Distributions	(804,713)	(849,387)
Net Cash Flows From Financing Activities	(1,050,813)	(1,083,645)
Net Change in Cash and Cash Equivalents	1,053,137	147,923
Cash and Cash Equivalents at Beginning of Year	1,646,229	1,498,306
Cash and Cash Equivalents at End of Year	$ 2,699,366	$ 1,646,229
Supplemental Disclosure:		
Interest Paid	$ 30,963	$ 29,481
Non-Cash Transactions:		
Acquisition of Property and Equipment by Debt Issuance	$ -	$ 61,462
Right-of-Use Assets Obtained in Exchange for Finance Lease Liabilities	$ 94,732	$ 335,442
Change In Accrued Distributions	$ 321,857	$ 14,676

See Independent Accountant's Review Report.
See accompanying notes to consolidated financial statements.

Note 1: Company History and Significant Accounting Policies

Company History

Velocity Constructors, Inc. (the Company) was incorporated on April 4, 2002 in Colorado. The Company is engaged in construction services primarily in Colorado.

Velocity Plant Services, LLC (the Subsidiary) was established on November 8, 2011 in Colorado. The Subsidiary provides services for water and wastewater systems and facilities in the Rocky Mountain region.

Use of Estimates

The preparation of the consolidated financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP) requires management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and reported amounts of revenue and expenses during the reporting period. Actual results may differ from those estimates.

Management periodically evaluates estimates used in the preparation of the consolidated financial statements for continued reasonableness. Appropriate adjustments, if any, to the estimates used are made prospectively based on such periodic evaluation. It is reasonably possible that changes may occur in the near term that would affect management's estimates with respect to estimated costs to complete contracts, allowance for credit losses, and accrued expenses.

Principles of Consolidation

The consolidated financial statements include the accounts of Velocity Constructors, Inc. and Velocity Plant Services, LLC (100% owned subsidiary). All significant transactions and balances between the Company and Subsidiary have been eliminated upon consolidation.

Fair Value of Financial Instruments

The Company's financial instruments include cash and cash equivalents, receivables, accounts payable, and short-term borrowings. The fair value of these financial instruments approximates their carrying amounts based on current market indicators, such as prevailing interest rates and their nearness to maturity.

Balance Sheet Classifications

The Company includes in current assets and liabilities the following amounts that are in connection with construction contracts that may extend beyond one year: contract assets and contract liabilities (including retainage invoiced to customers contingent upon anything other than the passage of time), capitalized costs to fulfill contracts, retainage payable to subcontractors, and accrued losses on uncompleted contracts. A one-year time period is used to classify all other current assets and current liabilities when not otherwise prescribed by the applicable accounting principles.

Note 1: Company History and Significant Accounting Policies (Continued)

Cash and Cash Equivalents

The Company and Subsidiary includes cash equivalents under the caption cash and cash equivalents. Cash equivalents include highly liquid financial instruments with a maturity of less than three months.

Contract Receivables

Contract receivables include billed and unbilled amounts for services provided to customers for which the Company has an unconditional right to payment. Billed and unbilled amounts for which payment is contingent on anything other than the passage of time are included in contract assets and contract liabilities on a contract-by-contract basis. Customer payments are ordinarily due 30 days after the issuance of the invoice, depending on the contract or after the achievement of certain milestones, completion of specified units or compilation of a contract. The ability to charge interest on unpaid balances and due dates are evaluated on a per contract basis.

Retainage receivable refers to the portion of the amount billed to customers that is held back and paid by the customer pending satisfactory completion of the contract or milestones within the contract. When initially billed, the retainage is identified as "conditional" (a contract asset) until the necessary contractual requirements are fulfilled. After all contractual requirements have been met, the retainage is identified as "unconditional" (a receivable) since only the passage of time remains before it is collected.

Contract Assets

Contract assets represent revenues recognized for work performed in excess of amounts collected or receivable at the reporting date, including conditional retainage receivables and underbilled revenues. Contract assets are transferred to receivables when the rights become unconditional.

Allowance For Credit Losses

Beginning January 1, 2023, the carrying amount of accounts receivable is reduced by an allowance that reflects management's best estimate of the current expected credit losses. The estimate of the allowance for credit losses is bases on an analysis of historical loss experience, current receivables aging, and management's assessment of current conditions and expected changes during a reasonable and supportable forecast period. The Company uses an aging method to estimate allowances for credit losses. Management assesses collectibility by pooling receivables with similar risk characteristics and evaluates receivables individually when specific customer balances no longer share those risk characteristics. Prior to 2023, the allowance for doubtful accounts reflected losses that the Company estimated had been incurred as of the reporting date and was bases on historical loss experience, current receivables aging, and management's assessment of current conditions. An allowance for credit losses was not considered necessary at December 31, 2023 and an allowance for doubtful accounts was not considered necessary at December 31, 2022.

Note 1: Company History and Significant Accounting Policies (Continued)

Property and Equipment

Property and equipment are recorded at cost. Depreciation and amortization is computed using the straight-line method over the estimated useful lives of the assets. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized.

Expenditures for maintenance and repairs are charged to expense as incurred. Upon disposing of assets, the related cost and accumulated depreciation and amortization is removed from the books and the resulting gain or loss, if any, is recognized in the year of disposition.

Depreciation and amortization is provided on the straight-line method over the following estimated useful lives:

Vehicles	5 Years
Field Equipment	5-10 Years
Small Tools	3-5 Years
Office Equipment	5-10 Years
Leasehold Improvements	Lesser of life of the asset or term of the lease

Long-Lived Assets

The Company reviews their long-lived assets periodically to determine potential impairment by comparing the carrying value of those assets with the estimated future undiscounted cash flows expected to result from the use of the assets, including cash flows from disposition. Should the sum of the expected future undiscounted cash flows be less than the carrying value, the Company would recognize an impairment loss at that time. No impairment loss was recognized in 2023 and 2022.

Retainage Payable

Retainage payable represents amounts invoiced to the Company by subcontractors where payments have been withheld pending the completion of the contract, milestones within the contract, or other contractual conditions. Generally, retainage payable is not remitted to subcontractors until the associated retainage receivable from customers is collected. Retainage payable is generally classified as a current liability regardless of the term of the subcontract.

Contract Liabilities

Contract liabilities represent the Company's obligations to transfer goods or services to a customer when consideration has already been received from the customer. Contract liabilities include overbilled revenues.

Advertising Costs

The Company expenses advertising costs in the period they are incurred as the benefits derived from the advertising expense are realized in the current period. Advertising expense for the years ended December 31, 2023 and 2022, was $32,762 and $38,717, respectively.

Note 1: Company History and Significant Accounting Policies (Continued)

Income Taxes

The Company has elected to be taxed under the Subchapter "S" provisions of the Internal Revenue Code. Under those provisions, the Company does not pay Federal and State income taxes. Instead, the stockholders are liable for individual income taxes on the Company's taxable income. As a result, no income tax liability is recorded in these consolidated financial statements since taxable income is reported by the stockholders on their individual tax returns. For the years ended December 31, 2023 and 2022, the Company's income tax returns are prepared on the percentage-of-completion method in accordance with Code Section 460 of the Internal Revenue Code.

Revenue Recognition

Revenue is measured based on the amount of consideration specified in a contract with a customer. Revenue is recognized when and as performance obligations under the terms of the contract are satisfied, which generally occurs with the transfer of control of the goods or services to the customer. The Company generally recognizes contract revenue for financial reporting purposes over time for its construction contracts. Refer to Note 2 – Method of Accounting for Contracts with Customers for additional information.

Lease Accounting

The Company is a lessee in multiple noncancelable operating and financing leases. If the contract provides the Company the right to substantially all the economic benefits and the right to direct the use of the identified asset, it is considered to be or contain a lease. Right-of-use (ROU) assets and lease liabilities are recognized at the lease commencement date based on the present value of the future lease payments over the expected lease term. The ROU asset is also adjusted for any lease prepayments made, lease incentives received, and initial direct costs incurred.

The lease liability is initially and subsequently recognized based on the present value of its future lease payments. Variable payments are included in the future lease payments when those variable payments depend on an index or a rate. Increases (decreases) to variable lease payments due to subsequent changes in an index or rate are recorded as variable lease expense (income) in the future period in which they are incurred.

The Company has elected to use a risk-free rate for a term similar to the underlying lease as the discount rate if the implicit rate in the lease contract is not readily determinable.

Note 1: Company History and Significant Accounting Policies (Continued)

Lease Accounting (Continued)

The ROU asset for operating leases is subsequently measured throughout the lease term at the amount of the remeasured lease liability (i.e., present value of the remaining lease payments), plus unamortized initial direct costs, plus (minus) any prepaid (accrued) lease payments, less the unamortized balance of lease incentives received, and any impairment recognized. The ROU asset for finance leases is amortized on a straight-line basis over the lease term. For operating leases with lease payments that fluctuate over the lease term, the total lease costs are recognized on a straight-line basis over the lease term.

For all underlying classes of assets, the Company has elected to not recognize ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less at lease commencement and do not include an option to purchase the underlying asset that the Company is reasonably certain to exercise. Leases containing termination clauses in which either party may terminate the lease without cause and the notice period is less than 12 months are deemed short-term leases with lease costs included in short-term lease expense. The Company recognizes short-term lease cost on a straight-line basis over the lease term.

The Company made an accounting policy election for vehicle leases to not separate the lease components of a contract and its associated non-lease components. For all other underlying classes of assets, the Company separates lease and non-lease components to determine the lease payment.

Accounting Pronouncement Adopted

Accounting Standards Update ("ASU") No. 2016-13, *Measurement of Credit Losses on Financial Instruments*, requires the Company to present financial assets measured at amortized cost including trade receivables at the net amount expected to be collected over their remaining contractual lives. Estimated credit losses are based on relevant information about historical experience, current conditions, and reasonable and supportable forecasts that affect the collectibility of the reported amounts.

The Company adopted ASU No. 2016-13 on January 1, 2023. The net impact to retained earnings would have been immaterial, thus no adjustment was made to retained earnings. Results for the year ended December 31, 2023, are presented under Accounting Standards Codification ("ASC") 326 while prior period amounts continue to be reported in accordance with previously applicable GAAP.

Subsequent Events

The Company has evaluated subsequent events through June 24, 2024, which is the date the consolidated financial statements were available to be issued. Management of the Company has not identified any material subsequent events that require reporting or disclosure.

Note 2: Method of Accounting for Contracts with Customers

Performance Obligations

For construction contracts, the Company recognizes revenue over time as performance obligations are satisfied because of the continuous transfer of control to the customer. The Company's construction contracts are generally accounted for as a single performance obligation as the Company provides the service of integrating a complex set of tasks and components into a single project. The Company measures its progress toward completion of the performance obligation using the input (cost-to-cost) method as it best depicts the transfer of control to the customer. Application of the input (cost-to-cost) method results in the recognition of revenue based on the ratio of costs incurred to date to the estimated total costs of the contract. Because of the inherent uncertainties in estimating costs and revenues, it is at least reasonably possible that the estimates used will change in the near term.

Contract Costs, Estimates and Judgments, and Modifications

Contract costs include all direct labor and benefits, materials, subcontract costs, and allocations of indirect construction costs. Costs that do not depict progress toward satisfaction of the performance obligation are included in contract costs with revenue recognized to the extent of such costs without any profit. Such costs include uninstalled materials that are not specifically produced, fabricated, or constructed for a project. Pre-contract costs are expensed as incurred unless they are expected to be recovered from the customer. Costs to fulfill a contract, including mobilization costs or bond premiums, prior to substantive work beginning are capitalized as incurred and amortized over the expected duration of the contract.

Changes to total estimated contract cost or losses, if any, are recognized in the period in which they are determined as assessed at the contract level. Such changes, including those resulting from change orders that do not add distinct goods or services, are recognized on a cumulative catch-up basis in the period in which they are identified. If at any time the estimate of contract profitability indicates an anticipated loss on the contract, the Company recognizes the total loss in the period it is identified.

Variable Consideration

The nature of the Company's contracts gives rise to several types of variable consideration, including performance bonuses and incentive fees, liquidated damages and penalties, and claims and unpriced change orders. The Company estimates the amount of variable consideration at the most likely amount the Company expects to be entitled or the expected value based on probability-weighted amounts, whichever is expected to better predict the amount. Variable consideration is included in the contract price when it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur or when the uncertainty associated with the variable consideration is resolved.

Note 2: Method of Accounting for Contracts with Customers (Continued)

Variable Consideration (Continued)

Variable consideration arising from claims or unapproved change orders related to vendors, subcontractors, and others represent revenue that has been recognized for contract modifications that are not submitted or are in dispute as to either scope, price, or both. In addition to customer-caused delays, claims can also be caused by weather delays, work stoppages, or other unanticipated events. In estimating the transaction price for claims and unapproved change orders, the Company considers all relevant facts available. However, given the uncertainty surrounding claims and unapproved change orders, there is an increased likelihood that any additional contract revenue associated with contract claims or unapproved change orders is constrained. To the extent claims and unapproved change orders that are reflected in the transaction price are not resolved in the Company's favor, or to the extent other contract provisions reflected in the transaction price are not earned, there could be reductions in or reversals of previously recognized revenue.

Warranties

The Company generally provides assurance-type warranties that the Company's performance is free from material defect and consistent with the specifications of the contract. These warranties typically extend for a limited duration following substantial completion of the Company's work and do not give rise to a separate performance obligation. Historically, the Company has not experienced significant warranty costs.

Deferred Contract Costs

Deferred contract costs primarily represent costs to obtain a contract and costs to fulfill a contract. Costs to obtain a contract are recorded as a deferred contract cost if: 1) the cost is incremental, and 2) the cost is expected to be recovered. Costs to fulfill a contract are recorded as a deferred contract cost if the costs: 1) directly relate to an existing or anticipated contract, 2) generate or enhance resources that will be used in satisfying performance obligations in the future, and 3) are expected to be recovered through the contract. If a cost to obtain or fulfill a contract is deferred and it is material, the cost is capitalized as an asset, amortized over the expected duration of the contract, and tested for impairment.

Disaggregation of Revenue

All of the Company's revenues are recognized over time for the years ended December 31, 2023 and 2022.

Uncertainty of Revenues and Cash Flow

The Company has determined that significant uncertainty in the amount and timing of revenues and cash flows could result from changes in the local economy, geographic location of projects, uncertainties from variable consideration, or changes in estimated contract profitability, job conditions, claims, and change orders.

Note 3: Receivables and Contract Balances

The following table provides information about the Company's contract receivables, contract assets, and contract liabilities from contracts with customers. Contract assets and contract liabilities have been netted on a contract-by-contract basis.

As of December 31,	2023	2022	2021
Contract Receivables:			
Accounts Receivables	$ 8,049,192	$ 5,315,565	$ 5,227,170
Unconditional Contract Retainage	27,974	8,283	192,755
Total Contract Receivables	$ 8,077,166	$ 5,323,848	$ 5,419,925
Contract Assets:			
Underbilled Revenues	$ 390,720	$ 134,041	$ 145,103
Conditional Contract Retainage	844,887	686,099	233,530
Less: Overbillings Reclassified to Contract Assets	(62,198)	(85,302)	(28,561)
Contract Assets - Net	$ 1,173,409	$ 734,838	$ 350,072
Contract Liabilities:			
Overbilled Revenues	$ 3,239,848	$ 2,827,233	$ 3,741,921
Less: Conditional Contract Retainage	(579,028)	(694,379)	(649,171)
Less: Overbillings Reclassified to Contract Assets	(62,198)	(85,302)	(28,561)
Loss: Provision	-	38,775	-
Contract Liabilities - Net	$ 2,598,622	$ 2,086,327	$ 3,064,189

Note 4: Concentration of Credit Risk

Financial instruments that potentially subject the Company to credit risk consist principally of cash and cash equivalents, and contract and retainage receivables. Contract and retainage receivables are concentrated with customers located in Colorado. As of December 31, 2023, one customer accounted for 40% of the contract and retainage receivables balance. As of December 31, 2022, there was no concentration of contract and retainage receivables. To reduce the credit risk associated with contract and retainage receivables, the Company routinely analyzes the credit worthiness of its customers and routinely files mechanics liens to protect the Company's interests.

The Company frequently has amounts deposited at financial institutions that exceed the FDIC insurance limit. The Company has not experienced losses in such accounts and believes there is no significant risk with respect to these deposits.

Note 5: Property and Equipment

A summary of investment in property and equipment, net of accumulated depreciation and amortization, is as follows:

As of December 31, 2023	Cost	Accumulated Depreciation and Amortization	Net Book Value
Vehicles	$ 208,500	$ 132,241	$ 76,259
Field Equipment	1,952,778	1,346,631	606,147
Small Tools	143,872	138,973	4,899
Office Equipment	77,438	72,047	5,391
Leasehold Improvements	258,863	62,698	196,165
	$ 2,641,451	$ 1,752,590	$ 888,861

As of December 31, 2022	Cost	Accumulated Depreciation and Amortization	Net Book Value
Vehicles	$ 163,745	$ 147,215	$ 16,530
Field Equipment	1,990,320	1,270,614	719,706
Small Tools	137,872	137,872	-
Office Equipment	72,125	66,652	5,473
Leasehold Improvements	122,273	31,227	91,046
	$ 2,486,335	$ 1,653,580	$ 832,755

Depreciation and amortization expense charged to operations for the years ended December 31, 2023 and 2022, was $383,587 and $338,035, respectively.

Note 6: Investment in Blue Print, Ltd.

During the year ended December 31, 2022, the Company joined a captive insurance company program with Blue Print, Ltd., for the purpose of providing general liability, automotive and workers compensation insurance on behalf of its owner companies. The Company contributed capital of $25,000, and the investment is accounted for using the cost method of accounting.

The Company's annual premiums are based on scheduled rates and premium estimates based on the Company's historical actual losses. The insurance company purchases reinsurance from other carriers for large single claims and aggregate claims in excess of established thresholds.

Note 6: Investment in Blue Print, Ltd. (Continued)

In addition, the Company is required to provide additional financial security as support for premium, claim, and re-insurance obligations. As of December 31, 2023 and 2022, the Company has provided $134,012 and $64,048, respectively, in cash deposits to serve as security collateral on this policy. The Company's management believes the ultimate actual exposure for insurance costs will be significantly below the maximum exposure based on continued risk management efforts.

Note 7: Line-of-Credit

The Company negotiated a line-of-credit agreement with a financial institution in the amount of $750,000. The line bears interest at the bank's prime rate (9.25% at December 31, 2023), with a minimum rate of 3.00%. The line is collateralized by the Company's assets and is subject to certain covenants. The line is guaranteed by a stockholder and is scheduled to mature on January 10, 2025. At December 31, 2023 and 2022, there was no outstanding balance on the line.

The Subsidiary negotiated a line-of-credit agreement with a financial institution in the amount of $200,000. The line bears interest at the bank's prime rate (9.25% at December 31, 2023), with a minimum rate of 3.00%. The line is collateralized by the Company's assets and is subject to certain covenants. The line is guaranteed by a stockholder and is scheduled to mature on January 10, 2025. At December 31, 2023 and 2022, there was no outstanding balance on the line.

Note 8: Notes Payable

The notes payable are as follows:

As of December 31,	2023	2022
Installment loan to a financial institution, payable in monthly installments of $797, including interest at 4.75%. Secured by equipment. Due December 2025.	$ 18,136	$ 26,614
Installment loan to a financial institution, payable in monthly installments of $3,495, including interest at 5.0%. Secured by equipment. Due August 2025.	66,746	104,328
Installment loan to a financial institution, payable in monthly installments of $2,541, including interest at 2.99%. Secured by equipment. Due December 2024.	32,385	61,501
Installment loan to a financial institution, payable in monthly installments of $527, including interest at 5.49%. Secured by a vehicle. Due February 2023.	-	1,049

Note 8: Notes Payable (Continued)

As of December 31,	2023	2022
Installment loan to a financial institution, payable in monthly installments of $530, including interest at 5.00%. Secured by a vehicle Due November 2023.	$ -	$ 5,610
Installment loan to a financial institution, payable in monthly installments of $498, including interest at 5.49%. Secured by a vehicle. Due February 2023.	-	1,487
Installment loan to a financial institution, payable in monthly installments of $616, including interest at 5.00%. Secured by a vehicle. Due October 2024.	6,178	12,872
Installment loan to a financial institution, payable in monthly installments of $601, including interest at 5.00%. Secured by a vehicle. Due October 2024.	5,815	12,557
Installment loan to a financial institution, payable in monthly installments of $531, including interest at 4.99%. Secured by a vehicle. Due November 2024.	5,399	11,636
Installment loan to a financial institution, payable in monthly installments of $1,181, including interest at 4.50%. Secured by a vehicle. Due December 2025.	29,100	41,740
Installment loan to a financial institution, payable in monthly installments of $1,072, including interest at 7.75%. Secured by a vehicle. Due December 2027.	43,971	53,046
	207,730	332,440
Less: Current Maturities Included in Current Liabilities	(116,205)	(124,817)
Notes Payable - Due After One Year	$ 91,525	$ 207,623

The following are future maturities of notes payable for the years ending December 31:

2024	$ 116,205
2025	65,282
2026	14,096
2027	12,147
	$ 207,730

Note 9: Leases

The Company leases vehicles from a third party and office space from a related party. The related party office space lease entered into includes one or more options to renew. The renewal options include two three-year options for the related party office space. The exercise of lease renewal options is at the Company's sole discretion. Renewal option periods are included in the measurement of the ROU asset and lease liability when the exercise is reasonably certain to occur. Management is not reasonably certain if the lease will be extended, therefore, the renewal option is not included in the measurement of the ROU asset and lease liability.

The depreciable life of assets and leasehold improvements are limited by the expected lease term, unless there is a transfer of title or purchase option reasonably certain of exercise.

The Company's lease agreements do not contain any material residual value guarantees or material restrictive covenants. Payments due under the lease contracts include fixed payments.

Right-of-Use Asset - Finance lease activity is summarized below:

As of December 31,	2023	2022
Cost Basis	$ 794,304	$ 699,572
Less: Accumulated Amortization	(321,114)	(176,591)
Net Book Value	$ 473,190	$ 522,981

Components of lease expense were as follows:

Years Ended December 31,	2023	2022
Lease Costs:		
Finance Leases:		
Amortization of Right-of-Use Assets	$ 144,523	$ 123,418
Interest Expense	17,116	13,712
Operating Lease Cost	184,376	198,332
Variable Lease Cost	35,320	37,048
Short-Term Lease Cost	761,464	726,081
Total Lease Cost	$ 1,142,799	$ 1,098,591

Note 9: Leases (Continued)

Other supplemental information as related to leases is as follows:

As of December 31,	2023	2022
Weighted-Average Remaining Lease Term - Finance Leases - in Years	3.27	3.82
Weighted-Average Remaining Lease Term - Operating Lease - in Years	5.00	6.00
Weighted-Average Discount Rate - Finance Leases	5.43 %	4.56 %
Weighted-Average Discount Rate - Operating Lease	1.37 %	1.37 %

Maturities of lease liabilities are as follows as of December 31, 2023:

Years Ended December 31,	Operating Lease	Finance Leases
2024	$ 202,956	$ 170,189
2025	207,012	159,469
2026	211,224	117,206
2027	215,436	46,299
2028	236,964	20,866
Total Lease Payments	1,073,592	514,029
Less: Imputed Interest	(36,341)	(27,611)
	$ 1,037,251	$ 486,418

Note 10: Coronavirus Aid Relief

In March 2020, the Coronavirus Aid, Relief, and Economic Security (CARES) Act created and funded the Employee Retention Tax Credits (ERTC) to provide funding designated to help small businesses cover their near-term operating expenses and provide an incentive to retain their employees during the COVID-19 pandemic.

Employee Retention Tax Credits

During the year ended December 31, 2021, the Company applied for ERTCs totaling $1,302,133 and incurred $195,320 in costs to obtain the tax credits. Under the guidance of ASC 958, governmental grants are recognized as income when there is substantial assurance that the required conditions will be met, and the funds will be received. The Company believes with reasonable assurance these amounts to be fully refundable and has recorded the expected refunds as Other Income. As of December 31, 2023 and 2022, the Company has a net tax credit receivable outstanding of $58,637 and $1,114,449, respectively.

Note 10: Coronavirus Aid Relief (Continued)

Laws and regulations concerning government programs, including the ERTC established by the CARES Act, are complex and subject to varying interpretations. Claims made under the CARES Act may also be subject to retroactive audit and review. There can be no assurance that regulatory authorities will not challenge the Company's claim to the ERTC, and it is not possible to determine the impact (if any) this would have upon the Company.

Note 11: Revenues Recognized and Costs Incurred on Uncompleted Contracts - Velocity Constructors, Inc.

The following is a summary of contracts in progress:

As of December 31,	2023	2022
Total Contracts	$ 81,888,624	$ 70,728,240
Costs of Revenues		
Costs Incurred to Date	39,518,127	29,730,619
Estimated Costs to Complete	30,729,787	31,077,386
Total Estimated Costs	70,247,914	60,808,005
Total Estimated Gross Profit	$ 11,640,710	$ 9,920,235
Amounts Billed to Date	$ 48,159,610	$ 37,491,706
Underbilled Revenues	337,869	64,274
Overbilled Revenues	(2,753,823)	(2,461,088)
Contract Revenue Earned	45,743,656	35,094,892
Costs Incurred to Date	39,518,127	29,730,619
Gross Profit on Uncompleted Contracts to Date	$ 6,225,529	$ 5,364,273

Note 12: Backlog - Velocity Constructors, Inc.

Backlog represents the amount of revenue the Company expects to realize from work to be performed on uncompleted contracts in progress at year-end and from contractual agreements on which work has not yet begun. The following schedule summarizes changes in backlog on contracts:

Years Ended December 31,	2023	2022
Backlog Balance at Beginning of Year	$ 35,633,348	$ 29,382,402
New Contracts and Modifications During the Year	33,280,070	30,392,730
Contract Revenue Earned During the Year	(32,768,450)	(24,141,784)
Backlog Balance at End of Year	36,144,968	35,633,348
Estimated Costs to Complete	30,729,787	31,077,386
Estimated Gross Profit to be Recognized on Backlog	$ 5,415,181	$ 4,555,962

Note 13: Revenues Recognized and Costs Incurred on Uncompleted Contracts - Velocity Plant Services, LLC

The following is a summary of contracts in progress:

As of December 31,	2023	2022
Total Contracts	$ 6,743,035	$ 5,673,249
Costs of Revenue		
Costs Incurred to Date	1,486,819	1,836,030
Estimated Costs to Complete	3,379,837	2,230,838
Total Estimated Costs	4,866,656	4,066,868
Total Estimated Gross Profit	$ 1,876,379	$ 1,606,381
Amounts Billed to Date	$ 2,584,419	$ 2,990,880
Underbilled Revenues	52,851	69,767
Overbilled Revenues	(486,025)	(366,145)
Contract Revenue Earned	2,151,245	2,694,502
Costs Incurred to Date	1,486,819	1,836,030
Gross Profit on Uncompleted Contracts to Date	$ 664,426	$ 858,472

Note 14: Backlog - Velocity Plant Services, LLC

Backlog represents the amount of revenue the Subsidiary expects to realize from work to be performed on uncompleted contracts in progress at year-end and from contractual agreements on which work has not yet begun. The following schedule summarizes changes in backlog on contracts:

Years Ended December 31,	2023	2022
Backlog Balance at Beginning of Year	$ 2,583,939	$ 2,210,742
New Contracts and Modifications During the Year	6,701,066	4,921,883
Contract Revenue Earned During the Year	(4,693,215)	(4,548,686)
Backlog Balance at End of Year	4,591,790	2,583,939
Estimated Costs to Complete	3,379,837	2,230,838
Estimated Gross Profit to be Recognized on Backlog	$ 1,211,953	$ 353,101

Note 15: Working Capital

As of December 31,	2023	2022
Working Capital (Current Assets Less Current Liabilities)	$ 2,858,351	$ 3,827,565
Current Ratio (Current Assets Divided by Current Liabilities)	1.31 to 1	1.76 to 1

Note 16: Income Taxes

The Company and Subsidiary have anticipated taxable income to be reported by the stockholders on their December 31, 2023 tax returns of approximately $350,000. The Company has accrued distributions of $235,714 to its stockholders for related tax liabilities.

The anticipated deferred taxable income to be reported by the stockholders in future years is $3,162,672. At anticipated Federal and State tax rates, the tax liability on the deferred income would be approximately $949,000.

Following are the components which make up the deferred income:

Cash Basis Deferral	$ 1,813,163
Depreciation	1,349,509
	$ 3,162,672

Note 17: Related Party Transactions

As discussed in Note 9, the Company leases office space with a related party through common ownership. The lease calls for monthly lease payments of $16,575 and matures December 2028. In addition to the base rent, the Company is also responsible for operating costs, including taxes, insurance, and utilities. During the years ended December 31, 2023 and 2022, lease expense totaled $201,119 and $124,455, respectively.

In accordance with recently issued ASU 2018-17 by the Financial Accounting Standards Board (FASB), a private company may elect, when certain conditions exist, not to consolidate entities under common control with private company entities. The Company has met the conditions of ASU 2018-17 and accordingly elected to omit the consolidation of the entity.

Note 18: Profit Sharing Plan

The Company maintains a 401(k) profit-sharing plan for all employees who are 18 years of age, and have completed either six months or 1,000 hours of service. Participants may contribute a portion of their compensation to the plan, up to the maximum amount permitted under section 401(k) of the Internal Revenue Code. The Company has a safe harbor matching election to the plan. The Company will match 100% up to 3% and then 50% for the next 2% for a total match of 4% of an employee's compensation that participates in the 401(k) plan. For the years ended December 31, 2023 and 2022, the Company and Subsidiary's matching contribution and administrative expenses totaled $118,517 and $111,298, respectively. Of these amounts, $29,009 and $33,285 have been allocated to direct costs for the years ended December 31, 2023 and 2022, respectively.

Note 19: Equity Transaction

During the year ended December 31, 2023, the Company redeemed 18,077 shares of common stock from the majority stockholder for $869,684. As of December 31, 2023, included in Due to Stockholder on the Consolidated Balance Sheets is $869,684 related to this transaction. In accordance with the stock redemption agreement the outstanding balance shall be paid to the stockholder within 30 days of the issuance of the annual appraisal.

Upon redemption of the 18,077 shares of common stock, the Company granted the Velocity Constructors, Inc. Employee Stock Ownership Plan 18,077 shares of common stock with a fair value of $869,684. The result of this transaction was an increase in common stock of $869,684 and an ESOP Grant (Expense) in the amount of $869,684.

Note 20: Employee Stock Ownership Plan

Effective January 1, 2018, the Company adopted an employee stock ownership plan, known as the Velocity Constructors, Inc. Employee Stock Ownership Plan (the Plan), which is established for the purpose of enabling eligible employees of the Company to share in its profits and to share in the ownership of the Company. Effective September 13, 2019, the Plan acquired 54,231.60 shares (30%) of common stock of the Company with an estimated fair value of $1,952,338. Effective December 31, 2023, the Plan acquired an additional 18,077 shares (10%) of common stock of the Company with an estimated fair value of $869,684.

All employees of the Company are eligible to participate after a 1,000 hours of service break-in period, excluding any collectively bargained employees. The Plan measures compensation based on W-2 taxable compensation excluding insurance premiums, pensions and retirement benefits, and all contributions made by the Company to the Plan or other deferred compensation plans. The maximum eligible compensation per participant allowed is $330,000 for the 2023 plan year and $305,000 for the 2022 plan year.

Note 20: Employee Stock Ownership Plan (Continued)

All contributions to the Plan shall be expressed as a percentage of the compensation of the participants eligible to share in the contribution, determined by dividing the total contribution by the total eligible compensation. Each participant shall receive an allocation of the contribution equal to their compensation for the year multiplied by this percentage. The Company contributed $869,684 and $-0- for the years ended December 31, 2023 and 2022, respectively.

The Company's contributions may not exceed 25% of the aggregate compensation of eligible participants, including contributions in other profit-sharing plans maintained by the Company. A participant's interest in the Company contributions and earnings, losses, and changes in fair value, shall be vested based on the number of years of services with the employer:

Years of Service	Percentage of Vesting
1	20%
2	40%
3	60%
4	80%
5	100%

Distributions on unallocated shares are not reported for financial reporting purposes. Distributions on allocated shares is reflected in the Consolidated Statements of Stockholders' Equity.

Note 21: Reclassification

Certain reclassifications have been made to the 2022 consolidated financial statements to conform to the 2023 presentation. The change had no effect on the 2022 results of operations.

Note 22: Contingencies

In the ordinary course of conducting business, the Company occasionally becomes involved in legal proceedings relating to contracts, environmental issues, or other matters. While any proceeding or litigation has an element of uncertainty, management of the Company believes that the outcome of any pending or threatened actions will not have a material adverse effect on the business or financial condition of the Company.