



# BOARD OF TRUSTEES

441 3rd Street, Mead  
Monday, January 08, 2024

## AGENDA

### I. 6:00 p.m. to 10:00 p.m. REGULAR MEETING

*In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 22-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](https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg)

#### 1. Call to Order – Roll Call

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

#### 2. Moment of Silence

#### 3. Pledge of Allegiance to the Flag

#### 4. Review and Approve Agenda

#### 5. Staff Report: Town Manager Report

[a.](#) Manager Report

#### 6. Informational Items

[a.](#) Police Department Update

#### 7. 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.

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

[a.](#) Approval of Minutes - Regular Meeting December 11, 2023

[b.](#) November 2023 Financials

[c.](#) December 2023 Aging Report

[d.](#) Check Register December 27, 2023

[e.](#) Check Register January 8, 2024

[f.](#) **Resolution No. 01-R-2024** – A Resolution of the Town of Mead, Colorado, Designating the Public Places for Posting of Public Notices of Regular and Special Meetings of Local Public Bodies of the Town and Designating Public Places Within the Town for Posting of Town Ordinances

[g.](#) **Resolution No. 02-R-2024** – A Resolution of the Town of Mead, Colorado, Setting the Days and Times of the Board of Trustees Regular Meetings for Calendar Year 2024

- h. **Resolution No. 03-R-2024** – A Resolution of the Town of Mead, Colorado, Authorizing an Application for a Grant from the Peace Officers Behavioral Health Support and Community Partnerships Grant Program
- i. **Resolution No. 04-R-2024** – A Resolution of the Town of Mead, Colorado, Approving the Intergovernmental Agreement Between Weld County and the Town of Mead for Municipal Jail Services
- j. **Resolution No. 05-R-2024** – A Resolution of the Town of Mead, Colorado, Approving the Agreement for Animal Welfare Services Between the Town of Mead and NOCO Humane
- k. **Resolution No. 06-R-2024** – A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of Certain Real Property Located South of 401 3<sup>rd</sup> Steet from Great Western Railway Company
- l. **Resolution No. 07-R-2024** – A Resolution of the Town of Mead, Colorado, Ratifying the Acquisition of Certain Real Property Required for the Construction of a Traffic Circle at the Intersection of Weld County Road 7 and Mead Place Parkway (Mead Place Development)

**9. Public Hearing: Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning and Preliminary Plat**

- a. **Ordinance No. 1051** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Rezoning of the Grand Meadow Subdivision from RSF-4 to RSF-4 with a PUD Overlay and Amending the Official Zoning Map
- b. **Resolution No. 08-R-2024** – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Grand Meadow Subdivision Preliminary Plat

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

**11. Elected Official Reports**

- a. Town Trustees
- b. Mayor Whitlow

**12. Adjournment**

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

TO: Honorable Mayor and Trustees  
FROM: Helen Migchelbrink, Town Manager  
DATE: January 8, 2024  
SUBJECT: Town Manager Report

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- Sewer users have been notified about the annual rate reassessment period in their billing, on the Town’s website and via social media. The reassessment uses three months’ worth of water usage to set sewer rates for the year. The Town’s reassessment policy is standard for the industry and recommended by the rate studies Staff has received several requests for individual concessions due to watering trees, filling ponds, hosting guests and miscalculating the dates. Town policy only allows recalculation for a demonstrated water leak.
- The Town is working collaboratively with CDOT, Weld County and local developers to fund, design and build High Plains Boulevard (County Road 9-1/2) from CR 32 to CR 36. The development of this parallel arterial roadway is paramount to the ultimate success of the I-25 Segment 5 widening project that is currently underway.
- Municipal Court was held on December 21<sup>st</sup> with 39 cases on the docket. Currently there are 36 cases on the docket for January 18<sup>th</sup>.
- Final certification of valuation by Weld County Assessor has been received and is attached. The Town saw a decrease of 2.6% in final valuation as compared to the preliminary due to adjustments made according to SB 23B-001. The 2024 budget has been adjusted accordingly and filed.
- The Mead Police Department received 7064 total calls for service in 2023, as opposed to 6180 in 2022. An increase of just over 14%.
- Residential construction remained steady in 2023 with a total of 108 single family homes constructed. We anticipate 2024 will see similar numbers of single-family homes built. Commercial construction is expected to continue to be robust.
- Three proposals were received for 2023 Financial Audit services in response to the Request for Proposal (“RFP”). Staff is reviewing the proposals and checking references. In addition, RFPs have been released for Financial Consulting and HR Services. The deadline for proposals is January 26, 2024.
- A ribbon cutting for the QuikTrip convenience store, 3571 Highland Dr, has been tentatively scheduled for January 24, 2024. The Board will receive updated calendar invitations when a time is scheduled by QuikTrip.
- The Department of Homeland Security completed its biannual inspection and audit of the Town of Mead Passport Acceptance facility on December 12<sup>th</sup> and found no issues. The administrative team is completing annual recertifications. The Town of Mead is an authorized passport acceptance agency that processes new and renewal passports by appointment.
- The Town paving and street maintenance projects are complete for 2023, but a few development-related road projects in Mead are still ongoing. 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:
  - 3<sup>rd</sup> and Welker Intersection – Real estate acquisition continues. A progress meeting was held with the design team on December 27<sup>th</sup>. The team is submitting the final plans to CDOT for review. Only utility and real estate procurement/clearances need to be finalized to release the project to bid. Staff is reviewing 6 proposals submitted for the Construction Management RFP.

- Community Center – Staff has switched gears and is pursuing a purchase of the railroad property instead of a land lease. A scoping meeting was held for audio/visual design services.
- SH66 Pedestrian Crossing – A progress meeting was held with the design team on December 15<sup>th</sup>. The team met with utilities in the field to start the relocation coordination efforts.
- YTD totals for new single family home permits:
  - 2023 YTD: 108 SF Permits, 123 Certificates of Occupancy
- Boards and Commissions
  - There is a vacant seat for an Alternate Commissioner on the Planning Commission and a business member of the Finance Committee. Those who may be interested should contact the Town Clerk’s office to apply. Applications will be accepted until January 8<sup>th</sup>. Any applicant must attend at least two meetings prior to being considered by the Board of Trustees for appointment.
  - The January Planning Commission meeting is canceled.
- Human Resources
  - The Town is advertising open positions using NeoGov recruiting platform: <https://www.governmentjobs.com/careers/townofmead>
  - Open full-time positions include Economic Development Specialist and Maintenance Worker I.

### **Community Development**

- The application for the Meadow Ridge Final Plat is active again, after several months of inactivity. This application is on track to go the Board in early 2024.
- Club Car Wash, located next to QuikTrip, received their building permit and is under construction.
- The Waterfront development is under contract with a large, national homebuilder. Infrastructure and public improvement work for the first phase could start early in 2024.
- The new owners of the Mead Towne Center building continue to work on the building and construction drawings for exterior work, including the sidewalk and parking lot.

### **Public Works and Engineering**

- A progress meeting was held with CDOT regarding the 1601 I-25/CR 38 interchange planning effort on December 22<sup>nd</sup>.
- A Revitalizing Main Streets grant was awarded for the Safe Routes to School trail project for additional construction funds.
- Staff conducted an FIR meeting with CDOT for the preliminary construction plans on the CR 34 bridge replacement design effort.

### **Community Engagement**

- Older Active Adults will have their first Lunch Bunch of 2024 at Rancheros on January 23<sup>rd</sup>. MVFRD has been scheduled to attend the monthly Friendly Fork lunches to conduct blood pressure checks.
- 3rd – 8th grade basketball begins January 8<sup>th</sup>. Games will be played in Mead and Carbon Valley. 98 youth are registered for this division.
- Community Engagement finalized 2024 recreation and event programs. 2024 events and activities are listed on CivicRec and the website.
- Registration for spring sports opened on January 2<sup>nd</sup>. Spring youth programs include soccer, volleyball, and Girls on the Run.

## **Police Department**

- New officer Daniel Aguirre is progressing through field training. Giovanni Bustamante completed field training and is working Wednesday through Saturday. This places staffing at 14 officers with one officer in training.
- The December Mid-Monthly and Monthly Reports are attached.
- A new crossing guard, Sherri Opperman, was hired. She completed her training last week.

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0420 - MEAD TOWN

IN WELD COUNTY ON 12/10/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$140,084,095
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$292,941,210
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$34,919,204
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$258,022,006
5. NEW CONSTRUCTION: **	\$9,700,557
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$80,666,270
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$1.50
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$16,978.38

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.  
 \*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.  
 ## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,661,835,048
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$106,965,505
3. ANNEXATIONS/INCLUSIONS:	\$136,132,168
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$65,762

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.  
 ! Construction is defined as newly constructed taxable real property structures.  
 % Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$236,418
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Data Date: 12/12/2023

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0972 - MEAD URBAN RENEWAL AUTHORITY

IN WELD COUNTY ON 12/10/2023

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$33,116,445
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$78,896,400
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$34,919,204
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$43,977,196
5. NEW CONSTRUCTION: **	\$881,170
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$213,243,739
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$3,158,314
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$1,111

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023**

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.</small>	

Data Date: 12/12/2023

Section 5, Item a.

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0996 - ELEVATION 25 GENERAL IMPROVEMENT DISTRICT

IN WELD COUNTY ON 12/10/2023

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$68,350
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$2,051,940
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,051,940
5. NEW CONSTRUCTION: **	\$1,463,390
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$7,350,356
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$5,245,126
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023**

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.</small>	

Data Date: 12/12/2023

Section 5, Item a.





## Mead Police Department

### December Mid Monthly Activity - 2023

CALLS FOR SERVICE (December 1 – 15): 404

TRAFFIC STOPS: 59

CRASHES: 17

WARNINGS: 57

CITATIONS: 9

REPORTS: 29

#### NOTABLE CALLS FOR SERVICE:

Crash – Highway 66 / I25 NB – 23ML00744 – 12/1/2023

Crash – Highway 66 / WCR 7 – 23ML00745 – 12/2/2023

Suspicious – [REDACTED] 3<sup>rd</sup> Street – 23ML00746 – 12/2/2023

Check Wellbeing – WCR 11 / Highway 66 – 23ML00747 – 12/2/2023

Shots Fired – MM 244-5 I25 SB – 23ML00748 – 12/3/2023

Crash – [REDACTED] Beaumont Blvd – 23ML00749 – 12/5/2023

Code Violation – [REDACTED] WCR 7 – 23ML00750 – 12/5/2023 Meet –

[REDACTED] Main Street – 23ML00751 – 12/5/2023

Vehicle Fire – MM 243 I25 SB – 23ML00752 – 12/5/2023

Hit and Run – WCR 7 / WCR 28 – 23ML00753 – 12/6/2023

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Vandalism – ██████ Settler Ridge Drive – 23ML00755 – 12/7/2023  
Crash – MM 42 Highway 66 – 23ML00756 – 12/7/2023  
Mental Health Crisis – MM 245 I25 NB – 23ML00757 – 12/7/2023  
Crash – ██████ Limestone Ave – 23ML00759 – 12/7/2023  
Medical Assist – ██████ 9<sup>th</sup> Street – 23ML00758 – 12/7/2023  
Assault – ██████ Dexter Street – 23ML00760 – 12/9/2023  
Meet – ██████ Garnet Way – 23ML00761 – 12/10/2023  
Subject with a Warrant – MM 242 I25 SB – 23ML00762 – 12/11/2023  
Disturbance – ██████ Welker Ave – 23ML00763 – 12/12/2023  
Subject with a Warrant – ██████ Settler Ridge Drive – 23ML00764 / 23ML00765 – 12/12/2023  
Suspicious – ██████ WCR 5 – 23ML00766 – 12/13/2023  
Suspicious – ██████ WCR 28 – 23ML00767 / 23ML00768 – 12/13/2023  
Suspicious – ██████ Meadow Lane – 23ML00770 – 12/14/2023  
Hit and Run – Highway 66 / WCR 7 – 23ML00771 – 12/14/2023  
Crash – 3<sup>rd</sup> Street / Adams Avenue – 23ML00772 – 12/14/2023  
Theft – ██████ Stallion Way – 23ML00773 – 12/15/2023  
Crash – Dillingham Avenue / 5<sup>th</sup> Street – 23ML00774 – 12/15/2023  
Crash – Colorado Blvd / Highway 66 – 23ML00775 – 12/15/2023



# Mead Police Department Monthly Activity Report December 2023


Traffic Stops **132**

**20** Citations




Total # of Car Crashes **40**

Fatal **0**    Hit & Run **5**    DUI **1**



**9** Alarm Calls

**7** False Alarms



**16** Arrests



Total Calls for Service **882**

Officer Initiated **642**

911 Calls **95**

Non-Emergency **111**



**8** Disturbances

**19** Welfare Checks



Thefts **3**

**1** Burglary

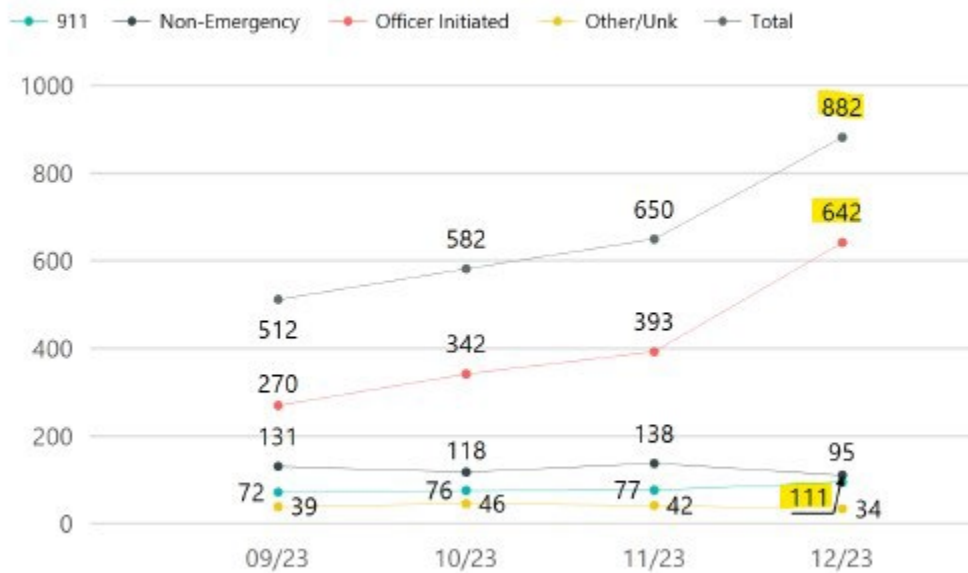
**2** Vandalism



**ARRESTS: 16**

23ML00762	12/11/2023 01:30:00 AM	MM 242 I 25 SB	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00762	12/11/2023 01:30:00 AM	MM 242 I 25 SB	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00765	12/12/2023 09:30:00 PM	████ SETTLER RIDGE DR	18-8-104 OBSTRUCTING PEACE OFFICER. POLICE ANIMAL.FIREMAN
23ML00764	12/12/2023 09:30:00 PM	████ SETTLER RIDGE DR	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00768	12/13/2023 03:50:00 PM	████ WCR 28	16-19-103 FOJ WANTED BY OTHER AGENCY FELONY
23ML00769	12/13/2023 10:20:00 PM	MM 241 I 25 SB	42-4-1401(1) RECKLESS DRIVING
23ML00770	12/14/2023 08:45:00 AM	████ MEADOW LN	18-4-409(2)(3)(B) 1ST DEG MOTOR VEHICLE THEFT - 3RD OFFENSE
23ML00781	12/18/2023 03:30:00 PM	████ MEAD CT	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00782	12/18/2023 04:30:00 PM	Ginger Avenue and Peppercorn Place	10-15-50(b) UNDERAGE POSSESSION-CONSUMPTION OF MARIJUANA
23ML00782	12/18/2023 04:30:00 PM	Ginger Avenue and Peppercorn Place	10-15-50(b) UNDERAGE POSSESSION-CONSUMPTION OF MARIJUANA
23ML00798	12/25/2023 09:05:00 PM	████ DEACON DR	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00799	12/26/2023 05:57:00 PM	████ HIGHWAY 66	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR
23ML00800	12/26/2023 06:30:00 PM	████ HIGHWAY 66	18-18-403.5 UNLAWFUL POSSESSION OF A CONTROLLED SUBSTANCE
23ML00813	12/30/2023 10:56:00 PM	████ HIGHWAY 66	18-4-409(3) 2nd Degree Motor Vehicle Theft
23ML00816	12/31/2023 08:00:00 PM	HIGHWAY 66 / INTERSTATE 25 RAMP S	42-4-206(3) LICENSE PLATE NOT LIGHTED
23ML00817	12/31/2023 11:37:00 PM	COLORADO BLVD / HIGHWAY 66	16-19-103 FOJ WANTED BY OTHER AGENCY MISDEMEANOR

Incident counts over Last 4 Months (By Category of Method Received)



**STAFFING:**

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

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

New Officer Aguirre is in field training.

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

**TRAINING:**

All Officers attended the following training in November or December.

- Missing Persons
- Crime Against Children
- Interactions with those with disabilities and language barriers
- Officer Safety
- Evidence Collection
- Low Light Shooting

Officer Rollins attended Crisis Intervention Training (CIT)

Sergeant Ellis attended FBI LEEDA Training

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**NOTABLE CALLS FOR SERVICE:**

Crash – Highway 66 / I25 NB – 23ML00744 – 12/1/2023

Crash – Highway 66 / WCR 7 – 23ML00745 – 12/2/2023

Suspicious – [REDACTED] 3<sup>rd</sup> Street – 23ML00746 – 12/2/2023

Check Wellbeing – WCR 11 / Highway 66 – 23ML00747 – 12/2/2023

Shots Fired – MM 244-5 I25 SB – 23ML00748 – 12/3/2023

Crash – [REDACTED] Beaumont Blvd – 23ML00749 – 12/5/2023

Code Violation – [REDACTED] WCR 7 – 23ML00750 – 12/5/2023

Meet – [REDACTED] Main Street – 23ML00751 – 12/5/2023

Vehicle Fire – MM 243 I25 SB – 23ML00752 – 12/5/2023

Hit and Run – WCR 7 / WCR 28 – 23ML00753 – 12/6/2023

Vandalism – [REDACTED] Settler Ridge Drive – 23ML00755 – 12/7/2023

Crash – MM 42 Highway 66 – 23ML00756 – 12/7/2023

Mental Health Crisis – MM 245 I25 NB – 23ML00757 – 12/7/2023

Crash – [REDACTED] Limestone Ave – 23ML00759 – 12/7/2023

Medical Assist – [REDACTED] 9<sup>th</sup> Street – 23ML00758 – 12/7/2023

Assault – [REDACTED] Dexter Street – 23ML00760 – 12/9/2023

Meet – [REDACTED] Garnet Way – 23ML00761 – 12/10/2023

Subject with a Warrant – MM 242 I25 SB – 23ML00762 – 12/11/2023

Disturbance – [REDACTED] Welker Ave – 23ML00763 – 12/12/2023

Subject with a Warrant – [REDACTED] Settler Ridge Drive – 23ML00764 / 23ML00765 – 12/12/2023

Suspicious – [REDACTED] WCR 5 – 23ML00766 – 12/13/2023

Suspicious – [REDACTED] WCR 28 – 23ML00767 / 23ML00768 – 12/13/2023

Suspicious – [REDACTED] Meadow Lane – 23ML00770 – 12/14/2023

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Hit and Run – Highway 66 / WCR 7 – 23ML00771 – 12/14/2023

Crash – 3<sup>rd</sup> Street / Adams Avenue – 23ML00772 – 12/14/2023

Theft – ■■■ Stallion Way – 23ML00773 – 12/15/2023

Crash – Dillingham Avenue / 5<sup>th</sup> Street – 23ML00774 – 12/15/2023

Crash – Colorado Blvd / Highway 66 – 23ML00775 – 12/15/2023

Mental Health Crisis – Interstate 25 / WCR 38 – 23ML00777 – 12/16/2023

Follow Up – WCR 7 / Elderberry Lane – 23ML00778 – 12/17/2023

Crash – Highway 66 / Interstate 25 Ramp S – 23ML00779 – 12/18/2023

Assault – ■■■ Kerry Street – 23ML00780 – 12/18/2023

Subject with a Warrant – ■■■ Mead Street – 23ML00781 – 12/18/2023

Suspicious – ■■■ Ginger Ave – 23ML00782 – 12/18/2023

Small Vegetation Fire – ■■■ WCR 28 – 23ML00783 – 12/18/2023

Hit and Run – ■■■ Normande Drive – 23ML00784 – 12/19/2023

Crash – Highway 66 / I25 SB – 23ML00786 – 12/20/2023

Foot Patrol – ■■■ Eagle Ave – 23ML00787 – 12/20/2023

Follow Up – ■■■ Grand View Cir – 23ML00789 – 12/21/2023

Crash – Mead Street / Highway 66 – 23ML00790 – 12/21/2023

Disturbance – I25 Ramp S / Highway 66 – 23ML00791 – 12/22/2023

Crash – WCR 32 / E I25 Frontage Road – 23ML00792 -12/22/2023

Theft – ■■■ Singletree Drive – 23ML00794 – 12/23/2023

Medical – ■■■ Eagle Ave – 23ML00795 – 12/23/2023

Theft – ■■■ Highway 66 – 23ML00796 – 12/23/2023

Suspicious – ■■■ Mead Street – 23ML00797 – 12/24/2023

Subject with a Warrant – ■■■ Deacon Drive – 23ML00798 – 12/25/2023

Suspicious – ■■■ Highway 66 – 23ML00799 / 23ML00800 – 12/26/2023

Crash – Highway 66 / I25 SB – 23ML00801 – 12/27/2023

Assis Other Agency – ■■■ Main Street – 12/28/2023

Medical Assist – 23ML00803 – ■■■ Dillingham Ave – 12/28/2023

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Crash – Highway 66 / WCR 9.5 – 23ML00804 – 12/28/2023  
Trespass – [REDACTED] Stage Coach Drive – 23ML00805 – 12/29/2023  
Crash – I25 NB / Highway 66 – 23ML00806 – 12/29/2023  
Stolen Vehicle – [REDACTED] Limestone Ave – 23ML00807 -12/29/2023  
Crash – Highway 66 / Interstate 25 Ramp S – 23ML00808 – 12/29/2023  
Disturbance – [REDACTED] Hunters Cove Road – 23ML00809 – 12/29/2023  
Trespass – [REDACTED] Galloway Street – 23ML00810 – 12/30/2023  
Crash – [REDACTED] Ginger Ave – 23ML00811 – 12/30/2023  
Trespass – [REDACTED] Pineywoods Street – 23ML00812 – 12/30/2023  
Suspicious – [REDACTED] Highway 66 – 23ML00813 – 12/30/2023  
Small Vegetation Fire – [REDACTED] Hunters Cove Road – 23ML00814 – 12/31/2023  
Suspicious – [REDACTED] Kerry Street – 23ML00815 – 12/31/2023  
Traffic Stop – Highway 66 / I25 SB – 23ML00816 – 12/31/2023  
Traffic Stop – Colorado Blvd / Highway 66 – 23ML00817 – 12/31/2023





**MINUTES**

- I. 5:15 p.m.**  
**MURA Special Meeting**
- II. 5:30 p.m.**  
**Elevation 25 GID Special Meeting**
- III. 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 was enabled for the meeting.*

**1. Call to Order – Roll Call**

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

**Present**

- Mayor Colleen Whitlow
- Mayor Pro Tem Chris Cartwright
- Trustee David Adams
- Trustee Debra Brodhead (arrived at 6:37 p.m.)
- Trustee Trisha Harris
- Trustee Chris Parr
- Trustee Herman Schranz

**Absent**

None

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

Attending via remote access: Members of the public.

**2. Moment of Silence**

Mayor Whitlow requested the observance of a moment of silence for the victims of the shooting at the Las Vegas University last week.

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

The assembly pledge allegiance to the flag.

**4. Review and Approve Agenda**

Mayor Whitlow requested that Item 6.a. be removed from the agenda and rescheduled to January 29, 2024.

*Motion was made by Trustee Harris, seconded by Trustee Adams, to approve the agenda as amended.  
Motion carried 6-0, on a roll call vote.*

**5. Staff Report: Town Manager Report**

a. Manager Report

Town Manager Helen Migchelbrink discussed the CDOT Ribbon Cutting on I-25; Business Symposium put on by the Town of Mead and Slate Communications; bridge grant received \$1.6M; QuikTrip opening; I-25 Segment 5 (Mead area) slated for design and construction.

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

There was no public comment at this time.

**7. 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 November 27, 2023
- b. November 2023 Aging Report
- c. Check Register December 11, 2023
- d. **Resolution No. 75-R-2023** – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Agreement for Professional Services Between the Town and MJT Communications, Inc. for Informational Technology (“IT”) Services
- e. **Ordinance No. 1050** – An Ordinance of the Town of Mead, Colorado Repealing and Replacing Town Ordinance No. 1015 dated November 1, 2022, in its entirety, and Restating the Conditional Approval of the Waterfront Filing No. 1 Final Plat
- f. **Resolution No. 76-R-2023** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Remaining Phase 1 Public Improvements for Postle Subdivision, Filing No. 1, Lot 2 (Project Frogger), specifically the On-Site Public Improvements and Phase 1 Off-Site ROW Landscaping Improvements
- g. Pinnacle Workers Compensation Renewal for 2024

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

**8. Public Hearing: 2024 Proposed Budget**

Mayor Whitlow opened the Public Hearing for the 2024 Proposed Budget at 6:08 p.m.

Administrative Services Director, Mary Strutt, and Lorraine Trotter, Professional Management Solutions discussed the proposed budget and any changes since the initial presentation on October 9, 2023.

There was no public comment at this time.

Trustee Brodhead arrived to the meeting at approximately 6:37 p.m.

The Board had no further comments.

- a. **Resolution No. 77-R-2023** – 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 2024 and Ending on the Last Day of December 2024

*Motion was made by Trustee Adams, seconded by Trustee Schranz, to adopt Resolution No. 77-R-2023 – 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 2024 and Ending on the Last Day of December 2024. Motion carried 7-0, on a roll call vote.*

- b. **Resolution No. 78-R-2023** – A Resolution of the Town of Mead, Colorado, Levying General Property Taxes for the Year 2023, to Help Defray the Cost of Government for the Town of Mead, Colorado, for the 2024 Budget Year

*Motion was made by Trustee Parr, seconded by Mayor Pro Tem Cartwright, to adopt Resolution No. 78-R-2023 – A Resolution of the Town of Mead, Colorado, Levying General Property Taxes for the Year 2023, to Help Defray the Cost of Government for the Town of Mead, Colorado, for the 2024 Budget Year. Motion carried 7-0, on a roll call vote.*

- c. **Resolution No. 79-R-2023** – 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 2024 Budget Year

*Motion was made by Mayor Pro Tem Cartwright, seconded by Trustee Schranz, to adopt Resolution No. 79-R-2023 – 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 2024 Budget Year. Motion carried 7-0, on a roll call vote.*

Mayor Whitlow closed the public hearing at 6:39 p.m.

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

There was no public comment at this time.

## 10. Elected Official Reports

- a. Town Trustees

The Trustees thanked the staff and Board for their work in 2023 and wished everyone Happy Holidays.

- b. Mayor Whitlow

Mayor Whitlow also thanked staff and the Board for a wonderful year with great events and projects. Upcoming is Coffee with the Mayor on January 6, 2024 and a Board Retreat on January 6, 2024.

## 11. Adjournment

*Motion was made by Mayor Pro Tem Cartwright, seconded by Trustee Adams, to adjourn the meeting. Motion carried 7-0, on a roll call vote.*

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 6:42 p.m. on Monday, December 11, 2023.

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Colleen G. Whitlow, Mayor

ATTEST:

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Mary E. Strutt, MMC, Town Clerk

TOWN OF MEAD  
 COMBINED CASH INVESTMENT  
 NOVEMBER 30, 2023

COMBINED CASH ACCOUNTS

99-01-1001	INDEPENDENT BANK - CHECKING	1,018,584.15
99-01-1002	TBK BANK - OFFICE CHECK	63,945.15
99-01-1003	TBK BANK - MONEY MARKET	146,986.65
99-01-1005	TBK BANK - FLEX DEBIT CARDS	21,118.15
99-01-1011	XPRESS DEPOSIT ACCOUNT	40,537.36
99-01-1023	COLOTRUST PLUS	13,380,863.84
99-01-1024	COLOTRUST PRIME	10,600.05
99-01-1025	CSIP	5,381,791.70
99-01-1026	CSAFE	12,863,802.34
99-01-1075	UTILITY CASH CLEARING	222.01
99-01-1076	A/R CASH CLEARING	( 294.15)
99-01-1077	COURT CASH CLEARING	( 5,921.91)
99-01-1078	BUSINESS LICENSE CASH CLEARING	( 2,473.75)
	TOTAL COMBINED CASH	32,919,761.59
99-01-0100	CASHALLOCATED TO OTHER FUNDS	( 32,919,761.59)
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	11,333,163.99
4	ALLOCATION TO STREET IMPROVEMENT FUND	1,453,745.78
5	ALLOCATION TO CONSERVATION TRUST FUND	91,032.64
6	ALLOCATION TO SEWER FUND	1,462,819.72
8	ALLOCATION TO POLICE FUND	147,719.85
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	3,339,482.42
14	ALLOCATION TO TRANSPORTATION FUND	6,870,519.64
18	ALLOCATION TO PARKS & OPEN SPACE	915,107.45
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	3,825,023.77
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	3,481,146.33
	TOTAL ALLOCATIONS TO OTHER FUNDS	32,919,761.59
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	( 32,919,761.59)
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>.00</u>

TOWN OF MEAD  
BALANCE SHEET  
NOVEMBER 30, 2023

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	11,333,163.99	
01-01-1007	CASH DRAWER - TOWN HALL	500.00	
01-01-1008	CASH DRAWER - POLICE	100.00	
01-01-1240	TREE TRIMMING COSTS RECEIVABLE	( 460.00)	
01-01-1250	PROPERTY TAXES RECEIVABLE	1,614,048.94	
01-01-1300	A/R - BILLED ACCOUNTS	( 100,195.81)	
01-01-1301	A/R - GENERAL	740,812.42	
01-01-1302	PREPAID EXPENSE	39,921.75	
01-01-1307	24HOUR FLEX DEPOSIT	1,500.00	
	TOTAL ASSETS		13,629,391.29

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	57,769.30	
01-02-2302	FLEXPLAN PAYABLE	13,917.41	
01-02-2306	RESTITUTION PAYABLE	195.00	
01-02-2308	DEPOSITS PAYABLE	1,400.00	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 43,642.21)	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	4,416.33	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	2,899.26	
01-02-2401	SOCIAL SECURITY TAX PAYABLE	( 865.58)	
01-02-2402	MEDICARE TAX PAYABLE	( 35.49)	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	9,420.40	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	1,007.30	
01-02-2410	MISC PAYROLL PAYABLE	106,646.43	
01-02-2600	WARRANTY FUNDS	2,022,405.23	
01-02-2610	DEVELOPER DEPOSITS	238,000.00	
01-02-2615	DEVELOPER LIABILITIES	312,313.15	
01-02-2700	DEFERRED INFLOWS- PROPERTY TAX	1,614,048.94	
01-02-2705	DEFERRED REVENUE	1,162,831.09	
01-02-2706	UNAVAILABLE REVENUE	5,647.14	
	TOTAL LIABILITIES		5,508,373.70

FUND EQUITY

01-02-3001	FUND BALANCE	6,562,352.98	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	1,558,664.61	
	BALANCE - CURRENT DATE	1,558,664.61	
	<b>TOTAL FUND EQUITY</b>		<b>8,121,017.59</b>
	TOTAL LIABILITIES AND EQUITY		13,629,391.29

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
01-10-4000	PROPERTY TAX	13,932.76	1,606,677.40	1,590,197.00	( 16,480.40) 101.0
01-10-4010	SALES TAX	262,724.31	3,633,782.49	4,008,649.00	374,866.51 90.7
01-10-4012	LODGING TAX	28.00	592.00	1,000.00	408.00 59.2
01-10-4015	ROAD & BRIDGE TAX	17,241.00	68,964.00	82,000.00	13,036.00 84.1
01-10-4020	SPECIFIC OWNERSHIP TAX	7,035.82	75,526.24	91,627.00	16,100.76 82.4
01-10-4030	BUILDING PERMIT USE TAX	68,286.81	477,362.13	411,556.00	( 65,806.13) 116.0
01-10-4040	CIGARETTE TAX	4,109.20	14,072.59	15,000.00	927.41 93.8
01-10-4050	MURA REVENUE SHARING	.00	150,341.97	150,778.00	436.03 99.7
01-10-4070	FEDERAL MINERAL LEASE	.00	52,134.83	35,000.00	( 17,134.83) 149.0
01-10-4071	STATE SEVERANCE TAXES	.00	217,697.32	50,000.00	( 167,697.32) 435.4
	TOTAL TAXES	373,357.90	6,297,150.97	6,435,807.00	138,656.03 97.9
<u>FEES AND PERMITS</u>					
01-11-4100	BUILDING PERMIT FEES	61,931.80	531,134.94	692,195.00	161,060.06 76.7
01-11-4102	OTHER PERMITS	870.00	42,179.98	54,200.00	12,020.02 77.8
01-11-4103	CONVENIENCE FEE	2,647.05	32,691.52	25,000.00	( 7,691.52) 130.8
01-11-4110	BUILDING PERMIT - ADMIN. FEES	5,050.00	65,050.00	75,000.00	9,950.00 86.7
01-11-4111	PASSPORT FEES	440.00	7,800.00	7,000.00	( 800.00) 111.4
01-11-4112	TOWN HALL/PARK FEES	.00	780.00	3,000.00	2,220.00 26.0
01-11-4120	FRANCHISE FEES	14,349.53	272,819.97	236,250.00	( 36,569.97) 115.5
01-11-4130	DEVELOPER APPLICATION FEES	1,156.82	24,778.57	65,000.00	40,221.43 38.1
01-11-4138	ANIMAL CONTROL FEES	218.00	436.00	.00	( 436.00) .0
01-11-4140	ROYALTIES	11,933.37	188,013.34	450,000.00	261,986.66 41.8
	TOTAL FEES AND PERMITS	98,596.57	1,165,684.32	1,607,645.00	441,960.68 72.5
<u>LICENSES</u>					
01-12-4200	BUSINESS/SALES TAX LICENSE	1,090.00	11,075.00	10,500.00	( 575.00) 105.5
01-12-4210	LIQUOR LICENSE	.00	2,353.75	1,500.00	( 853.75) 156.9
01-12-4220	PET LICENSES	125.00	590.00	650.00	60.00 90.8
	TOTAL LICENSES	1,215.00	14,018.75	12,650.00	( 1,368.75) 110.8
<u>CHARGES FOR SERVICES</u>					
01-13-4304	IGA--SCHOOL RESOURCE OFFICERS	.00	.00	161,561.00	161,561.00 .0
01-13-4305	SCHOOL GUARD REIMBURSEMENT	2,016.00	17,142.50	20,000.00	2,857.50 85.7
01-13-4310	NEW DEVELOPMENT CHARGES	24,337.80	307,523.06	250,000.00	( 57,523.06) 123.0
01-13-4360	SALES OF MERCHANDISE	120.00	1,542.11	.00	( 1,542.11) .0
01-13-4624	SENIOR EVENT FEES	180.00	370.00	400.00	30.00 92.5
01-13-4625	RECREATION REGISTRATION FEES	1,295.00	62,902.39	40,000.00	( 22,902.39) 157.3
01-13-4626	SUMMER REC FIELD TRIPS/REGISTR	.00	85.00	.00	( 85.00) .0
	TOTAL CHARGES FOR SERVICES	27,948.80	389,565.06	471,961.00	82,395.94 82.5

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITS</u>					
01-14-4420 COURT FINES	2,420.00	40,575.29	40,000.00	( 575.29)	101.4
01-14-4422 COURT COSTS	550.00	12,584.71	21,000.00	8,415.29	59.9
01-14-4423 POLICE REPORTS	.00	2,076.88	3,600.00	1,523.12	57.7
01-14-4620 MISC. POLICE INCOME	6,939.55	7,662.14	500.00	( 7,162.14)	1532.4
<b>TOTAL FINES AND FORFEITS</b>	<b>9,909.55</b>	<b>62,899.02</b>	<b>65,100.00</b>	<b>2,200.98</b>	<b>96.6</b>
<u>GRANTS &amp; ECONOMIC DEVELOPMENT</u>					
01-15-4516 GRANT - UNITED WAY	.00	2,500.00	.00	( 2,500.00)	.0
01-15-4518 FED'L GRANT--AMER RESCUE PLAN	.00	.00	149,932.00	149,932.00	.0
01-15-4526 POLICE GRANTS	10,109.62	20,615.20	122,751.00	102,135.80	16.8
01-15-4528 GRANTS--SIPA	.00	3,000.00	.00	( 3,000.00)	.0
<b>TOTAL GRANTS &amp; ECONOMIC DEVELOPME</b>	<b>10,109.62</b>	<b>26,115.20</b>	<b>272,683.00</b>	<b>246,567.80</b>	<b>9.6</b>
<u>MISCELLANEOUS</u>					
01-18-4619 INTEREST & DIVIDEND INCOME	49,646.68	558,701.52	192,000.00	( 366,701.52)	291.0
01-18-4620 MISC. INCOME	4,860.86	121,296.10	9,995.00	( 111,301.10)	1213.6
01-18-4622 DONATIONS/FUNDRAISING	.00	1,750.68	5,000.00	3,249.32	35.0
01-18-4623 SALE OF ASSETS	.00	77,625.20	10,000.00	( 67,625.20)	776.3
01-18-4625 METRO DISTRICT PAYMENTS	6,821.61	78,825.67	75,000.00	( 3,825.67)	105.1
01-18-4648 DELINQUENT INTEREST EARNED	1,403.31	3,301.20	2,000.00	( 1,301.20)	165.1
<b>TOTAL MISCELLANEOUS</b>	<b>62,732.46</b>	<b>841,500.37</b>	<b>293,995.00</b>	<b>( 547,505.37)</b>	<b>286.2</b>
<b>TOTAL FUND REVENUE</b>	<b>583,869.90</b>	<b>8,796,933.69</b>	<b>9,159,841.00</b>	<b>362,907.31</b>	<b>96.0</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
01-40-5001 SALARIES & WAGES	31,598.41	354,448.30	361,164.00	6,715.70	98.1
01-40-5050 CLEANING	677.54	6,775.40	12,000.00	5,224.60	56.5
01-40-5055 OVERTIME	199.87	2,015.86	.00	( 2,015.86)	.0
01-40-5060 PAYROLL TAXES	1,670.07	24,207.58	27,629.00	3,421.42	87.6
01-40-5065 WORKERS COMP	.00	1,635.18	2,251.00	615.82	72.6
01-40-5066 HEALTH INSURANCE	3,688.69	40,401.81	50,718.00	10,316.19	79.7
01-40-5067 DEFERRED COMP/RETIREMENT	2,247.33	25,848.06	28,402.00	2,553.94	91.0
01-40-5068 MEDICAL SAVINGS	406.01	3,471.01	3,786.00	314.99	91.7
01-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	8,982.00	10,232.00	1,250.00	87.8
01-40-5200 OFFICE SUPPLIES	401.74	6,615.63	7,000.00	384.37	94.5
01-40-5201 COMPUTER/TECHNOLOGY	.00	35,166.00	40,000.00	4,834.00	87.9
01-40-5202 PRINTING EXPENSE	.00	704.96	2,500.00	1,795.04	28.2
01-40-5203 UNIFORMS	.00	1,059.36	1,200.00	140.64	88.3
01-40-5205 POSTAGE	635.10	7,813.30	8,000.00	186.70	97.7
01-40-5210 OPERATING SUPPLIES	270.06	4,921.33	7,500.00	2,578.67	65.6
01-40-5212 FURNISHINGS	.00	8,801.69	10,000.00	1,198.31	88.0
01-40-5215 REPAIRS & MAINT	180.25	14,508.05	20,000.00	5,491.95	72.5
01-40-5216 FLEET R&M	15.69	57.67	.00	( 57.67)	.0
01-40-5253 GAS & OIL	38.05	384.06	1,000.00	615.94	38.4
01-40-5300 TELEPHONE	579.67	5,928.97	7,352.00	1,423.03	80.6
01-40-5305 UTILITIES	744.29	8,275.91	10,500.00	2,224.09	78.8
01-40-5310 TRASH REMOVAL	78.49	863.39	1,260.00	396.61	68.5
01-40-5315 COPIER EXPENSES	532.03	5,156.59	9,000.00	3,843.41	57.3
01-40-5320 PROPERTY & LIABILITY INSURANCE	.00	6,564.72	9,390.00	2,825.28	69.9
01-40-5325 INTERNET/WEBSITE EXPENSE	.00	9,098.00	10,000.00	902.00	91.0
01-40-5330 TRAINING	1,813.65	8,817.68	20,000.00	11,182.32	44.1
01-40-5331 DUES AND SUBSCRIPTIONS	1,024.80	21,070.08	30,000.00	8,929.92	70.2
01-40-5332 TUITION REIMBURSEMENT	.00	1,726.89	3,000.00	1,273.11	57.6
01-40-5353 WATER ASSESSMENTS	.00	1,113.50	1,400.00	286.50	79.5
01-40-5399 OTHER PROFESSIONAL SERVICES	816.20	9,007.00	13,772.00	4,765.00	65.4
01-40-5400 LEGAL FEES	15,651.20	178,953.39	216,315.00	37,361.61	82.7
01-40-5401 CONSULTING FEES	10,096.85	174,743.79	160,262.00	( 14,481.79)	109.0
01-40-5415 AUDIT FEES	.00	15,930.00	15,954.00	24.00	99.9
01-40-5416 PASSPORT EXPENSES	.00	224.93	400.00	175.07	56.2
01-40-5425 COUNTY TREASURER'S FEE	153.36	16,076.90	15,902.00	( 174.90)	101.1
01-40-5426 PROPERTY/SALES TAX REBATE	.00	806.31	1,000.00	193.69	80.6
01-40-5560 CAPITAL OUTLAY--SFTWR UPGRADES	.00	16,290.13	25,000.00	8,709.87	65.2
01-40-5700 MISC. EXPENSE	3,801.26	11,401.66	10,000.00	( 1,401.66)	114.0
01-40-5701 BANK FEES	3,527.38	32,195.80	26,000.00	( 6,195.80)	123.8
01-40-5705 MILEAGE	714.41	9,640.55	10,000.00	359.45	96.4
01-40-5720 CONTINGENCIES	.00	.00	25,000.00	25,000.00	.0
TOTAL ADMINISTRATION	81,562.40	1,081,703.44	1,214,889.00	133,185.56	89.0



TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BOARD OF TRUSTEES</u>					
01-41-5001 SALARIES & WAGES	1,618.06	18,680.44	18,975.00	294.56	98.5
01-41-5030 MAYOR AND BOARD SALARIES	4,400.00	48,400.00	48,000.00	( 400.00)	100.8
01-41-5060 PAYROLL TAXES	456.61	5,091.90	5,124.00	32.10	99.4
01-41-5065 WORKERS COMP	.00	65.84	39.00	( 26.84)	168.8
01-41-5066 HEALTH INSURANCE	185.72	2,042.96	2,248.00	205.04	90.9
01-41-5067 DEFERRED COMP	80.90	933.99	880.00	( 53.99)	106.1
01-41-5068 MEDICAL SAVINGS	6.24	68.64	76.00	7.36	90.3
01-41-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-41-5201 COMPUTER / TECHNOLOGY	.00	.00	10,000.00	10,000.00	.0
01-41-5210 OPERATING SUPPLIES	103.16	1,084.41	2,000.00	915.59	54.2
01-41-5212 FURNISHINGS	.00	.00	5,000.00	5,000.00	.0
01-41-5230 ELECTIONS	.00	.00	15,000.00	15,000.00	.0
01-41-5320 PROPERTY & LIABILITY INSURANCE	.00	2,316.75	3,756.00	1,439.25	61.7
01-41-5330 TRAINING	417.00	11,966.14	15,000.00	3,033.86	79.8
01-41-5331 DUES & SUBSCRIPTIONS	.00	760.84	1,200.00	439.16	63.4
01-41-5340 PUBLISHED NOTICES	181.51	2,106.74	2,500.00	393.26	84.3
01-41-5341 ORDINANCE CODIFICATION	.00	2,928.66	7,500.00	4,571.34	39.1
01-41-5347 COMMUNITY CONTRIBUTIONS	.00	10,700.00	24,000.00	13,300.00	44.6
01-41-5399 OTHER PROFESSIONAL SERVICES	.00	3,400.00	5,000.00	1,600.00	68.0
01-41-5430 RECORDING FEES	.00	69.00	2,000.00	1,931.00	3.5
01-41-5700 MISC. EXPENSE	592.16	3,856.40	5,000.00	1,143.60	77.1
01-41-5841 BOARD OUTREACH ACTIVITIES	53.09	8,093.22	10,000.00	1,906.78	80.9
TOTAL BOARD OF TRUSTEES	8,094.45	122,565.93	183,798.00	61,232.07	66.7

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-42-5001 SALARIES & WAGES	120,492.73	1,292,549.14	1,734,231.00	441,681.86	74.5
01-42-5022 POLICE	.00	1,136.77	.00	( 1,136.77)	.0
01-42-5050 CLEANING	829.58	8,295.80	8,000.00	( 295.80)	103.7
01-42-5055 OVERTIME	2,776.42	21,475.29	25,000.00	3,524.71	85.9
01-42-5060 PAYROLL TAXES	2,910.21	31,455.26	40,217.00	8,761.74	78.2
01-42-5065 WORKERS COMP	.00	74,630.99	30,984.00	( 43,646.99)	240.9
01-42-5066 HEALTH INSURANCE	17,169.54	179,223.58	214,932.00	35,708.42	83.4
01-42-5067 DEFERRED COMP	430.56	4,691.82	5,715.00	1,023.18	82.1
01-42-5068 MEDICAL SAVINGS	223.30	2,461.30	2,295.00	( 166.30)	107.3
01-42-5069 FPPA	9,914.30	105,179.72	140,271.00	35,091.28	75.0
01-42-5071 D&D	3,548.33	37,643.48	48,518.00	10,874.52	77.6
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	61.50	3,608.28	5,000.00	1,391.72	72.2
01-42-5200 OFFICE SUPPLIES	467.34	2,003.10	4,000.00	1,996.90	50.1
01-42-5201 COMPUTER / TECHNOLOGY	271.32	32,005.85	42,250.00	10,244.15	75.8
01-42-5203 UNIFORMS	.00	173.63	800.00	626.37	21.7
01-42-5210 OPERATING SUPPLIES	2,556.11	13,481.38	9,000.00	( 4,481.38)	149.8
01-42-5212 FURNISHINGS	.00	428.94	.00	( 428.94)	.0
01-42-5215 REPAIR & MAINTENANCE	.00	7,645.12	4,000.00	( 3,645.12)	191.1
01-42-5216 FLEET R&M	5,273.26	29,237.31	14,602.00	( 14,635.31)	200.2
01-42-5253 GAS & OIL	2,847.96	27,402.70	40,000.00	12,597.30	68.5
01-42-5254 UNIFORMS & TOOLS	1,537.00	12,640.63	22,800.00	10,159.37	55.4
01-42-5255 OPERATING EQUIPMENT	1,138.92	35,865.20	42,550.00	6,684.80	84.3
01-42-5300 TELEPHONES	1,251.74	13,305.66	16,000.00	2,694.34	83.2
01-42-5305 UTILITIES	818.95	10,578.88	18,000.00	7,421.12	58.8
01-42-5310 TRASH REMOVAL	153.23	1,608.35	600.00	( 1,008.35)	268.1
01-42-5315 COPIER EXPENSE	134.95	1,886.97	3,500.00	1,613.03	53.9
01-42-5320 GENERAL LIABILITY INSURANCE	.00	36,678.38	57,040.00	20,361.62	64.3
01-42-5325 INTERNET/WEBSITE EXPENSE	132.45	1,456.95	2,000.00	543.05	72.9
01-42-5330 TRAINING	12,064.91	29,339.03	39,858.00	10,518.97	73.6
01-42-5331 DUES & MEMBERSHIPS	62.97	7,973.75	13,600.00	5,626.25	58.6
01-42-5332 TUITION REIMBURSEMENT	.00	.00	9,000.00	9,000.00	.0
01-42-5343 CONTRACTUAL SERVICES	1,496.47	64,349.13	108,000.00	43,650.87	59.6
01-42-5346 ANIMAL IMPOUND FEE	55.00	3,200.00	5,000.00	1,800.00	64.0
01-42-5348 PEST CONTROL	.00	.00	2,000.00	2,000.00	.0
01-42-5349 WELLNESS PROGRAM	.00	1,254.00	3,500.00	2,246.00	35.8
01-42-5350 LAB FEES	190.73	( 393.66)	500.00	893.66	( 78.7)
01-42-5399 OTHER PROFESSIONAL SERVICES	.00	420.00	2,386.00	1,966.00	17.6
01-42-5400 LEGAL FEES	.00	.00	15,000.00	15,000.00	.0
01-42-5491 VEHICLE LEASE EXPENSES	1,111.08	2,222.16	.00	( 2,222.16)	.0
01-42-5500 CAPITAL OUTLAY	.00	41,546.40	45,000.00	3,453.60	92.3
01-42-5700 MISC. EXPENSE	311.70	2,927.77	5,000.00	2,072.23	58.6
<b>TOTAL POLICE</b>	<b>190,232.56</b>	<b>2,141,589.06</b>	<b>2,781,149.00</b>	<b>639,559.94</b>	<b>77.0</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
01-43-5001 SALARIES & WAGES	27,538.67	284,040.39	291,147.00	7,106.61	97.6
01-43-5060 PAYROLL TAXES	2,069.30	21,500.38	22,273.00	772.62	96.5
01-43-5065 WORKERS COMP	.00	220.75	257.00	36.25	85.9
01-43-5066 HEALTH INSURANCE	4,385.09	37,350.25	77,981.00	40,630.75	47.9
01-43-5067 DEFERRED COMP	1,150.60	12,097.23	29,364.00	17,266.77	41.2
01-43-5068 MEDICAL SAVINGS	133.33	841.65	1,033.00	191.35	81.5
01-43-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	323.76	500.00	176.24	64.8
01-43-5200 OFFICE SUPPLIES	19.41	936.91	500.00	( 436.91)	187.4
01-43-5201 COMPUTER / TECHNOLOGY	.00	10,993.05	8,000.00	( 2,993.05)	137.4
01-43-5202 PRINTING EXPENSE	.00	621.63	500.00	( 121.63)	124.3
01-43-5203 UNIFORMS	.00	369.77	1,000.00	630.23	37.0
01-43-5212 FURNISHINGS	.00	.00	1,600.00	1,600.00	.0
01-43-5216 REPAIRS & MAINT--FLEET	20.64	124.13	.00	( 124.13)	.0
01-43-5300 TELEPHONE	255.67	1,422.52	1,900.00	477.48	74.9
01-43-5320 PROPERTY & LIABILITY INSURANCE	.00	9,266.99	15,024.00	5,757.01	61.7
01-43-5330 TRAINING	272.74	4,304.83	8,000.00	3,695.17	53.8
01-43-5331 DUES & MEMBERSHIPS	768.00	1,013.00	2,500.00	1,487.00	40.5
01-43-5353 WATER ASSESSMENTS	.00	.00	100.00	100.00	.0
01-43-5401 CONSULTING FEES	.00	.00	125,000.00	125,000.00	.0
01-43-5410 CONSULTANTS	1,200.00	16,308.88	25,000.00	8,691.12	65.2
01-43-5411 ANNEXATIONS & REZONING EXPENSE	.00	1,258.60	15,000.00	13,741.40	8.4
01-43-5460 BUILDING INSPECTIONS	58,748.91	259,063.76	246,884.00	( 12,179.76)	104.9
01-43-5491 VEHICLE LEASE EXPENSES	1,198.83	2,397.66	.00	( 2,397.66)	.0
01-43-5700 MISC.	485.84	1,946.11	2,000.00	53.89	97.3
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>98,247.03</b>	<b>666,402.25</b>	<b>875,563.00</b>	<b>209,160.75</b>	<b>76.1</b>
<u>STREETS</u>					
01-44-5210 OPERATING SUPPLIES	.00	598.89	.00	( 598.89)	.0
<b>TOTAL STREETS</b>	<b>.00</b>	<b>598.89</b>	<b>.00</b>	<b>( 598.89)</b>	<b>.0</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
01-45-5001 SALARIES & WAGES	28,858.21	283,834.66	258,619.00	( 25,215.66)	109.8
01-45-5055 OVERTIME	520.93	9,693.12	1,735.00	( 7,958.12)	558.7
01-45-5060 PAYROLL TAXES	2,230.72	22,389.12	19,917.00	( 2,472.12)	112.4
01-45-5065 WORKERS COMP	408.87	7,559.68	7,614.00	54.32	99.3
01-45-5066 HEALTH INSURANCE	3,799.91	36,996.39	38,522.00	1,525.61	96.0
01-45-5067 DEFERRED COMP	623.47	7,387.48	9,106.00	1,718.52	81.1
01-45-5068 MEDICAL SAVINGS	84.36	815.46	908.00	92.54	89.8
01-45-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	368.76	.00	( 368.76)	.0
01-45-5203 UNIFORMS	596.77	1,783.68	.00	( 1,783.68)	.0
01-45-5210 OPERATING SUPPLIES	.00	6,900.70	6,000.00	( 900.70)	115.0
01-45-5212 FURNISHINGS	.00	.00	2,500.00	2,500.00	.0
01-45-5215 REPAIRS & MAINTENANCE	11,328.64	30,134.12	38,000.00	7,865.88	79.3
01-45-5216 FLEET R&M	91.53	7,044.75	5,000.00	( 2,044.75)	140.9
01-45-5253 GAS & OIL	981.15	7,244.28	5,000.00	( 2,244.28)	144.9
01-45-5254 TOOLS	.00	933.44	1,500.00	566.56	62.2
01-45-5300 TELEPHONE	195.00	1,875.00	1,500.00	( 375.00)	125.0
01-45-5305 UTILITIES	7,718.01	38,229.27	40,000.00	1,770.73	95.6
01-45-5310 TRASH REMOVAL	.00	699.00	2,500.00	1,801.00	28.0
01-45-5320 PROPERTY & LIABILITY INSURANCE	.00	11,583.73	18,780.00	7,196.27	61.7
01-45-5330 TRAINING	.00	2,746.62	2,500.00	( 246.62)	109.9
01-45-5348 PEST CONTROL	.00	38,338.50	33,000.00	( 5,338.50)	116.2
01-45-5349 WELLNESS PROGRAM	15.00	165.00	250.00	85.00	66.0
01-45-5363 WEED CONTROL	.00	10,434.80	5,000.00	( 5,434.80)	208.7
01-45-5369 EQUIPMENT RENTAL	.00	22.95	1,000.00	977.05	2.3
01-45-5370 LANDSCAPING	240.30	17,613.98	18,000.00	386.02	97.9
01-45-5371 TREE MAINTENANCE	.00	33,026.82	25,000.00	( 8,026.82)	132.1
01-45-5372 IRRIGATION SYSTEM	12.72	27,233.20	30,000.00	2,766.80	90.8
01-45-5405 PARK ENGINEERING	.00	55.00	.00	( 55.00)	.0
01-45-5500 CAPITAL OUTLAY	.00	74,921.00	117,000.00	42,079.00	64.0
01-45-5700 MISC. EXPENSE	.00	.00	2,500.00	2,500.00	.0
<b>TOTAL PARKS</b>	<b>57,705.59</b>	<b>680,030.51</b>	<b>691,451.00</b>	<b>11,420.49</b>	<b>98.4</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENGINEERING</u>					
01-47-5001 SALARIES & WAGES	33,623.53	399,788.40	444,869.00	45,080.60	89.9
01-47-5050 CLEANING	746.00	7,460.00	7,000.00	( 460.00)	106.6
01-47-5055 OVERTIME	437.64	15,647.97	.00	( 15,647.97)	.0
01-47-5060 PAYROLL TAXES	2,580.58	31,595.22	536.00	( 31,059.22)	5894.6
01-47-5065 WORKERS COMP	.00	6,760.85	9,114.00	2,353.15	74.2
01-47-5066 HEALTH INSURANCE	3,461.11	38,452.65	41,785.00	3,332.35	92.0
01-47-5067 DEFERRED COMP	1,703.21	18,407.58	16,188.00	( 2,219.58)	113.7
01-47-5068 MEDICAL SAVINGS	120.38	1,357.50	1,306.00	( 51.50)	103.9
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	231.12	993.35	200.00	( 793.35)	496.7
01-47-5200 OFFICE SUPPLIES	669.05	5,351.08	1,000.00	( 4,351.08)	535.1
01-47-5201 COMPUTER/TECHNOLOGY	.00	4,702.04	8,000.00	3,297.96	58.8
01-47-5203 UNIFORMS	.00	1,251.91	1,000.00	( 251.91)	125.2
01-47-5210 OPERATING SUPPLIES	597.46	15,389.40	3,000.00	( 12,389.40)	513.0
01-47-5212 FURNISHINGS	.00	641.42	3,000.00	2,358.58	21.4
01-47-5215 REPAIRS & MAINTENANCE	1,655.90	38,353.63	10,000.00	( 28,353.63)	383.5
01-47-5216 REPAIR & MAINTENANCE--FLEET	116.45	662.86	3,000.00	2,337.14	22.1
01-47-5253 GAS & OIL	592.65	4,711.27	5,000.00	288.73	94.2
01-47-5300 TELEPHONE	362.06	3,062.42	2,880.00	( 182.42)	106.3
01-47-5305 UTILITIES	1,100.27	18,177.12	15,000.00	( 3,177.12)	121.2
01-47-5310 TRASH	179.79	1,823.33	1,500.00	( 323.33)	121.6
01-47-5315 COPIER EXPENSES	124.31	1,712.52	5,000.00	3,287.48	34.3
01-47-5320 PROPERTY & LIABILITY INSURANCE	.00	5,791.87	9,390.00	3,598.13	61.7
01-47-5330 TRAINING	.00	7,472.47	5,000.00	( 2,472.47)	149.5
01-47-5331 DUES & SUBSCRIPTIONS	85.00	715.00	600.00	( 115.00)	119.2
01-47-5399 OTHER PROFESSIONAL SERVICES	.00	490.00	1,386.00	896.00	35.4
01-47-5405 ENGINEERING FEES	.00	32,116.55	30,000.00	( 2,116.55)	107.1
01-47-5700 MISC. EXPENSE	237.18	506.60	5,000.00	4,493.40	10.1
<b>TOTAL ENGINEERING</b>	<b>48,623.69</b>	<b>663,395.01</b>	<b>630,754.00</b>	<b>( 32,641.01)</b>	<b>105.2</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL COURT</u>					
01-48-5001 SALARIES & WAGES	3,784.45	37,744.33	48,673.00	10,928.67	77.6
01-48-5040 JUDGE	1,500.00	15,995.00	20,000.00	4,005.00	80.0
01-48-5055 OVERTIME	111.70	392.12	.00	( 392.12)	.0
01-48-5060 PAYROLL TAXES	296.13	2,892.23	3,724.00	831.77	77.7
01-48-5065 WORKERS COMP	.00	47.28	48.00	.72	98.5
01-48-5066 HEALTH INSURANCE	609.92	5,439.57	7,583.00	2,143.43	71.7
01-48-5067 DEFERRED COMP	80.90	933.99	2,483.00	1,549.01	37.6
01-48-5068 MEDICAL SAVINGS	47.90	276.94	84.00	( 192.94)	329.7
01-48-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-48-5201 COMPUTER/TECHNOLOGY	.00	199.99	3,000.00	2,800.01	6.7
01-48-5203 UNIFORMS	.00	.00	200.00	200.00	.0
01-48-5235 COURT COSTS	513.63	751.33	1,500.00	748.67	50.1
01-48-5300 TELEPHONE	.00	65.62	800.00	734.38	8.2
01-48-5320 PROPERTY & LIABILITY INSURANCE	.00	2,316.75	3,756.00	1,439.25	61.7
01-48-5330 TRAINING	.00	150.00	1,000.00	850.00	15.0
01-48-5331 DUES & MEMBERSHIPS	.00	50.00	100.00	50.00	50.0
01-48-5399 OTHER PROFESSIONAL SERVICES	148.40	1,850.20	1,881.00	30.80	98.4
01-48-5455 PROSECUTING ATTORNEY	1,000.00	17,532.50	25,000.00	7,467.50	70.1
01-48-5456 PUBLIC DEFENDER	.00	.00	10,000.00	10,000.00	.0
01-48-5700 MISC. EXPENSE	.00	285.75	1,000.00	714.25	28.6
TOTAL MUNICIPAL COURT	8,093.03	86,923.60	131,332.00	44,408.40	66.2

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
01-49-5001 SALARIES & WAGES	16,614.62	176,252.96	217,304.00	41,051.04	81.1
01-49-5055 OVERTIME	.00	1,018.98	5,000.00	3,981.02	20.4
01-49-5060 PAYROLL TAXES	1,261.09	13,452.51	17,006.00	3,553.49	79.1
01-49-5065 WORKERS COMP	.00	1,420.13	1,504.00	83.87	94.4
01-49-5066 HEALTH INSURANCE	1,549.25	16,059.43	21,597.00	5,537.57	74.4
01-49-5067 DEFERRED COMP	407.38	6,344.06	4,720.00	( 1,624.06)	134.4
01-49-5068 MEDICAL SAVINGS	105.72	1,054.16	437.00	( 617.16)	241.2
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	97.16	1,201.72	1,500.00	298.28	80.1
01-49-5201 COMPUTER/TECHNOLOGY	46.99	1,223.69	3,000.00	1,776.31	40.8
01-49-5202 PRINTING EXPENSE	.00	4,083.94	10,000.00	5,916.06	40.8
01-49-5203 UNIFORMS	117.85	816.18	1,500.00	683.82	54.4
01-49-5205 POSTAGE	.00	472.88	2,500.00	2,027.12	18.9
01-49-5216 FLEET R&M	.00	5,497.75	.00	( 5,497.75)	.0
01-49-5220 TOWN DECORATIONS	1,225.87	4,595.73	10,000.00	5,404.27	46.0
01-49-5236 COMMUNITY ENGAGEMENT	1,211.00	11,171.84	10,000.00	( 1,171.84)	111.7
01-49-5253 GAS & OIL	60.55	315.57	.00	( 315.57)	.0
01-49-5260 RECREATION PROGRAMS	7,611.46	46,791.56	50,000.00	3,208.44	93.6
01-49-5261 COMMUNITY DAY	.00	50,485.87	48,000.00	( 2,485.87)	105.2
01-49-5262 TOWN EVENTS	21,427.91	66,237.74	69,000.00	2,762.26	96.0
01-49-5265 SENIOR EVENTS	867.63	8,080.27	10,000.00	1,919.73	80.8
01-49-5300 TELEPHONE	176.02	1,288.75	1,080.00	( 208.75)	119.3
01-49-5320 GENERAL LIABILITY INSURANCE	.00	9,735.71	15,374.00	5,638.29	63.3
01-49-5330 TRAINING	.00	5,413.17	4,000.00	( 1,413.17)	135.3
01-49-5331 DUES/MEMBERSHIPS	55.00	7,715.86	7,000.00	( 715.86)	110.2
01-49-5349 WELLNESS PROGRAM	1,519.81	14,177.56	19,000.00	4,822.44	74.6
01-49-5399 OTHER PROFESSIONAL SERVICES	.00	.00	2,000.00	2,000.00	.0
01-49-5401 CONSULTANTS	.00	12,377.50	25,000.00	12,622.50	49.5
01-49-5500 CAPITAL OUTLAY--WAYFINDING	.00	.00	25,000.00	25,000.00	.0
01-49-5560 CAPITAL OUTLAY--SFTWR UPGRADES	.00	9,396.94	12,000.00	2,603.06	78.3
01-49-5700 MISC. EXPENSE	183.77	1,327.01	2,000.00	672.99	66.4
<b>TOTAL COMMUNITY ENGAGEMENT</b>	<b>54,539.08</b>	<b>478,009.47</b>	<b>595,522.00</b>	<b>117,512.53</b>	<b>80.3</b>
<u>NON-DEPARTMENTAL</u>					
01-90-5500 CAPITAL OUTLAY	.00	.00	50,000.00	50,000.00	.0
01-90-5804 TRANSFER TO STREET IMPVTD	.00	281,250.00	375,000.00	93,750.00	75.0
01-90-5805 TRANSFER TO CAPITAL IMPROVEMEN	.00	1,035,338.25	1,380,451.00	345,112.75	75.0
01-90-8151 SPECIAL PROJECTS	.00	.00	100,000.00	100,000.00	.0
01-90-8155 ARPA BROADBAND	.00	462.67	149,932.00	149,469.33	.3
<b>TOTAL NON-DEPARTMENTAL</b>	<b>.00</b>	<b>1,317,050.92</b>	<b>2,055,383.00</b>	<b>738,332.08</b>	<b>64.1</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>547,097.83</b>	<b>7,238,269.08</b>	<b>9,159,841.00</b>	<b>1,921,571.92</b>	<b>79.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>36,772.07</b>	<b>1,558,664.61</b>	<b>.00</b>	<b>( 1,558,664.61)</b>	<b>.0</b>

TOWN OF MEAD  
BALANCE SHEET  
NOVEMBER 30, 2023

STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	1,453,745.78	
04-01-1301	A/R - GENERAL	343,625.75	
04-01-1302	PREPAID EXPENSES	8,809.85	
	TOTAL ASSETS		1,806,181.38

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	10,221.72	
04-02-2005	RETAINAGE PAYABLE	101,973.30	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE	13,628.82	
04-02-2312	WORKERS COMP INSURANCE PAYABLE	12,322.08	
04-02-2403	STATE WITHHOLDING TAX PAYABLE	1,003.95	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	103.59	
	TOTAL LIABILITIES		139,253.46

FUND EQUITY

04-02-3001	FUND BALANCE	2,037,788.40	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 370,860.48)	
	BALANCE - CURRENT DATE	( 370,860.48)	
	TOTAL FUND EQUITY		1,666,927.92
	TOTAL LIABILITIES AND EQUITY		1,806,181.38



TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 10</u>					
04-10-4005	100,229.91	227,814.51	235,190.00	7,375.49	96.9
04-10-4010	131,362.16	1,816,891.27	2,004,325.00	187,433.73	90.7
04-10-4025	2,472.43	23,881.84	27,193.00	3,311.16	87.8
04-10-4030	34,143.45	235,352.22	205,778.00	( 29,574.22)	114.4
TOTAL SOURCE 10	268,207.95	2,303,939.84	2,472,486.00	168,546.16	93.2
<u>SOURCE 11</u>					
04-11-4102	32,837.00	111,686.50	.00	( 111,686.50)	.0
TOTAL SOURCE 11	32,837.00	111,686.50	.00	( 111,686.50)	.0
<u>SOURCE 16</u>					
04-16-4601	.00	281,250.00	375,000.00	93,750.00	75.0
TOTAL SOURCE 16	.00	281,250.00	375,000.00	93,750.00	75.0
<u>SOURCE 18</u>					
04-18-4619	6,368.36	102,427.09	.00	( 102,427.09)	.0
TOTAL SOURCE 18	6,368.36	102,427.09	.00	( 102,427.09)	.0
TOTAL FUND REVENUE	307,413.31	2,799,303.43	2,847,486.00	48,182.57	98.3

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES--STREET IMP FUND</u>					
04-44-5001 SALARIES & WAGES	27,495.28	305,755.78	238,136.00	( 67,619.78)	128.4
04-44-5055 OVERTIME	240.43	5,130.66	9,000.00	3,869.34	57.0
04-44-5060 PAYROLL TAXES	2,040.13	23,040.33	18,906.00	( 4,134.33)	121.9
04-44-5065 WORKERS COMPENSATION	.00	21,853.90	8,078.00	( 13,775.90)	270.5
04-44-5066 HEALTH INSURANCE	4,164.94	42,589.63	40,410.00	( 2,179.63)	105.4
04-44-5067 DEFERRED COMP	677.60	8,281.79	5,627.00	( 2,654.79)	147.2
04-44-5068 MEDICAL SAVINGS	54.18	589.70	.00	( 589.70)	.0
04-44-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	61.46	1,500.00	1,438.54	4.1
04-44-5201 COMPUTER/TECHNOLOGY	1,583.75	11,430.00	25,000.00	13,570.00	45.7
04-44-5203 UNIFORMS	198.98	2,578.57	2,000.00	( 578.57)	128.9
04-44-5210 OPERATING SUPPLIES	.00	2,270.51	2,500.00	229.49	90.8
04-44-5212 FURNISHINGS	.00	.00	5,000.00	5,000.00	.0
04-44-5215 REPAIRS & MAINTENANCE--STREETS	10,517.60	193,262.30	240,000.00	46,737.70	80.5
04-44-5216 REPAIR & MAINT.--FLEET	2,490.23	31,809.77	40,000.00	8,190.23	79.5
04-44-5250 ASPHALT/STREET PATCHING	238,654.42	1,800,000.00	1,800,000.00	.00	100.0
04-44-5252 STREET SIGNS & MARKERS	5,883.29	17,670.64	25,000.00	7,329.36	70.7
04-44-5253 GAS & OIL	1,557.59	20,054.44	20,000.00	( 54.44)	100.3
04-44-5254 TOOLS	1,633.34	10,665.45	10,000.00	( 665.45)	106.7
04-44-5255 SAFETY EQUIPMENT	1,095.77	4,886.65	3,500.00	( 1,386.65)	139.6
04-44-5300 TELEPHONE	302.84	2,482.62	3,500.00	1,017.38	70.9
04-44-5305 UTILITIES	2,765.32	28,134.22	35,000.00	6,865.78	80.4
04-44-5310 TRASH DISPOSAL	.00	100.00	.00	( 100.00)	.0
04-44-5320 PROPERTY & LIABILITY INSURANCE	.00	28,959.34	46,951.00	17,991.66	61.7
04-44-5330 TRAINING	20.00	4,754.14	1,500.00	( 3,254.14)	316.9
04-44-5331 DUES & MEMBERSHIPS	.00	100.00	1,500.00	1,400.00	6.7
04-44-5360 STREET SWEEPING	3,942.00	28,728.00	15,000.00	( 13,728.00)	191.5
04-44-5361 DUST CONTROL	.00	26,367.22	40,000.00	13,632.78	65.9
04-44-5362 GRAVEL	.00	8,246.03	38,000.00	29,753.97	21.7
04-44-5363 WEED CONTROL	.00	7,149.93	3,000.00	( 4,149.93)	238.3
04-44-5364 SNOW REMOVAL	265.46	63,378.45	100,000.00	36,621.55	63.4
04-44-5365 REPAIR & MAINTENANCE--SEALCOAT	207,814.20	239,232.20	500,000.00	260,767.80	47.9
04-44-5366 REPAIR & MAINTENANCE--DRAINAGE	.00	15,348.00	500,000.00	484,652.00	3.1
04-44-5367 STREET STRIPING	.00	.00	75,000.00	75,000.00	.0
04-44-5369 REPAIR & MAINTENANCE--BRIDGES	9,164.22	44,052.68	127,620.00	83,567.32	34.5
04-44-5405 ENGINEERING FEES	.00	31,478.66	200,000.00	168,521.34	15.7
04-44-5491 VEHICLE LEASE EXPENSES	679.32	1,358.64	.00	( 1,358.64)	.0
04-44-5500 CAPITAL OUTLAY	.00	138,362.20	205,000.00	66,637.80	67.5
04-44-5604 2012 GRADER	.00	.00	2,500.00	2,500.00	.0
<b>TOTAL EXPENDITURES--STREET IMP FUND</b>	<b>523,240.89</b>	<b>3,170,163.91</b>	<b>4,389,228.00</b>	<b>1,219,064.09</b>	<b>72.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>523,240.89</b>	<b>3,170,163.91</b>	<b>4,389,228.00</b>	<b>1,219,064.09</b>	<b>72.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 215,827.58)</b>	<b>( 370,860.48)</b>	<b>( 1,541,742.00)</b>	<b>( 1,170,881.52)</b>	<b>( 24.1)</b>

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

CONSERVATION TRUST FUND

<u>ASSETS</u>		
05-01-0100	CASH IN COMMON - CTF	91,032.64
	TOTAL ASSETS	<u>91,032.64</u>
 <u>LIABILITIES AND EQUITY</u>		
 <u>FUND EQUITY</u>		
05-02-3001	FUND BALANCE	36,128.17
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>54,904.47</u>
	BALANCE - CURRENT DATE	<u>54,904.47</u>
	TOTAL FUND EQUITY	<u>91,032.64</u>
	TOTAL LIABILITIES AND EQUITY	<u>91,032.64</u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>LOTTERY REVENUE</u>					
05-17-4630 LOTTERY REVENUE	.00	51,867.01	61,523.00	9,655.99	84.3
TOTAL LOTTERY REVENUE	.00	51,867.01	61,523.00	9,655.99	84.3
<u>MISCELLANEOUS REVENUE</u>					
05-18-4619 INTEREST & DIVIDEND INCOME	398.78	3,037.46	.00	( 3,037.46)	.0
TOTAL MISCELLANEOUS REVENUE	398.78	3,037.46	.00	( 3,037.46)	.0
TOTAL FUND REVENUE	398.78	54,904.47	61,523.00	6,618.53	89.2
05-45-5506 CAPITAL OUTLAY--PARKS & EQUIP	.00	.00	98,500.00	98,500.00	.0
TOTAL DEPARTMENT 45	.00	.00	98,500.00	98,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	98,500.00	98,500.00	.0
NET REVENUE OVER EXPENDITURES	398.78	54,904.47	( 36,977.00)	( 91,881.47)	148.5

TOWN OF MEAD  
BALANCE SHEET  
NOVEMBER 30, 2023

SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,462,819.72	
06-01-1302	PREPAID EXPENSE	2,418.87	
06-01-1305	ACCUM DEPRECIATION - PLANT & E	( 3,537,093.14)	
06-01-1306	A/R-UTILITY BILLING	104,229.76	
06-01-1501	LAND	294,834.95	
06-01-1502	LAND IMPROV.	322,159.37	
06-01-1503	SEWER COLLECTION SYSTEM	1,753,546.08	
06-01-1504	BUILDINGS	281,750.60	
06-01-1506	MACH. & EQUIP.	179,757.28	
06-01-1507	WASTEWATER TREATMENT PLANT	6,722,398.81	
06-01-1510	CONSTRUCTION IN PROGRESS	42,103.93	
	TOTAL ASSETS		7,628,926.23

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	3,351.56	
06-02-2005	RETAINAGE PAYABLE	8,103.05	
06-02-2200	LOAN PAYABLE CWRPDA--LT	1,391,698.93	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT	79,497.38	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 1,363.29)	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	1,252.00	
06-02-2401	SOCIAL SECURITY TAX PAYABLE	( 7.99)	
06-02-2402	MEDICARE TAX PAYABLE	( 1.87)	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	534.30	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	54.27	
06-02-2410	MISC PAYROLL PAYABLE	5,746.00	
06-02-2500	ACC'D COMPENSATED ABS--CURRENT	1,094.99	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT	9,854.89	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA	21,393.65	
06-02-2601	BOND PREMIUM--UNAMORTIZED	49,993.06	
	TOTAL LIABILITIES		1,571,200.93

FUND EQUITY

06-02-3001	FUND BALANCE	5,746,434.27	
	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	( 129,108.97)	
	BALANCE - CURRENT DATE	311,291.03	
	TOTAL FUND EQUITY		6,057,725.30
	TOTAL LIABILITIES AND EQUITY		7,628,926.23

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
06-11-4150 SEWER USER FEES	77,349.68	864,577.92	982,183.00	117,605.08	88.0
06-11-4152 RATERINK LIFT STA. SURCHARGE	1,020.00	11,180.00	.00	( 11,180.00)	.0
06-11-4160 SEWER LATE/NSF FEES	2,063.10	14,280.24	16,000.00	1,719.76	89.3
06-11-4165 SEWER TAP FEES	17,201.00	180,811.00	494,932.00	314,121.00	36.5
TOTAL CHARGES FOR SERVICES	97,633.78	1,070,849.16	1,493,115.00	422,265.84	71.7
<u>MISCELLANEOUS REVENUE</u>					
06-18-4619 INTEREST & DIVIDEND INCOME	6,408.11	69,586.38	36,000.00	( 33,586.38)	193.3
TOTAL MISCELLANEOUS REVENUE	6,408.11	69,586.38	36,000.00	( 33,586.38)	193.3
TOTAL FUND REVENUE	104,041.89	1,140,435.54	1,529,115.00	388,679.46	74.6
<u>ADMINISTRATION</u>					
06-40-5001 SALARIES & WAGES	13,720.49	156,302.87	169,869.00	13,566.13	92.0
06-40-5055 OVERTIME	187.27	5,267.35	.00	( 5,267.35)	.0
06-40-5060 PAYROLL TAXES	1,006.37	11,993.59	12,995.00	1,001.41	92.3
06-40-5065 WORKERS COMP	.00	4,739.97	3,094.00	( 1,645.97)	153.2
06-40-5066 HEALTH INSURANCE	1,743.00	19,039.40	25,845.00	6,805.60	73.7
06-40-5067 DEFERRED COMP/RETIREMENT	694.74	7,765.02	7,009.00	( 756.02)	110.8
06-40-5068 MEDICAL SAVINGS	89.60	687.70	587.00	( 100.70)	117.2
06-40-5205 POSTAGE	408.86	3,939.58	4,800.00	860.42	82.1
06-40-5300 TELEPHONE	123.52	898.67	720.00	( 178.67)	124.8
06-40-5320 GENERAL LIABILITY INSURANCE	.00	5,791.87	9,390.00	3,598.13	61.7
06-40-5331 DUES AND MEMBERSHIP	.00	1,000.00	1,200.00	200.00	83.3
06-40-5399 OTHER PROFESSIONAL SERVICES	519.40	5,194.00	6,583.00	1,389.00	78.9
06-40-5400 LEGAL FEES	878.60	8,858.35	11,385.00	2,526.65	77.8
06-40-5401 CONSULTING FEES	543.20	13,641.90	13,647.00	5.10	100.0
06-40-5405 ENGINEERING FEES	.00	27,532.85	70,000.00	42,467.15	39.3
06-40-5410 PLANNING/CONSULTANTS	207.55	2,065.49	2,040.00	( 25.49)	101.3
06-40-5415 AUDIT FEES	.00	7,965.00	7,977.00	12.00	99.9
06-40-5460 ADMINISTRATIVE OVERHEAD	.00	.00	9,185.00	9,185.00	.0
06-40-5700 MISC. EXPENSE	.00	.00	500.00	500.00	.0
06-40-5701 BANK FEES	635.42	5,679.15	.00	( 5,679.15)	.0
06-40-5705 MILEAGE	50.00	550.00	300.00	( 250.00)	183.3
TOTAL ADMINISTRATION	20,808.02	288,912.76	357,126.00	68,213.24	80.9

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
06-47-5210 OPERATING SUPPLIES	.00	.00	1,500.00	1,500.00	.0
06-47-5215 REPAIRS & MAINT	162,836.23	188,619.73	160,500.00	( 28,119.73)	117.5
06-47-5227 CHEMICALS	.00	.00	750.00	750.00	.0
06-47-5231 SLUDGE DISPOSAL	3,640.00	51,382.39	65,000.00	13,617.61	79.1
06-47-5248 SEWER LINE REPAIRS	.00	581.76	15,000.00	14,418.24	3.9
06-47-5253 GAS & OIL	981.15	7,244.28	6,000.00	( 1,244.28)	120.7
06-47-5305 UTILITIES	4,104.35	41,810.95	68,284.00	26,473.05	61.2
06-47-5306 UTILITIES--RATERINK	47.66	581.73	.00	( 581.73)	.0
06-47-5310 TRASH	93.72	1,030.92	1,125.00	94.08	91.6
06-47-5390 SEWER MAINT. CONTRACT	5,195.16	62,879.02	85,638.00	22,758.98	73.4
06-47-5391 SEWER TESTING	990.96	5,541.97	6,000.00	458.03	92.4
06-47-5392 LINE LOCATOR	651.45	8,499.53	6,000.00	( 2,499.53)	141.7
06-47-5393 STATE DISCHARGE PERMIT	.00	5,093.40	3,500.00	( 1,593.40)	145.5
06-47-5394 SEWER LINE FLUSHING	.00	80,082.00	85,000.00	4,918.00	94.2
06-47-5396 R&M--RATERINK LIFT STATION	735.00	8,992.35	.00	( 8,992.35)	.0
06-47-5556 CAPITAL OUTLAY--CIPP	.00	250.00	100,000.00	99,750.00	.3
06-47-5557 CAPITAL OUTLAY-HEADWORKS MECH	.00	380,013.79	185,700.00	( 194,313.79)	204.6
06-47-5558 CAPITAL OUTLAY-BLOWER REPLACE	49.91	3,715.41	130,000.00	126,284.59	2.9
06-47-5559 CAPITAL OUTLAY-CHEMICAL PHOSOP	.00	4,158.00	100,000.00	95,842.00	4.2
<b>TOTAL OPERATIONS</b>	<b>179,325.59</b>	<b>850,477.23</b>	<b>1,019,997.00</b>	<b>169,519.77</b>	<b>83.4</b>
<u>DEPARTMENT 98</u>					
06-98-9801 2007 CWRPDA LOAN--PRINCIPAL	.00	79,497.38	79,497.00	( .38)	100.0
06-98-9802 2007 CWRPDA LOAN--INTEREST	.00	50,657.14	50,657.00	( .14)	100.0
<b>TOTAL DEPARTMENT 98</b>	<b>.00</b>	<b>130,154.52</b>	<b>130,154.00</b>	<b>( .52)</b>	<b>100.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>200,133.61</b>	<b>1,269,544.51</b>	<b>1,507,277.00</b>	<b>237,732.49</b>	<b>84.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 96,091.72)</b>	<b>( 129,108.97)</b>	<b>21,838.00</b>	<b>150,946.97</b>	<b>(591.2)</b>

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

POLICE FUND

ASSETS

08-01-0100	CASH IN COMMON - POLICE	147,719.85	
	TOTAL ASSETS		147,719.85

LIABILITIES AND EQUITY

FUND EQUITY

08-02-3001	FUND BALANCE	250,667.54	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	( 102,947.69)	
	BALANCE - CURRENT DATE	( 102,947.69)	
	TOTAL FUND EQUITY		147,719.85
	TOTAL LIABILITIES AND EQUITY		147,719.85



TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

POLICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
08-11-4165 IMPACT FEES	5,636.08	55,171.80	150,321.00	95,149.20	36.7
TOTAL SOURCE 11	5,636.08	55,171.80	150,321.00	95,149.20	36.7
 <u>SOURCE 18</u>					
08-18-4619 INTEREST & DIVIDEND INCOME	647.11	8,547.84	5,400.00	( 3,147.84)	158.3
TOTAL SOURCE 18	647.11	8,547.84	5,400.00	( 3,147.84)	158.3
 TOTAL FUND REVENUE	 6,283.19	 63,719.64	 155,721.00	 92,001.36	 40.9
 <u>DEPARTMENT 42</u>					
08-42-5491 VEHICLE LEASE EXPENSES	7,109.96	105,251.60	86,925.00	( 18,326.60)	121.1
08-42-5511 CAPITAL OUTLAY--BLDGS & IMPVTS	3,430.00	61,415.73	225,000.00	163,584.27	27.3
TOTAL DEPARTMENT 42	10,539.96	166,667.33	311,925.00	145,257.67	53.4
 TOTAL FUND EXPENDITURES	 10,539.96	 166,667.33	 311,925.00	 145,257.67	 53.4
 NET REVENUE OVER EXPENDITURES	 ( 4,256.77)	 ( 102,947.69)	 ( 156,204.00)	 ( 53,256.31)	 ( 65.9)

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

MUNICIPAL FACILITIES FUND

<u>ASSETS</u>			
09-01-0100	COMBINED CASH	3,339,482.42	
	TOTAL ASSETS		3,339,482.42
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
09-02-2000	ACCOUNTS PAYABLE	37,892.70	
09-02-2005	RETAINAGE PAYABLE	19,348.47	
	TOTAL LIABILITIES		57,241.17
<u>FUND EQUITY</u>			
09-02-3003	FUND BALANCE-MUNICIPAL	2,327,141.70	
09-02-3004	FUND BALANCE-RECREATION	67,630.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	887,468.72	
	BALANCE - CURRENT DATE	887,468.72	
	TOTAL FUND EQUITY		3,282,241.25
	TOTAL LIABILITIES AND EQUITY		3,339,482.42

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

MUNICIPAL FACILITIES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES</u>					
09-11-4165 IMPACT FEES	48,502.53	530,904.10	1,284,309.00	753,404.90	41.3
TOTAL FEES	48,502.53	530,904.10	1,284,309.00	753,404.90	41.3
<u>GRANTS</u>					
09-15-4545 GRANTS--EIAF 9349 STATE FUNDS	.00	21,097.62	40,000.00	18,902.38	52.7
TOTAL GRANTS	.00	21,097.62	40,000.00	18,902.38	52.7
<u>SOURCE 16</u>					
09-16-4806 TRANSFER FROM SEWER FUND	.00	1,125,000.00	1,500,000.00	375,000.00	75.0
09-16-4819 TRF FR CAPITAL IMPRVT FUND	.00	600,000.00	800,000.00	200,000.00	75.0
TOTAL SOURCE 16	.00	1,725,000.00	2,300,000.00	575,000.00	75.0
<u>MISCELLANEOUS REVENUE</u>					
09-18-4619 INTEREST & DIVIDEND INCOME	14,629.12	134,550.85	63,525.00	( 71,025.85)	211.8
TOTAL MISCELLANEOUS REVENUE	14,629.12	134,550.85	63,525.00	( 71,025.85)	211.8
TOTAL FUND REVENUE	63,131.65	2,411,552.57	3,687,834.00	1,276,281.43	65.4
<u>ADMINISTRATION</u>					
09-40-5410 PLANNING/CONSULTANTS	.00	14,240.00	30,000.00	15,760.00	47.5
TOTAL ADMINISTRATION	.00	14,240.00	30,000.00	15,760.00	47.5
<u>STREETS</u>					
09-44-5602 LEASE PURCH PRIN--2021 TRUCK 2	.00	38,287.18	38,287.00	( .18)	100.0
09-44-5603 LEASE PURCH INT--2021 TRUCK 2	.00	4,956.00	4,956.00	.00	100.0
09-44-5604 2021 LEASE PURCH PRIN--TRUCK 1	.00	39,470.08	39,470.00	( .08)	100.0
09-44-5605 2021 LEASE PURCH INT--TRUCK 1	.00	3,773.10	3,773.00	( .10)	100.0
TOTAL STREETS	.00	86,486.36	86,486.00	( .36)	100.0

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

MUNICIPAL FACILITIES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 45</u>					
09-45-5491 VEHICLE LEASE EXPENSES	4,975.50	60,958.67	63,140.00	2,181.33	96.6
TOTAL DEPARTMENT 45	4,975.50	60,958.67	63,140.00	2,181.33	96.6
<u>DEPARTMENT 49</u>					
09-49-5491 VEHICLE LEASE EXPENSES	934.30	8,200.98	12,333.00	4,132.02	66.5
TOTAL DEPARTMENT 49	934.30	8,200.98	12,333.00	4,132.02	66.5
<u>EXPENDITURES</u>					
09-50-5500 CAPITAL OUTLAY--BOARD/CT ROOM	2,803.93	662,079.07	400,000.00	( 262,079.07)	165.5
09-50-5505 CAPITAL OUTLAY--OFFICE EQ	.00	3,310.50	.00	( 3,310.50)	.0
09-50-5511 CAPITAL OUTLAY--PW FACILITY	2,438.00	235,439.15	175,000.00	( 60,439.15)	134.5
09-50-5512 CAPITAL OUTLAY--TH IMPRVMTS	.00	.00	50,000.00	50,000.00	.0
09-50-5514 CAPITAL OUTLAY--GRADER SHED	31,715.00	39,421.14	50,000.00	10,578.86	78.8
TOTAL EXPENDITURES	36,956.93	940,249.86	675,000.00	( 265,249.86)	139.3
<u>DEPARTMENT 51</u>					
09-51-5500 CAPITAL OUTLAY	36,245.77	413,947.98	5,385,000.00	4,971,052.02	7.7
TOTAL DEPARTMENT 51	36,245.77	413,947.98	5,385,000.00	4,971,052.02	7.7
TOTAL FUND EXPENDITURES	79,112.50	1,524,083.85	6,251,959.00	4,727,875.15	24.4
NET REVENUE OVER EXPENDITURES	( 15,980.85)	887,468.72	( 2,564,125.00)	( 3,451,593.72)	34.6

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

TRANSPORTATION FUND

<u>ASSETS</u>			
14-01-0100	COMBINED CASH	6,870,519.64	
	TOTAL ASSETS		6,870,519.64
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
14-02-2000	ACCOUNTS PAYABLE	25,225.70	
	TOTAL LIABILITIES		25,225.70
<u>FUND EQUITY</u>			
14-02-3001	FUND BALANCE	6,403,665.94	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	441,628.00	
	BALANCE - CURRENT DATE	441,628.00	
	TOTAL FUND EQUITY		6,845,293.94
	TOTAL LIABILITIES AND EQUITY		6,870,519.64

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

TRANSPORTATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEEES</u>					
14-11-4165 IMPACT FEES	69,748.60	627,066.12	2,056,551.00	1,429,484.88	30.5
TOTAL FEES	69,748.60	627,066.12	2,056,551.00	1,429,484.88	30.5
<u>GRANTS</u>					
14-15-4570 CDOT GRANT--SAFE ROUTES TO SCH	6,441.50	9,364.70	424,850.00	415,485.30	2.2
14-15-4571 CDOT GRANT--UNDERPASS	.00	176,117.58	400,000.00	223,882.42	44.0
14-15-4575 CML GRANT--BRIDGE	.00	.00	160,317.00	160,317.00	.0
14-15-4580 FEDERAL GRANT--3RD & WELKER	.00	.00	1,900,000.00	1,900,000.00	.0
14-15-4585 ENERGY COLO--EV CHARGING GRANT	.00	.00	40,000.00	40,000.00	.0
TOTAL GRANTS	6,441.50	185,482.28	2,925,167.00	2,739,684.72	6.3
<u>SOURCE 16</u>					
14-16-4820 TRANSFER FROM MURA	.00	375,000.00	500,000.00	125,000.00	75.0
TOTAL SOURCE 16	.00	375,000.00	500,000.00	125,000.00	75.0
<u>MISCELLANEOUS REVENUE</u>					
14-18-4619 INTEREST & DIVIDEND INCOME	30,097.38	296,324.82	.00	( 296,324.82)	.0
TOTAL MISCELLANEOUS REVENUE	30,097.38	296,324.82	.00	( 296,324.82)	.0
<u>SOURCE 19</u>					
14-19-4941 P.I.L.O.CONSTRUCTION	100,000.00	146,341.87	500,000.00	353,658.13	29.3
TOTAL SOURCE 19	100,000.00	146,341.87	500,000.00	353,658.13	29.3
TOTAL FUND REVENUE	206,287.48	1,630,215.09	5,981,718.00	4,351,502.91	27.3

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

TRANSPORTATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
14-40-5405 ENGINEERING FEES	1,180.50	1,180.50	20,000.00	18,819.50	5.9
14-40-5500 CAPITAL OUTLAY--WELKER/3RD	35,717.10	189,911.66	4,557,511.00	4,367,599.34	4.2
14-40-5501 CAPITAL OUTLAY--SAFE RTESTOSCH	11,734.14	23,440.02	531,063.00	507,622.98	4.4
14-40-5562 CAPITAL OUTLAY-Y BRIDGE DESIGN	7,520.25	7,520.25	200,396.00	192,875.75	3.8
14-40-5564 CAPITAL OUTLAY--WING WALL	4,687.51	18,875.16	.00	( 18,875.16)	.0
14-40-5565 CAPITAL OUTLAY-SH66/CR7 UNDER	5,119.07	325,078.66	500,000.00	174,921.34	65.0
14-40-5566 CAPITAL -SH 66/CR7-ITERSECTION	.00	2,451.88	1,250,000.00	1,247,548.12	.2
14-40-5567 CAPITAL OUTLAY-NORTH CREEK	.00	1,289.00	20,000.00	18,711.00	6.5
14-40-5568 CAPITAL OUTLAY-ALLEY IMPTS	.00	.00	1,250,000.00	1,250,000.00	.0
14-40-5569 CAPITAL OUTLAY-INT CR 38 & I	.00	.00	200,000.00	200,000.00	.0
14-40-5570 CAPITAL OUTLAY-EV CHARGING ST	900.00	900.00	40,000.00	39,100.00	2.3
14-40-5720 CONTINGENCIES	.00	617,939.96	175,000.00	( 442,939.96)	353.1
TOTAL EXPENDITURES	66,858.57	1,188,587.09	8,743,970.00	7,555,382.91	13.6
TOTAL FUND EXPENDITURES	66,858.57	1,188,587.09	8,743,970.00	7,555,382.91	13.6
NET REVENUE OVER EXPENDITURES	139,428.91	441,628.00	( 2,762,252.00)	( 3,203,880.00)	16.0

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

PARKS & OPEN SPACE

<u>ASSETS</u>			
18-01-0100	CASH IN COMMON - PARKS & OPEN	915,107.45	
	TOTAL ASSETS		915,107.45
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
18-02-2000	ACCOUNTS PAYABLE	7,790.50	
	TOTAL LIABILITIES		7,790.50
<u>FUND EQUITY</u>			
18-02-3001	FUND BALANCE	1,110,903.68	
18-02-3005	FUND BALANCE - OPEN SPACE	619,757.05	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	( 823,343.78)	
	BALANCE - CURRENT DATE	( 823,343.78)	
	TOTAL FUND EQUITY		907,316.95
	TOTAL LIABILITIES AND EQUITY		915,107.45



TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

PARKS & OPEN SPACE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES</u>					
18-11-4165 IMPACT FEES	29,210.00	280,313.00	666,020.00	385,707.00	42.1
TOTAL FEES	29,210.00	280,313.00	666,020.00	385,707.00	42.1
<u>MISCELLANEOUS REVENUE</u>					
18-18-4527 GOCO GRANT--FISHING IS FUN	.00	.00	100,000.00	100,000.00	.0
18-18-4619 INTEREST & DIVIDEND INCOME	4,008.77	55,959.40	.00	( 55,959.40)	.0
TOTAL MISCELLANEOUS REVENUE	4,008.77	55,959.40	100,000.00	44,040.60	56.0
TOTAL FUND REVENUE	33,218.77	336,272.40	766,020.00	429,747.60	43.9
<u>ADMINISTRATION</u>					
18-40-5410 PLANNING/CONSULTANTS	.00	.00	130,000.00	130,000.00	.0
TOTAL ADMINISTRATION	.00	.00	130,000.00	130,000.00	.0
<u>DEPARTMENT 45</u>					
18-45-5500 CAPITAL OUTLAY	5,214.00	16,925.68	350,000.00	333,074.32	4.8
TOTAL DEPARTMENT 45	5,214.00	16,925.68	350,000.00	333,074.32	4.8
<u>CAPITAL PROJECTS</u>					
18-52-5500 CAPITAL OUTLAY	2,576.50	17,690.50	375,000.00	357,309.50	4.7
18-52-5909 TRANSFER TO MUNICIPAL FUND	.00	1,125,000.00	1,500,000.00	375,000.00	75.0
TOTAL CAPITAL PROJECTS	2,576.50	1,142,690.50	1,875,000.00	732,309.50	60.9
TOTAL FUND EXPENDITURES	7,790.50	1,159,616.18	2,355,000.00	1,195,383.82	49.2
NET REVENUE OVER EXPENDITURES	25,428.27	( 823,343.78)	( 1,588,980.00)	( 765,636.22)	( 51.8)

TOWN OF MEAD  
 BALANCE SHEET  
 NOVEMBER 30, 2023

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
19-01-0100	COMBINED CASH	3,825,023.77	
	TOTAL ASSETS		3,825,023.77
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
19-02-3001	FUND BALANCE	3,305,303.52	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	519,720.25	
	BALANCE - CURRENT DATE	519,720.25	
	TOTAL FUND EQUITY		3,825,023.77
	TOTAL LIABILITIES AND EQUITY		3,825,023.77

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TRANSFERS IN</u>					
19-16-4615 TRANSFER IN FROM GENERAL	.00	1,035,338.25	1,380,451.00	345,112.75	75.0
TOTAL TRANSFERS IN	.00	1,035,338.25	1,380,451.00	345,112.75	75.0
<u>MISCELLANEOUS REVENUE</u>					
19-18-4619 INTEREST & DIVIDEND INCOME	16,756.11	84,382.00	21,000.00	( 63,382.00)	401.8
TOTAL MISCELLANEOUS REVENUE	16,756.11	84,382.00	21,000.00	( 63,382.00)	401.8
TOTAL FUND REVENUE	16,756.11	1,119,720.25	1,401,451.00	281,730.75	79.9
<u>DEPARTMENT 46</u>					
19-46-5909 TRANSFER TO MUNI FACIL FUND	.00	600,000.00	800,000.00	200,000.00	75.0
TOTAL DEPARTMENT 46	.00	600,000.00	800,000.00	200,000.00	75.0
TOTAL FUND EXPENDITURES	.00	600,000.00	800,000.00	200,000.00	75.0
NET REVENUE OVER EXPENDITURES	16,756.11	519,720.25	601,451.00	81,730.75	86.4

TOWN OF MEAD  
BALANCE SHEET  
NOVEMBER 30, 2023

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	3,481,146.33	
20-01-1250	PROPERTY TAX RECEIVABLE	3,042,118.00	
20-01-1301	A/R - MURA	218.76	
20-01-1302	PREPAID EXPENSE	842.29	
	TOTAL ASSETS		6,524,325.38

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	2,380.12	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 1,522.63)	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	1,043.79	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	666.35	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	64.71	
20-02-2410	MISC PAYROLL PAYABLE	6,219.45	
20-02-2700	DEFERRED INFLOWS- PROPERTY TAX	3,042,118.00	
	TOTAL LIABILITIES		3,050,969.79

FUND EQUITY

20-02-3001	FUND BALANCE	3,091,476.14	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	381,879.45	
	BALANCE - CURRENT DATE	381,879.45	
	TOTAL FUND EQUITY		3,473,355.59
	TOTAL LIABILITIES AND EQUITY		6,524,325.38

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
20-10-4050 TAX INCREMENT REVENUE (TIF)	71,018.99	3,003,306.03	2,904,204.00	( 99,102.03)	103.4
TOTAL TAXES	71,018.99	3,003,306.03	2,904,204.00	( 99,102.03)	103.4
<u>FEES</u>					
20-11-4110 ADMINSTRATIVE FEE	.00	.00	15,240.00	15,240.00	.0
TOTAL FEES	.00	.00	15,240.00	15,240.00	.0
<u>MISCELLANEOUS REVENUE</u>					
20-18-4619 INTEREST & DIVIDEND INCOME	15,249.70	144,964.76	29,295.00	( 115,669.76)	494.8
TOTAL MISCELLANEOUS REVENUE	15,249.70	144,964.76	29,295.00	( 115,669.76)	494.8
TOTAL FUND REVENUE	86,268.69	3,148,270.79	2,948,739.00	( 199,531.79)	106.8
<u>ADMINISTRATION</u>					
20-40-5001 SALARIES & WAGES	16,593.87	193,636.23	207,756.00	14,119.77	93.2
20-40-5055 OVERTIME	.00	276.58	.00	( 276.58)	.0
20-40-5060 PAYROLL TAXES	973.30	13,676.80	15,893.00	2,216.20	86.1
20-40-5065 WORKERS COMP	.00	2,235.22	1,226.00	( 1,009.22)	182.3
20-40-5066 HEALTH INSURANCE	1,991.70	20,924.98	23,307.00	2,382.02	89.8
20-40-5067 DEFERRED COMP/RETIREMENT	1,008.46	12,105.27	12,515.00	409.73	96.7
20-40-5068 MEDICAL SAVINGS	63.92	606.58	617.00	10.42	98.3
20-40-5100 TIF REVENUE SHARING	.00	1,707,258.34	1,655,481.00	( 51,777.34)	103.1
20-40-5300 TELEPHONE	48.50	497.50	523.00	25.50	95.1
20-40-5320 GENERAL LIABILITY INSURANCE	.00	2,316.74	3,343.00	1,026.26	69.3
20-40-5400 LEGAL FEES	2,319.07	19,953.18	40,000.00	20,046.82	49.9
20-40-5401 CONSULTING FEES	456.20	12,688.73	13,187.00	498.27	96.2
20-40-5415 AUDIT FEES	.00	2,655.00	2,659.00	4.00	99.9
20-40-5425 COUNTY TREASURER'S FEE	1,065.27	16,701.99	43,563.00	26,861.01	38.3
20-40-5427 TIF ADVANCE	.00	382,987.10	1,100,000.00	717,012.90	34.8
20-40-5500 CAPITAL OUTLAY	.00	.00	50,000.00	50,000.00	.0
20-40-5700 MISC. EXPENSE	.00	121.10	1,000.00	878.90	12.1
20-40-5705 MILEAGE	250.00	2,750.00	2,000.00	( 750.00)	137.5
20-40-5914 TRANSFER TO TRANSPORTATION FD	.00	375,000.00	500,000.00	125,000.00	75.0
20-40-5999 OTHER PROJECTS	.00	.00	1,000,000.00	1,000,000.00	.0
TOTAL ADMINISTRATION	24,770.29	2,766,391.34	4,673,070.00	1,906,678.66	59.2
TOTAL FUND EXPENDITURES	24,770.29	2,766,391.34	4,673,070.00	1,906,678.66	59.2

TOWN OF MEAD  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2023

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	61,498.40	381,879.45	( 1,724,331.00)	( 2,106,210.45)	22.2

Report Criteria:

- Aging by Date
- Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	2,240.00	2,240.00	-	-	-	-	-	-
45	Mead Development Group, Inc.	4,788.00-	-	4,040.25-	747.75-	-	-	-	-
162	Mead High School	450.00	450.00	-	-	-	-	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
239	Gopher Gulch	473.00	-	473.00	-	-	-	-	-
256	Prosper Land & Development LLC	9,590.93	-	1,235.00	2,382.00	2,521.43	-	-	3,452.50
263	Eagle Development	29,445.00	-	-	1,040.00	12,187.50	13,357.50	2,756.25	103.75
270	Highland Development Services Inc	1,068.08	-	3,055.00-	-	-	-	-	4,123.08
277	Front Range Investment Holdings LLC	189.38	-	189.38	-	-	-	-	-
278	WCR 34 & HWY 25-220 LLC	302.00	-	302.00	-	-	-	-	-
280	Benson Farms - MD	2,430.25-	-	-	-	-	-	-	2,430.25-
282	Agfinity, Inc	403.50	-	229.78	-	-	-	173.72	-
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
287	Eagle Development LRMD	1,855.00-	-	-	-	-	-	-	1,855.00-
290	Forestar Real Estate Group	1,620.00-	-	-	1,620.00-	-	-	-	-
292	BREG Industrial Development	13,319.95	-	-	328.25	83.33	-	-	12,908.37
294	QuikTrip Corp	3,599.50	-	3,599.50	-	-	-	-	-
296	Silver Point Development	5,594.25	-	5,594.25	-	-	-	-	-
297	Meadow Ridge Development, Inc	3,506.00	-	3,506.00	-	-	-	-	-
298	Century Land Holdings LLC	3,606.00	-	3,606.00	-	-	-	-	-
299	Lizondo Futbol Academy LLC	182.30	-	-	-	-	-	51.00	131.30
301	BREG Industrial Devel. c/o Broe Real Es	459.55	-	131.30	65.65	-	-	262.60	-
307	Tharaldson c/o Ventana Capital, Inc	250.48	-	-	65.65	53.53	-	131.30	-
318	Mead Investor LLC	381.30	-	-	-	381.30	-	-	-
320	Lorson South Land Corp c/o Landhuis C	2,133.99	-	-	-	-	-	-	2,133.99
323	Enyo Power Partners, LLC	816.84	-	816.84	-	-	-	-	-
325	Red Barn Metropolitan District	2,203.05-	-	-	881.22-	-	-	881.22-	440.61-
326	AMK Properties LLC	300.47-	-	-	-	-	-	-	300.47-
328	Homerun Properties LLC	702.46	-	-	-	-	-	-	702.46
329	Club Car Wash Operating LLC	2,403.31	2,403.31	-	-	-	-	-	-
330	TCA Construction	1,094.24	-	-	136.00	236.09	722.15	-	-
331	Mountain Legacy LLC	3,005.77	-	-	-	-	-	722.66	2,283.11
334	BUFFBRAKER, LLC / BAS 2020 LLC	5,933.36	-	-	3,700.75	-	2,232.61	-	-
335	34 9.5 Metropolitan District	2,514.91	138.88	2,376.03	-	-	-	-	-
336	Front Range Investment Holdings LLC	184,065.92-	-	-	-	184,065.92	-	-	-
337	Welcome to Realty, LLC 401k PSP	478.74	478.74	-	-	-	-	-	-
338	JMB Collection LLC	789.32	789.32	-	-	-	-	-	-
339	Vaulter Real Estate / Investments	1.72	1.72	-	-	-	-	-	-
340	Pilot Travel Centers	4,500.00	-	4,500.00	-	-	-	-	-
Grand Totals:		94,436.81-	6,501.97	19,463.83	4,469.33	168,602.74	16,312.26	3,216.31	24,202.23

Report Criteria:

Report type: GL detail  
 Vendor: Vendor number = 6877

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
12/23	12/11/2023	121123106	Land Title Guarantee Company, L	PARCEL RW	14-40-5500	Relocation Parcel 7 - 3rd & Welker Proj -	6,000.00
Total 121123106:							6,000.00
Grand Totals:							6,000.00

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
14-02-2000	.00	6,000.00-	6,000.00-
14-40-5500	6,000.00	.00	6,000.00
Grand Totals:	6,000.00	6,000.00-	.00

M = Manual Check, V = Void Check



Report Criteria:  
 Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
12/23	12/12/2023	37583	H.C. Peck & Associates Inc	PARCEL 3 M	14-40-5500	3rd & Welker Proj - Parcel 3 - McIntosh F	31,850.00- V
Total 37583:							31,850.00-
12/23	12/12/2023	37628	Fidelity National Title Company	PARCEL 3 M	14-40-5500	3rd & Welker - Parcel 3 - McIntosh Farm	31,850.00
Total 37628:							31,850.00
12/23	12/14/2023	37629	Land Title Guarantee Company	R.O.W. - ME	01-02-2615	R.O.W. - roundabout - Mead Place #45 -	137.00
Total 37629:							137.00
12/23	12/27/2023	37630	4Rivers Equipment Accounts Rec	1559712	04-44-5216	PW 32	1,375.27
Total 37630:							1,375.27
12/23	12/27/2023	37631	Alerus	91399	01-40-5068	FSA Administration	185.00
Total 37631:							185.00
12/23	12/27/2023	37632	All Copy Products, Inc.	AR4178614	01-42-5315	Copier	88.24
12/23	12/27/2023	37632	All Copy Products, Inc.	AR4178615	01-40-5315	Copies	100.59
12/23	12/27/2023	37632	All Copy Products, Inc.	AR4185225	01-47-5315	Copies	116.29
Total 37632:							305.12
12/23	12/27/2023	37633	Amazon Capital Services Inc	11QL-JMYW-	01-45-5203	1JDL-YCGR-9YGM - return - Uniforms B	23.99-
12/23	12/27/2023	37633	Amazon Capital Services Inc	16YQ-TC7K-	01-40-5200	Supplies	178.50
12/23	12/27/2023	37633	Amazon Capital Services Inc	16YQ-TC7K-	01-49-5349	Wellness	1,155.98
12/23	12/27/2023	37633	Amazon Capital Services Inc	19YN-VQ7G-	01-45-5203	1JDL-YCGR-9YGM - return Uniforms - B	26.99-
12/23	12/27/2023	37633	Amazon Capital Services Inc	1D94-7NMW-	01-42-5200	Supplies	20.35
12/23	12/27/2023	37633	Amazon Capital Services Inc	1DQW-XL1P-	01-43-5700	Coat Rack	16.99
12/23	12/27/2023	37633	Amazon Capital Services Inc	1HV9-J6XT-	01-49-5220	1NKN-QTY3-73QN - credit/return holiday	16.19-
12/23	12/27/2023	37633	Amazon Capital Services Inc	1NVN-G1G7-	01-45-5203	1JDL-YCGR-9YGM - return Uniforms - B	53.98-
12/23	12/27/2023	37633	Amazon Capital Services Inc	1VDK-GFWL	01-49-5260	Rec Supplies	11.45
12/23	12/27/2023	37633	Amazon Capital Services Inc	1WGJ-VJTR-	01-42-5210	Supplies	23.88
12/23	12/27/2023	37633	Amazon Capital Services Inc	1WGJ-VJTR-	01-43-5200	Calendar	14.18
12/23	12/27/2023	37633	Amazon Capital Services Inc	1XPN-3HXN-	01-49-5349	Wellness	898.00
Total 37633:							2,198.18
12/23	12/27/2023	37634	AMRICH, LLC	140616	01-49-5202	Print	195.26
Total 37634:							195.26
12/23	12/27/2023	37635	Archdiocese of Denver	PARCEL 12 -	14-40-5500	Parcel 12 - 3rd & Welker Proj - Guardian	1,100.00
Total 37635:							1,100.00
12/23	12/27/2023	37636	ArchiveSocial LLC	285276	01-49-5331	2024 Social Media Archiving	4,188.00
Total 37636:							4,188.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
12/23	12/27/2023	37637	Ayres Associates Inc	211914	18-45-5500	Liberty Ranch Park Restrooms	3,376.50
Total 37637:							3,376.50
12/23	12/27/2023	37638	BERTHOUD ACE HARDWARE	115654/1	04-44-5216	R&M	70.28
Total 37638:							70.28
12/23	12/27/2023	37639	BK Tire	34456	04-44-5216	PW03	1,246.50
Total 37639:							1,246.50
12/23	12/27/2023	37640	Brakes Plus LLC	1421082902	01-42-5216	VIN 29528	85.30
Total 37640:							85.30
12/23	12/27/2023	37641	Brandon Finnegan	12202023 - C	01-47-5216	Fleet Hail Claim	67,979.02
Total 37641:							67,979.02
12/23	12/27/2023	37642	B-Town Inc	37604	01-42-5216	Credit for Taxes charged	41.96-
12/23	12/27/2023	37642	B-Town Inc	39013	01-42-5216	VIN 07144 - damage repair	717.57
12/23	12/27/2023	37642	B-Town Inc	39013	01-42-5216	Credit for tax charged	43.58-
Total 37642:							632.03
12/23	12/27/2023	37643	Burnt Mountain Services LLC	3797	09-02-2005	Retainage	9,348.49
12/23	12/27/2023	37643	Burnt Mountain Services LLC	3797	04-02-2005	Retainage	525.88
Total 37643:							9,874.37
12/23	12/27/2023	37644	Colorado Asphalt Pavement Asso	2957	04-44-5331	Dues/Membership - 2024	250.00
Total 37644:							250.00
12/23	12/27/2023	37645	Colorado Association of Chiefs of	4499	01-42-5331	2024 Membership - 1 to 9 Sworn Officers	250.00
Total 37645:							250.00
12/23	12/27/2023	37646	Colorado Communications and Uti	1600	01-40-5331	CCUA 2024 Membership Dues	550.00
Total 37646:							550.00
12/23	12/27/2023	37647	Colorado Department of Public He	WUDR24230	06-47-5559	WWTP - Chemical Phosphorus Removal	1,708.00
12/23	12/27/2023	37647	Colorado Department of Public He	WUSA24230	06-47-5559	WWTP - Chemical Phosphorus Removal	1,574.00
Total 37647:							3,282.00
12/23	12/27/2023	37648	Concrete Conservation LLC	2023395	06-02-2005	WWTP Structure - Retainage Due	8,103.05
Total 37648:							8,103.05
12/23	12/27/2023	37649	Cory E Ciaranello	PARCEL 5 -	14-40-5500	Parcel 5 - 3rd & Welker Proj - Ciaranello	3,800.00
Total 37649:							3,800.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
12/23	12/27/2023	37650	Denali Water Solutions LLc	INV686014	06-47-5231	Sludge Disposal	910.00
12/23	12/27/2023	37650	Denali Water Solutions LLc	INV693310	06-47-5231	Sludge Disposal	910.00
Total 37650:							1,820.00
12/23	12/27/2023	37651	Dewberry Engineers, Inc	2360243	14-40-5500	3rd & Welker Const Review	1,900.00
Total 37651:							1,900.00
12/23	12/27/2023	37652	Elena Freed	121923 - FR	01-49-5265	Senior Trip	15.07
Total 37652:							15.07
12/23	12/27/2023	37653	EST Inc	65311	14-40-5562	WCR 34 Bridge Design - Oct	11,758.75
Total 37653:							11,758.75
12/23	12/27/2023	37654	Fidelity National Title Company	PARCEL 7 -	14-40-5500	Parcel 7 - 3rd & Welker Proj	272,000.00
Total 37654:							272,000.00
12/23	12/27/2023	37655	Fit For You Mead	1048	01-49-5265	Senior Exercise - Nov	261.00
Total 37655:							261.00
12/23	12/27/2023	37656	Fox Tuttle Transportation Group	19021-56A	01-45-5405	Roundabout - On-Call Engineering - Nov	55.00
12/23	12/27/2023	37656	Fox Tuttle Transportation Group	19021-56B	01-02-2615	Elevation 25 (296) - November	1,705.00
12/23	12/27/2023	37656	Fox Tuttle Transportation Group	19021-56C	01-02-2615	Red Barn (298) - November	550.00
Total 37656:							2,310.00
12/23	12/27/2023	37657	Imprints Fort Collins	E33116	01-40-5203	Clothing - HM	37.90
Total 37657:							37.90
12/23	12/27/2023	37658	International Business Information	INV-002532	01-42-5331	2024 SHIELD Suite; license	2,636.80
Total 37658:							2,636.80
12/23	12/27/2023	37659	JVA INCORPORATED	12306	01-02-2615	Elevation 25 (Maan Farms) 296	688.00
12/23	12/27/2023	37659	JVA INCORPORATED	12307	01-02-2615	Quiktrip Crossing Dev 294	172.00
12/23	12/27/2023	37659	JVA INCORPORATED	12308	01-02-2615	Mead Distribution (Raterink 2 ) 302	172.00
12/23	12/27/2023	37659	JVA INCORPORATED	12309	01-47-5405	Design Standards & Specs	4,105.80
12/23	12/27/2023	37659	JVA INCORPORATED	12310	01-47-5405	GoHome Port Rv (Referral) General Engi	258.00
12/23	12/27/2023	37659	JVA INCORPORATED	12311	01-02-2615	JMB Collection Annexation 338	172.00
12/23	12/27/2023	37659	JVA INCORPORATED	12312	01-02-2615	Mead Town Center Dev Review 337	344.00
12/23	12/27/2023	37659	JVA INCORPORATED	12313	01-02-2615	Red Barn Annexation 298	86.00
12/23	12/27/2023	37659	JVA INCORPORATED	12314	01-02-2615	Gopher Gulch Dev Review 239	172.00
12/23	12/27/2023	37659	JVA INCORPORATED	12315	01-47-5405	TOM - General Engineering	1,445.60
12/23	12/27/2023	37659	JVA INCORPORATED	12540	06-47-5557	WWTF - Interceptor MHs	6,093.61
12/23	12/27/2023	37659	JVA INCORPORATED	12543	06-47-5559	WWTF - Chem P	4,600.00
12/23	12/27/2023	37659	JVA INCORPORATED	12562	06-40-5405	Sanitary Sewer Flow Metering	11,692.76
12/23	12/27/2023	37659	JVA INCORPORATED	12563	14-40-5567	N. Creek Floodplain Analysis	2,473.20
12/23	12/27/2023	37659	JVA INCORPORATED	15544	06-40-5405	TOM - Wastewater On-Call	1,737.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37659:							34,211.97
12/23	12/27/2023	37660	KLEEN-TECH SERVICES CORP	INVG004646	01-40-5050	Janitorial Services - Nov 2023	677.54
12/23	12/27/2023	37660	KLEEN-TECH SERVICES CORP	INVG004646	01-47-5050	Janitorial Services - Nov 2023	746.00
12/23	12/27/2023	37660	KLEEN-TECH SERVICES CORP	INVG004646	01-42-5050	Janitorial Services - Nov 2023	829.58
Total 37660:							2,253.12
12/23	12/27/2023	37661	Lindsay Precast LLC	59446	01-42-5215	Parking blocks for PD	768.00
Total 37661:							768.00
12/23	12/27/2023	37662	LONGMONT HUMANE SOCIETY	ME113023	01-42-5346	Animal Impounds	545.00
Total 37662:							545.00
12/23	12/27/2023	37663	MAC EQUIPMENT INC	454507	01-45-5216	Parks R&M Fleet	279.00
Total 37663:							279.00
12/23	12/27/2023	37664	MAIN STREET MAT COMPANY	199093	01-40-5210	Mat svcs	65.50
12/23	12/27/2023	37664	MAIN STREET MAT COMPANY	199094	01-42-5210	Mat svcs	67.33
12/23	12/27/2023	37664	MAIN STREET MAT COMPANY	199100	01-47-5210	Mat svcs	103.03
Total 37664:							235.86
12/23	12/27/2023	37665	McDonald Farms Enterprises	0097080-IN	01-47-5215	Rolloff Demo	509.00
Total 37665:							509.00
12/23	12/27/2023	37666	MCDONALD FARMS ENTERPRI	0097624-IN	01-47-5215	Vac tanker	2,099.00
Total 37666:							2,099.00
12/23	12/27/2023	37667	Michael Baker International	1197256	14-40-5405	WCR 38 Deck Replacement - Oct	3,374.50
Total 37667:							3,374.50
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Sugar Beet Solar (323)	1,272.00
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Elevation 25 (296)	426.25
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Meadow Ridge (297)	821.50
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Mead Place (45)	765.00
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	MEAD.NOV2	01-02-2615	Tract B - MVFPD	561.50
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	QuickTrip (294)	206.25
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Grand Meadow (341)	68.75
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-02-2615	Turion (277)	532.00
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	01-40-5400	Mileage/Cert Mail Reimbursement	64.85
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	Mead.Nov20	06-40-5400	Mileage/Cert Mail Reimbursement	64.85
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	MEAD.OCT2	01-40-5400	Tract B - Liberty Ranch	3,555.25
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	MEAD.OCT2	01-40-5400	Tract B - Liberty Ranch (inadvertently bill	3,555.25-
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	MEAD.OCT2	01-02-2615	Tract B - MVFPD	3,555.25
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	November 20	01-40-5400	Legal Services - November	15,461.25
12/23	12/27/2023	37668	Michow Guckenberger McAskin L	November 20	06-40-5400	Legal Services - November	813.75

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37668:							24,613.20
12/23	12/27/2023	37669	Minuteman Press	9788	01-42-5210	Business Cards - RP	68.09
Total 37669:							68.09
12/23	12/27/2023	37670	MJT Communications	13954	01-40-5401	Computer - Admin	1,100.00
12/23	12/27/2023	37670	MJT Communications	13954	06-40-5401	Computer - Sewer	137.50
12/23	12/27/2023	37670	MJT Communications	13954	20-40-5401	Computer - MURA	137.50
Total 37670:							1,375.00
12/23	12/27/2023	37671	Paulette Dolin	031	01-49-5265	Sr. Exercise - Nov 20 thru Dec 20 (10 cla	600.00
Total 37671:							600.00
12/23	12/27/2023	37672	PINNACOL ASSURANCE	21524465	01-45-5065	Deductible - JF	244.13
12/23	12/27/2023	37672	PINNACOL ASSURANCE	21524465	01-42-5065	Deductible - CE	870.14
Total 37672:							1,114.27
12/23	12/27/2023	37673	Prairie Mountian Media	0000367808	01-41-5340	Published Notices - Nov	382.20
Total 37673:							382.20
12/23	12/27/2023	37674	RACO	INV-110351	06-47-5215	Annual Service	450.00
Total 37674:							450.00
12/23	12/27/2023	37675	RAMEY ENVIRONMENTAL COM	26745	06-47-5215	Repairs - WWTP	691.38
12/23	12/27/2023	37675	RAMEY ENVIRONMENTAL COM	26782	06-47-5215	Wastewater svs	82.96
12/23	12/27/2023	37675	RAMEY ENVIRONMENTAL COM	26782	06-47-5391	Lab Services	288.96
Total 37675:							1,063.30
12/23	12/27/2023	37676	Rhomar Industries Inc	105205	04-44-5364	55 gal drum	1,683.18
Total 37676:							1,683.18
12/23	12/27/2023	37677	ROBERT BARNES, JR.	121123 - BA	01-49-5262	Santa - Christmas in the Park	250.00
Total 37677:							250.00
12/23	12/27/2023	37678	Robyn Brown	120123 - BR	01-47-5203	Clothing Reimbursement - RB	346.63
Total 37678:							346.63
12/23	12/27/2023	37679	Rugged Notebooks	76135	01-42-5201	AC Adapter	450.00
Total 37679:							450.00
12/23	12/27/2023	37680	Saela Pest Control	10234681	01-47-5215	Pest Watch Svs	149.00
12/23	12/27/2023	37680	Saela Pest Control	10252159	01-47-5215	Pest Watch Service	149.00
12/23	12/27/2023	37680	Saela Pest Control	10275317	01-47-5215	Pest Watch Service	149.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37680:							447.00
12/23	12/27/2023	37681	Safebuilt	153772	01-43-5460	Plan Review/ Permit Inspection	34,095.07
Total 37681:							34,095.07
12/23	12/27/2023	37682	Safety and Construction Supply	12455-IN	04-44-5255	Seasonal Coats/High Vis Safety	173.25
Total 37682:							173.25
12/23	12/27/2023	37683	ST. VRAIN VALLEY SCHOOL DIS	776	01-49-5260	Basketball	2,315.00
12/23	12/27/2023	37683	ST. VRAIN VALLEY SCHOOL DIS	777	01-49-5260	Basketball	495.00
Total 37683:							2,810.00
12/23	12/27/2023	37684	U.S. Postal Service	2024 MKT M	01-40-5205	2024 Marketing Mail Fee	310.00
Total 37684:							310.00
12/23	12/27/2023	37685	UNITED POWER, INC.	608852	09-51-5500	Acct #10812 - Relocate OH to UG at Mar	79,115.60
Total 37685:							79,115.60
12/23	12/27/2023	37686	University Auto Parts, Inc	294182	04-44-5216	PW01	640.26
12/23	12/27/2023	37686	University Auto Parts, Inc	294185	04-44-5216	Assist Air jump starter	168.00
12/23	12/27/2023	37686	University Auto Parts, Inc	294325	01-47-5216	E02	31.43
12/23	12/27/2023	37686	University Auto Parts, Inc	294616	01-47-5215	Battery - Hotsey	123.49
Total 37686:							963.18
12/23	12/27/2023	37687	VARI Sales Corporation	91018147	01-42-5201	Acct #73354 - Equipment	1,402.50
Total 37687:							1,402.50
12/23	12/27/2023	37688	WELD REGIONAL COMMUNICA	104278	01-42-5500	Equipment	21,641.22
Total 37688:							21,641.22
12/23	12/27/2023	37689	WHITE BEAR ANKELE TANAKA	31334	20-40-5400	Mura Legal	1,260.75
Total 37689:							1,260.75
12/23	12/27/2023	37690	Wilson & Company Inc	121174	14-40-5501	SRTS - 3rd Street Trail	14,301.07
Total 37690:							14,301.07
12/23	12/27/2023	37691	World Class Auto Body	13759414	01-42-5216	Claim - Car 12 - VIN14129	7,028.99
12/23	12/27/2023	37691	World Class Auto Body	13837257	01-42-5216	Claim - PD 6 - VIN 29528	2,652.70
Total 37691:							9,681.69
12/23	12/20/2023	122023100	All Copy Products Inc	517774030	01-40-5315	Copier Lease	126.42
12/23	12/20/2023	122023100	All Copy Products Inc	517774030	01-42-5315	Copier Lease	93.52

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 122023100:							219.94
12/23	12/20/2023	122023101	CENTURY LINK	4018 12/1/23	01-40-5300	Elevator Line	79.83
Total 122023101:							79.83
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	608136 21 Ford Police - 23TPHZ	1,012.95
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 21 Ford Ranger - 23VQXP	627.31
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 22 Ford F-250 - 23WMJ2	855.83
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 22 Ford F-350 - 23WQX4	1,201.11
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 22 Ford F-250 - 23WQX9	899.60
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	04-44-5491	608136 22 Ford Ranger - 25G6J7	679.32
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	608136 22 Ford Utility Interceptor - 25H	1,269.87
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	608136 22 Ford Utility Interceptor - 25HL	1,333.91
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	01-43-5491	608136 22 Ford F-150 - 25HL9T	1,198.83
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 22 Ford Escape - 25S5SM	648.09
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-45-5491	608136 21 Ford Ranger - 26G3JG	743.56
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	608136 22 Ford Utility Interceptor - 26G	766.36
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	09-49-5491	608136 23 Chev Silverado - 26MD7X	934.30
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	01-42-5491	608136 23 Toyota Highlander - 26N9DS	1,279.43
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	60813623 Ford Interceptor277KHZ	1,042.29
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	60813623 Ford Interceptor277KPK	1,042.29
12/23	12/20/2023	122023102	Enterprise FM Trust	FBN4915444	08-42-5491	60813623 Ford Interceptor277KQJ	1,042.29
Total 122023102:							16,577.34
12/23	12/20/2023	122023103	KONICA MINOLTA PREMIER FIN	517308193	01-40-5315	Copier Lease	95.79
Total 122023103:							95.79
12/23	12/20/2023	122023104	Loveland Pulse	303-007777 -	01-47-5305	Internet	269.90
Total 122023104:							269.90
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Credit	.08-
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Credit	.08 V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Credit	.08-
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Credit	.08 V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Credit	.08-
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	103123 - CR	01-01-1302	Postage Interest s/b \$.08 - adj	.16
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	120823	01-01-1302	Postage reserve	600.00
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	120823	01-01-1302	Postage reserve	600.00- V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	120823	01-01-1302	Postage reserve	600.00
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	120823	01-01-1302	Postage reserve	600.00- V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	120823	01-01-1302	Postage reserve	600.00
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	6006617	01-01-1302	Postage refill	500.00-
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	6006617	01-01-1302	Postage refill	500.00 V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	6006617	01-01-1302	Postage refill	500.00-
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	6006617	01-01-1302	Postage refill	500.00 V
12/23	12/20/2023	122023105	Pitney Bowes Global Financial Se	6006617	01-01-1302	Postage refill	500.00-
Total 122023105:							100.08
12/23	12/20/2023	122023106	SAMSCLUB	4230 12/02/2	01-47-5200	231114 - Supplies	204.52
12/23	12/20/2023	122023106	SAMSCLUB	4230 12/02/2	01-47-5210	231114 - Supplies	83.48

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
12/23	12/20/2023	122023106	SAMSCLUB	4230 12/02/2	01-40-5200	231128 - Supplies	209.56
12/23	12/20/2023	122023106	SAMSCLUB	4230 12/02/2	01-41-5841	231128 - Supplies	13.82
12/23	12/20/2023	122023106	SAMSCLUB	4230 12/02/2	01-42-5200	231128 - Supplies	137.02
Total 122023106:							648.40
12/23	12/20/2023	122023107	UNITED POWER	12650701 - 1	01-45-5305	Booster Pump Founders 11/2023	20.00
12/23	12/20/2023	122023107	UNITED POWER	12952800 -	01-45-5305	Mead Ponds 11/2023	20.00
12/23	12/20/2023	122023107	UNITED POWER	14305100 - 1	06-47-5305	WWTP 11/2023	4,080.23
12/23	12/20/2023	122023107	UNITED POWER	16836300 - 1	01-45-5305	Park Sprinkler Liberty 11/2023	22.34
12/23	12/20/2023	122023107	UNITED POWER	16909300 - 1	01-45-5305	Feather Ridge 11/2023	20.02
12/23	12/20/2023	122023107	UNITED POWER	17159100 - 1	01-45-5305	Sprinkler Clock Dtn 11/2023	20.02
12/23	12/20/2023	122023107	UNITED POWER	17618300 - 1	01-40-5305	Town Hall 11/2023	441.43
12/23	12/20/2023	122023107	UNITED POWER	17770000 - 1	01-45-5305	Gazebo 11/2023	28.76
12/23	12/20/2023	122023107	UNITED POWER	18949400 - 1	01-42-5305	Modular PD 11/2023	563.27
12/23	12/20/2023	122023107	UNITED POWER	21881700 - 1	01-47-5305	1341 CR 3411/2023	431.30
12/23	12/20/2023	122023107	UNITED POWER	22092202 - 1	06-47-5306	4133 CR 34 - Raterink	53.89
12/23	12/20/2023	122023107	UNITED POWER	6753101 - 12	01-45-5305	Irrig Sprinkler N Creek 11/2023	20.00
12/23	12/20/2023	122023107	UNITED POWER	7490500 - 12	06-47-5305	Pump Lake Thomas 11/2023	20.00
12/23	12/20/2023	122023107	UNITED POWER	83701 - 12/5/	01-42-5305	Shop 11/2023	52.56
12/23	12/20/2023	122023107	UNITED POWER	96302 - 12/5/	06-47-5305	WWTP Lagoon 11/2023	37.46
Total 122023107:							5,831.28
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	06-40-5300	Wireless bill - Nov	40.01
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	04-44-5300	Wireless bill - Nov	67.42
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	01-49-5300	Wireless bill - Nov	40.01
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	01-47-5300	Wireless bill - Nov	120.03
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	01-43-5300	Wireless bill - Nov	112.02
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	01-41-5210	Wireless bill - Nov	51.58
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155324	01-40-5300	Wireless bill - Nov	40.01
12/23	12/20/2023	122023108	VERIZON WIRELESS	9951155325	01-42-5300	Wireless bill - Nov	1,271.11
Total 122023108:							1,742.19
Grand Totals:							670,359.80

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1302	2,800.32	2,700.24-	100.08
01-02-2000	6,462.18	208,487.09-	202,024.91-
01-02-2615	12,406.50	.00	12,406.50
01-40-5050	677.54	.00	677.54
01-40-5068	185.00	.00	185.00
01-40-5200	388.06	.00	388.06
01-40-5203	37.90	.00	37.90
01-40-5205	310.00	.00	310.00
01-40-5210	65.50	.00	65.50
01-40-5300	119.84	.00	119.84
01-40-5305	441.43	.00	441.43
01-40-5315	322.80	.00	322.80
01-40-5331	550.00	.00	550.00

M = Manual Check, V = Void Check



GL Account	Debit	Credit	Proof
01-40-5400	19,081.35	3,555.25-	15,526.10
01-40-5401	1,100.00	.00	1,100.00
01-41-5210	51.58	.00	51.58
01-41-5340	382.20	.00	382.20
01-41-5841	13.82	.00	13.82
01-42-5050	829.58	.00	829.58
01-42-5065	870.14	.00	870.14
01-42-5200	157.37	.00	157.37
01-42-5201	1,852.50	.00	1,852.50
01-42-5210	159.30	.00	159.30
01-42-5215	768.00	.00	768.00
01-42-5216	10,484.56	85.54-	10,399.02
01-42-5300	1,271.11	.00	1,271.11
01-42-5305	615.83	.00	615.83
01-42-5315	181.76	.00	181.76
01-42-5331	2,886.80	.00	2,886.80
01-42-5346	545.00	.00	545.00
01-42-5491	1,279.43	.00	1,279.43
01-42-5500	21,641.22	.00	21,641.22
01-43-5200	14.18	.00	14.18
01-43-5300	112.02	.00	112.02
01-43-5460	34,095.07	.00	34,095.07
01-43-5491	1,198.83	.00	1,198.83
01-43-5700	16.99	.00	16.99
01-45-5065	244.13	.00	244.13
01-45-5203	.00	104.96-	104.96-
01-45-5216	279.00	.00	279.00
01-45-5305	151.14	.00	151.14
01-45-5405	55.00	.00	55.00
01-47-5050	746.00	.00	746.00
01-47-5200	204.52	.00	204.52
01-47-5203	346.63	.00	346.63
01-47-5210	186.51	.00	186.51
01-47-5215	3,178.49	.00	3,178.49
01-47-5216	68,010.45	.00	68,010.45
01-47-5300	120.03	.00	120.03
01-47-5305	701.20	.00	701.20
01-47-5315	116.29	.00	116.29
01-47-5405	5,809.40	.00	5,809.40
01-49-5202	195.26	.00	195.26
01-49-5220	.00	16.19-	16.19-
01-49-5260	2,821.45	.00	2,821.45
01-49-5262	250.00	.00	250.00
01-49-5265	876.07	.00	876.07
01-49-5300	40.01	.00	40.01
01-49-5331	4,188.00	.00	4,188.00
01-49-5349	2,053.98	.00	2,053.98
04-02-2000	.00	6,879.36-	6,879.36-
04-02-2005	525.88	.00	525.88
04-44-5216	3,500.31	.00	3,500.31
04-44-5255	173.25	.00	173.25
04-44-5300	67.42	.00	67.42
04-44-5331	250.00	.00	250.00
04-44-5364	1,683.18	.00	1,683.18
04-44-5491	679.32	.00	679.32
06-02-2000	.00	44,089.41-	44,089.41-
06-02-2005	8,103.05	.00	8,103.05

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-40-5300	40.01	.00	40.01
06-40-5400	878.60	.00	878.60
06-40-5401	137.50	.00	137.50
06-40-5405	13,429.76	.00	13,429.76
06-47-5215	1,224.34	.00	1,224.34
06-47-5231	1,820.00	.00	1,820.00
06-47-5305	4,137.69	.00	4,137.69
06-47-5306	53.89	.00	53.89
06-47-5391	288.96	.00	288.96
06-47-5557	6,093.61	.00	6,093.61
06-47-5559	7,882.00	.00	7,882.00
08-02-2000	.00	7,509.96-	7,509.96-
08-42-5491	7,509.96	.00	7,509.96
09-02-2000	.00	94,373.89-	94,373.89-
09-02-2005	9,348.49	.00	9,348.49
09-45-5491	4,975.50	.00	4,975.50
09-49-5491	934.30	.00	934.30
09-51-5500	79,115.60	.00	79,115.60
14-02-2000	31,850.00	342,557.52-	310,707.52-
14-40-5405	3,374.50	.00	3,374.50
14-40-5500	310,650.00	31,850.00-	278,800.00
14-40-5501	14,301.07	.00	14,301.07
14-40-5562	11,758.75	.00	11,758.75
14-40-5567	2,473.20	.00	2,473.20
18-02-2000	.00	3,376.50-	3,376.50-
18-45-5500	3,376.50	.00	3,376.50
20-02-2000	.00	1,398.25-	1,398.25-
20-40-5400	1,260.75	.00	1,260.75
20-40-5401	137.50	.00	137.50
Grand Totals:	746,984.16	746,984.16-	.00

Report Criteria:  
Report type: GL detail

M = Manual Check, V = Void Check

Report Criteria:  
 Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
01/24	01/08/2024	37695	AGFINITY	Q28867	01-47-5700	Breakfast for PW Training TCS Class	83.36
Total 37695:							83.36
01/24	01/08/2024	37696	Alderman Bernstein LLC	19527	14-40-5500	3rd & Welker	2,440.00
Total 37696:							2,440.00
01/24	01/08/2024	37697	Amazon Capital Services Inc	11JG-WYG3-	01-42-5210	Supplies	6.54
01/24	01/08/2024	37697	Amazon Capital Services Inc	11JG-WYG3-	01-43-5200	Supplies	27.62
01/24	01/08/2024	37697	Amazon Capital Services Inc	17YT-FQMK-	01-42-5200	Office Supplies	38.99
01/24	01/08/2024	37697	Amazon Capital Services Inc	1JGY-JT3X-6	01-42-5254	Uniforms	41.95
01/24	01/08/2024	37697	Amazon Capital Services Inc	1XLR-4PJV-	01-42-5255	First Aid Kits	259.65
Total 37697:							374.75
01/24	01/08/2024	37698	American Public Works Associatio	635734	01-40-5331	2024 Membership - HM	573.00
Total 37698:							573.00
01/24	01/08/2024	37699	CASELLE	127281	01-40-5399	Fin Software Support - Admin	816.20
01/24	01/08/2024	37699	CASELLE	127281	01-48-5399	Fin Software Support - Court	148.40
01/24	01/08/2024	37699	CASELLE	127281	06-40-5399	Fin Software Support - Sewer	519.40
01/24	01/08/2024	37699	CASELLE	129631	01-40-5399	Upgrade - Electronic Filing	1,000.00
Total 37699:							2,484.00
01/24	01/08/2024	37700	CIRSA	232409	01-42-5216	Deductible - PC6021404-1 DS	500.00
01/24	01/08/2024	37700	CIRSA	240326	01-40-5320	GL Ins - Admin	1,826.29
01/24	01/08/2024	37700	CIRSA	240326	01-41-5320	GL Ins - BOT	913.14
01/24	01/08/2024	37700	CIRSA	240326	01-42-5320	GL Ins - PD	22,828.60
01/24	01/08/2024	37700	CIRSA	240326	01-43-5320	GL Ins - Comm Dev	913.14
01/24	01/08/2024	37700	CIRSA	240326	04-44-5320	GL Ins - Streets	6,848.58
01/24	01/08/2024	37700	CIRSA	240326	01-45-5320	GL Ins - Parks	4,565.72
01/24	01/08/2024	37700	CIRSA	240326	01-47-5320	GL Ins - Engineering	1,826.29
01/24	01/08/2024	37700	CIRSA	240326	01-48-5320	GL Ins - Court	913.14
01/24	01/08/2024	37700	CIRSA	240326	01-49-5320	GL Ins - Comm Engage	1,826.29
01/24	01/08/2024	37700	CIRSA	240326	06-40-5320	GL Ins - Sewer	2,282.86
01/24	01/08/2024	37700	CIRSA	240326	20-40-5320	GL Ins - MURA	913.14
Total 37700:							46,157.19
01/24	01/08/2024	37701	Colorado Association of Chiefs of	4543	01-42-5331	Membership Renewal 2024 - \$430 total (	180.00
Total 37701:							180.00
01/24	01/08/2024	37702	David Jay Thrower	01012024ME	01-48-5040	Municipal court judge - Dec	1,500.00
Total 37702:							1,500.00
01/24	01/08/2024	37703	DEAN KORECKY, JR.	122823 - KO	01-47-5203	Clothing reimbursement	357.26

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37703:							357.26
01/24	01/08/2024	37704	Fidelity National Title Company	PARCEL 5 -	14-40-5500	Parcel 5 - 3rd & Welker (Pias)	25,000.00
Total 37704:							25,000.00
01/24	01/08/2024	37705	Flagpoles & Patriot Colors	16164	01-49-5220	Flags	2,355.00
Total 37705:							2,355.00
01/24	01/08/2024	37706	FRONTIER SELF STORAGE	010124	01-40-5700	Storage - Jan	100.00
Total 37706:							100.00
01/24	01/08/2024	37707	Garretson's Sports Center	12242	01-47-5203	Uniforms	100.00
01/24	01/08/2024	37707	Garretson's Sports Center	12242	04-44-5203	Uniforms	40.00
Total 37707:							140.00
01/24	01/08/2024	37708	GRC Consulting Inc	15096	04-44-5360	Street Sweeping	3,942.00
Total 37708:							3,942.00
01/24	01/08/2024	37709	International Agents Inc	000932	01-42-5343	Contractual Services - Nov	1,350.00
01/24	01/08/2024	37709	International Agents Inc	000958	01-42-5343	Contract Svs - Dec	1,350.00
Total 37709:							2,700.00
01/24	01/08/2024	37710	Kaitlyn Newbanks	123123 - KN	01-40-5332	Tuition Reimbursement	3,000.00
Total 37710:							3,000.00
01/24	01/08/2024	37711	KONICA MINOLTA BUSINESS S	291020028	01-40-5315	Copies	167.79
Total 37711:							167.79
01/24	01/08/2024	37712	LeadsOnline LLC	408406	01-42-5331	System Pkg - 2024	2,013.00
Total 37712:							2,013.00
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	1003301 12/	01-47-5305	1341 WC 34	45.94
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	347002 12/2	04-44-5305	1782 WC 32	33.95
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	607001 12/2	06-47-5305	5423 WC 32	31.84
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	618801 12/2	01-45-5305	150 Main St	34.49
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	619202 12/2	01-45-5305	401 3rd St	31.84
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	620201 12/2	01-45-5305	2700 WC 34.5	82.83
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	621801 12/2	01-45-5305	190 1st St	82.83
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	622501 12/2	01-45-5305	365 Welker	34.49
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	624409 12/2	01-42-5305	201 Welker	31.92
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	650402 12/2	01-40-5305	242 Main St	31.84
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	657602 12/2	06-47-5305	4504 E Welker	44.18
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	657701 12/2	01-45-5305	156 Eagle	43.83
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	657801 12/2	01-42-5305	537 Main Police	53.18
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	657901 12/2	01-45-5305	16775 North Creek	100.31
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	658001 12/2	01-45-5305	441 3rd St (6580)	100.31

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	658101 12/2	01-45-5305	10 Fairburn	34.49
01/24	01/08/2024	37713	LITTLE THOMPSON WATER DIS	658201 12/2	01-40-5305	441 3rd St	40.37
Total 37713:							858.64
01/24	01/08/2024	37714	LONGMONT HUMANE SOCIETY	ME123123	01-42-5346	Animal Impounds - Dec	380.00
Total 37714:							380.00
01/24	01/08/2024	37715	MAIN STREET MAT COMPANY	201208	01-40-5210	Mat svcs	69.36
Total 37715:							69.36
01/24	01/08/2024	37716	MARY STRUTT	123123 - MS	01-40-5705	Q3 Reimbursements - Mileage	721.81
01/24	01/08/2024	37716	MARY STRUTT	123123 - MS	01-40-5330	Q3 Reimbursements - Meals CMCA Conf	273.00
01/24	01/08/2024	37716	MARY STRUTT	123123 - MS	01-41-5841	Q3 Reimbursements - Coffee w/ Mayor	98.34
01/24	01/08/2024	37716	MARY STRUTT	123123 - MS	01-40-5700	Q3 Reimbursements - Staff Appreciation	16.39
Total 37716:							1,109.54
01/24	01/08/2024	37717	Minuteman Press	8426	01-42-5210	Business Cards - SL	67.70
01/24	01/08/2024	37717	Minuteman Press	9951	01-42-5200	Office Supplies	187.78
Total 37717:							255.48
01/24	01/08/2024	37718	MJT Communications	13972	01-40-5401	Computer - Admin	1,220.00
01/24	01/08/2024	37718	MJT Communications	13972	06-40-5401	Computer - Sewer	152.50
01/24	01/08/2024	37718	MJT Communications	13972	20-40-5401	Computer - MURA	152.50
Total 37718:							1,525.00
01/24	01/08/2024	37719	Nathan Julka	122723 - JUL	99-01-1075	Refund overpayment. Account 851.05	186.13
Total 37719:							186.13
01/24	01/08/2024	37720	NeoTreks, Inc	03575	04-44-5201	Tablet and accessories	897.00
01/24	01/08/2024	37720	NeoTreks, Inc	03575	04-44-5364	Plow Ops AVL	598.00
01/24	01/08/2024	37720	NeoTreks, Inc	03575	04-44-5364	Vehicle Mounting Kit	495.00
Total 37720:							1,990.00
01/24	01/08/2024	37721	NEXT STEP COMMUNICATION L	11881	01-40-5215	Security Cameras	1,919.00
Total 37721:							1,919.00
01/24	01/08/2024	37722	One Way Inc	320443	01-47-5310	D13927G - 1341 County Road 34 Trash	79.49
01/24	01/08/2024	37722	One Way Inc	320575	01-47-5310	D13927H - 1341 County Rd 34 Recycle	105.47
01/24	01/08/2024	37722	One Way Inc	320630	01-42-5310	D13927A - 537 Main St Trash	79.49
01/24	01/08/2024	37722	One Way Inc	320631	01-42-5310	D13927B - 537 Main St Recycle	51.09
01/24	01/08/2024	37722	One Way Inc	320640	01-40-5310	D13927C - 441 Third St Trash	79.49
01/24	01/08/2024	37722	One Way Inc	320641	01-40-5310	D13927D - 441 Third St Recycle	51.09
01/24	01/08/2024	37722	One Way Inc	320647	06-47-5310	D13927E - 4504 Welker Trash	96.53
01/24	01/08/2024	37722	One Way Inc	320688	01-42-5310	D13927F - 201 Welker	27.29
Total 37722:							569.94

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
01/24	01/08/2024	37723	PET PICK-UPS	33253	01-45-5210	Pet bags	1,193.47
Total 37723:							1,193.47
01/24	01/08/2024	37724	Quality Well and Pump, LLC	2023-5239	14-40-5500	Parcel 7 - Bentley/Johnson - water well p	683.50
Total 37724:							683.50
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5200	Supplies	100.53
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5210	Supplies	87.72
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-49-5201	Supplies	9.28
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5210	Supplies	80.28
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5210	Supplies	49.99
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5210	Supplies	19.96
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-42-5210	Supplies	6.00
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-42-5200	Supplies	170.22
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-43-5200	Supplies	11.08
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-40-5200	Supplies	300.70
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-42-5210	Supplies	26.15
01/24	01/08/2024	37725	STAPLES ADVANTAGE	8072776088	01-47-5210	Supplies	46.99
Total 37725:							908.90
01/24	01/08/2024	37726	TDS	0006545 12/	01-40-5325	Internet - Jan	463.60
01/24	01/08/2024	37726	TDS	12252023	01-40-5325	Internet - Jan	132.45
Total 37726:							596.05
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-40-5066	STD / LTD Insurance	191.38
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-41-5066	STD / LTD Insurance	10.14
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-42-5066	STD / LTD Insurance	407.65
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-43-5066	STD / LTD Insurance	234.09
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	04-44-5066	STD / LTD Insurance	229.84
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-45-5066	STD / LTD Insurance	224.57
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-47-5066	STD / LTD Insurance	241.99
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-48-5066	STD / LTD Insurance	32.34
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	01-49-5066	STD / LTD Insurance	119.49
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	06-40-5066	STD / LTD Insurance	108.34
01/24	01/08/2024	37727	THE HARTFORD-GROUP BENE	92470217211	20-40-5066	STD / LTD Insurance	100.82
Total 37727:							1,900.65
01/24	01/08/2024	37728	TOWN OF MEAD	31.11 122023	01-42-5305	201 Welker Sewer	44.39
01/24	01/08/2024	37728	TOWN OF MEAD	338.01 1220	01-40-5305	Town Hall Sewer	58.60
01/24	01/08/2024	37728	TOWN OF MEAD	478.02 1220	01-40-5305	242 Main St	48.84
01/24	01/08/2024	37728	TOWN OF MEAD	566.02 1220	01-45-5305	Bean Plant Sewer (401 Third St)	48.84
01/24	01/08/2024	37728	TOWN OF MEAD	630.04 1220	01-40-5305	505 3rd St Sewer	44.39
Total 37728:							245.06
01/24	01/08/2024	37729	UNITED RENTALS INC.	228699233-0	01-47-5212	Equipment Rental	2,000.00
01/24	01/08/2024	37729	UNITED RENTALS INC.	228699233-0	04-44-5212	Equipment Rental	4,000.00
Total 37729:							6,000.00
01/24	01/08/2024	37730	Urgent Services LLC	2703	14-40-5500	Parcel 7 - Digout/Inspection	150.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 37730:							150.00
01/24	01/08/2024	37731	VECCHI & ASSOCIATES LLC	3186	01-43-5410	Planning Consultant	450.00
01/24	01/08/2024	37731	VECCHI & ASSOCIATES LLC	3186	01-43-5410	Mileage Reimbursement	16.38
01/24	01/08/2024	37731	VECCHI & ASSOCIATES LLC	3186	01-43-5410	Ditch Co Joint Easements/Agts	1,350.00
01/24	01/08/2024	37731	VECCHI & ASSOCIATES LLC	3186-B	01-02-2615	Sugar Beet Solar (323)	2,886.25
Total 37731:							4,702.63
01/24	01/08/2024	37732	WHITE BEAR ANKELE TANAKA	31704	20-40-5400	MURA Legal	1,237.70
Total 37732:							1,237.70
01/24	01/08/2024	37733	Void Check				V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 082	01-42-5305	PD Sewer (535 Main St)	58.60
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 082	01-42-5305	PD Sewer (535 Main St)	58.60- V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 082	01-42-5305	PD Sewer (535 Main St)	58.60 M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 12.2	01-42-5305	PD Sewer (535 Main St)	58.60
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 12.2	01-42-5305	PD Sewer (535 Main St)	58.60- V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 12.2	01-42-5305	PD Sewer (535 Main St)	58.60 M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 6.20	01-42-5305	PD Sewer (535 Main St) REFUND	327.33- M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 - 6.20	01-42-5305	PD Sewer (535 Main St)	58.60 M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 0720	01-42-5305	PD Sewer (535 Main St)	58.60
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 0720	01-42-5305	PD Sewer (535 Main St)	58.60- V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 0720	01-42-5305	PD Sewer (535 Main St)	58.60 M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 1220	01-42-5305	PD Sewer (535 Main St)	58.60
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 1220	01-42-5305	PD Sewer (535 Main St)	58.60- V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 1220	01-42-5305	PD Sewer (535 Main St)	58.60 M
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 9.202	01-42-5305	PD Sewer (535 Main St)	58.60
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 9.202	01-42-5305	PD Sewer (535 Main St)	58.60- V
01/24	01/08/2024	37733	TOWN OF MEAD	453.01 9.202	01-42-5305	PD Sewer (535 Main St)	58.60 M
Total 37733:							24.27
01/24	01/08/2024	10824100	All Copy Products Inc	518084959	01-47-5315	Copier Lease	78.23
Total 10824100:							78.23
01/24	01/08/2024	10824101	CENTURY LINK	0831 12/25/2	01-40-5300	TH Fax - Dec/Jan	71.29
01/24	01/08/2024	10824101	CENTURY LINK	4770 12/25/2	01-42-5300	PD Fax	67.32
Total 10824101:							138.61
01/24	01/08/2024	10824102	Fusion Cloud Company	9809707	01-40-5300	Phone Bill	274.37
Total 10824102:							274.37
01/24	01/08/2024	10824103	UNITED POWER	9201512202	01-42-5305	utilities	44.52
Total 10824103:							44.52
01/24	01/08/2024	10824104	XCEL ENERGY	858026145	01-40-5305	299 Palmer - 11/17 - 12/20/2023	199.34
01/24	01/08/2024	10824104	XCEL ENERGY	858027425	01-42-5305	Utilities	53.62
01/24	01/08/2024	10824104	XCEL ENERGY	858274588	01-42-5305	Utilities	505.50

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 10824104:							758.46
01/24	01/08/2024	10824105	Xpress Bill Pay	INV-XPR007	01-40-5701	Credit Trans - Dec	151.58
01/24	01/08/2024	10824105	Xpress Bill Pay	INV-XPR007	06-40-5701	Credit Trans - Dec	606.33
Total 10824105:							757.91
Grand Totals:							122,124.77

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	620.33	70,954.96-	70,334.63-
01-02-2615	2,886.25	.00	2,886.25
01-40-5066	191.38	.00	191.38
01-40-5200	401.23	.00	401.23
01-40-5210	307.31	.00	307.31
01-40-5215	1,919.00	.00	1,919.00
01-40-5300	345.66	.00	345.66
01-40-5305	423.38	.00	423.38
01-40-5310	130.58	.00	130.58
01-40-5315	167.79	.00	167.79
01-40-5320	1,826.29	.00	1,826.29
01-40-5325	596.05	.00	596.05
01-40-5330	273.00	.00	273.00
01-40-5331	573.00	.00	573.00
01-40-5332	3,000.00	.00	3,000.00
01-40-5399	1,816.20	.00	1,816.20
01-40-5401	1,220.00	.00	1,220.00
01-40-5700	116.39	.00	116.39
01-40-5701	151.58	.00	151.58
01-40-5705	721.81	.00	721.81
01-41-5066	10.14	.00	10.14
01-41-5320	913.14	.00	913.14
01-41-5841	98.34	.00	98.34
01-42-5066	407.65	.00	407.65
01-42-5200	396.99	.00	396.99
01-42-5210	106.39	.00	106.39
01-42-5216	500.00	.00	500.00
01-42-5254	41.95	.00	41.95
01-42-5255	259.65	.00	259.65
01-42-5300	67.32	.00	67.32
01-42-5305	1,377.73	620.33-	757.40
01-42-5310	157.87	.00	157.87
01-42-5320	22,828.60	.00	22,828.60
01-42-5331	2,193.00	.00	2,193.00
01-42-5343	2,700.00	.00	2,700.00
01-42-5346	380.00	.00	380.00
01-43-5066	234.09	.00	234.09
01-43-5200	38.70	.00	38.70
01-43-5320	913.14	.00	913.14
01-43-5410	1,816.38	.00	1,816.38

M = Manual Check, V = Void Check



GL Account	Debit	Credit	Proof
01-45-5066	224.57	.00	224.57
01-45-5210	1,193.47	.00	1,193.47
01-45-5305	594.26	.00	594.26
01-45-5320	4,565.72	.00	4,565.72
01-47-5066	241.99	.00	241.99
01-47-5203	457.26	.00	457.26
01-47-5210	46.99	.00	46.99
01-47-5212	2,000.00	.00	2,000.00
01-47-5305	45.94	.00	45.94
01-47-5310	184.96	.00	184.96
01-47-5315	78.23	.00	78.23
01-47-5320	1,826.29	.00	1,826.29
01-47-5700	83.36	.00	83.36
01-48-5040	1,500.00	.00	1,500.00
01-48-5066	32.34	.00	32.34
01-48-5320	913.14	.00	913.14
01-48-5399	148.40	.00	148.40
01-49-5066	119.49	.00	119.49
01-49-5201	9.28	.00	9.28
01-49-5220	2,355.00	.00	2,355.00
01-49-5320	1,826.29	.00	1,826.29
04-02-2000	.00	17,084.37-	17,084.37-
04-44-5066	229.84	.00	229.84
04-44-5201	897.00	.00	897.00
04-44-5203	40.00	.00	40.00
04-44-5212	4,000.00	.00	4,000.00
04-44-5305	33.95	.00	33.95
04-44-5320	6,848.58	.00	6,848.58
04-44-5360	3,942.00	.00	3,942.00
04-44-5364	1,093.00	.00	1,093.00
06-02-2000	.00	3,841.98-	3,841.98-
06-40-5066	108.34	.00	108.34
06-40-5320	2,282.86	.00	2,282.86
06-40-5399	519.40	.00	519.40
06-40-5401	152.50	.00	152.50
06-40-5701	606.33	.00	606.33
06-47-5305	76.02	.00	76.02
06-47-5310	96.53	.00	96.53
14-02-2000	.00	28,273.50-	28,273.50-
14-40-5500	28,273.50	.00	28,273.50
20-02-2000	.00	2,404.16-	2,404.16-
20-40-5066	100.82	.00	100.82
20-40-5320	913.14	.00	913.14
20-40-5400	1,237.70	.00	1,237.70
20-40-5401	152.50	.00	152.50
99-01-1001	.00	.00	.00
99-01-1075	186.13	.00	186.13
99-02-2000	.00	186.13-	186.13-
Grand Totals:	<u>123,365.43</u>	<u>123,365.43-</u>	<u>.00</u>

M = Manual Check, V = Void Check

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GL Account	Debit	Credit	Proof
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Report Criteria:  
Report type: GL detail

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M = Manual Check, V = Void Check

Section 8, Item e.



## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 01-R-2024** – A Resolution of the Town of Mead, Colorado, Designating the Public Places for Posting of Public Notices of Regular and Special Meetings of Local Public Bodies of the Town and Designating Public Places Within the Town for Posting of Town Ordinances

PRESENTED BY: Mary Strutt, Administrative Services Director

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### SUMMARY

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Per Colorado Revised Statute 24-6-402(2)(c), public places for posting are to be designated by the Board of Trustees at the first meeting of each year.

Meeting notices are posted on the Town’s website. Ordinances are posted on the Town’s website and at three locations in town. Those posting locations are: inside at the Town Hall; outside at the Town Hall; and outside at the Sekich/7-Eleven building in Sekich Business Park.

### FINANCIAL CONSIDERATIONS

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None.

### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends approval of the Resolution. A motion to approve the January 8, 2024 regular meeting consent agenda will approve the resolution. If this item is pulled off of consent for questions or further discussion, Staff recommends the motion set forth below:

Suggested Motion: “I move to adopt Resolution No. 01-R-2024, - A resolution of the Town of Mead, Colorado, designating the public places for posting of public notices for regular and special meetings of local public bodies of the Town and designating public places within the Town for posting of ordinances.”

### ATTACHMENTS

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Resolution No. 01-R-2024

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 01-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, DESIGNATING THE PUBLIC PLACES FOR POSTING OF PUBLIC NOTICES OF REGULAR AND SPECIAL MEETINGS OF LOCAL PUBLIC BODIES OF THE TOWN AND DESIGNATING PUBLIC PLACES WITHIN THE TOWN FOR POSTING OF TOWN ORDINANCES**

**WHEREAS**, Sec. 2-2-210 of the *Mead Municipal Code* (“MMC”) requires that notice of all regular and special meetings of the Town be posted at least twenty-four (24) hours in advance on the Town website; and

**WHEREAS**, the Colorado Legislature passed House Bill 19-1087 during the 2019 legislative session with the intent “...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable”; and

**WHEREAS**, the Board of Trustees previously adopted Ordinance No. 909 regarding online notice of public meetings; and

**WHEREAS**, the Board believes that posting notices on the Town website is a more effective means of dissemination of notice of all regular and special meetings of the Board of Trustees and other local public bodies of the Town, and that posting notice of said meetings on the Town website will provide more flexibility and visibility than posting at a physical location; and

**WHEREAS**, Sec. 1-3-60 of the MMC provides, in relevant part, that “[t]he publication of all ordinances adopted by the Board of Trustees shall be accomplished by the posting of said ordinances in three (3) public places within the Town” and that “[t]he public places for posting ordinances shall be designated annually at the Board of Trustees’ first regular meeting of each calendar year”; and

**WHEREAS**, the Board desires to comply with Sec. 1-3-60 of the MMC by designating the public places for posting of ordinances at the January 8, 2024 regular meeting,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:**

**Section 1.** The Town of Mead website, [www.townofmead.org/](http://www.townofmead.org/), is hereby designated as the place at which notices of regular and special meetings of the Board of Trustees and other local public bodies of the Town, as listed in Section 3 of this Resolution below, and of all committees thereof, shall be posted for purposes of the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c). In accordance with Sec. 2-2-210(b) of the MMC, in emergency or exigent circumstances where notice is not able to be posted online or is not accessible online to the public at least twenty-four (24) hours prior to the applicable meeting(s), notices of meetings shall be accomplished by posting notice at the public places designated in Section 2 of this Resolution below.

**Section 2.** The following public places within the Town are designated as the public places for posting of Town ordinances, as required by Sec. 1-3-60 of the MMC:

Mead Town Hall inside bulletin board,  
441 3<sup>rd</sup> Street, Mead, Colorado

Mead Town Hall outside bulletin board,  
441 3<sup>rd</sup> Street, Mead, Colorado, and

Sekich Company LLC/7-Eleven building outside bulletin board,  
4301 Highway 66, Mead, Colorado

**Section 3. Effective Date.** This resolution shall become effective immediately upon adoption and shall apply to the following: Board of Trustees; Town of Mead Elevation 25 General Improvement District; Planning Commission; Liquor Licensing Authority; Finance Committee.

**Section 4. Legal Publication.** Whenever publication in a legal newspaper is required by ordinance of the Town or other law, the Town shall utilize *The Longmont Times-Call*, or such other legal newspaper as shall be selected from time to time by the Town Clerk.

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

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

**ATTEST:**

**TOWN OF MEAD**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 02-R-2024** – A Resolution of the Town of Mead, Colorado, Setting the Days and Times of the Board of Trustees Regular Meetings for Calendar Year 2024

PRESENTED BY: Mary Strutt, Administrative Services Director

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### SUMMARY

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Section 2-2-130(a) of the Mead Municipal Code requires the Town Board to set the regular meeting dates and times on an annual basis via resolution. The attached resolution sets the Board's regular meetings for the second and last Mondays of each month from 6:00 p.m. to 10:00 p.m. and includes the 2024 meeting calendar.

### FINANCIAL CONSIDERATIONS

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None.

### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends approval of the Resolution. A motion to approve the January 8, 2024 regular meeting consent agenda will approve the resolution. If this item is pulled off of consent for questions or further discussion, Staff recommends the motion set forth below:

Suggested Motion: "I move to adopt Resolution No. 02-R-2024, - A resolution of the Town of Mead, Colorado, Setting the Days and Times of the Board of Trustees Regular Meetings for Calendar Year 2024."

### ATTACHMENTS

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Resolution No. 02-R-2024

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 02-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, SETTING THE  
DAYS AND TIMES OF THE BOARD OF TRUSTEES REGULAR MEETINGS  
FOR CALENDAR YEAR 2024**

**WHEREAS**, Section 2-2-130(a) of the *Mead Municipal Code* (“MMC”) provides that the Board of Trustees shall meet at least once per month and shall set the days and times of its regular meetings by resolution each year; and

**WHEREAS**, the Board of Trustees desires to set the dates and times of its regular meetings for calendar year 2024 through adoption of this Resolution.

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

**Section 1.** The Board of Trustees hereby determines that its regular meetings for 2024 shall be held on the second and last Mondays of each month. The Board of Trustees regular meeting schedule is attached to this Resolution as **Exhibit A** and is incorporated herein by reference.

**Section 2.** The Board of Trustees further determines that its regular meetings shall start at 6:00 p.m. and shall end at 10:00 p.m., subject to extension to a time certain by a majority vote of the Board of Trustees in attendance, as specifically permitted by Section 2-2-130(b) of the Mead Municipal Code.

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

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

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

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



## 2024 BOARD OF TRUSTEE MEETINGS

2<sup>nd</sup> and Last Monday of Every Month, 6:00 p.m. – 10:00 p.m. (unless otherwise indicated)  
Mead Town Hall, 441 Third Street, Mead, CO 80542

January 8<sup>th</sup>

January 29<sup>th</sup>

February 12<sup>th</sup>

February 26<sup>th</sup>

March 11<sup>th</sup>

March 25<sup>th</sup>

April 8<sup>th</sup>

April 29<sup>th</sup>

May 13<sup>th</sup>

Tuesday, May 28<sup>th</sup> (Memorial Day)

June 10<sup>th</sup>

June 24<sup>th</sup>

July 8<sup>th</sup>

July 29<sup>th</sup>

August 12<sup>th</sup>

August 26<sup>th</sup>

September 9<sup>th</sup>

September 30<sup>th</sup>

October 14<sup>th</sup>

October 28<sup>th</sup>

Tuesday, November 12<sup>th</sup> (Veterans Day)

November 25<sup>th</sup>

December 9<sup>th</sup>

~~December 30<sup>th</sup>~~ – **Cancelled**





## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 03-R-2024** – A Resolution of the Town of Mead, Colorado, Authorizing an Application for a Grant from the Peace Officers Behavioral Health Support and Community Partnerships Grant Program

PRESENTED BY: Commander Brian Smith, Town of Mead Police Department

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### SUMMARY

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The Resolution authorizes the Town of Mead Police Department (“Mead PD”) to finalize and submit a grant application to the Colorado Department of Local Affairs (“DOLA”) for funding provided through the Peace Officers Behavioral Health Support and Community Partnerships Grant Program (“Program”). The Program provides grant funding for, among other purposes, co-responder community responses and community-based alternative responses. Specifically, the Program provides funding to local law enforcement agencies, which funding may be used for the following purposes:

1. Co-responder community responses;
2. Community-based alternative responses;
3. Counseling services for peace officers and their immediate family members;
4. Assistance for development and implementation of policies to support peace officers who are involved in shootings or fatal use of force;
5. Training and education programs that teach peace officers and their immediate family members the symptoms of job-related mental trauma and how to prevent and treat such trauma;
6. Peer support programs for peace officers; or
7. Hiring, contracting, or developing a remote network to provide behavioral health counseling, therapy, or other related support services to peace officers involved in job-related traumatic situations.

Total Program funding for FY2023 – 2024 is approximately \$1.86M. As set forth in the Program application documentation, no local match is required from any applicant. The deadline for grant applications for the current grant cycle is January 19, 2024.

The Mead PD desires to finalize and submit an application seeking twenty-five thousand dollars (\$25,000) of Program funding. If awarded, the funds will be used to support services provided to Mead PD by First Responder Trauma Counselors (FRTC).

Approval of the consent agenda will approve the Resolution. Commander Smith or Chief Newbanks will be available to answer questions regarding the grant application to the extent that the Board of Trustees elects to pull the Resolution off of the consent agenda for questions or further discussion.

The Mead PD recommends approval of the Resolution.

## FINANCIAL CONSIDERATIONS

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There are no financial considerations related to the grant application, as no matching funds are required.

## STAFF RECOMMENDATION/ACTION REQUIRED

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As set forth above, approval of the January 8, 2024 consent agenda will approve the Resolution. If the Resolution is pulled off of the consent agenda, I recommend that the following motion be made and approved by the Board of Trustees following further discussion:

Suggested Motion: “I move to adopt Resolution No. 03-R-2024, A Resolution of the Town of Mead, Colorado, Authorizing an Application for a Grant from the Peace Officers Behavioral Health Support and Community Partnerships Grant Program.”

## ATTACHMENTS

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Resolution No. 03-R-2024

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 03-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,  
AUTHORIZING AN APPLICATION FOR A GRANT FROM THE PEACE  
OFFICERS BEHAVIORAL HEALTH SUPPORT AND COMMUNITY  
PARTNERSHIPS GRANT PROGRAM**

**WHEREAS**, the Colorado Department of Local Affairs (“DOLA”) administers the Peace Officers Behavioral Health Support and Community Partnerships Grant Program (“Program”), which provides grant funding for, among other purposes, co-responder community responses and community-based alternative responses; and

**WHEREAS**, the Town of Mead Police Department (“Mead PD”) desires to apply for a Program grant in the amount of twenty-five thousand dollars (\$25,000.00) to fund support services provided to Mead PD by First Responder Trauma Counselors (FRTC); and

**WHEREAS**, the Program requires, as part of the application process, that the Town provide DOLA with the date that the Board of Trustees authorized the submittal of the grant application; and

**WHEREAS**, it is the desire of the Board of Trustees to authorize the submittal of the Program grant application by the Mead PD; and

**WHEREAS**, the Board further desires to authorize the Chief of Police (or designee) to finalize and submit the Program grant application to DOLA on behalf of the Town and the Mead PD.

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

**Section 1.** The Board of Trustees of the Town of Mead hereby: (1) authorizes the submittal of the Program grant application to DOLA, and authorizes the Chief of Police of the Mead PD (or designee) to finalize and submit the Program grant application on behalf of the Town and the Mead PD; (2) authorizes the Mayor to execute the Program grant application or provide a letter in support of the grant application, if and to the extent necessary; and (3) directs the Chief of Police (or designee) to provide such information as may be required or requested by DOLA with respect to the Program grant application.

**Section 2.** The Chief of Police (or designee), Mayor, Town Manager, and Town Clerk are hereby authorized and directed to take those steps necessary to finalize, execute and submit the Program grant application to DOLA on or before the applicable deadline.

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

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

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

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

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 04-R-2024** – A Resolution of the Town of Mead, Colorado, Approving the Intergovernmental Agreement Between Weld County and the Town of Mead for Municipal Jail Services

PRESENTED BY: Brent Newbanks, Chief of Mead Police

THROUGH: Marcus McAskin, Town Attorney

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### SUMMARY

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Resolution 04-R-2024 (“Resolution”): (a) approves an intergovernmental agreement (“IGA”) between the Town and Weld County (the “County”) for use of the County jail (“Jail”) by the Town; (b) authorizes the Mayor to execute the IGA on behalf of the Town when in final form; (c) delegates authority to the Town Manager to administratively approve minor amendments to the IGA, including but not limited to minor amendments or modifications to Schedule A through Schedule C thereof, following consultation with the Town Police Chief and Town Attorney, and (d) delegates authority to the Town Manager to confirm the extension of the term of the IGA in writing, if requested by the County, through the termination date set forth in the IGA, being January 30, 2030.

A copy of the IGA is attached to the Resolution as EXHIBIT 1.

The Town and Weld County previously entered into agreements for the County to provide municipal jail services to the Town in 2018 and 2019 (and extended through January 30, 2024), which has allowed the Town to utilize the Jail as authorized by C.R.S. § 31-15-401(1)(k) and has increased efficiency for both parties. The IGA sets an initial term for the County to provide jail services through January 30, 2025 and provides for automatic renewals each year for up to five years.

Costs associated with the Town’s use of the Jail are set annually by the Joint Budget Committee of the Colorado General Assembly.

As in prior years, it will be the County’s responsibility to receive and safely keep every adult offender within the Town’s jurisdiction duly committed or placed in the Jail for safekeeping, examination, trial, or imprisonment in accordance with the terms and conditions set forth in the IGA.

### FINANCIAL CONSIDERATIONS

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As set forth above (and as specifically set forth in Section 9 of the IGA), all costs of housing the Town’s offenders will be fixed and reimbursed at the per offender per day rate set in the previous year by the Joint Budget Committee of the Colorado General Assembly. The Town will be billed monthly by the County.

Because the Town does not have a high volume of offenders in its jurisdiction that require jail services, the per offender rate structure is ideal for cost-efficiency.

Section 4 of the IGA confirms that the Town's financial obligations remain subject to annual appropriation.

#### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends approval of the Resolution. A motion to approve the January 8, 2024 consent agenda will approve the Resolution. If the Board decides to remove this item from the consent agenda for questions or discussion, staff recommends the following motion:

Suggested Motion: "I move to approve Resolution No. 04-R-2024, A Resolution of the Town of Mead, Colorado, Approving the Intergovernmental Agreement Between Weld County and the Town of Mead for Municipal Jail Services."

#### ATTACHMENTS

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Resolution No. 04-R-2024

Exhibit 1 to Resolution (Agreement for Municipal Jail Services Between Weld County and Town of Mead, Mead Police Department)

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 04-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,  
APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN  
WELD COUNTY AND THE TOWN OF MEAD FOR MUNICIPAL JAIL  
SERVICES**

**WHEREAS**, the Town of Mead, Colorado (“Town”) and the County of Weld, Colorado (“County”) are permitted to enter into contracts and cooperate with one another to provide functions, services, or facilities pursuant to § 29-1-203, C.R.S., as long as each is lawfully authorized to provide such functions, services, or facilities; and

**WHEREAS**, § 31-15-401(1)(k), C.R.S. provides that the Town may use the county jail (the “Jail”) for the confinement or punishment of offenders, with the consent of the Board of County Commissioners; and

**WHEREAS**, the Town desires that the Jail hold inmates that fall within the Town’s jurisdiction in custody for municipal charges; and

**WHEREAS**, the Town and County previously entered into intergovernmental agreements for Jail services in 2018 and 2019, which were extended through January 30, 2024; and

**WHEREAS**, the Town and the County desire to enter into a new intergovernmental agreement regarding the cooperative use of the Jail, a copy of which is attached to this Resolution as **Exhibit 1** and is incorporated herein by reference (“IGA”); and

**WHEREAS**, the IGA will be effective upon the mutual execution of the Town and the County, and the initial term will run through January 30, 2025; and

**WHEREAS**, the IGA contemplates that it is automatically renewable year to year for up to five (5) years unless sooner terminated by the Town or County in accordance with the terms of the IGA; and

**WHEREAS**, the Board of Trustees finds that approval of the IGA is in the best interest of the Town and will promote the public health, safety and welfare; and

**WHEREAS**, the Board of Trustees desires to:

- (1) approve the IGA,
- (2) delegate authority to the Mayor to execute the IGA on behalf of the Town once in final form,
- (3) delegate authority to the Town Manager to administratively approve minor amendments to the IGA, including but not limited to minor amendments or modifications to Schedule A through Schedule C thereof, following consultation with the Town Police Chief and Town Attorney, and
- (4) delegate authority to the Town Manager to confirm the extension of the term of the IGA in writing, if requested by the County, through the termination date set forth in the IGA, being January 30, 2030.

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

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

**Section 2.** The Board of Trustees hereby: (a) approves the Agreement For Municipal Jail Services Between Weld County and the Town of Mead in substantially the form attached to this Resolution as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the IGA that do not increase the Town's obligations; (c) authorizes the Mayor to execute the IGA on behalf of the Town when in final form; (d) authorizes the Town Manager to administratively approve minor amendments to the IGA, including but not limited to minor amendments or modifications to Schedule A through Schedule C thereof, following consultation with the Town Police Chief and Town Attorney, and (e) authorizes the Town Manager to confirm the extension of the term of the IGA in writing, if requested by the County, through the termination date set forth in the IGA, being January 30, 2030.

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

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

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

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

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



**EXHIBIT 1**  
**AGREEMENT FOR MUNICIPAL JAIL SERVICES**  
**BETWEEN WELD COUNTY AND TOWN OF MEAD**

*[See Attached]*

**AGREEMENT FOR MUNICIPAL JAIL SERVICES BETWEEN WELD COUNTY  
AND TOWN OF MEAD, MEAD POLICE DEPARTMENT**

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the Town of Mead, Mead Police Department hereinafter referred to as the “Municipality”; and the County of Weld, a body corporate and political subdivision of the State of Colorado, through its Board of County Commissioners, hereinafter referred to as “County.”

WHEREAS, the Municipality does not desire to maintain a jail facility and wishes to use the County Jail and the services of the Sheriff of the County of Weld; and

WHEREAS, the joint use of the County Jail facilities would provide increased efficiency for both parties; and

WHEREAS, in accordance 31-15-401 (1) (k), C.R.S., the Municipality, with the consent of the board of Weld County Commissioners, may use the county jail for the confinement or punishment of offenders, subject to such conditions as are imposed by law; and

WHEREAS, in accordance with Section 29-1-203, C.R.S., political subdivisions may cooperate or contract with one another to provide any function, service or facility lawfully authorized to each of the corporations or contracting entities; and

WHEREAS, in order to set forth clearly the responsibilities, obligations, powers and rights of each of the parties, the Municipality and the County hereby enter into this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises contained herein, the parties hereto agree as follows:

1. Definitions

- A. Municipal Offender(s) – As used in this agreement, the term Municipal Offender(s) shall mean offenders placed with the County pursuant to this contract.
- B. Municipal Court – the duly designated judicial entity of the Municipality.

2. Conditions for Acceptance of Municipal Offender(s)

The following conditions must be met before a municipal offender will be accepted for commitment or placement at the Weld County Jail (“Jail”):

- A. The offender(s):
  - I. Must be an adult, 18 years of age or older.
  - II. Must be without serious medical and/or mental health issues, as determined by the Weld County Jail Medical Services Provider, including, but not limited to, communicable infectious disease.
  - III. Identity must be reasonably established.
- B. The Pre-booking documentation must be completed as required by the Jail and include, but not be limited to:
  - I. The actual and specific description of the municipal ordinance violation; or
  - II. The actual and specific description of the original municipal ordinance violation, if the booking results from a municipal arrest warrant for failure to appear, comply, complete conditions, or pay, or is a municipal mittimus order.
- C. One of the following forms of documentation from the Municipality must accompany the offender or be provided to the County prior to the offender being accepted and booked at the Jail:

- I. Mittimus Order

A mittimus order shall be accepted only if the commitment is for consecutive days, with the consecutive days not consisting of weekend days only or with days of liberty interspersed with days of detention. The offender may be committed to work release and/or electronic home detention if they meet the minimum acceptance criteria for such jail alternative program and if space is available.

- II. Arrest Warrant

An arrest warrant shall be accepted only if the arrest warrant: (1) includes the actual and specific, (original) municipal ordinance description, (e.g. Failure to Appear/Speeding, Failure to Pay Fines & Costs/ Disorderly Conduct, etc.), AND (2) specifies the amount and type of bond to secure bail, such as: a) an amount of cash, b) an amount of cash or surety, c) personal recognizance after 24 or 48 hours, or d) “Hold without Bond.”

Notice of the municipal arrest warrant service shall be made to the municipal court clerk by fax and/or email, or a mutually accepted alternative, within 4 hours. The Municipality shall provide the municipal clerk’s fax number to the

County at the time of the execution of this Agreement. The municipal law enforcement agency listed as the arrest warrant originating agency on the Colorado Bureau of Investigation's Colorado Crime Information Center (CCIC) computer system will be notified that the offender has been located when the arrest warrant is confirmed. The Weld County Jail is not responsible for notice to the Municipality, municipal court, or municipal court clerk other than by the means described in this Agreement.

III. Penalty Assessment, Summons or Summons & Compliant

A penalty assessment, summons and complaint, or summons shall be accepted

Municipal offenders cannot be released on personal recognizance after their incarceration based upon the issuance of these documents when any one of the three (3) above listed circumstances are present. A municipal detainer for the offender may be entered in lieu of issuing a penalty assessment, summons and complaint, or summons by request of the arresting municipal officer when any one of the three listed circumstances are present.

- D. The municipality shall provide the County with an Annual Court Appearance Schedule.
- E. The Municipality agrees to comply with the policies and procedures of the Jail and Weld County Sheriff's Department, unless specifically altered in this agreement.

3. Description of Services

- A. In accordance with the terms of this Agreement, it shall be the responsibility of the County to receive and safely keep every adult offender duly committed or placed in the Jail for safekeeping, examination, trial, or duly sentenced to imprisonment in the Jail upon conviction for any contempt, misconduct, or for any violation of municipal ordinance. The County shall not release the offender from jail, on bail or otherwise, except by lawful authority and/or pursuant to the provisions of this Agreement.

- B. It shall be the responsibility of the County to make record of every adult offender duly committed or placed in the Jail in accordance with the terms of this Agreement. The record shall include a photograph or digital image of the offender and offender identification information as defined in Colorado Revised Statutes 24-72-302 (1) and 24-73-302 (2).
- I. Ten-print fingerprint cards will be electronically sent to the Colorado Bureau of Investigation when the actual and specific description of the municipal ordinance is provided on pre-booking documentation and/or municipal arrest warrants. A ten-print fingerprint card will be maintained by the County for each municipal offender in accordance with the Weld County Sheriff's Office Criminal Justice Records Retention Schedule approved by the Colorado Archivist.
- C. It shall be the responsibility of the County to accept municipal court orders temporarily detaining offenders held pursuant to county or district court matters. The County is responsible to provide timely notice to the municipal law enforcement agency or municipal court detaining the offender when there has been a disposition of pending county or district court matters. Notification to the municipal court shall be made within 4 hours.
- D. It shall be the responsibility of the County to accurately prepare for and accept bonds and related cash or surety documents, set court appearances in accordance with municipal court schedules, complete or prepare other municipal court documents required to accept and release municipal offenders into and from the Weld County Jail. The County is responsible to make said documents available to the municipal clerk or mail said documents to the municipal clerk via email the following work day.
- E. It shall be the responsibility of the County to afford municipal offenders' access to inmate programs and activities in a manner consistent with the Jail classification of like County inmates. The municipal offender's classification will be determined by the Jail Inmate Services Unit Classification staff.
- F. It shall be the responsibility of the County to comply with C.R.S. 17-26-109 and afford sentenced municipal offenders deductions of time for his/her municipal court sentence in a manner consistent with sentenced County offenders.
- G. It shall be the responsibility of the County to determine sentenced municipal offender's eligibility and conditions for furlough consistent

with sentenced County offenders. The County shall notify the municipal court of any municipal offender furlough.

- H. It shall be the responsibility of the County to comply with the provisions of C.R.S. 13-10-111.5, as amended, and any standing orders issued by the municipal court pursuant to said statute.

4. Duration of Agreement

This Agreement shall be effective upon final execution by the appropriate officers of both parties on the date first set forth above, and shall continue through **January 30<sup>th</sup>, 2025**, and shall be automatically renewable year to year for up to 5 years from final execution unless sooner terminated by notice from either party in accordance with Section 5 of this Agreement. It is further understood and agreed that the obligations of the Municipality as set forth herein shall be subject to annual appropriation. Nothing herein shall be deemed a multiple fiscal-year obligation in violation of Article X, Section 20 of the Colorado Constitution. At the time this Agreement is terminated, the Municipality shall retake all Municipal offenders.

5. Termination of Agreement

This Agreement may be unilaterally terminated, with or without cause, by 30 days written notice, by either party delivered to the other party in accordance with Section 12 "Notices". Within 30 days after delivery of said notice, the Municipality shall retake physical custody of Municipal offenders in the County's custody pursuant to this Agreement.

6. Emergency Release

Notwithstanding the provisions of Section 4 & 5 set forth herein, the County has the authority to release, on an emergency basis, those municipal offenders when the County deems such release is necessary due to exigent circumstances. The County shall, in its sole discretion, determine those exigent circumstances which necessitate such emergency release. Such exigent circumstances may include, but are not limited to, inmate overcrowding of the County Jail. The County shall notify the municipal court of the offender's name, date & time released, and the basis for release due to exigent circumstances.

7. Agreement Monitor

In order to administer this Agreement effectively, the Municipality shall designate an Agreement Monitor. Until further notice is received, the Municipality's Agreement Monitor shall be the individual named in Schedule A, attached hereto and incorporated herein by reference. Any

change in the Agreement Monitor shall be effective upon 10 days advance written notice to the County's Contact Person.

8. County Contact Person

In order to administer this Agreement effectively, the Sheriff or his/her designee shall act as the County's Contact Person. Until further notice is received, the County's Contact Person shall be the individual named in Schedule A, attached hereto and incorporated herein by reference. Any change in the County's Contact Person shall be effective upon 10 days advance written notice to the Municipality's Agreement Monitor.

9. Cost and Reimbursement

- A. Except as otherwise provided in this Agreement, all costs of housing the Municipality's offenders, pursuant to the terms of this Agreement shall be fixed and reimbursed at the per offender per day rate set in the previous year by the Joint Budget Committee of the Colorado General Assembly for reimbursement to Colorado counties for holding backlogged Department of Corrections' inmates. Said rate shall begin **July 1** of the year following the setting of the rate and continuing to and until **June 30** of said year. The Municipality shall reimburse the County for the day the Municipality's offender is delivered and for every subsequent day that the Municipality's offender is assigned to the Weld County Jail, but not the day that the Municipality's offender is released from the Weld County Jail due to completion of sentence or by order of the committing Court.
- B. For those offenders who remain in the County Jail for a period of no more than four (4) hours, the Municipality shall pay the County one half of the Per Diem rate set forth in paragraph A, above.
- C. If the Municipal offender is detained in the Weld County Jail under the concurrent authority of the municipality and of other municipal jurisdictions, the municipality shall be responsible for no more than its equally proportional share of the cost of housing and maintaining the offender in the custody and/or under the supervision of the Weld County Sheriff.
- D. The costs of providing routine, on-site or contract medical, psychiatric or dental services shall be considered normal costs incidental to the operation of the County Jail, as further defined in Schedule B, attached hereto and incorporated herein by reference, and are considered part of the costs reimbursed by the Per Diem rate per offender as provided in paragraph A, above. The County shall be reimbursed by the Municipality for the costs of extra ordinary health care services, as further defined in Schedule-B.

- E. Physical damage to the Weld County Jail as a direct result of the placement of a municipal offender housed therein shall not be considered "usual costs" incidental to the operation of the Weld County Jail. These costs shall not be part of the reimbursement by the fixed rate per offender per day as provided by subparagraphs A. and B. of Section 9 of this Agreement. The County shall be reimbursed separately by the Municipality for these costs.
- F. The Municipality shall be billed monthly by the County for the rates set forth in Section 9 subparagraphs A, B, & C of this Agreement. Payment shall be made within 30 days of receipt of the County's invoice. The Municipality shall reimburse the County for extraordinary medical expenses as set forth in Schedule B. The Municipality shall reimburse the County for non-medical extraordinary expenses incurred under the terms of this Agreement within 30 days of receipt of the County's invoice.

10. Transportation

Transportation of offenders in custody for violation of a Municipal Ordinance is the sole responsibility of the Municipality. If the Municipality and County have entered into a separate agreement for law enforcement services, then transportation of offenders in custody for violation of a Municipal Ordinance shall take place in accordance with the provisions of said agreement and all costs incurred by the County in the course of providing such transportation on behalf of the Municipality shall be paid by the Municipality as provided therein.

- A. Municipal Video Court Appearance technology is available to Municipality in the jail. If the Municipality wants to use this technology, the Municipality will work closely with the Weld County Sheriff Office and Weld County Information Technology to identify system minimums and requirements for the Municipality to include hardware, software, and network configurations. The Municipality understands and agrees that identified system minimums and requirements, hardware, software, network configurations, labor and installation, and post installation connectivity troubleshooting of the Municipality's Video Court is not the responsibility of the County. The system shall be available at scheduled times barring system failure.
- B. The Municipality shall provide, in advance, the Municipality Court docket to the Sheriff's Office. The Municipality shall be responsible to provide a Municipality Bailiff to transport, escort, and provide security for Municipality Offenders to Municipal Video Court Appearance at the facility in the North Jail Complex. Upon completion of Municipality Video Court, the Municipality Bailiff shall transport and escort Municipality Offenders back to a designated area within the North Jail Complex determined by the County.



11. Responsibility for Legal Proceedings

- A. The Municipality shall be responsible for defending itself and its officers and employees in any civil action brought against the Municipality, its officers and employees by any municipal offender in the physical custody of the County.
- B. The County shall be responsible for defending itself, its deputies and employees in any civil action brought against the County, its officers and employees by any municipal offender in the physical custody of the County.
- C. The Municipality and its representatives shall not be deemed to assume any liability for intentional or negligent acts, errors or omissions of the County or the representatives thereof, arising out of the housing of any municipal offender pursuant to this Agreement.
- D. The County and its representatives shall not be deemed to assume any liability for intentional or negligent acts, errors or omissions of the Municipality or the representatives thereof, arising out of the housing of any municipal offender pursuant to this Agreement.

12. Notices

Any notices provided for in this Agreement shall be in writing and shall be served by personal delivery or by certified mail, return receipt requested, prepaid postage at the address listed in Schedule C, attached hereto and incorporated herein by reference, until such time as written notice of a change is received from the other party. Any notice so mailed and any notice served by personal delivery shall be deemed delivered and effective upon receipt or upon attempted delivery. This method of notification will be used in all instances, except for emergency situations when immediate notification to the Agreement Monitor or the County Contact Person is required.

13. No Third Party Beneficiary Enforcement

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Municipality and the County, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other person on this Agreement. It is the express intention of the Municipality and the County that any entity,

other than the Municipality or the County receiving services or benefits under this Agreement, shall be deemed an incidental beneficiary only.

14. Modification and Breach of Contract

This Agreement and the attached schedules contain the entire Agreement and understanding between the parties and supersedes any other agreements concerning the subject matter of this transaction whether oral or written. No modification, amendment, revocation, renewal or other alteration of/to this Agreement and the attached schedules, shall be deemed valid or of any force or affect whatsoever, unless mutually agreed upon in writing by the parties. No breach of any term, provision or clause of this Agreement and attached schedules shall be deemed waived or excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to, or waiver of, a breach by the other, whether expressed or implied, shall not constitute consent to, waiver of, or excuse for any other different or subsequent breach.

15. Severability

If any term or condition of this Agreement shall be held to be invalid, illegal or unenforceable, this Agreement shall be construed and enforced without such a provision, to the extent this Agreement is then capable of execution within the original intent of the parties.

16. Governmental Immunity. No term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions, of the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., as applicable now or hereafter amended.

17. Board of County Commissioners of Weld County Approval. This Agreement shall not be valid until it has been approved by the Board of County Commissioners of Weld County, Colorado or its designee.

18. Acknowledgment. County and Municipality acknowledge that each has read this Agreement, understands it and agrees to be bound by its terms. Both parties further agree that this Agreement, with the attached Schedules A-C, is the complete and exclusive statement of agreement between the parties and supersedes all proposals or prior agreements, oral or written, and any other communications between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have signed and executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BOARD OF COUNTY COMMISSIONERS  
OF WELD COUNTY, COLORADO

By: \_\_\_\_\_  
James Scott, Chair

ATTEST:

By: \_\_\_\_\_  
Clerk to the Board

Town of Mead, COLORADO

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

**AGREEMENT FOR MUNICIPAL JAIL SERVICES**

SCHEDULE A

1. Until further notice is received, the Municipality's Agreement Monitor shall be:

Name	Mary Strutt, Administrative Services Director
Municipality	Town of Mead
Address 1	441 Third Street
Address 2	Mead, CO 80542
Phone	970-805-4182

2. Until further notice is received, the County's Contact Person shall be:

Rosanna Soto, Office Manager  
Administrative Division  
Weld County Sheriff's Office  
1950 O Street  
Greeley, CO 80631  
Telephone: (970) 400-2804

## AGREEMENT FOR MUNICIPAL JAIL SERVICES

### SCHEDULE B

The costs of providing to municipal offenders routine on-site medical psychological/ psychiatric, dental and medication services, customarily provided to persons sentenced to confinement in the Weld County Jail, shall be considered usual costs incident to the operation of the Weld County Jail. These usual costs include but are not limited to, regularly scheduled sick call, nursing coverage, regular on-site physician visits, routine X-rays for diagnostic purposes which may lead to off-site care, and the dispensing and cost of common prescription medications for routine and minor illnesses. In addition, all municipal offenders transferred to the County pursuant to this Agreement with a condition of drug aftercare, a known history of drug abuse while incarcerated, or who are suspected of illegal use of drugs, shall be required to participate in routine urinalysis testing conducted by the Weld County Jail health care provider. All positive test results for unauthorized drugs shall be reported by the County Contact Person to the Agreement Monitor. The cost of this routine urinalysis testing, together with the usual costs of care referenced above, shall be part of the fixed rate per offender per day as set forth in Section 9 A, of this Agreement.

Extraordinary medical expenses for extraordinary health care shall be the responsibility of the Municipality, subject to the authorization provision below.

For purposes of this Agreement, extraordinary medical expenses are those expenses for extraordinary health care commonly provided to offenders on-site at the Weld County Jail by the Weld County Jail health care provider. Extraordinary medical expenses also include costs for prescribed prosthetics, hearing aids, prescribed eyeglasses, dentures or costs for any cosmetic, dental or elective medical procedure or treatment. Extraordinary health care includes but is not limited to, prescription medication for serious, chronic, infectious and/or uncommon illnesses such as diabetes and hepatitis; respiratory care including requirements for oxygen; rehabilitation-therapy and equipment; care requiring a general or spinal anesthetic; care requiring the services of a surgeon and attending nursing care; dental surgery excluding the repair of cavities, on-site tooth extraction or routine dental procedures; ambulance or Air Life transportation. The Weld County Jail health care provider shall determine when off-site care is required for municipal offenders housed at the Weld County Jail.

Extraordinary medical expenses shall be reimbursed by the Municipality provided:

- 1) Such service is emergency medical treatment as determined by the Weld County Jail health care provider, or
- 2) Such service was approved in advance by the Agreement Monitor.

In cases where the Weld County Jail health care provider has determined that extraordinary care must be provided prior to obtaining the Agreement Monitor's consent, the Weld County health care provider shall notify the Agreement Monitor as soon as practicable, but no later than 8 hours after the rendering of care.

**AGREEMENT FOR MUNICIPAL JAIL SERVICES**

SCHEDULE C

1. Any notice to the Municipality provided for in this Agreement shall be sent to the Agreement Monitor at:

Name \_\_\_\_\_  
Municipality \_\_\_\_\_  
Address 1 \_\_\_\_\_  
Address 2 \_\_\_\_\_  
Phone \_\_\_\_\_  
\_\_\_\_\_

2. Any notice to the County provided for in this Agreement shall be sent to:

Board of Weld County Commissioners  
P.O. Box 758  
Greeley Co. 80632-D758  
Telephone: (970) 356-4000 Ext. 4225

With a copy to:

Rosanne Soto, Office Manager  
Administrative Division  
Weld County Sheriff's Office  
1950 O Street  
Greeley, CO 80631  
Telephone: (970) 400-2804



## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 05-R-2024** – A Resolution of the Town of Mead, Colorado, Approving the Agreement for Animal Welfare Services Between the Town of Mead and NOCO Humane

PRESENTED BY: Brent Newbanks, Chief of Mead Police

THROUGH: Marcus McAskin, Town Attorney

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### SUMMARY

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Resolution 05-R-2024 (“Resolution”): (a) approves an Agreement between the Town and NOCO Humane, a Colorado nonprofit corporation (“NOCO Humane”) for animal sheltering and welfare services (the “Agreement”); (b) authorizes the Mayor to execute the Agreement on behalf of the Town when in final form; and (c) delegates authority to the Town Manager to execute written extensions, renewals or amendments to the Agreement on behalf of the Town in future years, including but not limited to amendments adjusting the fee schedule set forth in the Agreement or adjusting the specific animal transport and impoundment services to be provided to the Town by NOCO Humane, conditioned on adequate funds having been appropriated in the Town’s annual budget for such animal-related services.

A copy of the Agreement is attached to the Resolution as EXHIBIT 1.

The Town currently contracts with Longmont Humane Society for its animal sheltering services, with its most recent Agreement for Animal Services (dated January 1, 2023) set to expire on December 31, 2023. Longmont Humane Society (LHS) has advised that Town that LHS desires to transition from a per animal fee-based pricing structure to an annual charge of Eighteen Thousand Dollars (\$18,000.00).

The Town Police Department requires the use of animal sheltering services on a limited basis (historically, a few times each year), and therefore, a per animal fee structure is better suited and more cost-efficient for the Town. Accordingly, the Police Department recommends switching providers to NOCO Humane, an organization dedicated to the safe and humane treatment of animals that offers a per animal fee structure.

The Agreement sets an initial term for NOCO Humane to provide animal sheltering services through December 31, 2024 and provides for automatic renewals each year unless either party gives notice in writing of the intent not to renew.

### FINANCIAL CONSIDERATIONS

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As set forth above (and as specifically set forth in Section 12 of the Agreement) the Town will pay NOCO Humane a set fee per stray animal sheltered. NOCO Humane’s prices are fair compared to other



organizations that provide comparable services, and the per animal fee structure is greatly preferable to an annual charge.

Section 22 of the Agreement confirms that the Town's financial obligations remain subject to annual appropriation.

#### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends approval of the Resolution. A motion to approve the January 8, 2024 consent agenda will approve the Resolution. If the Board decides to remove this item from the consent agenda for questions or discussion, staff recommends the following motion:

Suggested Motion: "I move to approve Resolution No. 05-R-2024 - A Resolution of the Town of Mead, Colorado, Approving the Agreement for Animal Welfare Services Between the Town of Mead and NOCO Humane."

#### ATTACHMENTS

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Resolution No. 05-R-2024

Exhibit 1 to Resolution (Agreement for Animal Welfare Services Between the Town of Mead and NOCO Humane)

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 05-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
AGREEMENT FOR ANIMAL WELFARE SERVICES BETWEEN THE TOWN  
OF MEAD AND NOCO HUMANE**

**WHEREAS**, NOCO Humane, a Colorado nonprofit corporation (“NOCO Humane”), has established and maintains a State-licensed animal shelter located at 3501 E. 71<sup>st</sup> Street in Loveland, Colorado (the “Shelter”); and

**WHEREAS**, the Town desires to utilize the Shelter as an impoundment facility where animals impounded pursuant to Town ordinances may be cared for pursuant to said ordinances; and

**WHEREAS**, the Town believes that the Shelter is an appropriate designated animal shelter that is devoted to promoting the safe and humane treatment of animals; and

**WHEREAS**, the Town and NOCO Humane desire to enter into an agreement for animal welfare and sheltering services (the “Agreement”) a copy of which is attached to this Resolution as **Exhibit 1** and is incorporated herein by reference; and

**WHEREAS**, the Board of Trustees desires to:

- (1) approve the Agreement,
- (2) delegate authority to the Mayor to execute the Agreement on behalf of the Town once in final form, and
- (3) delegate authority to the Town Manager to extend, renew or amend the Agreement on behalf of the Town in future years, subject to the conditions set forth below.

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

**Section 1.** The foregoing recitals incorporated as findings of the Board of Trustees.

**Section 2.** The Board of Trustees hereby: (a) approves the Agreement in substantially the form attached to this Resolution as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager and Chief of Police to make non-material changes to the Agreement that do not increase the Town’s financial obligations prior to execution by the Town; (c) authorizes the Mayor to execute the Agreement on behalf of the Town when in final form; and (d) authorizes the Town Manager to execute written extensions, renewals or amendments to the Agreement on behalf of the Town in future years, including but not limited to amendments adjusting the fee schedule set forth in the Agreement or adjusting the specific animal transport and impoundment services to be provided to the Town by NOCO Humane, on the condition that adequate funds have been appropriated in the Town’s annual budget for said services as more particularly described in the Agreement.

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

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

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

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JANUARY 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**EXHIBIT 1**  
**AGREEMENT FOR ANIMAL SHELTERING SERVICES**  
**BETWEEN THE TOWN OF MEAD AND NOCO HUMANE**

*[See Attached]*

## AGREEMENT FOR ANIMAL WELFARE SERVICES

This Agreement is made effective as of the 1<sup>st</sup> day of January 2024 (the “Effective Date”), by and between Town of Mead, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, CO, hereinafter referred to as “the Town” and NOCO Humane, a Colorado nonprofit corporation, with a principal place of business at 3501 E. 71<sup>st</sup> St., Loveland, CO 80538, hereinafter referred to as “NOCO Humane” (and together, the “Parties”).

WHEREAS, the Town is interested in promoting the humane care and treatment of animals and desires to contract for economical, safe, and humane animal sheltering services;

WHEREAS, NOCO Humane is dedicated to the safe and humane treatment of animals and desires to support and furnish said services;

WHEREAS, NOCO Humane operates a State-licensed animal shelter at 3501 East 71<sup>st</sup> Street, Loveland, Colorado (“the Shelter”), and employs trained and qualified persons to transport, shelter and handle animals within its custody;

WHEREAS, the Town desires to engage NOCO Humane to furnish services for residents of the Town subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Town and NOCO Humane agree to the following:

1. Duration of the Agreement. This Agreement shall have initial term of one year, January 1, 2024 through December 31, 2024.
2. Automatic Renewal. This Agreement shall automatically renew for successive 12 month terms, unless either party gives notice in writing of the intent not to renew at least 30 days prior to the end of a term or unless sooner terminated as provided herein. No increase in the fees set forth in the Fee Schedule (Section 10 of this Agreement below) or decrease in level of services to be provided by NOCO Humane to the Town shall be authorized unless a written amendment to this Agreement is reviewed and approved by the Town in accordance with Section 13 of this Agreement.
3. Termination. Either party may terminate this Agreement, with or without cause and with or without providing reasons for termination, upon giving the other party a minimum of ninety (90) days’ prior written notice. Upon termination, NOCO Humane shall be due and owing all amounts due for services previously rendered and completed through the effective date of termination.
4. Services. NOCO Humane shall furnish and provide the following services for the Town:
  - a. an animal shelter and all equipment necessary for the efficient, humane, and effective operation of an animal shelter;
  - b. competent veterinary medical care for all animals impounded at its animal shelter

through the availability of the professional services of a Doctor of Veterinary Medicine licensed to so practice in the State of Colorado;

- c. all medical supplies, professional instruments, and equipment necessary for the efficient and effective operation of an animal shelter, along with such as may be required for the disposal of dead animals consistent with public health and safety; and
- d. vehicles equipped with equipment necessary for humane transport of animals impounded by the town to the animal shelter or designated veterinary clinic.

5. Performance of Services. In the performance of the services, NOCO Humane shall:

- a. conduct the operations of the animal shelter within and upon the Shelter;
- b. comply with the applicable laws of the State of Colorado, including but not limited to, the Pet Animal Care and Facilities Act, C.R.S. §§ 35-80-101 through 117 (“Act”), ordinances of the Town, the existing administrative directives of the Town, and such future administrative directives of the Town as may from time to time be agreed to by NOCO Humane and the Town, relative to operating and managing the Shelter or future animal shelter(s) that may be opened and operated by NOCO Humane during the term of this Agreement;
- c. maintain the Shelter in a clean, sanitary condition as required by the Act;
- d. accept from Town for impoundment in the Shelter, dogs, cats, and other domestic companion animals similar in size to dogs and cats. Animals delivered by Town residents, including animals received from the Town’s Police Department personnel, Larimer County Sheriff’s Office, or Weld County Sheriff’s Office personnel in the performance of their duties, will be considered from the Town;
- e. do each and every other professional act deemed necessary or appropriate to the end that the Shelter shall be operated in an efficient, effective, and economical manner;
- f. not release or otherwise dispose of any living animal placed by the Town with NOCO Humane under the terms of this Agreement unless and until all fees, and all applicable state and local laws have been satisfied, including without limitation impoundment periods prescribed by such laws, except where euthanasia prior to that time is deemed necessary or appropriate by the veterinarian or designated shelter personnel advising NOCO Humane;
- g. keep and maintain all animals covered by this Agreement impounded to it by the Town under the provisions of this Agreement for at least the time required by the Act. In the event any animal is held for the purpose of observation for the presence of rabies, the animal shall be held for such times as directed by the Town Chief of Police or Health Department, or other designated individual which time shall not

be less than ten (10) days or such greater times as may be provided in the governing Town regulation or ordinance during which times, the daily board fee will be collected from the owner of the animal, or in the case of an unowned animal, will be paid by the Town;

- h. not release an animal to its owner unless all requirements of the Town's regulation or ordinances, including payment of impoundment fees have been complied with unless NOCO Humane, in its sole discretion, waives said fees;
  - i. Submit a report to the Town on a quarterly basis listing the following information in regard to the previous quarter:
    - 1. Total number of stray animals admitted from the Town. If the animal is brought to NOCO Humane by a citizen, NOCO Humane will make best efforts to confirm that the animal was found at an address in the Town.
    - 2. Total amount due based on fees described in Section 10 of this Agreement.
    - 3. Total number of impounded animals returned to their owners.
    - 4. Total number of impounded animals not reclaimed by their owners.
    - 5. Total fees due by the Town for animals not reclaimed by their owners based on fees described in Section 10 of this Agreement.
    - 6. Total fees due by the Town for unowned stray animals held under rabies quarantine based on fees described in Section 10 of this Agreement.
    - 7. Total fees due by the Town for animals seized or held under court order based on fees described in Section 10 of this Agreement.
6. Transport of Animals by the Town. With regard to assisting NOCO Humane and transporting animals pursuant to this Agreement, the Town shall:
- a. provide humane treatment, adequate food, access to water and sanitary conditions for animals picked up by the Town until they can be transported to the Shelter;
  - b. transport the animals within a reasonable time from the time the animal is taken into custody by the Town; and
  - c. immediately notify NOCO Humane or immediately transport an animal to a licensed veterinarian for treatment if the animal is suffering or requires immediate veterinary care.
7. Town Assistance with Enforcement. With regard to assisting NOCO Humane with enforcement of animal regulations pursuant to this Agreement, the Town shall:
- a. provide NOCO Humane with yearly training of Town animal ordinances and swear-in NOCO Humane officers; and

- b. provide NOCO Humane with appropriate paperwork to enforce Town animal ordinances.

8. Indemnity. Notwithstanding anything else herein, NOCO Humane shall protect, defend, indemnify, and hold harmless the Town, the departments and agencies thereof, its officers, elected and appointed, and its employees, servants, and agents from any and every action, cause of action, claim, or demand of any third party resulting from or arising out of any negligent act or omission of NOCO Humane, its officers, employees or agents, relating to the performance of any of the obligations of NOCO Humane under this Agreement, if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of NOCO Humane, or any officer, employee, or agent of NOCO Humane, or which arise out of a worker's compensation claim of any employee of NOCO Humane. NOCO Humane shall not however, be liable for the acts, claims, or demands which may arise solely from the negligent acts of the Town, its officers, elected or appointed, and the departments thereof.

9. Insurance. NOCO Humane shall carry liability insurance sufficient to insure against acts of omission of NOCO Humane, its employees and agents, with the minimum coverage as follows:

Bodily Injury	\$150,000.00 per occurrence/\$4,000,000.00 aggregate
Property Damage	\$50,000.00

The Town shall be an "Additional Insured" on any policy obtained by NOCO Humane pertaining to its duties under this Agreement with respect to operations performed by or on behalf of NOCO Humane and falling within the scope of this Agreement.

10. Fee Schedule. The Town agrees:

- a. to pay NOCO Humane \$100 per stray animal reclaimed by its owner.
- b. to pay NOCO Humane \$260 per stray animal not reclaimed by its owner.
- c. to pay NOCO Humane \$20/day board fee for each animal seized or held under court order beyond 5 days.
- d. to pay NOCO Humane \$400 per stray animal held under rabies quarantine which are not reclaimed.
- e. to pay NOCO Humane \$90 per instance for after-hours impound assistance between the hours of 6:00 pm- 9:00am Monday – Friday and 5:00pm – 9:00am Saturday and Sunday, and on Holidays;
- f. that NOCO Humane may retain, as additional compensation, all impound fees collected by NOCO Humane from individuals to whom animals are released which have been impounded by the Town.

11. Independent Contractor Status. The Parties agree that:

- a. NOCO Humane is and shall at all times remain an independent contractor.



- b. NOCO Humane shall make no representation that it is a Town employee for any purposes.
  - c. NOCO Humane, its officers, agents, or employees shall at no time be deemed employees, officers, or agents of the Town.
  - d. NOCO Humane shall be solely responsible for the acts of its officers, agents, and employees and payment of all withholding taxes, social security, unemployment compensation, workers' compensation, or other taxes, and shall hold the Town harmless and indemnify the Town from all claims for the same.
  - e. NOCO Humane has under this Agreement only the right to receive compensation from the Town for the services performed hereunder.
  - f. As to dealings with third parties, neither Party shall have any power to bind the other by contract or any other manner, nor shall either have any power or authority to act for or on behalf of the other.
  - g. NOCO Humane shall not assign any of the rights acquired by or delegate the duties imposed upon it under the provisions of the Agreement without having first obtained the written permission of the Town to do so.
12. Taxes. The Town will not:
- a. withhold FICA (Social Security and Medicare taxes) from NOCO Humane's payment or make FICA payments on NOCO Humane's behalf; or
  - b. withhold state or federal income tax from NOCO Humane's payments.
13. Amendments. This Agreement may not be amended or modified except by written instrument agreed to and executed by all Parties.
14. Waiver of Breach. The waiver by any Party of a breach or violation of any provision of this Agreement shall not operate as, or to be construed to be, a waiver of any subsequent breach of the same or any other provision hereof.
15. Signatures. For purposes of this Agreement, there may be any number of counterparts, each of which shall be deemed as originals. Facsimile, scanned, and other electronic signatures permitted by law, for purposes of this Agreement, shall be deemed as original signatures.
16. Governing Law. This Agreement will be governed by the laws of the State of Colorado.
17. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class US Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

If to NOCO Humane: NOCO Humane  
c/o Judy Calhoun  
3501 E. 71<sup>st</sup> St.  
Loveland, CO 80538

If to the Town: Town of Mead  
Attn: Town Manager  
441 Third Street  
P.O. Box 626  
Mead, Colorado 80542

With Copy to:  
Michow Guckenberger McAskin LLP  
Attn: Mead Town Attorney  
5299 DTC Blvd, Suite 300  
Greenwood Village, Colorado 80111

18. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Parties with respect to its subject matter and supersedes all prior agreements or understandings, whether written or unwritten, with respect to the same subject matter.
19. Assignment. Neither this Agreement nor any of the rights or obligations of the parties shall be assigned by either party without the written consent of the other.
20. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF, this AGREEMENT is entered into as of the Effective Date noted on page one above, notwithstanding actual date of execution. The Parties hereby agree to the same and execute this Agreement by their duly authorized representatives as follows:

ATTEST:

TOWN OF MEAD:

\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

ATTEST:

NOCO HUMANE, a Colorado nonprofit corporation

\_\_\_\_\_

By: \_\_\_\_\_



## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 06-R-2024** – A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of Certain Real Property Located South of 401 3<sup>rd</sup> Street from Great Western Railway Company

PRESENTED BY: Marcus McAskin, Town Attorney

THROUGH: Lindsay Sloan, Assistant Town Attorney

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### SUMMARY

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The proposed Resolution (“Resolution”) approves the Town’s acquisition of certain real property from the Great Western Railway Company or its successor(s) or assign(s) (“Great Western”) by quitclaim deed. The approximately 0.16 acre parcel of real property is located immediately south of 401 3<sup>rd</sup> Street, as described in Exhibit 1 of the Resolution (the “Property”).

The Town and Great Western intend to close on the sale of the Property following the completion of a Phase 1 Environmental Site Assessment (“ESA”) with findings acceptable to the Town. The Town prefers to close on the acquisition of the Property prior to construction commencing on the Community Center project. A portion of the Property will be utilized for drainage and other improvements benefitting the project.

The Resolution: (1) approves the acquisition of the Property following the completion of the ESA with findings acceptable to the Town Manager, (2) authorizes the Mayor, Mayor Pro-Tem, Town Manager, and Town Clerk to execute all documents necessary to facilitate or complete the acquisition of the Property, following the review and approval of all such documents as to form by the Town Attorney, and (3) authorizes the Town Manager to execute an acceptance signature block to be set forth and included in the Quitclaim Deed.

Town Staff recommends approval of the Resolution. Approval of the January 8<sup>th</sup> regular meeting consent agenda will approve the Resolution (authorizing the acquisition of the Property from Great Western).

### FINANCIAL CONSIDERATIONS

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Great Western has agreed to quitclaim the Property to the Town for consideration of One-Hundred Thirty-Six Thousand Dollars (\$136,000.00).

### STAFF RECOMMENDATION/ACTION REQUIRED

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As set forth above, approval of the January 8, 2024 consent agenda will approve the Resolution. If the Resolution is pulled off of the consent agenda, Town Staff recommends that the following motion be made and approved by the Board of Trustees following discussion:

Suggested Motion: “I move to adopt Resolution No. 06-R-2024, A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of Certain Real Property Located South of 401 3rd Street from Great Western Railway Company.”:

**ATTACHMENTS**

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Resolution No. 06-R-2024

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 06-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AUTHORIZING THE  
ACQUISITION OF CERTAIN REAL PROPERTY LOCATED SOUTH OF 401 3<sup>RD</sup> STREET  
FROM GREAT WESTERN RAILWAY COMPANY**

**WHEREAS**, the Town of Mead (the “Town”) desires to acquire from Great Western Railway Company or its successor(s) or assign(s) (“Great Western”) the approximately 0.16 acre parcel of real property, together with improvements, if any, situate, lying and being in the County of Weld, and State of Colorado, described in **Exhibit 1** attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, pursuant to C.R.S. § 31-15-101(1)(d), the Town is authorized to acquire, hold, lease and dispose of property, both real and personal; and

**WHEREAS**, Great Western has agreed to quitclaim the Property to the Town for consideration of One-Hundred Thirty-Six Thousand and No/100 Dollars (\$136,000.00); and

**WHEREAS**, the parties intend to close on the sale of the Property following the completion of a Phase 1 Environmental Site Assessment (“ESA”) with findings acceptable to the Town; and

**WHEREAS**, the Board of Trustees (the “Board”) desires to approve the Town’s acquisition of the Property and further desires to authorize the Mayor, Mayor Pro-Tem, Town Manager, and Town Clerk to execute all documents necessary to facilitate or complete the acquisition of the Property from Great Western, following the review and approval of all such documents as to form by the Town Attorney; and

**WHEREAS**, the Board believes that it is in the best interests of the Town and its inhabitants to purchase the Property; and

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

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

**Section 2. Approve Acquisition of Property.** The Board hereby approves the acquisition of the Property for the consideration recited above (plus any related costs, fees, and taxes) and following the completion of the ESA with findings acceptable to the Town Manager.

**Section 3. Execution of Documents.** The Mayor, Mayor Pro-Tem, Town Manager, and Town Clerk are authorized to execute all documents necessary to facilitate or complete the acquisition of the Property, following the review and approval of all such documents as to form by the Town Attorney. Without limiting the foregoing, the Board authorizes the Town Manager to execute an acceptance of the quitclaim deed.

**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 THIS 8<sup>TH</sup> DAY OF JANUARY 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**Exhibit 1**

Legal description of the Property

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF VACATED FAIRBARIN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383, AND ON DECEMBER 21, 2001, AT RECEPTION NO. 2911126 TO BEAR NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET, BETWEEN A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971" AT A POINT ON SAID SOUTH LINE AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP PARTIALLY LEGIBLE "LS 11625" AT THE SOUTHEAST CORNER OF SAID VACATED FAIRBAIRN AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON THE SAID SOUTH LINE OF FAIRBAIRN AVENUE;  
THENCE ALONG SAID SOUTH LINE NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET TO SAID SOUTHEAST CORNER;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 20°20'37" WEST, A DISTANCE OF 80.36 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY ON JULY 14, 2008, AT RECEPTION NO. 3566174, EXTENDED EASTERLY;

THENCE ALONG SAID NORTHERLY EXTENDED EASTERLY, SOUTH 89°48'41" WEST, A DISTANCE OF 86.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 75' OF BLOCK 6, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 6, NORTH 20°31'26" EAST, A DISTANCE OF 80.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.





## Agenda Item Summary

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MEETING DATE: January 8, 2024

SUBJECT: **Resolution No. 07-R-2024** – A Resolution of the Town of Mead, Colorado, Ratifying the Acquisition of Certain Real Property Required for the Construction of a Traffic Circle at the Intersection of Weld County Road 7 and Mead Place Parkway (Mead Place Development)

PRESENTED BY: Robyn Brown, P.E., Deputy Town Engineer

THROUGH: Joshua Myers, Assistant Town Attorney

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### SUMMARY

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The Subdivision Improvement Agreement for the Mead Place development (the “SIA”) requires the owner/developer of the Mead Place subdivision (Equinox Mead LLC) to dedicate certain right-of-way (“ROW”) to the Town on the east side of Weld County Road 7 (“CR 7”) as necessary for the future construction of a traffic circle at the intersection of CR 7 and Mead Place Parkway.

As required by the SIA, Equinox Mead LLC (“Owner”) cooperated with the Town to finalize, execute, and record the following warranty deeds conveying the required ROW to the Town:

- Warranty Deed between Owner and the Town dated December 18, 2023, and recorded on December 19, 2023, at Reception No. 4936177 in the Weld County real property records (“County Records”), conveying approximately 115 square feet of ROW to the Town; and
- Warranty Deed between Rodney J. Schmidt and the Town dated December 18, 2023, and recorded on December 19, 2023, at Reception No. 4936178 in the County Records, conveying approximately 5,003 square feet of ROW to the Town;

(together, the “ROW Conveyance Deeds”).

Copies of the ROW Conveyance Deeds are attached to this *Agenda Item Summary* and are incorporated herein by this reference.

The proposed Resolution (“Resolution”): (1) ratifies the actions of the Town Manager and Town Clerk to accept the ROW Conveyance Deeds on behalf of the Town, and (2) ratifies any other actions of the Town Manager, Town Clerk, or other Town Staff as necessary to facilitate or complete the acquisition of the approximate 5,118 square feet of ROW, as more specifically described in the ROW Conveyance Deeds (the “Subject Property”).

Land Title Guarantee Company (“Land Title”) facilitated the closing of the Subject Property, and the closing occurred on December 18, 2023.

Approval of the consent agenda will approve the Resolution. The Deputy Town Engineer will be available to answer questions regarding the acquisition of the Subject Property by the Town, to the extent that the Board of Trustees elects to pull the Resolution off of the consent agenda for questions or further discussion.

Town Staff recommends approval of the Resolution.

#### FINANCIAL CONSIDERATIONS

The Town remitted a total of \$137 to Land Title at closing, which amount represents fees associated with the Town securing an ALTA Owner's extended coverage policy of title insurance on the Subject Property.

#### STAFF RECOMMENDATION/ACTION REQUIRED

As set forth above, approval of the consent agenda set for the Board of Trustees meeting on January 8, 2024, will approve the Resolution and ratify the acquisition of the Subject Property. If the Resolution is pulled off of the consent agenda, Town Staff recommends that the following motion be made and approved by the Board of Trustees following discussion:

Suggested Motion: "I move to adopt Resolution No. 07-R-2024, A Resolution of the Town of Mead, Colorado, Ratifying the Acquisition of Certain Real Property Required for the Construction of a Traffic Circle at the Intersection of Weld County Road 7 and Mead Place Parkway (Mead Place Development)."

#### ATTACHMENTS

Resolution 07-R-2024  
ROW Conveyance Deeds (recorded 12.19.2023 at Reception Nos. 4936177 and 4936178)

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 07-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, RATIFYING THE  
ACQUISITION OF CERTAIN REAL PROPERTY REQUIRED FOR THE  
CONSTRUCTION OF A TRAFFIC CIRCLE AT THE INTERSECTION OF WELD  
COUNTY ROAD 7 AND MEAD PLACE PARKWAY (MEAD PLACE DEVELOPMENT)**

**WHEREAS**, the Town of Mead (“Town”) is a party to that certain *Subdivision Improvement Agreement for Mead Place, Amendment No. 1*, with Equinox Mead LLC, a Colorado limited liability company (“Owner”), dated October 23, 2023, and recorded on October 25, 2023, at Reception No. 4927623 in the Weld County real property records (the “Mead Place SIA”); and

**WHEREAS**, Section XVII.K. of the Mead Place SIA requires the Owner to dedicate to the Town certain right-of-way (“ROW”) on the east side of Weld County Road 7 (“CR7”) required for the construction of the future traffic circle at the intersection of CR 7 and Mead Place Parkway; and

**WHEREAS**, the Owner cooperated with the Town to finalize, execute, and record the following warranty deeds that operate to convey the required ROW on the east side of CR7 to the Town as required by the Mead Place SIA:

- Warranty Deed dated December 18, 2023, executed by grantor Equinox Mead LLC, a Colorado limited liability company, and accepted by the Town of Mead via the Town Manager, a copy of which was recorded on December 19, 2023, at Reception No. 4936177 in the Office of the Clerk and Recorder for the County of Weld, Colorado; and
- Warranty Deed dated December 18, 2023, executed by grantor Rodney J. Schmidt, and accepted by the Town of Mead via the Town Manager, a copy of which was recorded on December 19, 2023, at Reception No. 4936178 in the Office of the Clerk and Recorder for the County of Weld, Colorado;

(together, the “ROW Conveyance Deeds”); and

**WHEREAS**, pursuant to C.R.S. § 31-15-101(1)(d), the Town is authorized to acquire, hold, lease, and dispose of property, both real and personal; and

**WHEREAS**, copies of the ROW Conveyance Deeds are on file with the Town Clerk; and

**WHEREAS**, the Board of Trustees (the “Board”) desires to ratify the Town’s acceptance of the ROW Conveyance Deeds and further desires to ratify any actions of the Town Manager, Town Clerk, and other Town Staff as necessary to facilitate or complete the acquisition of the property specifically described in the ROW Conveyance Deeds (the “Subject Property”), as required by the terms of the Mead Place SIA; and

**WHEREAS**, the Board finds and determines that it is in the best interests of the Town and its inhabitants to ratify the acquisition of the Subject Property.

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

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

**Section 2. Ratify Acquisition of Subject Property.** The Board hereby ratifies the acquisition of the Subject Property, as more specifically described in the ROW Conveyance Deeds.

**Section 3. Execution of ROW Conveyance Deeds and Related Documents.** The actions of the Town Manager and Town Clerk that were necessary to facilitate or complete the acquisition of the Subject Property are hereby ratified and authorized. Without limiting the foregoing, the Board hereby specifically ratifies the signatures of the Town Manager and Town Clerk on the acceptance signature block set forth on each of the ROW Conveyance Deeds and related closing documents. Further, in addition to the foregoing, the Town Manager and Town Clerk are hereby authorized to execute all additional documents that may be necessary to facilitate or complete the acquisition of the Subject Property, following the review and approval of all such documents as to form by the Town Attorney.

**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 THIS 8TH DAY OF JANUARY 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

Following recordation, return to:  
Mary E. Strutt, Town Clerk  
Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

EXEMPT FROM DOCUMENTARY FEE PER C.R.S. § 39-13-104(1)(a)

WARRANTY DEED  
[Conveyance of Right-of-Way to Town of Mead]

THIS DEED, made this 19 day of December, 2023, between EQUINOX MEAD LLC, a Colorado limited liability company, with a principal office street address of 10450 E. 159<sup>th</sup> Court, Brighton, Colorado 80602 ("Grantor"), and the TOWN OF MEAD, a Colorado municipal corporation, whose street address is 441 Third Street, P.O. Box 626, Mead, Colorado 80542 ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, described as follows:

SEE EXHIBIT A, consisting of two pages, attached hereto and by this reference incorporated herein;

also known by street and number as: vacant land;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, Excluding all rights, title and interest in the mineral estate owned by Grantor under the property;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that at the time of ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature except easements, restrictions, reservations, and rights of way of record.

Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof.


IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

*{Signatures are on the following page.}*

25793450

**GRANTOR:** EQUINOX MEAD LLC, a Colorado limited liability company

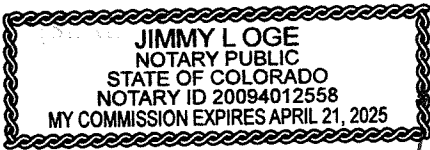
BY: EQUINOX MEAD LAND VENTURE, LLC, a Colorado limited liability company, its Manager

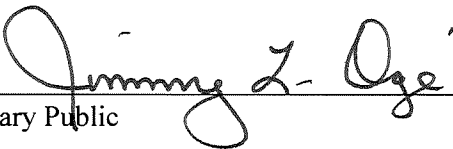
By:   
George R. Hanlon, Jr., Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2023, by George R. Hanlon, Jr., as Manager of Equinox Mead Land Venture, LLC, a Colorado limited liability company, as Manager of Equinox Mead LLC, a Colorado limited liability company.

Witness my hand and official seal:



  
Notary Public

My commission expires: 04/21/2025.

**ACCEPTANCE BY GRANTEE:**  
TOWN OF MEAD, a Colorado municipal corporation

Date: \_\_\_\_\_.

Countersigned  
By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:     Countersigned  
  
\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

**GRANTOR:** EQUINOX MEAD LLC, a Colorado limited liability company

BY: EQUINOX MEAD LAND VENTURE, LLC, a Colorado limited liability company, its Manager

Countersigned

By: \_\_\_\_\_  
George R. Hanlon, Jr., Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by George R. Hanlon, Jr., as Manager of Equinox Mead Land Venture, LLC, a Colorado limited liability company, as Manager of Equinox Mead LLC, a Colorado limited liability company.

Witness my hand and official seal:

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

**ACCEPTANCE BY GRANTEE:**

TOWN OF MEAD, a Colorado municipal corporation

Date: December 14, 2023

By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:

Mary E. Strup  
Mary E. Strup, MMC, Town Clerk



Attached to and incorporated in the Warranty Deed between EQUINOX MEAD LLC, a Colorado limited liability company (Grantor), and the Town of Mead, a Colorado municipal corporation (Grantee).

# EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT B, RECORDED EXEMPTION NO. 1207-22-3 RE3126, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2001, AT RECEPTION NO. 2891019, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 00°26'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 01°41'38" EAST, A DISTANCE OF 1364.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT B AND THE POINT OF BEGINNING;

THENCE NORTH 00°26'04" WEST, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 32.47 FEET;  
THENCE SOUTH 12°46'47" EAST, A DISTANCE OF 33.14 FEET TO THE SOUTH LINE OF SAID LOT B;  
THENCE SOUTH 88°50'56" WEST, ALONG SAID SOUTH, A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 115 SQUARE FEET OR 0.0026 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING



**Manhard**  
CONSULTING

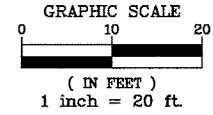
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

MEAD PLACE, AMENDMENT NO. 1	
COUNTY OF WELD, STATE OF COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>LHG</u>	<b>1</b> OF <b>2</b>
DATE: <u>12/03/21</u>	EML.MECO01.02
SCALE: <u>N/A</u>	

Dwg Name: P:\Emlmec01\dwg\Surv\Final Drawings\Plat of Easement\EML.MECO01.02-SL-ROWL.dwg Updated By: BPfohl 12/3/2021 1:20 PM



# EXHIBIT A



**MEAD PLACE**  
RECEPTION NO. 4162823

**COUNTY ROAD 7**  
(90.00' RIGHT OF WAY)

**POINT OF COMMENCING**  
WEST QUARTER CORNER  
SECTION 22, T3N, R68W  
3.25" ALUMINUM CAP  
STAMPED "PLS 23528, 1989"  
IN RANGE BOX

(BASIS OF BEARINGS)  
S 00°26'04" E 2648.80'

N 00°26'04" W  
32.47'

**POINT OF BEGINNING**

**LOT B**  
RECORDED  
EXEMPTION NO.  
1207-22-3 RE3126  
RECEPTION NO. 2891019

S 12°46'47" E  
33.14'

**ROW PARCEL**  
115 S.F. (0.0026 AC)±

S 88°50'56" W  
7.09'

**PARCEL A**  
RECORDED  
EXEMPTION NO.  
1207-22-3-RE-27  
RECEPTION NO. 1607803

**SOUTHWEST CORNER OF SECTION 22, T3N, R68W**  
FOUND NO. 6 REBAR  
W/2.5" ALUMINUM CAP  
STAMPED "PLS 38065, 2014"  
IN RANGE BOX

WEST LINE OF THE  
SOUTHWEST QUARTER OF  
SECTION 22, TOWNSHIP 3  
NORTH, RANGE 68 WEST

**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY.
- THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

MEAD PLACE, AMENDMENT NO. 1	
COUNTY OF WELD, STATE OF COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>LHG</u>	<b>2</b> OF <b>2</b>
DATE: <u>12/03/21</u>	EML.MECO01.02
SCALE: <u>1" = 20'</u>	

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Following recordation, return to:  
Mary E. Strutt, Town Clerk  
Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

EXEMPT FROM DOCUMENTARY FEE PER C.R.S. § 39-13-104(1)(a)

WARRANTY DEED  
[Conveyance of Right-of-Way to Town of Mead]

THIS DEED, made this 18<sup>th</sup> day of December, 2023, between RODNEY J. SCHMIDT ("Grantor"), and the TOWN OF MEAD, a Colorado municipal corporation, whose street address is 441 Third Street, P.O. Box 626, Mead, Colorado 80542 ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, described as follows:

SEE EXHIBIT A, consisting of two pages, attached hereto and by this reference incorporated herein;

also known by street and number as: vacant land;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. Excluding all rights, title and interest in the mineral estate owned by Grantor under the property;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that at the time of ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature except easements, restrictions, reservations, and rights of way of record.

Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

*{Signatures are on the following page.}*

25193450

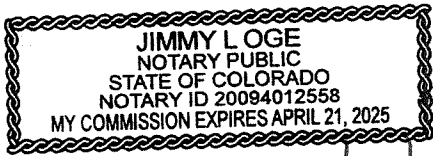
GRANTOR:

[Signature]  
RODNEY J. SCHMIDT

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2023, by Rodney J. Schmidt.

Witness my hand and official seal:



[Signature]  
Notary Public

My commission expires: 04/21/2025.

ACCEPTANCE BY GRANTEE:

TOWN OF MEAD, a Colorado municipal corporation

Date: \_\_\_\_\_.

*Countersigned*

By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:

*Countersigned*

\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk



Attached to and incorporated in the Warranty Deed between RODNEY J. SCHMIDT (Grantor) and the Town of Mead, a Colorado municipal corporation (Grantee).

# EXHIBIT A

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN PARCEL A, RECORDED EXEMPTION NO. 1207-22-3-RE-27, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1973, AT RECEPTION NO. 1607803, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 00°26'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 01°41'38" EAST, A DISTANCE OF 1364.95 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE POINT OF BEGINNING;

THENCE NORTH 88°50'56" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 7.09 FEET; THENCE SOUTH 12°46'47" EAST, A DISTANCE OF 7.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°40'36", A RADIUS OF 89.50 FEET, AN ARC LENGTH OF 35.42 FEET, THE CHORD OF WHICH BEARS SOUTH 24°07'05" EAST, A DISTANCE OF 35.19 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°27'46", A RADIUS OF 102.50 FEET, AN ARC LENGTH OF 158.26 FEET, THE CHORD OF WHICH BEARS SOUTH 08°46'30" WEST, A DISTANCE OF 143.00 FEET TO THE WEST LINE OF SAID PARCEL A, BEING A NON-TANGENT LINE;

THENCE NORTH 00°26'04" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 180.90 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,003 SQUARE FEET OR 0.1149 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

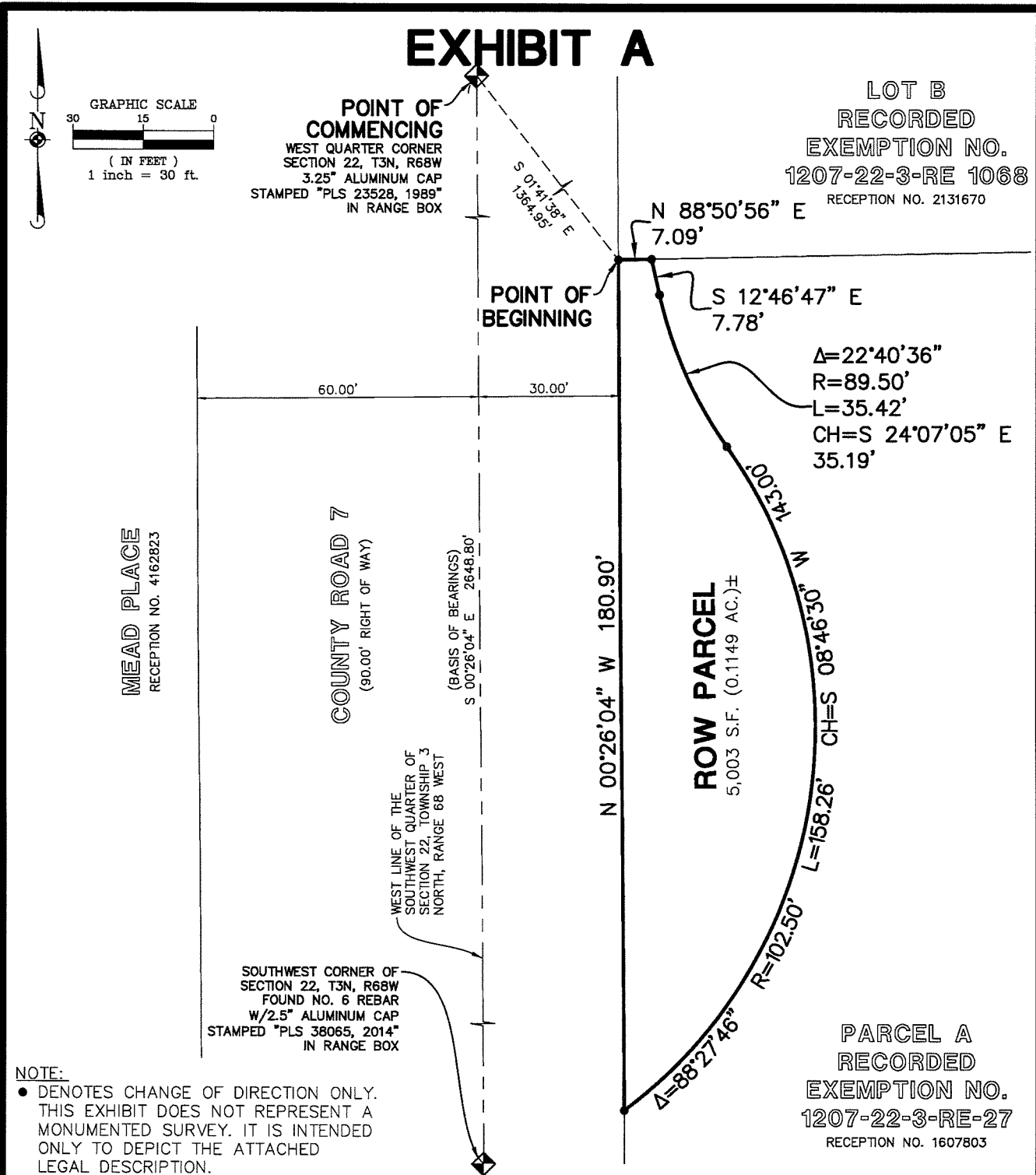


BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING

Dwg Name: P:\Emlmeco01\dwg\Surv\Final Drawings\Plat of Easement\EML.MECO01.02-5L-ROW2.dwg Updated By: BPFohl 3/9/2020 1:05 PM

 <p><b>Manhard</b> CONSULTING</p> <p>7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering   Surveying &amp; Geospatial Services   GIS Water Resource Management   Construction Management</p>	MEAD PLACE, AMENDMENT NO. 1	
	COUNTY OF WELD, STATE OF COLORADO	
	EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET	
DRAWN BY: <u>LHG</u>	1 OF 2	
DATE: <u>03/09/2020</u>	EML.MECO01.02	
SCALE: <u>N/A</u>		

Dwg Name: P:\Emlmecc01\dwg\Surv\Final Drawings\Plot of Easement\EML\_MECO01.02-SL-ROW2.dwg Updated By: B.Pfohl 3/9/2020 1:05 PM



<p><b>Manhard</b> CONSULTING</p> <p>7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering   Surveying &amp; Geospatial Services   GIS Water Resource Management   Construction Management</p>	<p>MEAD PLACE, AMENDMENT NO. 1</p> <p>COUNTY OF WELD, STATE OF COLORADO</p> <p>EXHIBIT A</p>	
	<p>PROJ. MGR.: <u>BJP</u></p> <p>DRAWN BY: <u>LHG</u></p> <p>DATE: <u>03/09/2020</u></p> <p>SCALE: <u>1" = 30'</u></p>	<p>SHEET</p> <p><b>2</b> OF <b>2</b></p> <p>EML.MECO01.02</p>



## Agenda Item Summary

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MEETING DATE: January 8, 2024  
SUBJECT: Grand Meadow Subdivision Planned Unit Development (PUD)  
Overlay/Zoning and Preliminary Plat  
PRESENTED BY: Collin Mieras, Planner II

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### SUMMARY

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This is a request for the Board of Trustees to review and consider the proposed Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning application (“PUD”) and Preliminary Plat (“Preliminary Plat”).

Grand Meadow Investors LLC, a Colorado limited liability company (“Applicant”) proposes a Planned Unit Development (PUD) Overlay with underlying zoning of Residential Single Family (RSF-4). Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code (MMC) and recommends approval via the attached ordinance.

The Applicant also proposes a Preliminary Plat for the property with 223 single-family and 150 duplex residential lots, for a total of 373 dwelling units. Staff has determined that the application satisfies the relevant requirements set forth in the MMC and recommends approval via the attached resolution.

The Planning Commission recommended approval of the PUD and Preliminary Plat following the conclusion of a public hearing held on July 20, 2022.

The Board of Trustees previously opened a joint public hearing to consider the PUD and Preliminary Plat at their August 8, 2022 regular meeting. At the prior owner/applicant’s request, the hearing was continued to the September 12, 2022 regular meeting. At the September 12, 2022 regular meeting, staff informed the Board of Trustees that the PUD and Preliminary Plat applications were withdrawn at the prior owner/applicant’s request.

Since the withdrawal of the applications, the Applicant has purchased the property and the development plans for the property. The Applicant is now bringing forward the PUD and Preliminary Plat, as recommended for approval by the Planning Commission, for the Board of Trustees’ consideration. A hearing on the PUD and Preliminary Plat has been scheduled for January 8, 2024.

### DETAIL OF REQUEST

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<b>Applicant:</b>	Grand Meadow Investors LLC
<b>Property Owner:</b>	Grand Meadow Investors LLC
<b>Property Location:</b>	Generally north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.)
<b>Zoning Classification:</b>	RSF-4 with PUD Overlay
<b>Comp. Plan Designation:</b>	Single Family Residential

### **Surrounding Land Uses:**

North:	Agricultural within the Town of Mead’s municipal limits, primarily zoned RSF-4 (Residential Single Family - 4 units/ acre) with commercial zoning along the south side of Highway 66
South:	Existing single family residential development (Barefoot Lakes) within the municipal limits of the Town of Firestone
East:	Currently agricultural east of County Rd. 11, with the extension of the Barefoot Lakes Subdivision planned within the Firestone town limits
West:	Light industrial, including the Ritchie Bros. development within the Town of Mead

### **OVERVIEW**

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Applicant requests that the Board of Trustees approve the proposed rezoning and preliminary plat of the 108.334-acre property, known as the Grand Meadow property, generally located north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.) (“Property”).

Applicant proposes a Planned Unit Development (PUD) Overlay to the existing RSF-4 zoning on the Property to allow for attached residential duplex units in addition to single family detached units. Applicant also proposes a Preliminary Plat that creates 223 single-family and 150 duplex residential lots.

The proposed preliminary plat consists of a total of 373 dwelling units for an overall density of 3.4 dwelling units per acre. The proposed density is in conformance with the RSF-4 zoning district, which allows for densities of up to four (4) dwelling units per acre.

The Planning Commission held a public hearing on the PUD and Preliminary Plat on July 20, 2022, and recommended approval of same to the Board of Trustees, subject to standard conditions. The Planning Commission recommendation regarding approval of the PUD and Preliminary Plat are memorialized in Resolution No. 06-PC-2022, and Resolution No. 07-PC-2022, attached to this Agenda Item Summary.

### **REVIEW CRITERIA – PLANNED UNIT DEVELOPMENT (PUD) OVERLAY**

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A PUD Overlay is a zoning designation set forth in the MMC (Section 16-3-30) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development. Developments governed by PUD overlay districts must still comply with the overall density limits set forth in the Comprehensive Plan.

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

The uses (single-family detached and attached residential, parks, trails, and open space) proposed in the Grand Meadow PUD are consistent with the Single-Family Residential (SFR) land use designations identified in the 2018 Comprehensive Plan. Staff has also found the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts with respect to connectivity, open space and the availability of diverse housing options.

The PUD proposes several reductions from the underlying zoning district setbacks and other dimensional standards. The modifications provide for a reduction in the single-family detached lot sizes, as well as



providing for single-family attached duplex lots. The modifications primarily focus on the duplex lots, which are designed to have attached units and rear access along alleyways for garages.

The modifications are specified on the Table titled “Modifications to Residential Density and Dimensional Standards” on Sheet 2 of the PUD maps, and include the following modifications to the RSF-4 zoning district:

- Reductions in the minimum lot size from 6,250 sf to 5,000 sf. for single-family detached and 2,000 sf. for single-family attached duplexes
- Reductions in minimum lot width from 50’ to 25’ for attached duplex lots; no reductions for single-family detached
- Reductions to front yard setback from 20’ to 15’ for attached duplex lots; no reductions for single-family detached
- Reductions in rear yard setback from 25’ to 15’ for attached duplex lots
- Increase in maximum lot coverage from 50% to 70% for attached duplex lots

Such modifications to underlying zoning standards are allowable in a PUD as long as the proposed deviations from the development standards represent an improvement of the proposed development over what would normally be required by the underlying zoning districts. The proposed PUD provides improvements to the development in the following ways:

- The PUD provides for a greater amount of park and open space land than would be required through the underlying zone districts. The Land Use Code (MMC Section 16-2-120) requires PUDs to provide at least 20 percent of the site for parks and open space in the RSF-4 zone districts. That would require a parks and open space dedication requirement for this property of approximately 22 acres, which the PUD exceeds.
- The PUD proposes interconnected parks and open space areas linked by trail corridors throughout the Property.
- The PUD exhibits exceptional connectivity with numerous access points to CR 9 ½, CR 28, and CR 11, as well as future access to the north.
- The development would add diversity to the Town’s housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

The establishment of a zoning designation is subject to review against the following criteria set forth in MMC Section 16-3-160. Only one (1) of the following criteria must be met for the proposed zoning. This PUD meets two (2) criteria (no. 2 and no. 6 – shown in bold text below):

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

Justification for Criterion No. 2:

In recent years, the Town of Mead has been experiencing significant growth pressure due, in part, to its unique location situated along the I-25 corridor of the Front Range and the expansion of the Town of Firestone's municipal boundary adjacent to the Town of Mead.

Additionally, the availability of water needed to serve development along the Front Range has become more limited and smaller lot sizes and attached dwelling units are an important component of modifications required to address the housing demands responsibly. Further, the 2018 Mead Comprehensive Plan specifies a goal of adding diversity to the Town's housing stock for a range of single-family detached and attached housing products, currently in limited supply in Mead. These changes are consistent with the East Side Neighborhood Subarea Plan outlined in the 2018 Mead Comprehensive Plan. Town staff is recommending that a PUD Overlay be established on the existing RSF-4 zoning designation of the property.

Justification for Criterion No. 6:

Staff has determined that the requested PUD will encourage innovative and creative development in that the PUD contemplates:

- A diversity of attached and detached housing options;
- Well-planned open space that is well-connected to multi-modal pathways; and
- A cohesive and unique development pattern that will establish a community for citizens in various stages of life.

#### REVIEW CRITERIA – PRELIMINARY PLAT

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The following is a detailed analysis of the Preliminary Plat application as it relates to the review criteria for preliminary plats set forth in MMC Section 16-4-60(c).

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

Staff finds that the Preliminary Plat provides a functional system for land use. The lots all provide adequate access to the roadway network. The lot sizes meet the minimum dimensional standards for the applicable PUD. Single-family lot sizes range from 5,500 sq. ft. to 14,187 sq. ft. and duplex lots range from 2,000 sq. ft. to 3,748 sq. ft. The Preliminary Plat proposes to dedicate the necessary rights-of-way, in accordance with the Transportation Plan. Adequate open space and park dedications are provided for in accordance with the MMC. Planned drainage facilities and underlying tracts will be maintained in accordance with the final plat, once approved. Easements will be provided at final platting for the location of utilities to serve the lots.

**2) The application is consistent with the approved PUD and incorporates the Planning Commission's recommendations and conditions of approval.**

Staff finds the Preliminary Plat is consistent with the PUD and the Applicant will incorporate recommendations and conditions of approval specified by the Planning Commission.

**3) The land use mix within the project conforms to the Town's Zoning District Map and Land Use Map and furthers the goals and policies of the Town Comprehensive Plan including:**

**a. The proposed development promotes the Town's small town, rural character:**

Most of the goals and strategies identified in the Comprehensive Plan, related to promoting the Town's small town, rural character, emphasize the importance of establishing a vibrant downtown, establishing attractive gateway corridors, supporting historic preservation and the arts, and enforcing design standards that promote a rural image. The Grand Meadow development will comply with all design standards identified in the MMC, including architecture design standards for future homes.

Residents of the subdivision will provide potential customers for the businesses downtown, contributing to a dynamic and vibrant downtown.

**b. Proposed residential development adds diversity to the Town's housing supply:**

The Grand Meadow development would add diversity to the Town's housing stock and housing options, with options for a range of single-family detached housing products, as well as the potential for single-family attached duplex dwellings, which are currently in limited supply in Mead. This diversity of housing types will allow residents of all ages and stages of life to live in and contribute to the Town's community, further implementing goals identified in the 2018 Mead Comprehensive Plan.

**c. Parks and open space and trails are incorporated into the site design:**

The Preliminary Plat proposes to dedicate 33.07 acres of land for parks and open space, which exceeds the 20% open space dedication requirement. In addition, the Preliminary Plat provides a well-designed trail and sidewalk network to accommodate pedestrians and bicyclists. In accordance with the Town's open space and park requirements, the Preliminary Plat provides one neighborhood park (Tract 2) and two smaller pocket parks (Tract 1 and a portion of Tract 7), multi-purpose fields (Tracts 5 and 8), as well as trails that interconnect the development that will provide recreation access within walking distance for all of the residents of the subdivision.

**d. The proposed project protects the Town's environmental quality:**

The proposed project protects the Town's environmental quality in the following ways:

- 1) The property is originally farmland with active and inactive oil and gas facilities, with no known environmental contamination requiring mitigation.
- 2) The development is required to dedicate at least 20% of the site as parks and open space. The development will provide a well-designed trail and sidewalk network to accommodate pedestrians, bicyclists, and other non-motorized modes of travel. The abundance of open space will provide nearby access to recreation opportunities for residents.
- 3) The development is not anticipated to cause any disturbance to natural areas within the Town of Mead.

**e. The development enhances cultural, historical, educational and/or human service opportunities:**

The developer for Grand Meadow will help to construct a transportation network that will expand upon the existing network, including the improvement of High Plains Blvd., WCR 28 and WCR 11. A well-connected and efficient transportation network allows access to higher paying and varied job types, a wider selection of housing options and more convenient health and human services. The residents will also help to fund the local school district through fees and taxes, expanding the educational service opportunities. In addition, the Town will collect impact fees and taxes from the new homes. These fees and taxes will provide opportunities to enhance the cultural, historical, educational, and human services in Mead. This revenue will fund Town infrastructure and other capital construction projects, including

roads and drainage, cultural and recreation facilities and parks, trails and open space, which will improve the quality of life for existing residents and business owners.

**4) The utility and transportation design is adequate, given existing and planned capacities of those systems.**

Proposed utility and transportation systems have been reviewed by Town staff and external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town's adopted Transportation Plan and the Town's engineering standards regarding transportation, drainage, and utility system design. This infrastructure will be constructed at the time of development in order to provide adequate facilities to accommodate the new residents.

**5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.**

One of the anticipated impacts of the Grand Meadow development will be the increased number of vehicle trips onto the Town's roadway network. The Owner will be responsible for constructing the necessary improvements to these roadways in order to mitigate this additional traffic. Additional impacts to the broader Town roadway network will be mitigated using impact fees that will be paid with building permits. Details related to the design, cost, and timing of completion of required improvements will be fleshed out through review of the final plat and development of the subdivision improvement agreement (SIA). The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated with drainage facilities that will be constructed and maintained by the developer. The park and open space dedications will add to the Town's network of open space and will provide new recreational options and opportunities for Mead's residents.

**6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town of Mead.**

The Grand Meadow development will help address the growing demand for housing in the Front Range region, as well as increasing the Town's housing stock. This will provide for a greater variety of single-family detached and attached housing products. The proposed development will benefit the Town's economic base by providing new residents and potential customers for Mead's businesses. The diverse housing stock, created by the development, will also provide opportunities for employees of Mead's businesses to live close to their workplace. The abundance of open space will provide nearby access to recreation opportunities for residents, and the well-designed trail and sidewalk network will accommodate pedestrians, bicyclists, and other non-motorized modes of travel.

## **FINANCIAL CONSIDERATIONS**

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The Grand Meadow development will create infrastructure (water, sewer, utilities, roads, drainage, parks, open space, etc.) that will expand and improve upon the existing infrastructure of the surrounding area. The Town will also collect impact fees and taxes from the new homes. This revenue will help to fund other capital construction projects, including roads, drainage, parks, trails, and open space, which will expand upon and improve the quality of life for existing residents and business owners. Total impact fees are anticipated to be just over \$5.5 million dollars for the development per the 2024 Impact Fee Schedule.

## STAFF RECOMMENDATION/ACTION REQUIRED

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Staff finds that the proposed PUD and Preliminary Plat satisfactorily meet the criteria for approval as set forth in Section 16-3-160 and Section 16-4-60 of the MMC respectively. Staff recommends that the Board of Trustees approve Ordinance No. 1051, approving the rezoning of the Grand Meadow property from RSF-4 to RSF-4 with a PUD Overlay, and Resolution No. 08-R-2024, approving the Grand Meadow Subdivision Preliminary Plat, via the following motions:

### Suggested Motions:

#### **PUD**

“I move to approve Ordinance No. 1051 – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Rezoning of the Grand Meadow Subdivision from RSF-4 to RSF-4 with a PUD Overlay and Amending the Official Zoning Map.”

#### **Preliminary Plat**

“I move to approve Resolution No. 08-R-2024 – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Grand Meadow Subdivision Preliminary Plat.”

## ATTACHMENTS

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Ordinance No. 1051, approving rezoning of the Grand Meadow property from RSF-4 to RSF-4 with PUD Overlay (PUD Map attached as Exhibit 1)

Planning Commission Resolution No. 06-PC-2022, recommending approval of the PUD to the Board of Trustees

Resolution No. 08-R-2024, approving the Grand Meadow Subdivision Preliminary Plat (Preliminary Plat attached as Exhibit 1)

Planning Commission Resolution No. 07-PC-2022, recommending approval of the Preliminary Plat to the Board of Trustees

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1051**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH  
CONDITIONS THE REZONING OF THE GRAND MEADOW SUBDIVISION FROM RSF-4  
(RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RSF-4 (RESIDENTIAL SINGLE-FAMILY  
DISTRICT) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND AMENDING  
THE OFFICIAL ZONING MAP**

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

**WHEREAS**, Grand Meadow Investors LLC, a Colorado limited liability company (the “Applicant”) has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

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

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

**WHEREAS**, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on the Property, in accordance with the Property’s underlying Residential Single-Family (RSF-4) zoning; and

**WHEREAS**, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

**WHEREAS**, following the conclusion of the public hearing on July 20, 2022, the Planning Commission adopted Resolution No. 06-PC-2022, recommending approval of the Grand Meadow Subdivision PUD Overlay/Zoning to the Board of Trustees; and

**WHEREAS**, the Board of Trustees considered the PUD during a public hearing held on January 8, 2024; and

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

**WHEREAS**, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the PUD, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

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

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

**WHEREAS**, the Board of Trustees has further determined that approval of the Grand Meadow Subdivision PUD Overlay/Zoning will advance the public health, safety, convenience, and general welfare of the residents of the Town.

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

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

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

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

**Section 2. Amendment of Zoning Map.** The Town Clerk is instructed to record the PUD Overlay/Zoning for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance. In accordance with Sec. 16-3-160(g) of the MMC, the official zoning map of the Town of Mead shall be amended to conform and reflect the Property’s RSF-4 with PUD Overlay zone district classification.

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

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

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

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

**INTRODUCED, READ, PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



**EXHIBIT 1**  
**Grand Meadow Subdivision PUD/Zoning Map**

SCALE: AS SHOWN  
 DESIGN BY: D.NEILL  
 PLAN BY: D.NEILL  
 CHECK BY: J.PETERS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL

REVISIONS

COVER SHEET

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO

7/11/22

WSB PROJECT NO.  
018631-000

SHEET  
1 OF 6

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,  
 RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF OWNERSHIP:

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

BEING A 108.33 ACRE TACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION, PLS 18482" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 26;

**THENCE** SOUTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,655.92 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "JR ENG, LS 27936" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

**THENCE** NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET;

**THENCE** NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 9.5 (50' R.O.W.), RECORDED IN RECEPTION NO. 3467195;

**THENCE** NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, WITH SAID EAST R.O.W. LINE, 1,334.08 FEET TO THE CENTERLINE OF A CONCRETE DITCH;

**THENCE** LEAVING SAID EAST R.O.W. LINE AND ALONG THE CENTERLINE OF SAID CONCRETE DITCH THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 48 SECONDS EAST, 38.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 16 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 56 SECONDS EAST, 9.66 FEET,
6. NORTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, 13.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,
8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 46 SECONDS EAST, 66.32 FEET,
10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 64.66 FEET,
12. NORTH 75 DEGREES 11 MINUTES 23 SECONDS EAST, 27.08 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.19 FEET,
14. NORTH 69 DEGREES 18 MINUTES 36 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.03 FEET,
16. NORTH 59 DEGREES 59 MINUTES 16 SECONDS EAST, 53.96 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

**THENCE** SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG SAID EAST LINE, 2,092.31 FEET TO THE **POINT OF BEGINNING**.

SAID BOUNDARY CONTAINING A CALCULATED AREA OF 4,719,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS.

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

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 4,719,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC MY COMMISSION EXPIRES:

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

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

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 TOWN CLERK

## PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY BY THE MEAD PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

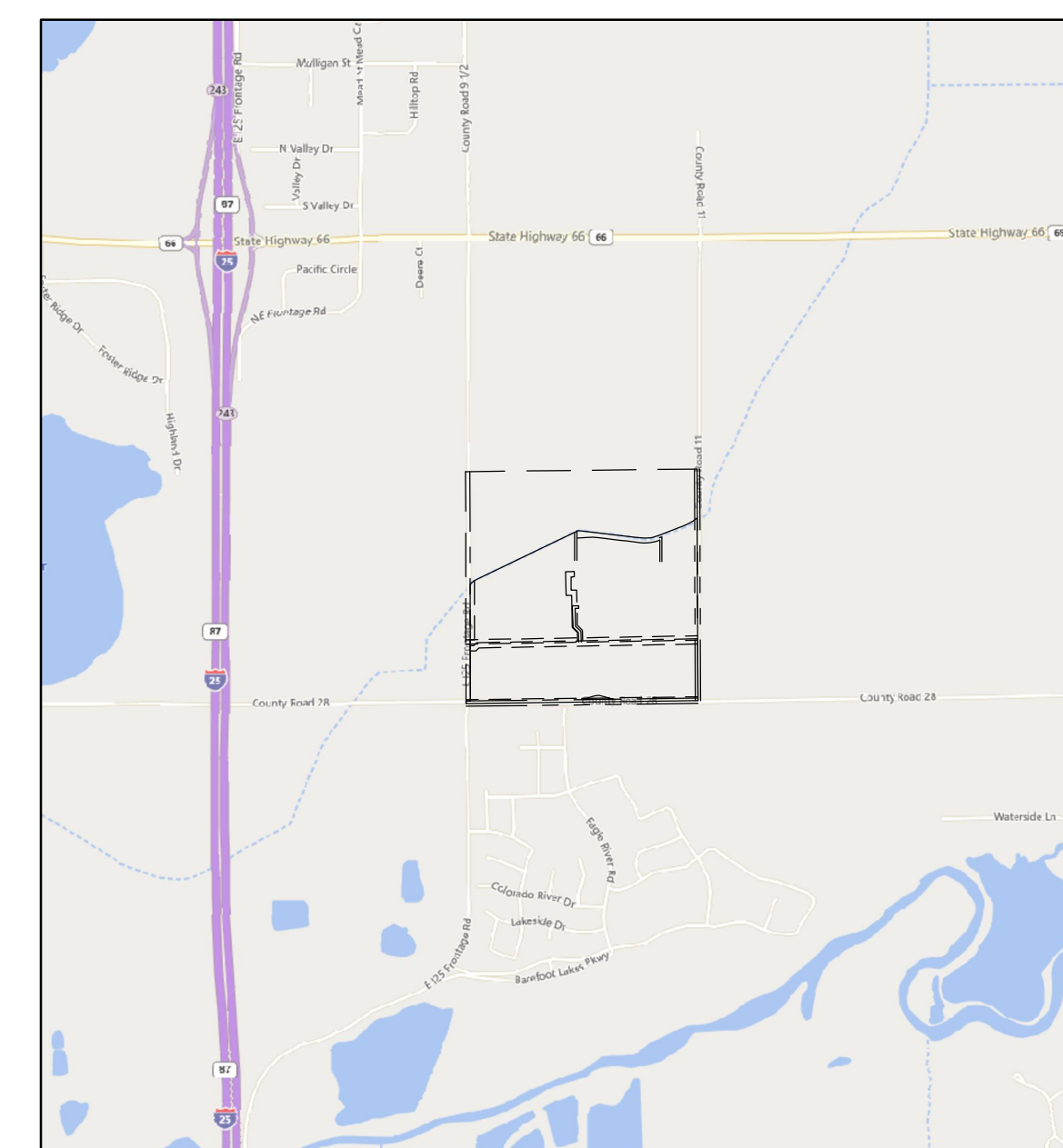
\_\_\_\_\_  
 CHAIRPERSON

\_\_\_\_\_  
 PLANNING COMMISSION SECRETARY

## SURVEYOR'S CERTIFICATION:

I, L. BRAD OSWALD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP (AND LEGAL DESCRIPTION(S)) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF WSB & ASSOCIATES INC. dba WSB  
 5660 GREENWOOD PLAZA BLVD, SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372



**VICINITY MAP**  
1"=2000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT STANDARDS
3	ZONE MAP
4	LANDSCAPE PLAN
5	LANDSCAPE CHARACTER STUDY
6	ARCHITECTURAL CHARACTER

NO.	DATE	DESCRIPTION
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

DEVELOPMENT STANDARDS

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**GENERAL DEVELOPMENT INFORMATION**

THE GRAND MEADOW SITE IS APPROXIMATELY 108 ACRES IN SIZE. IT IS LOCATED IN THE FAR SOUTHEASTERN PART OF MEAD. THE PROPERTY'S EAST AND SOUTH BOUNDARIES BORDER ONTO THE TOWN OF FIRESTONE. THIS SITE IS BOUNDED BY WELD COUNTY ROAD 9.5 ON THE WEST, WELD COUNTY ROAD 28 ON THE SOUTH AND WELD COUNTY ROAD 11 ON THE EAST SIDE. AT THE NORTHERN EDGE OF THIS PROPERTY IS THE HIGHLANDS IRRIGATION DITCH NO. 3.

THE LAND IS CURRENTLY USED FOR AGRICULTURAL PURPOSES - CORN AND SUGAR BEETS HAVE BEEN GROWN ON THE PROPERTY. THE TOPOGRAPHY OF THE LAND IS RELATIVELY FLAT WITH AN APPROXIMATE 1-2% SLOPE FROM NORTHWEST TO SOUTHEAST. THERE ARE NO TREES OR SIGNIFICANT ENVIRONMENTAL FEATURES ON THE PROPERTY. THE LOWEST POINT ON THE SITE IS IN THE SOUTHEAST CORNER WHERE THE EXISTING FARMSTEAD IS LOCATED.

THERE ARE ALSO OIL AND GAS WELLS, AN OIL AND GAS SEPARATION FACILITY AND ASSOCIATED EASEMENTS LOCATED ON THE PROPERTY. SEVERAL OF THE OIL WELLS HAVE BEEN ABANDONED. WE HAVE AN OIL AND GAS CONSULTANT ON OUR TEAM AND WE HAVE COMMUNICATED WITH THEM REGULARLY THROUGHOUT THIS DEVELOPMENT PROCESS. THE PLAN HAS ADDRESSED THE REQUIRED 150' SETBACK TO PROPERTY LINES AND 200' SETBACK TO STRUCTURES.

THE PROPOSED DEVELOPMENT IS PLANNED TO BE MOSTLY SINGLE FAMILY RESIDENTIAL LOTS WITH DUPLEXES IN THE NORTHWEST CORNER OF THE SITE. SINGLE FAMILY LOTS ARE APPROXIMATELY 50-60' WIDE. DUPLEX LOTS ARE A MINIMUM OF 50'-60' WIDE BY 110'-130' DEEP. CORNER LOTS ARE WIDER BECAUSE OF THE STREET SETBACKS.

PER THE TOWN OF MEAD'S LAND USE CODE SEC16-2-180 - RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI - FAMILY DWELLINGS) DR HORTON INTENDS TO MEET THE ORDINANCE REQUIREMENTS FOR PROVIDING A VARIETY OF ARCHITECTURAL STYLES AND WILL SUBMIT A DIVERSE SELECTION OF MODELS FOR USE IN THE GRAND MEADOWS DEVELOPMENT.

EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT SINGLE-FAMILY DETACHED MODELS OR DUPLEX BUILDINGS THAT HAVE SIGNIFICANT VARIATIONS IN FLOOR PLAN CONFIGURATION AND MASSING. STYLISTIC DIVERSITY SHALL BE ACHIEVED BY HAVING AT LEAST THREE (3) ELEVATIONS FOR EACH MODEL OR DUPLEX BUILDING.

RESIDENTIAL STREETS SHALL ACHIEVE VARIETY BY VARYING THE PLACEMENT OF STREET-ACCESSED GARAGES ON ADJACENT LOTS TO CREATE DIVERSITY AND AVOID REPETITION.

THERE ARE TWO SIZES OF DUPLEXES THAT ARE BEING PROPOSED - LOTS THAT ARE 25' WIDE BY 80' DEEP AND LOTS THAT ARE 29' WIDE BY 80' DEEP. WE ARE PROPOSING 90 - 25' WIDE LOTS AND 28 - 29' WIDE LOTS. ALL DUPLEX LOTS WOULD BE ALLEY LOADED. FRONT YARDS OF THE DUPLEXES WILL FRONT ONTO PUBLIC STREETS OR OPEN SPACE AND HAVE EITHER PUBLIC OR PRIVATE SIDEWALK CONNECTIONS. VISITOR PARKING IS ALSO PLANNED AND WILL BE SPREAD OUT THROUGHOUT THE DUPLEX AREA SO VISITORS WILL HAVE EASY ACCESS TO THE UNITS. ONE PARKING SPACE FOR EVERY THREE UNITS (40 SPACES) IS PROPOSED.

THIS GENERAL DEVELOPMENT PLAN IS CONSISTENT WITH THE PRE-APPLICATION SUBMITTAL THAT WAS REVIEWED BY THE CITY OF MEAD. ONE REVISION THAT WAS MADE IS THAT THE NORTH-SOUTH MINOR COLLECTOR STREET WHICH IS ACCESSED FROM COUNTY ROAD 28 NOW SHIFTS TO THE WESTERN PART OF THE SITE INSTEAD OF THE EASTERN PART. THIS WAS DONE SO THAT THE HIGHER DENSITY DUPLEX AREA WOULD HAVE BETTER ACCESS TO COUNTY ROAD 28. IT ALSO CREATES A MORE DESIRABLE LOW DENSITY AREA IN THE NORTHEAST PART OF THE NEIGHBORHOOD. THE STAFF FEEDBACK FROM THE PRE-APPLICATION SUBMITTAL WAS THAT THE NUMBER OF DRIVEWAYS ACCESSING THE COLLECTOR SHOULD BE MINIMIZED. THE PLAN WAS AMENDED TO REMOVE ALL DRIVEWAYS THAT ACCESSED THE COLLECTOR STREET.

**PRELIMINARY OPEN SPACE AND LANDSCAPE PLAN**

THE SITE HAS A GENEROUS AMOUNT OF OPEN SPACE THAT IS WELL CONNECTED. NO AREA WITHIN THE OIL AND GAS SETBACKS ARE COUNTED TOWARDS THE OPEN SPACE REQUIREMENT. GAS AND OIL EASEMENTS, INCLUDING A 100' WIDE MAJOR EAST - WEST EASEMENT AND A 50' WIDE EASEMENT THAT CUTS DIAGONALLY FROM NORTH TO SOUTHEAST WILL BE A PART OF THE NEIGHBORHOOD'S OPEN SPACE.

THE OPEN SPACE IS SPREAD OUT BUT ALSO VERY CONNECTED WHICH MAKES IT DIFFICULT TO CALCULATE ITS SIZE. A TOTAL OF 373 LOTS REQUIRES A 8.70 ACRE SIZED PARK PER THE ORDINANCE. ON OUR PRELIMINARY LANDSCAPE PLAN WE HAVE IDENTIFIED 13.5 ACRES OF PARK SPACE.

THE NEIGHBORHOOD WILL ALSO FEATURE AN EXTENSIVE TRAIL SYSTEM AND A VARIETY OF PARK AMENITIES. A NEIGHBORHOOD PARK IS LOCATED IN THE CENTER OF THE DEVELOPMENT. THIS CENTRAL PARK WILL INCLUDE A TOT LOT AREA, A PARK SHELTER, PICNIC TABLES, A SOCCER FIELD AND MULTI-PURPOSE SPORT COURT. IN THE LARGE OPEN SPACE IN THE NORTHEAST PART OF THE NEIGHBORHOOD WILL BE ANOTHER PARK WITH A TOT LOT, SHELTER AND PICNIC TABLES. THE CENTRAL OPEN SPACE OF THE DUPLEX AREA WILL INCLUDE SMALLER TOT LOT. ALL PARK AREAS AND TOT LOTS WILL INCLUDE BENCHES, TRASH/RECYCLE CONTAINERS, BIKE RACKS AND TREES FOR SHADE AND COMFORT. THERE WILL ALSO BE MOWED AND IRRIGATED TURF IN THE ACTIVE AREAS OF THE PARKS.

EVERY RESIDENT IS WITHIN A 5-10 MINUTE WALK TO A PARK FACILITY. THERE WILL BE AN EXTENSIVE SYSTEM OF TRAILS THROUGHOUT THE DEVELOPMENT. RESIDENTS WILL HAVE THE OPTION OF WALKING TO SEE FRIENDS, TO THE PARK OR JUST TAKE A LEISURELY WALK. DIFFERENT LENGTHS OF TRAIL LOOPS WILL BE AVAILABLE. THIS TRAIL SYSTEM WILL ALSO INCLUDE A VARIETY OF SURFACE TYPES AND WIDTHS. THE DUPLEX AREA WILL HAVE 5' WIDE CONCRETE WALKS. THE MAIN TRAIL SYSTEM WILL BE 8' WIDE MOWED TURF OR GRAVEL SURFACE.

SEATING NODES THAT INCLUDE BENCHES, TRASH/RECYCLE CONTAINERS AND TREES ARE ALSO INTEGRATED THROUGHOUT THE TRAIL AND OPEN SPACE NETWORK. THIS WILL HELP PROMOTE PHYSICAL ACTIVITY FOR ALL USERS AND ENCOURAGE SOCIAL ACTIVITY.

SEVERAL MID-BLOCK OPEN SPACE AND TRAIL CONNECTIONS ARE A PART OF THE NEIGHBORHOOD WHICH ENSURES THAT RESIDENTS HAVE SAFE AND CONVENIENT ACCESS TO THE OPEN SPACE, TRAIL SYSTEM AND A VARIETY OF PARK FACILITIES.

IN ADDITION TO THE INTERNAL TRAIL SYSTEM, THE DEVELOPMENT WILL ALSO INCLUDE CREATING NEW PEDESTRIAN SIDEWALKS ALONG THE WEST, SOUTH AND EAST SIDES OF THE PROPERTY. THIS WILL BE A PART OF THE RECONSTRUCTION OF COUNTY ROAD 9.5 (WEST), COUNTY ROAD 28 (SOUTH) AND COUNTY ROAD 11 (EAST). THE NEIGHBORHOOD'S INTERNAL TRAIL SYSTEM AND SIDEWALKS CONNECT TO THE PERIMETER PEDESTRIAN NETWORK.

THE LANDSCAPE TREATMENT OF THIS OPEN SPACE WILL BE A COMBINATION OF NATIVE GRASSES/FORBS AND IRRIGATED TURF. THE MAJORITY OF THE AREA WILL BE NATURAL OR NATIVE GRASSES/FORBS. THESE NATURAL AREAS WILL CREATE A NATIVE AESTHETIC AND PROVIDE HABITAT FOR BIRDS, ANIMALS, INSECTS AND OTHER WILDLIFE. NATURAL AREAS, INCLUDING NATIVE SEED, WILL NEED TO BE IRRIGATED.

LANDSCAPE AREAS OF SHRUBS, GRASSES AND PERENNIALS WILL BE INSTALLED IN SOME PARTS OF THE PARK AREA AND THESE BEDS WILL BE MULCHED WITH A NATURAL MULCH MATERIAL AND IRRIGATED WITH DRIP IRRIGATION. THIS DRIP IRRIGATION WILL PROVIDE THE WATER NECESSARY FOR PLANT ESTABLISHMENT AND AFTER TWO-THREE YEARS WILL ONLY BE NEEDED DURING EXTENDED DRY PERIODS.

AREAS OF INTENSE USAGE AROUND THE PARK FACILITIES AND TRAILS WILL BE MOWED AND IRRIGATED TURF. THIS IRRIGATION WILL BE SUPPLIED BY POP-UP SPRAY HEADS. ELECTRONIC CONTROLLERS WILL BE PROGRAMMED TO PROVIDE THE MINIMAL AMOUNT OF WATER AND THE CORRECT TIME OF DAY TO MOST EFFICIENTLY GROW TURF GRASS.

STREET TREES WILL BE LOCATED IN THE BOULEVARDS OF ALL INTERNAL STREETS. THESE TREES WILL BE PLANTED APPROXIMATELY 40' APART AND WILL SET BACK FROM INTERSECTIONS, DRIVEWAYS, STREET LIGHTS, FIRE HYDRANTS, SIGNAGE AND OTHER PERMANENT FEATURES PER TOWN STANDARDS. OTHER TREES WILL BE PLANTED THROUGHOUT THE OPEN SPACE AND PARK AREAS WHICH WILL PROVIDE SHADE, SCREEN NEGATIVE VIEWS AND PROVIDE A SENSE OF ENCLOSURE AND PRIVACY. A MIXTURE OF OVERSTORY TREES, UNDERSTORY/ACCENT TREES AND EVERGREENS WILL BE PLANTED. ONLY NATIVE TREES WILL BE PLANTED IN THE NATURAL/NATIVE GRASSES AREAS OF THE OPEN SPACE.

**LAND USE COMPLIANCE ANALYSIS**

THE PROPERTY CURRENTLY IS A PUD WITH RSF-4 ZONING. THE ORIGINAL PUD, WHICH WAS ADOPTED DURING THE ANNEXATION ON OCT. 8, 2001 STATES THAT THE DESIGNATED LAND USE FOR THE DESCRIBED PROPERTY BE "ONLY MIXED USE (INCLUDING SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL, RETAIL, COMMERCIAL, EMPLOYMENT/COMMERCIAL AND LIGHT INDUSTRIAL".

THE PROPOSED DEVELOPMENT COMPLIES WITH THE TOWN'S LAND USE CODE. THE FUTURE LAND USE PLAN IDENTIFIES THIS SITE AS SINGLE FAMILY RESIDENTIAL (SFR). THE PROPERTY DIRECTLY NORTH OF THIS SITE IS IDENTIFIED AS MULTI-FAMILY RESIDENTIAL (MF). THIS PROPOSAL INCLUDES SINGLE FAMILY HOMES FOR A MAJORITY OF THE SITE. IN THE FAR NORTHWEST CORNER DUPLEXES ARE PLANNED. BOTH OF THOSE USES ARE CONSIDERED SINGLE FAMILY HOMES WHICH MEETS THE INTENT OF THE LAND USE CODE.

THE FUTURE LAND USE PLAN ALSO IDENTIFIES A PROPOSED ELEMENTARY SCHOOL ON THIS SITE. DR HORTON HAS BEGUN DISCUSSIONS WITH THE SCHOOL DISTRICT ABOUT THE SCHOOL'S CURRENT NEEDS. BECAUSE OF CHALLENGES WITH ACCESS TO COUNTY ROAD 9.5 AND THE IRRIGATION DITCH THAT FORMS THIS SITE'S NORTHERN BOUNDARY, AS WELL AS THE TIMING OF A NEW SCHOOL DEVELOPMENT, THIS MAY NOT BE THE BEST LOCATION AT THIS TIME. DISCUSSIONS HAVE OCCURRED THAT THE PROPERTY DIRECTLY NORTH OF THIS SITE MAY BE A MORE APPROPRIATE LOCATION.

**ZONING/PUD OVERLAY**

THE PROPERTY IS CURRENTLY ZONED RSF-4 WITH A PUD OVERLAY. THE NEED FOR THE PUD OVERLAY IS BECAUSE:

- DUPLEXES ARE NOT AN ALLOWED USE IN THE RSF-4 DISTRICT. SETBACKS, MINIMUM STREET FRONTAGE, MINIMUM LOT SIZE AND MAXIMUM LOT COVERAGE FOR DUPLEXES ARE ALSO BEING REDUCED.

THE DUPLEXES WILL ALL HAVE REAR LOADED GARAGES, WHICH WILL ALLOW FOR WELCOMING FRONT PORCHES AND YARDS. THESE FRONT YARDS WILL EITHER FRONT ONTO A PUBLIC STREET OR COMMON OPEN SPACE. PORCHES AND FRONT DOORS WILL HAVE SIDEWALKS THAT CONNECT TO OTHER TRAILS AND PARK AMENITIES. THE COMMON OPEN SPACE WILL CREATE A SENSE OF COMMUNITY AND PROMOTE SOCIAL INTERACTION AMONGST RESIDENTS AND ENCOURAGE PHYSICAL ACTIVITY.

**MINIMUM LOT SIZE:** DUPLEX LOTS WILL BE 25' WIDE BY 80' DEEP AND 29' WIDE BY 80' DEEP. MINIMUM LOT SIZE IN THE RSF-4 DISTRICT IS 6250 SF. THE PROPOSED LOT SIZES WILL BE 2000 SF AND 2320 SF.

**SETBACKS:** DUPLEX LOTS WILL HAVE A ZERO LOT LINE BETWEEN UNITS AND 5' SIDE YARD SETBACKS. IN THE RSF-4 DISTRICT SETBACKS ARE 20' FRONT AND 25' REAR. THE REAR LOT LINE (ALLEY) IS PROPOSED TO BE 5' AND THE FRONT YARD SETBACK IS PROPOSED TO BE 15'.

**MINIMUM STREET FRONTAGE:** MINIMUM STREET FRONTAGE IN THE RSF-4 DISTRICT IS 50'. WE ARE PROPOSING LOTS THAT ARE 25' AND 29' WIDE, BUT TOGETHER THEY ARE 50' AND 58' WIDE.

**MAXIMUM LOT COVERAGE:** MAXIMUM LOT COVERAGE IN THE RSF-4 DISTRICT IS 50%. WE ARE PROPOSING A LOT COVERAGE OF 70% FOR DUPLEX LOTS.

- THE MINIMUM SINGLE FAMILY LOT SIZE IS 6250 SF. AND THIS PROJECT IS PROPOSING SOME LOTS THAT ARE SMALLER THAN THAT STANDARD

THE DEVELOPMENT WILL ALSO INCLUDE A MIX OF 50' AND 60' WIDE LOTS. THE MINIMUM LOT DEPTH ON THE 50' LOTS IS 110', WHICH EQUALS A 5500 SF LOT. THERE WILL BE APPROX. 95 LOTS (OF THE TOTAL 173 - 50' LOTS) THAT MEET THAT MINIMUM DIMENSION. THE OTHER 50' LOTS WILL HAVE A WIDER OR DEEPER DIMENSIONS BECAUSE OF THE PHYSICAL LAYOUT OR THEY ARE ON A CORNER AND WILL BE 6000 - 7150 SF IN SIZE.

THE MORE COMPACT DEVELOPMENT AND SMALLER LOT SIZES WILL MEAN A GREATER VARIETY OF HOUSING AND A MORE EFFICIENT USE OF INFRASTRUCTURE WHICH MEETS THE GOAL OF THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES IN THE COMPREHENSIVE PLAN.

**COMPREHENSIVE PLAN COMPLIANCE ANALYSIS**

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

**I. SMALL-TOWN COMMUNITY CHARACTER**

THE PROPOSED PLAN DOES MATCH THE TOWN'S DESIRED LOCATION, DENSITY AND INTENSITY OF LAND USES PER THE FUTURE LAND USE PLAN. OVERALL THIS IS CONSISTENT WITH THE COMMUNITY'S PAST AND CURRENT GROWTH PATTERNS. THE PROJECT WILL INCORPORATE THE TOWN'S DESIGN GUIDELINES FOR NEW CONSTRUCTION AND LANDSCAPING THAT WILL RESULT IN THE SMALL-TOWN FEEL AND THE DISTINCTIVE, RURAL IMAGES THAT IS DESIRED.

**II. DIVERSE ECONOMY**

A PART OF A DIVERSE ECONOMY MEANS CREATING DESIRABLE HOUSING FOR A COMMUNITY THAT HAS STRONG COMMUTING AND EMPLOYMENT PATTERNS. THIS PROJECT WILL PROVIDE A VARIETY OF HOUSING OPTIONS THAT PROMOTE WALKABILITY AND BIKABILITY. THIS HOUSING WILL SUPPORT THE COMMERCIAL USES THAT WILL KEEP THE TOWN OF MEAD'S ECONOMY GROWING.

**III. FRIENDLY NEIGHBORHOODS**

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

**IV. STRONG CONNECTIVITY**

THE PROPOSED DEVELOPMENT IS WELL CONNECTED BOTH INTERNALLY AND TO THE GREATER COMMUNITY. INTERNALLY, VEHICLES CAN CONNECT TO THEIR NEIGHBORS THROUGH AN INTERCONNECTED STREET SYSTEM. A NORTH SOUTH COLLECTOR STREET CONNECTS TO COUNTY ROAD 28 WHICH SERVES AS THE NEIGHBORHOOD'S PRIMARY POINT OF ACCESS. THERE IS ALSO ACCESS TO COUNTY ROAD 11 TO THE EAST. THERE IS ALSO THE OPPORTUNITY TO MAKE TWO STREET CONNECTIONS TO THE PROPERTY TO THE NORTH OF THIS SITE.

TRAIL CONNECTIONS ARE ALSO AN IMPORTANT ASPECT OF THIS DEVELOPMENT. ALL RESIDENTS WILL HAVE EASY ACCESS TO TRAILS FOR WALKING AND BIKING. IMPROVEMENTS TO COUNTY ROAD 9 ½ TO THE WEST, COUNTY ROAD 11 TO THE EAST AND COUNTY ROAD 28 WILL ALL INCLUDE NEW SIDEWALKS AND TRAILS THAT WILL BE LINKED TO THE DEVELOPMENT'S INTERNAL TRAIL SYSTEM. THE PROJECT'S TRAIL SYSTEM WILL ALSO LINK TO THE TOWN'S GREATER TRAILS. A LINK WILL BE PROVIDED IN THE PROJECT'S SW CORNER WHICH WILL TIE INTO THE BAREFOOT LAKES TRAIL. THAT TRAIL CONNECTS TO THE ST. VRAIN LOOP, WHICH TIES INTO THE REGIONAL TRAIL SYSTEM.

**V. DYNAMIC PARKS, RECREATION AND OPEN SPACE**

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

**VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING**

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

**VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES**

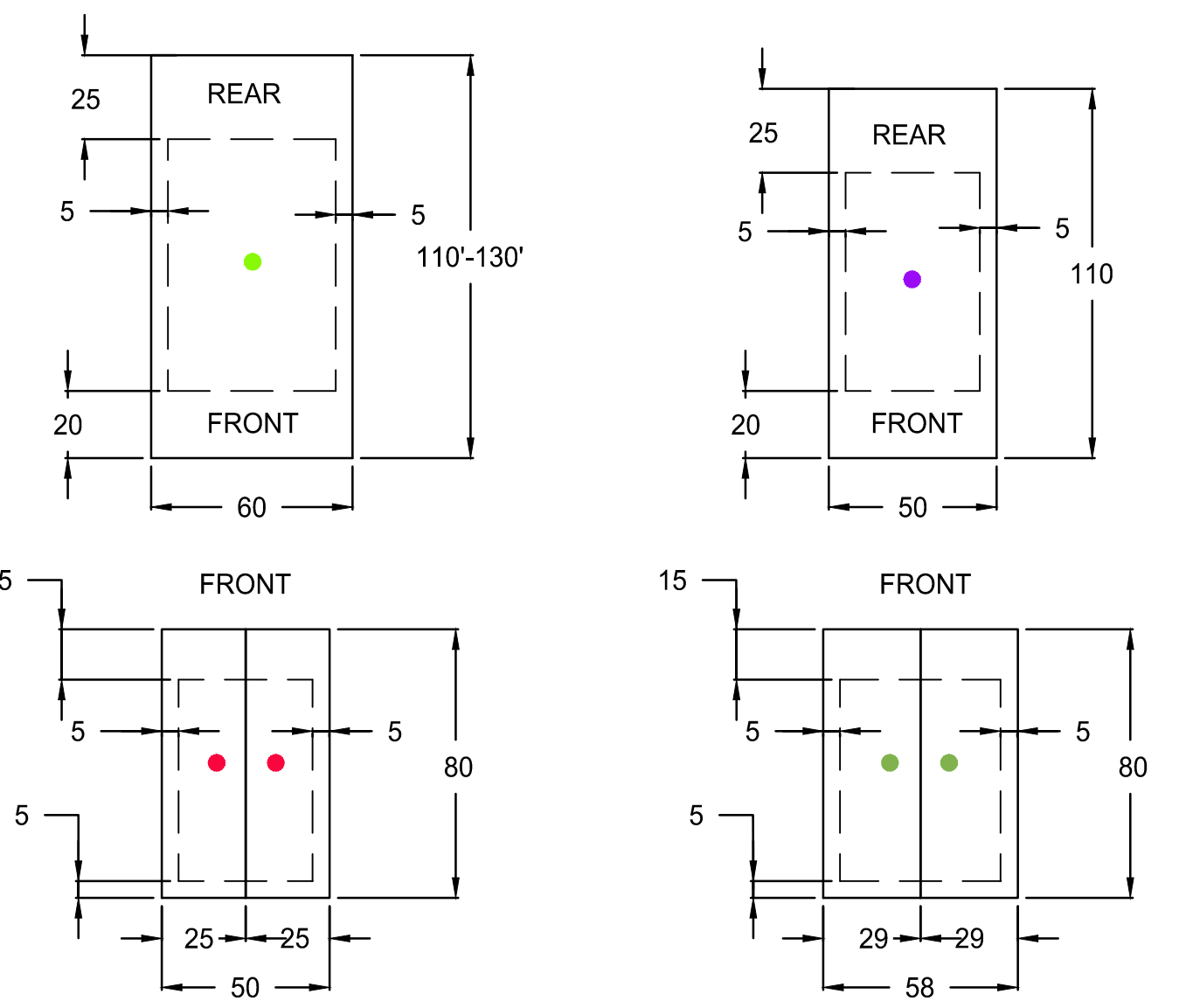
THIS PROJECT MEETS THE NEEDS OF THE TOWN MEAD OF PROVIDING ACCESSIBLE PUBLIC FACILITIES, RELIABLE PUBLIC SAFETY AND CONNECTIONS TO A POTENTIAL SCHOOL TO THE NORTH. FIRE AND SAFETY ACCESS WILL BE PROVIDED THROUGH THE PROPER STREET AND ALLEY DESIGN. UTILITIES WILL BE INSTALLED ACCORDING TO THE TOWN'S STANDARDS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

MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS			
ZONE	RSF-4 STANDARD	RSF-4 PUD SINGLE FAMILY	RSF-4 DUPLEX
STANDARD			
MINIMUM LOT AREA PER DWELLING	6,250 SF	5,000 SF	2,000 SF
GROSS DENSITY MINIMUM	2.0 DWELLING UNITS PER ACRE	N/A	N/A
GROSS DENSITY MAXIMUM	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC - OVERALL	4.0 DU/AC - OVERALL
MINIMUM LOT WIDTH (FEET PER DWELLING)	50 FEET	50 FEET MEASURED AT FRONT SETBACK	25 FEET
MINIMUM STREET FRONTAGE	40 FEET	50 FEET ON STRAIGHT STREET FRONTAGE, 30 FEET ON CUL-DE-SAC OR CURVED FRONTAGE	25 FEET
FRONT YARD SETBACK - AS MEASURED FROM EDGE OF PUBLIC STREET RIGHT OF WAY OR PAVEMENT EDGE ON A PRIVATE DRIVE			
FRONT LOADED	23 FEET TO FACE OF GARAGE DOOR	20 FEET TO FACE OF GARAGE DOOR	N/A
PRIMARY STRUCTURE, PORCH OR SIDE LOADED GARAGE	20 FEET	20 FEET	15 FEET
ACCESSORY BUILDING	25 FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE
SIDE YARD SETBACK			
PRINCIPAL BUILDING	5 FEET*	5 FEET*	5 FEET*
ACCESSORY BUILDING	5 FEET	5 FEET	5 FEET
CORNER SIDE BUILDING	15 FEET	15 FEET	15 FEET
REAR YARD SETBACK			
PRINCIPAL BUILDING	25 FEET	25 FEET	15 FEET
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	5 FEET	5 FEET	5 FEET
ACCESSORY BUILDING	10 FEET	10 FEET	15 FEET
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT - PRINCIPAL STRUCTURE	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	30 FEET	30 FEET	30 FEET
MAXIMUM LOT COVERAGE	50%	50%	70%
MINIMUM OPEN SPACE	20%	20%	20%

\* PEDESTRIAN RATED WINDOW WELL COVERINGS WILL BE PROVIDED FOR HOMES WITH BASEMENTS.

PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS:

- ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEDGES, CANTILEVERS, COUNTERFORTS, CORNICES, CANOPIES, WING WALLS AND LIKE ARCHITECTURAL FEATURES MAY ENCROACH INTO THE REQUIRED SETBACKS A MAXIMUM OF TWENTY-FOUR (24) INCHES.
- WINDOW WELLS MAY ENCROACH INTO REQUIRED SETBACKS A MAXIMUM OF 36 INCHES.
- UNENCLOSED OR UNCOVERED PATIOS LESS THAN THIRTY (30) INCHES ABOVE GRADE MAY ENCROACH INTO BUILDING SETBACKS TO WITHIN FIVE (5) FEET OF A LOT LINE.
- ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE EASEMENT HOLDER.



TYPICAL LOT TEMPLATE

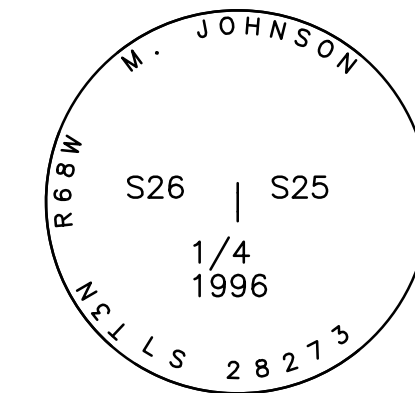
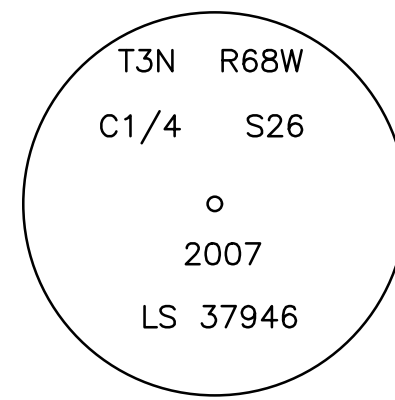
# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN  
 DESIGN BY: M.ADAMS  
 PLAN BY: M.ADAMS  
 CHECK BY: J.PETERS

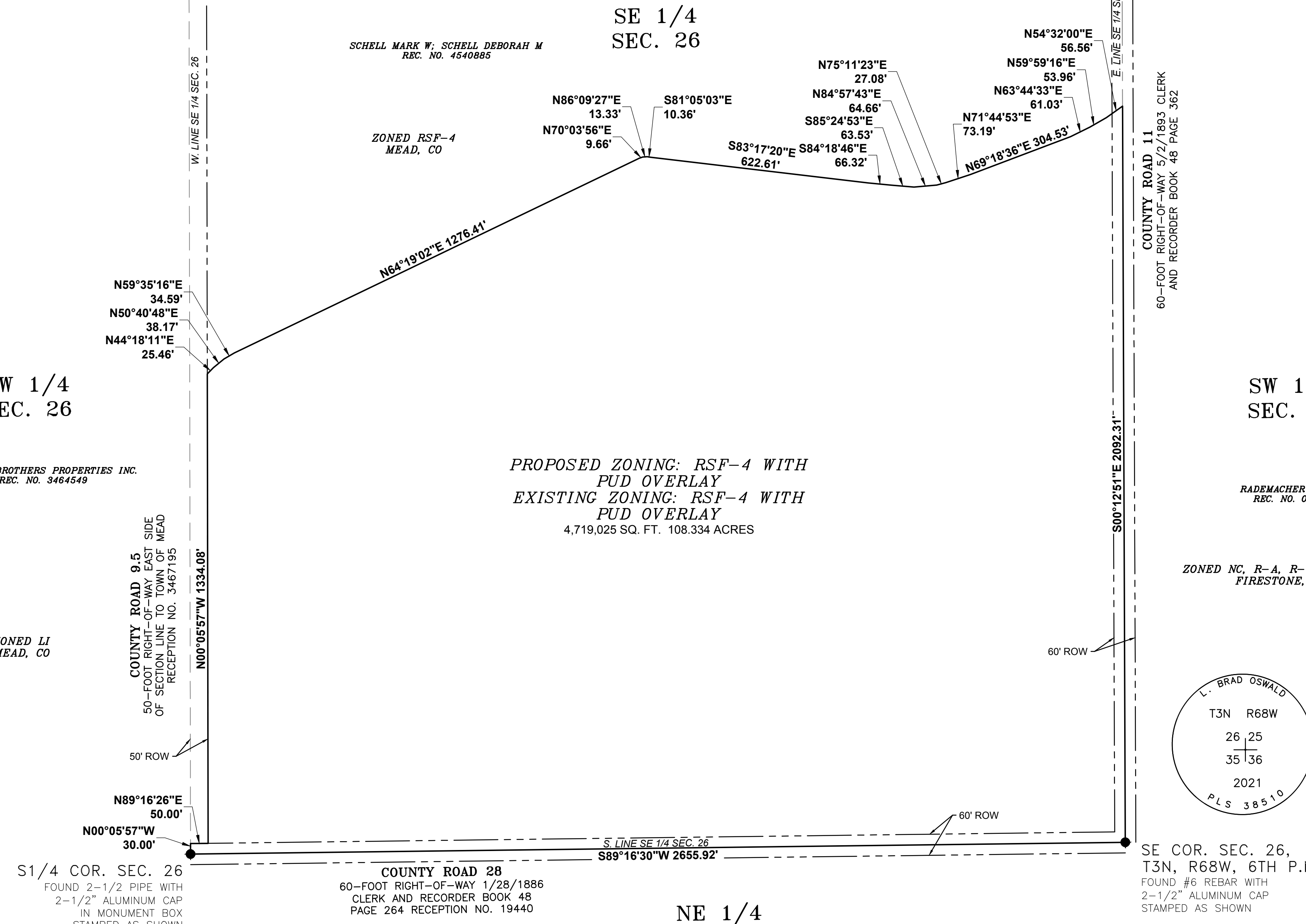
NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4TH SUBMITTAL



C1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED AS SHOWN

E1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED AS SHOWN

LAND USE SUMMARY		TOTALS
GROSS AREA		108.33 AC
DEDICATED ROW (CR 9.5, CR 28, CR11)		5.48 AC
NET AREA		102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS		223
NUMBER OF DUPLEX RESIDENTIAL LOTS		150
TOTAL LOTS		373
DENSITY		3.63 DU/AC
AREA OF GAS WELL LOCATION	(8.10 AC)	
NON LANDSCAPE POND AREA	(1.02 AC)	
OPEN SPACE TRACTS	(33.07 AC)	
TOTAL TRACT AREA		42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY		15.75 AC
AREA OF PUBLIC ALLEY		2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS		34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS		7.77 AC



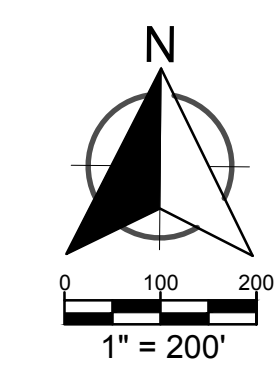
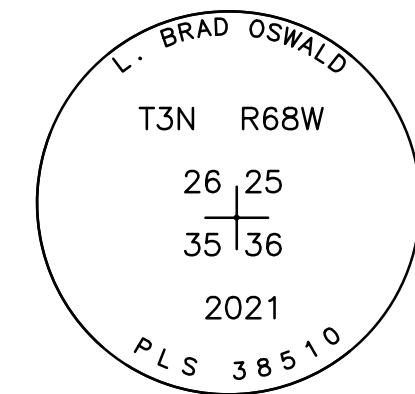
RITCHIE BROTHERS PROPERTIES INC.  
 REC. NO. 3464549

RADEMACHER FARMS LLC.  
 REC. NO. 03P240882

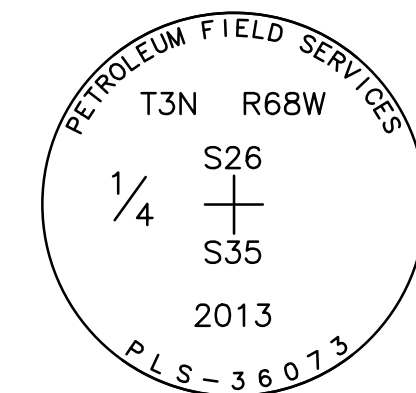
BAREFOOT LAKES FILING NO. 1  
 REC. NO. 4145010

ST. VRAIN LAKES METROPOLITAN DISTRICT #1  
 REC. NO. 4657959

BAREFOOT LAKES FILING NO. 4  
 REC. NO. 4544503



LEGEND  
 ● FOUND ALIQUOT CORNER (AS NOTED)  
 — PROPERTY BOUNDARY  
 - - - SECTION LINE  
 - - - QUARTER SECTION LINE  
 - - - EXISTING ROW

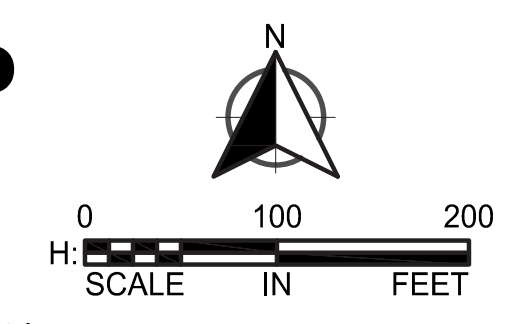


## ZONING MAP

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**LEGEND**

- TURF GRASS AREA (TO BE IRRIGATED)
- NATIVE GRASS AREA (TO BE IRRIGATED)
- P PICNIC TABLES
- BT BENCH WITH TRASH / RECYCLE RECEPTACLE
- BR BIKE RACK
- TR TRASH / RECYCLE RECEPTACLE
- B BENCH
- M MAILBOX KIOSK
- CONCRETE SIDEWALK
- MOWN OR GRAVEL TRAIL
- PARK BOUNDARY (8.54 ACRES REQUIRED - 13.5 ACRES PROVIDED)

NOTE: DUPLEX AREA OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC.

ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 = 536 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAPE AREA / 1000 = 80 TREES)

XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.

**PRELIMINARY LANDSCAPE PLAN**

THE PRELIMINARY LANDSCAPE PLAN IDENTIFIES KEY AREAS DESIGNED FOR PARKS AND OPEN SPACE IMPROVEMENTS WITHIN THE OVERALL CONTEXT OF THE P.U.D. THE LAYOUT IDENTIFIES THE POTENTIAL USES AND CHARACTER AND IS NOT INTENDED TO BE AN ALL INCLUSIVE LAYOUT OF POTENTIAL USES. ADDITIONAL TREES AND AMENITIES MAY BE ADDED OR REMOVED IN ANY OF THESE AREAS DURING DETAILED DESIGN PROCESS.

VISITOR PARKING FOR DUPLEX AREA:  
150 UNITS - 52 SPACES PROVIDED (1 SPACE / 3 UNITS)



SCALE: AS SHOWN  
DESIGN BY: AJM  
PLAN BY: AKS  
CHECK BY: AJM

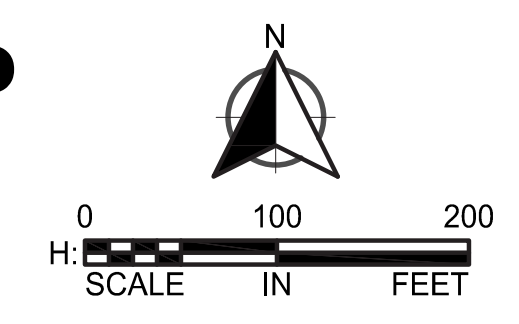
REVISIONS	
NO.	DESCRIPTION
1	03/28/22 PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22 PUD/PRELIMINARY PLAT 3RD SUBMITTAL

CONCEPTUAL LANDSCAPE PLAN

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY/ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN  
DESIGN BY: AJM  
PLAN BY: AKS  
CHECK BY: AJM



**COMMON HACKBERRY**  
CELTIS OCCIDENTALIS  
GROWTH RATE : MODERATE  
HEIGHT: 40-50'  
WIDTH: 40-50'



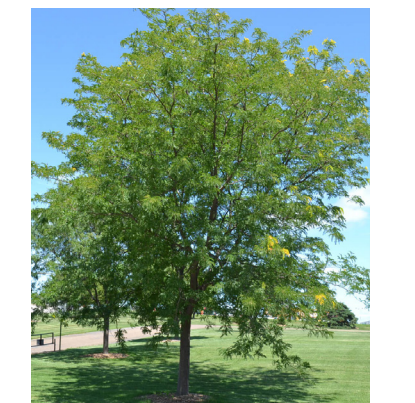
**WHITESPIRE BIRCH**  
BETULA PLATYPHYLLA JAPONICA  
GROWTH RATE : MODERATE  
HEIGHT: 20-40'  
WIDTH: 10-20'



**DOUGLAS FIR**  
PSUEDOTSUGA MENZIESII  
GROWTH RATE : MODERATE  
HEIGHT: 40-80'  
WIDTH: 15-20'



**BLACK CHOKEBERRY**  
ARONIA MELANOCARPA IROQUOIS BEAUTY  
GROWTH RATE : MODERATE  
HEIGHT: 3-6'  
WIDTH: 3-6'



**SKYLINE HONEYLOCUST**  
GLEDTISIA TRIACANTHOS 'SKYCOLE'  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 35'



**CHANTICLEER PEAR**  
PYRUS CALLERYANA  
GROWTH RATE : MODERATE  
HEIGHT: 30-35'  
WIDTH: 15'



**AUSTRIAN PINE**  
PINUS NIGRA  
GROWTH RATE : MODERATE  
HEIGHT: 40-60'  
WIDTH: 15-25'



**SPANISH GOLD BROOM**  
CYTISUS PURGANS SPANISH GOLD  
GROWTH RATE : FAST  
HEIGHT: 3-4'  
WIDTH: 4-6'



**PURPLE ROBE LOCUST**  
ROBINIA PSEUDOACACIA 'PURPLE ROBE'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 20-35'



**CRIMSON SPIRE OAK**  
QUERCUS 'CRIMSCHMIDT'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 10-15'



**VANDERWOLF'S PYRAMID PINE**  
PINUS FLEXILIS  
GROWTH RATE : MODERATE  
HEIGHT: 20-25'  
WIDTH: 10-15'



**WESTERN SAND CHERRY**  
PRUNUS BESSEYI  
GROWTH RATE : MODERATE  
HEIGHT: 5-6'  
WIDTH: 5-6'



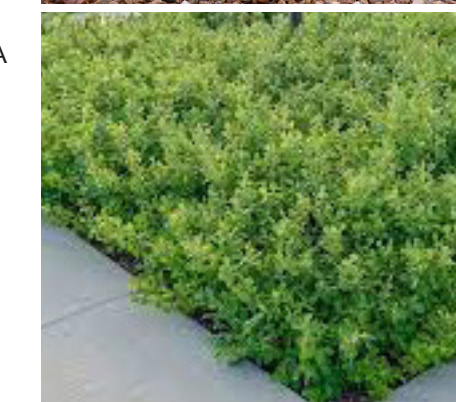
**SWAMP WHITE OAK**  
QUERCUS BICOLOR  
GROWTH RATE : MODERATE  
HEIGHT: 50-60'  
WIDTH: 50-60'



**AUTUMN BRILLIANCE SERVICEBERRY**  
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'  
GROWTH RATE : SLOW  
HEIGHT: 20-25'  
WIDTH: 20-25'



**BLACK HILLS SPRUCE**  
PICEA GLAUCA DENSATA  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 25'



**GRO LOW SUMAC**  
RHUS AROMATICA 'GRO-LOW'  
GROWTH RATE : FAST  
HEIGHT: 2-3'  
WIDTH: 6-8'



OPEN SPACE SUMMARY			
TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	13.12
OPEN SPACE	18.55	18.55	18.03
DETENTION	2.04	1.02	0.99
WELL SETBACK	8.10	0.00	0.00
TOTAL	42.19	33.07	32.15

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

SHRUBS

NATIVE GRASS PLANTINGS

## Grand Meadow - Landscape Character Study

## LANDSCAPE CHARACTER STUDY

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY/ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO

05/16/22

WSB PROJECT NO.  
018631-000

SHEET  
5 OF 6

NO.	DATE	DESCRIPTION
1	03/28/22	P.U.D. PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	P.U.D. PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	P.U.D. PRELIMINARY PLAT 4TH SUBMITTAL

ARCHITECTURAL CHARACTER

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

## DUPLEX HOMES



**Vail**  
1684 SF / 4 Bed / 2.5 Bath



**Melbourne**  
1468 SF / 3 Bed / 2.5 Bath



**Muirfield**  
1500 SF / 3 Bed / 2.5 Bath



**Sydney**  
1490 SF / 3 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



**Hamilton**  
1498 SF / 3 Bed / 2 Bath



**Cali**  
1771 SF / 3 Bed / 2 Bath



**Spencer**  
1889 SF / 3 Bed / 2.5 Bath



**Belhaven**  
2124 SF / 4 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



**Penwell**  
2222 SF / 3 Bed / 2.5 Bath



**Holland**  
2124 SF / 4 Bed / 2.5 Bath



**Ashbury**  
2462 SF / 4 Bed / 2.5 Bath



**Hayden**  
2652 SF / 5 Bed / 3 Bath

## SINGLE FAMILY HOMES



**Bridgeport**  
2546 SF / 4 Bed / 2.5 Bath



**Neuville**  
1635 SF / 3 Bed / 2 Bath



**Galen**  
2481 SF / 4 Bed / 2.5 Bath



**Herring**  
2718 SF / 5 Bed / 3 Bath

\*GRAPHICS ARE JUST REPRESENTATIONS OF THE STYLE AND CHARACTER OF THE ARCHITECTURE IN THE PUD AND ALL HOMES WILL NEED TO MEET THE TOWN'S ARCHITECTURAL STANDARDS IN PLACE AT THE TIME OF CONSTRUCTION.

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 06-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN  
OF MEAD, COLORADO RECOMMENDING CONDITIONAL  
APPROVAL OF THE GRAND MEADOW SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PUD) OVERLAY/ZONING**

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

**WHEREAS**, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

**WHEREAS**, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

**WHEREAS**, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Subject Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

**WHEREAS**, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning; and

**WHEREAS**, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

**WHEREAS**, the Planning Commission has reviewed the proposed PUD and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the PUD consistent with the conditions set forth in this Resolution.

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



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

**Section 2.** The Planning Commission recommends approval of the PUD, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

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

**Section 3.** Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the PUD at a public hearing held for that purpose.

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

**INTRODUCED, READ, PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF JULY, 2022.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By:

  
Jeannine Reed, Secretary

  
Ryan Sword, Chair



**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 08-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING  
THE GRAND MEADOW SUBDIVISION PRELIMINARY PLAT**

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

**WHEREAS**, Grand Meadow Investors LLC, a Colorado limited liability company (the “Applicant”) has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the “Preliminary Plat”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

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

**WHEREAS**, the Preliminary Plat proposes to subdivide the Property into 223 single-family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

**WHEREAS**, following the conclusion of a public hearing held on July 20, 2022, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions; and

**WHEREAS**, the Planning Commission’s recommendation is memorialized in Resolution No. 07-PC-2022, a copy of which has been provided to the Board of Trustees; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on January 8, 2024 to consider the Preliminary Plat, and

**WHEREAS**, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code (including subdivision regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer for this case, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

**WHEREAS**, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied; and

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

**THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Mead, Colorado, that:

**Section 1.** The Grand Meadow Subdivision Preliminary Plat be approved subject to the following conditions of approval:

a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and

b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**Section 2.** Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

**Section 3.** Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

**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 THIS 8<sup>th</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

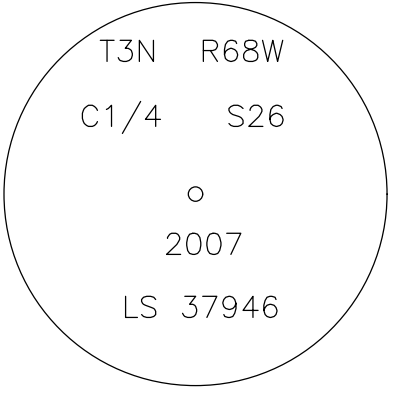
**EXHIBIT 1**

Grand Meadow Subdivision Preliminary Plat  
(Exhibit begins on the next page)

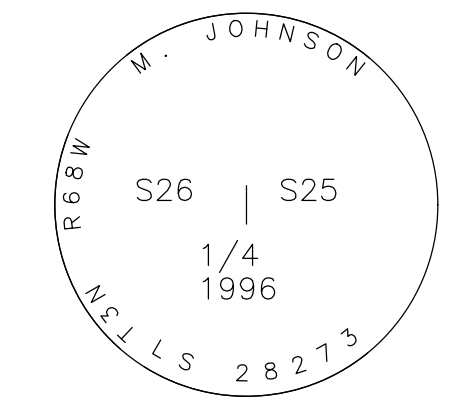


**PRELIMINARY PLAT**  
**GRAND MEADOW SUBDIVISION**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 26,  
 TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

C1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 IN MONUMENT BOX  
 STAMPED AS SHOWN



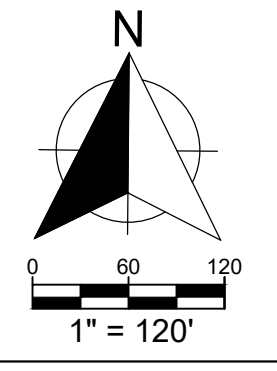
E1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 IN MONUMENT BOX  
 STAMPED AS SHOWN



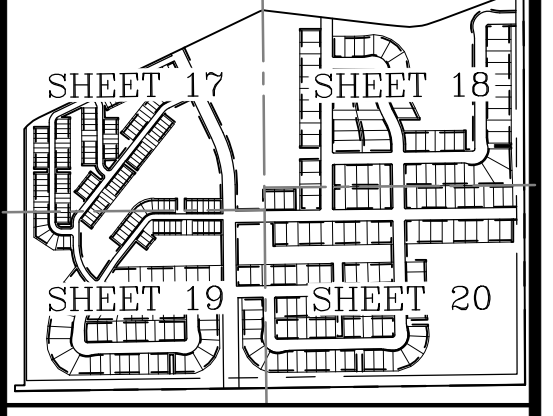
wsb  
 Crew: SA  
 Checked: LBO  
 Drawn: KMA  
 Record Drawing by/date: 7-11-2022  
 Project No.: 018631-00

Revisions:  
 PRELIM PLAT 2ND SUBMITAL 3-28-2022  
 PRELIM PLAT 3RD SUBMITAL 5-16-2022  
 PRELIM PLAT 4TH SUBMITAL 7-8-2022

**D.E. HORTON**  
 America's Builder



KEY MAP

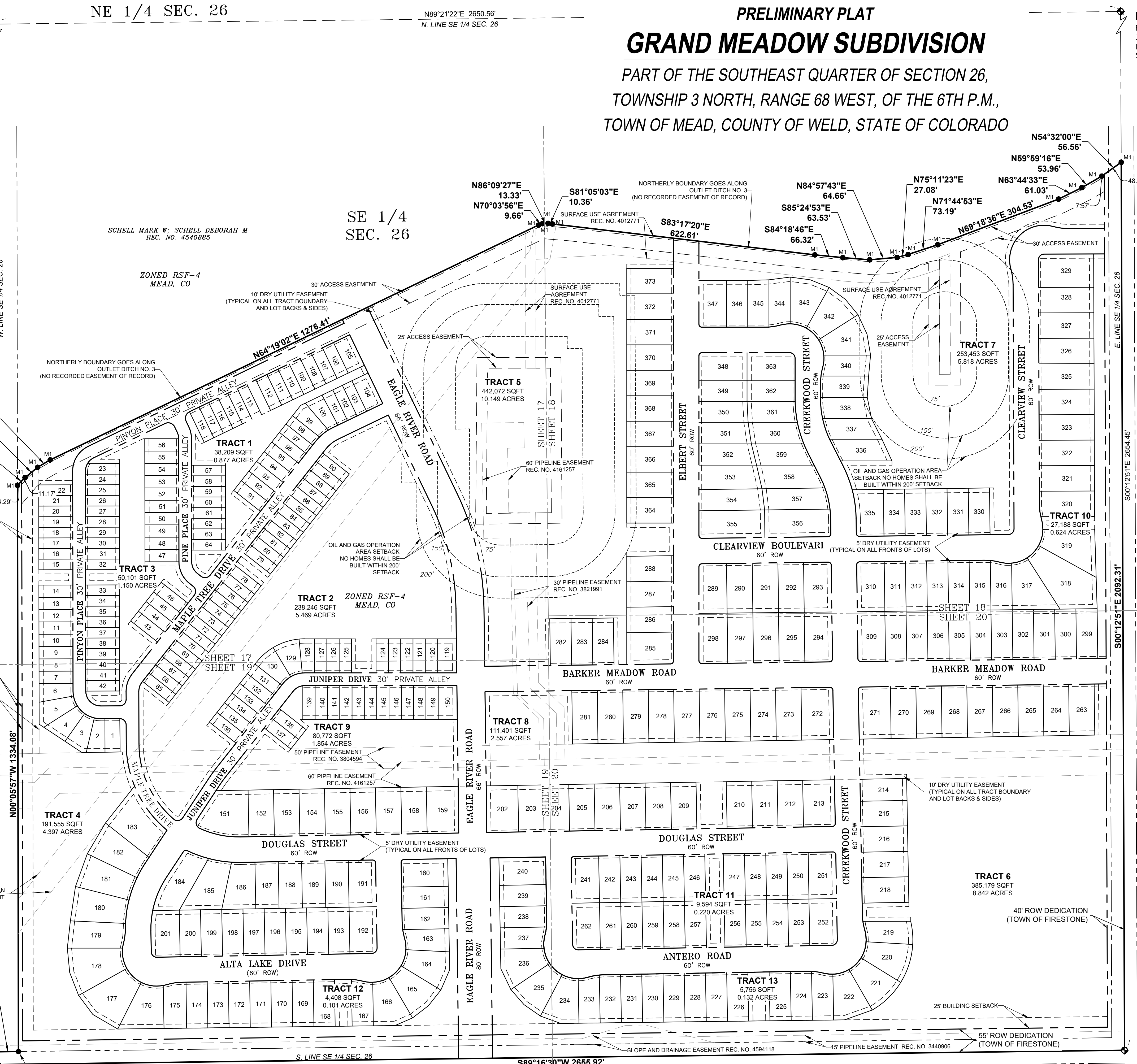


L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF  
 WSB & ASSOCIATES INC. dba WSB  
 5660 GREENWOOD PLAZA BLVD,  
 SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372

TOWN OF MEAD  
 COUNTY OF WELD  
 STATE OF COLORADO

PRELIMINARY PLAT  
**GRAND MEADOW  
 SUBDIVISION**

Call 48 Hours before digging:  
**Colorado One Call**  
 CALL: (303) 232-1991 or 811  
 Sheet: 2 of 21



SW 1/4  
 SEC. 26

SW 1/4  
 SEC. 25

S1/4 COR. SEC. 26  
 FOUND 2-1/2 PIPE WITH  
 2-1/2" ALUMINUM CAP  
 IN MONUMENT BOX  
 STAMPED AS SHOWN

POINT OF BEGINNING  
 SE COR. SEC. 26,  
 T3N, R68W, 6TH P.M.  
 FOUND #6 REBAR WITH  
 2-1/2" ALUMINUM CAP  
 STAMPED AS SHOWN

BAREFOOT LAKES FILING NO. 1  
 REC. NO. 4145010

COUNTY ROAD 28  
 60-FOOT RIGHT-OF-WAY 1/28/1886  
 CLERK AND RECORDER BOOK 48  
 PAGE 264 RECEPTION NO. 19440

ZONED R-A PUD  
 FIRESTONE, CO

ST. VRAIN LAKES METROPOLITAN DISTRICT #1  
 REC. NO. 4657359

ZONED R-A, R-B PUD  
 FIRESTONE, CO

BAREFOOT LAKES FILING NO. 4  
 REC. NO. 454503

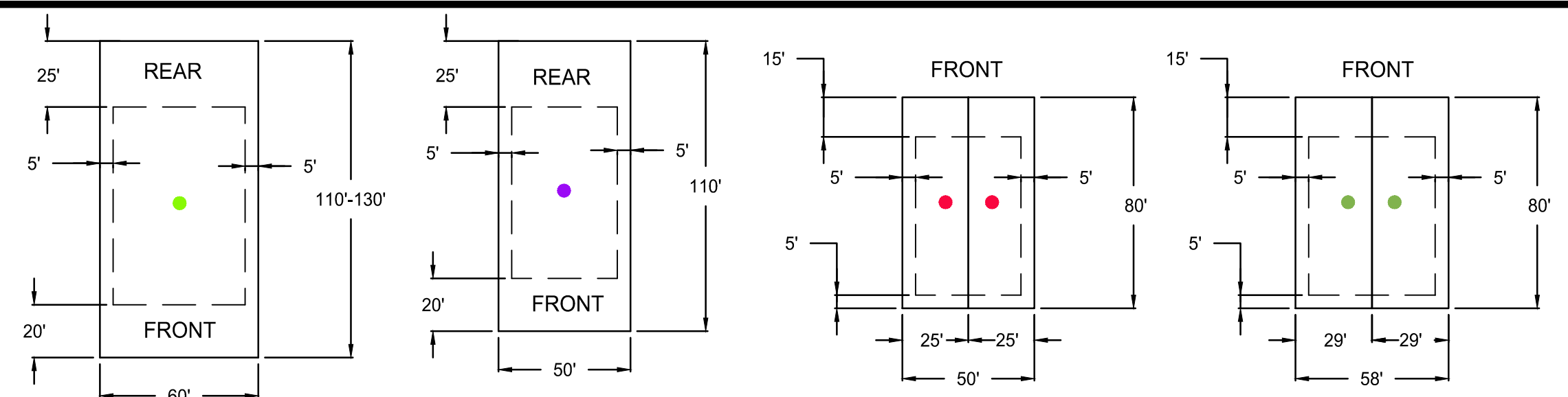
ZONED R-A, R-B PUD  
 FIRESTONE, CO

BAREFOOT LAKES FILING NO. 4  
 REC. NO. 454503

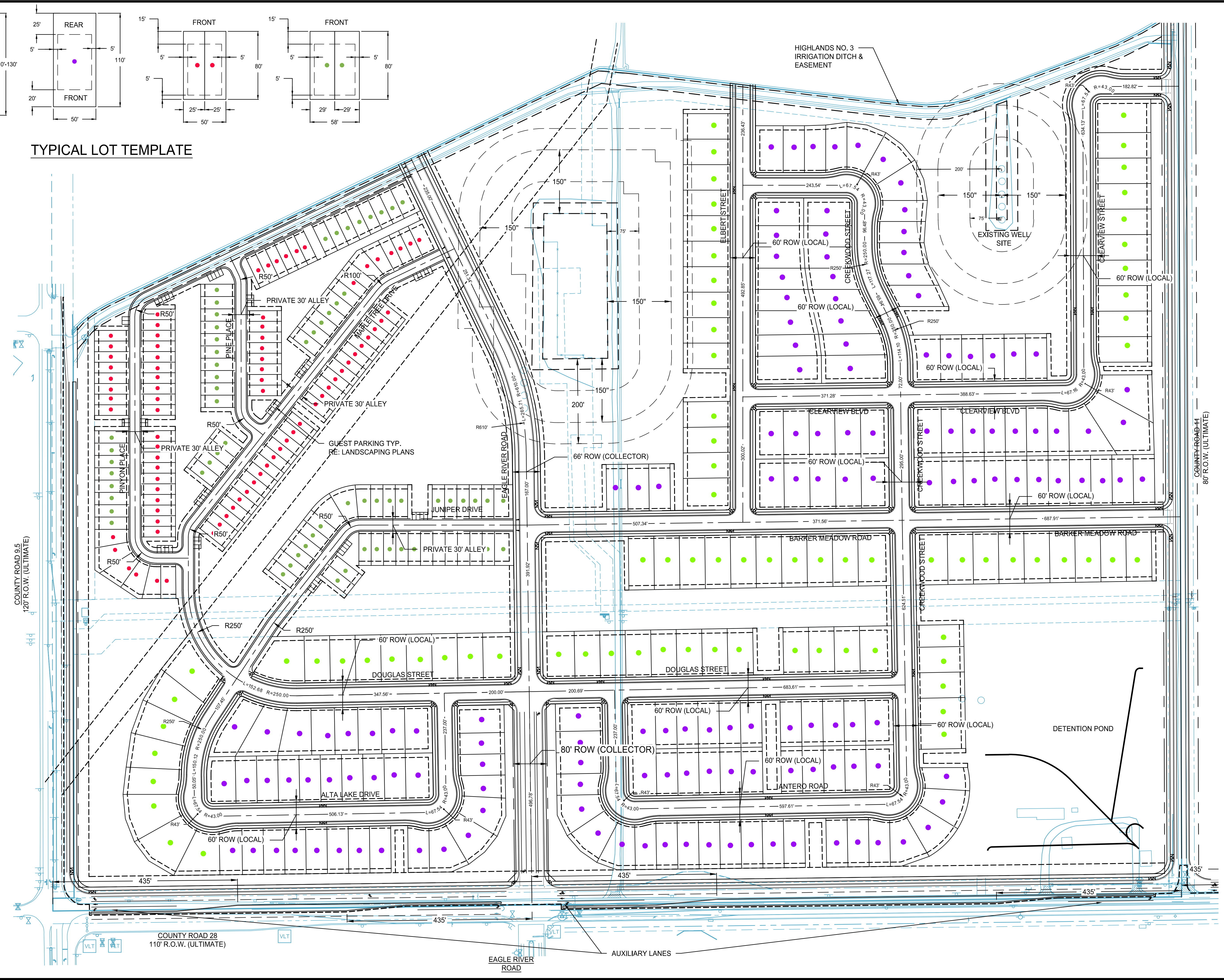
ZONED NC, R-A, R-B, R-C PUD  
 FIRESTONE, CO

ZONED NC, R-A, R-B, R-C PUD  
 FIRESTONE, CO

REVISIONS	
NO.	DESCRIPTION
1	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD/PRELIMINARY PLAT 4th SUBMITTAL

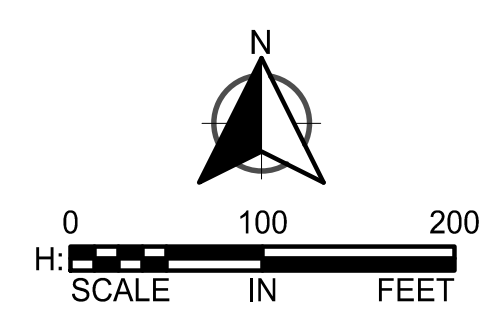


TYPICAL LOT TEMPLATE

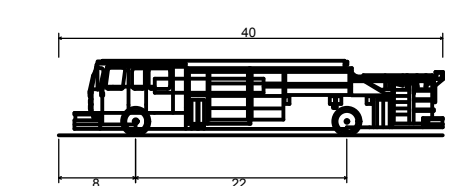
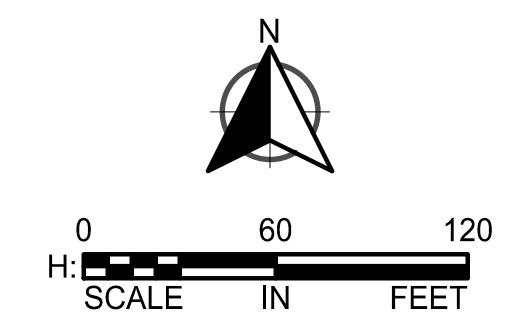


SITE PLAN

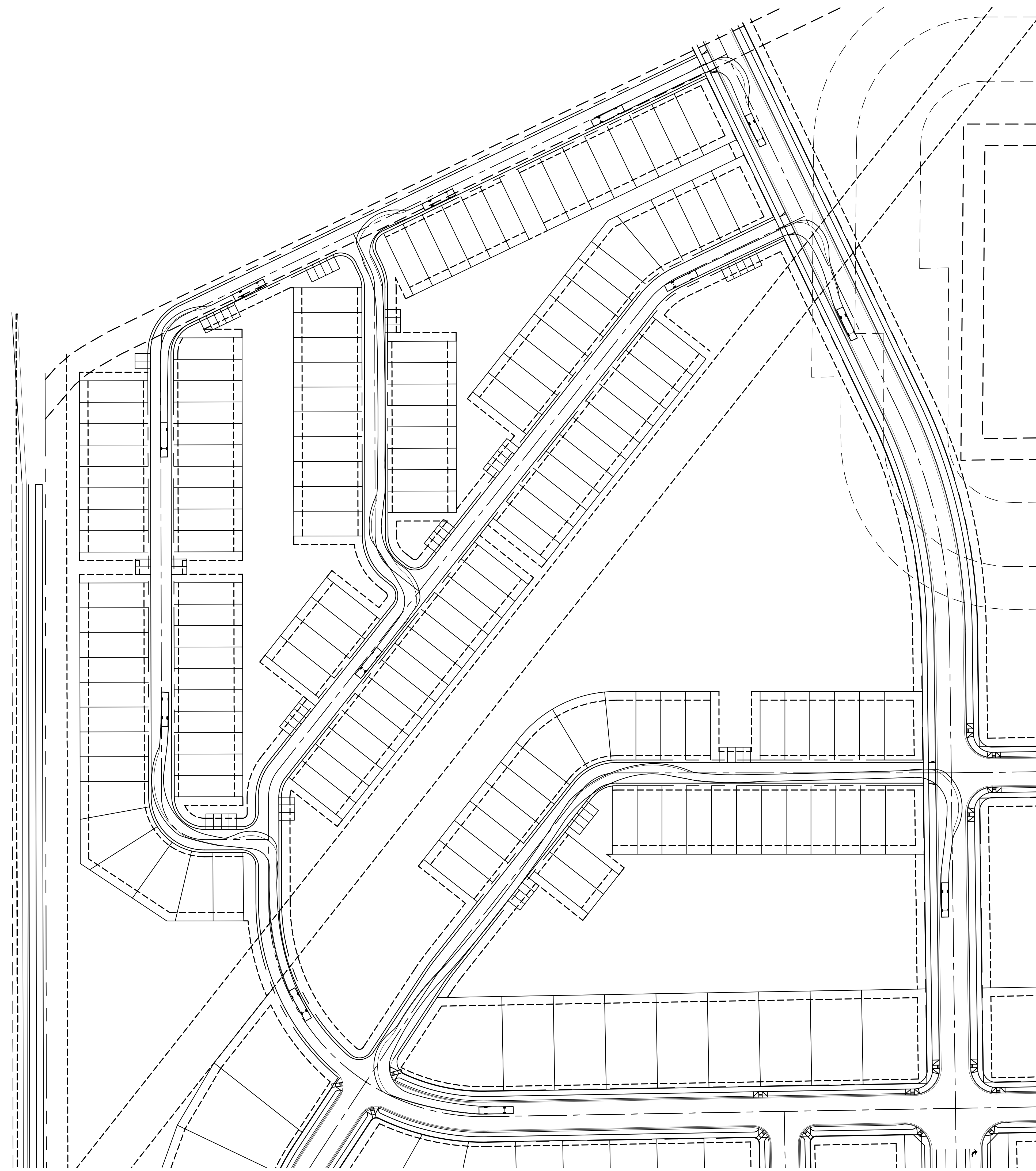
GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO



SCALE: AS SHOWN  
 DESIGN BY: D.NEILL  
 PLAN BY: D.NEILL  
 CHECK BY: J.PETERS



Pumper Fire Truck  
 Overall Length 40.000ft  
 Overall Width 8.157ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°



REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

VEHICLE TRACKING PLAN

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

7/11/22

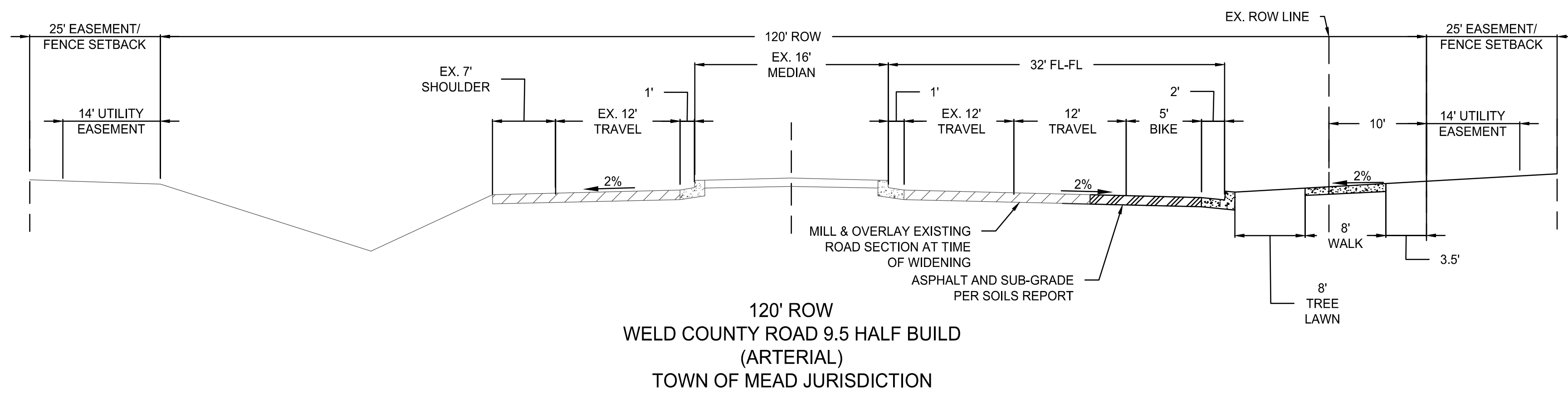
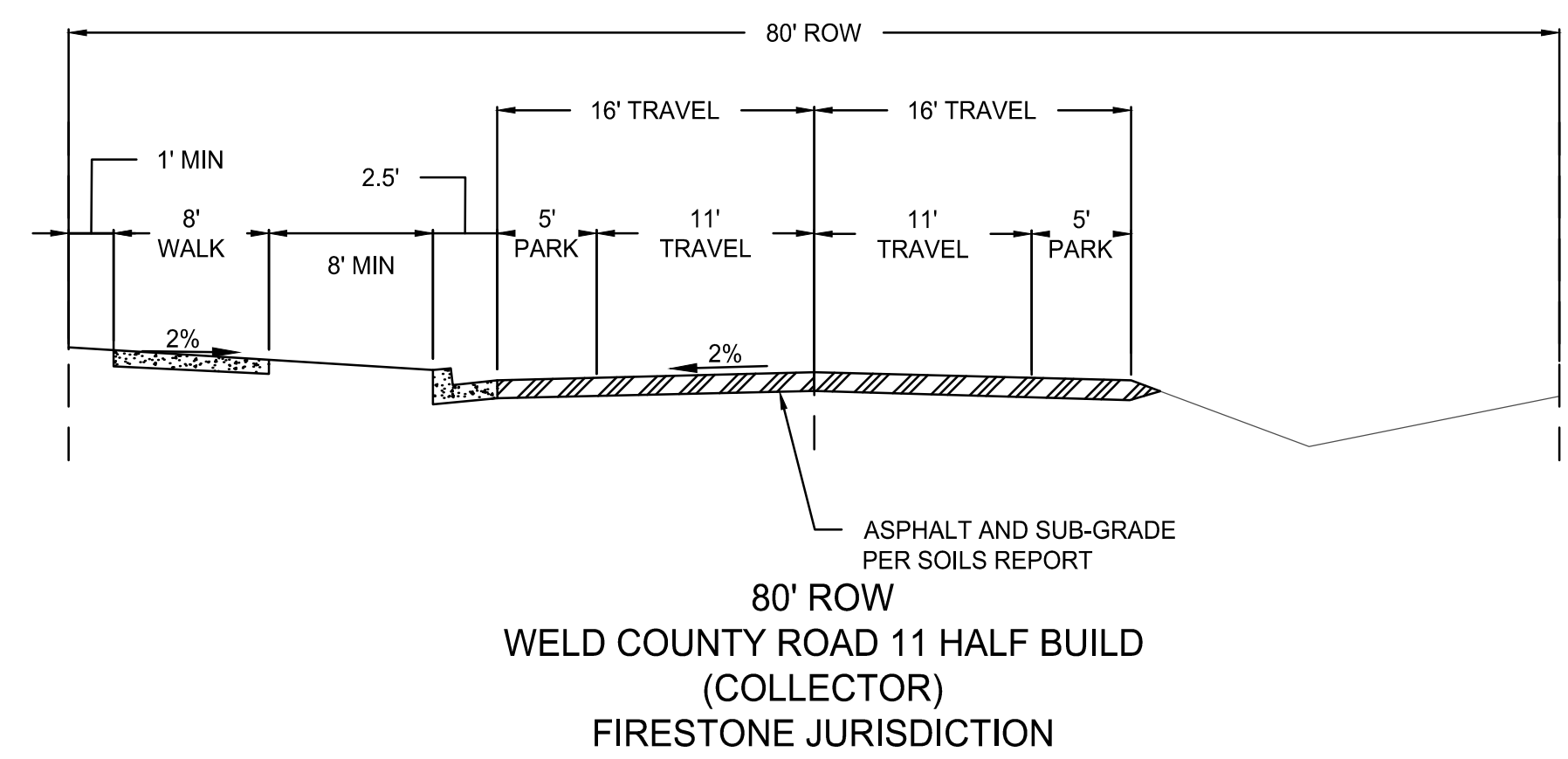
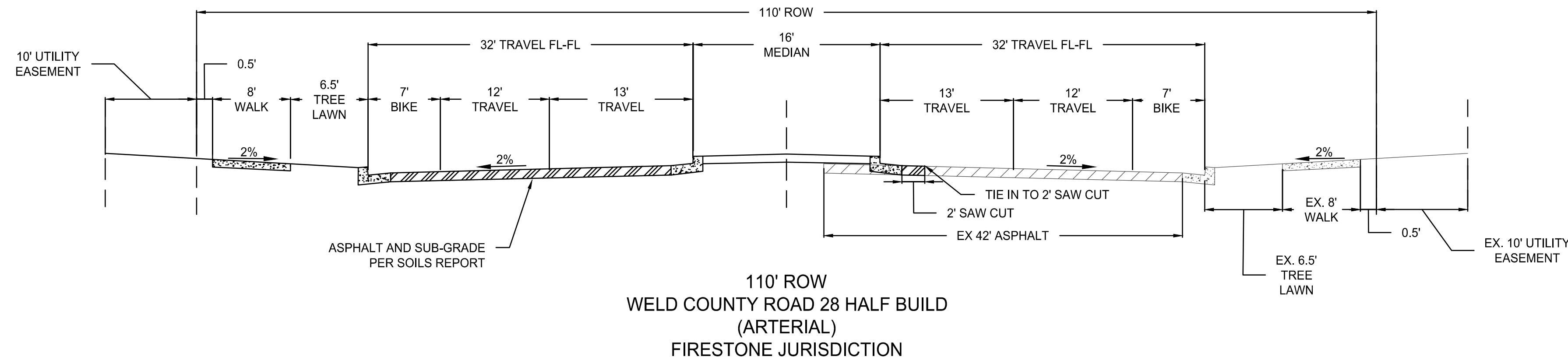
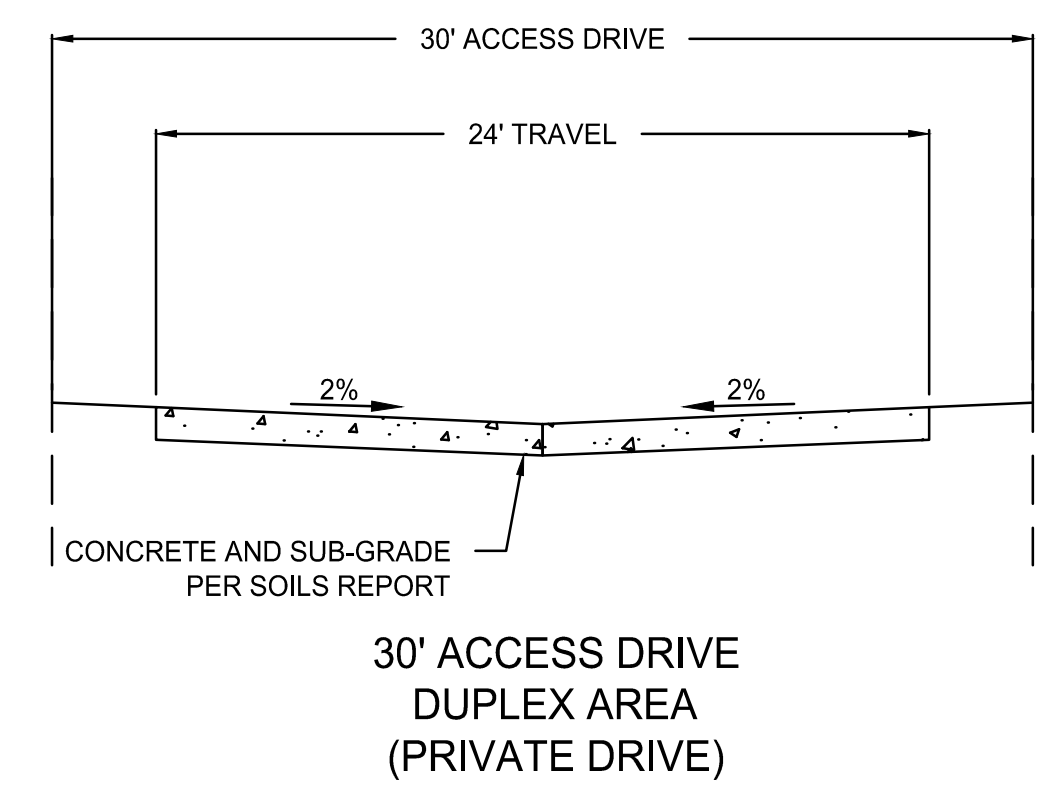
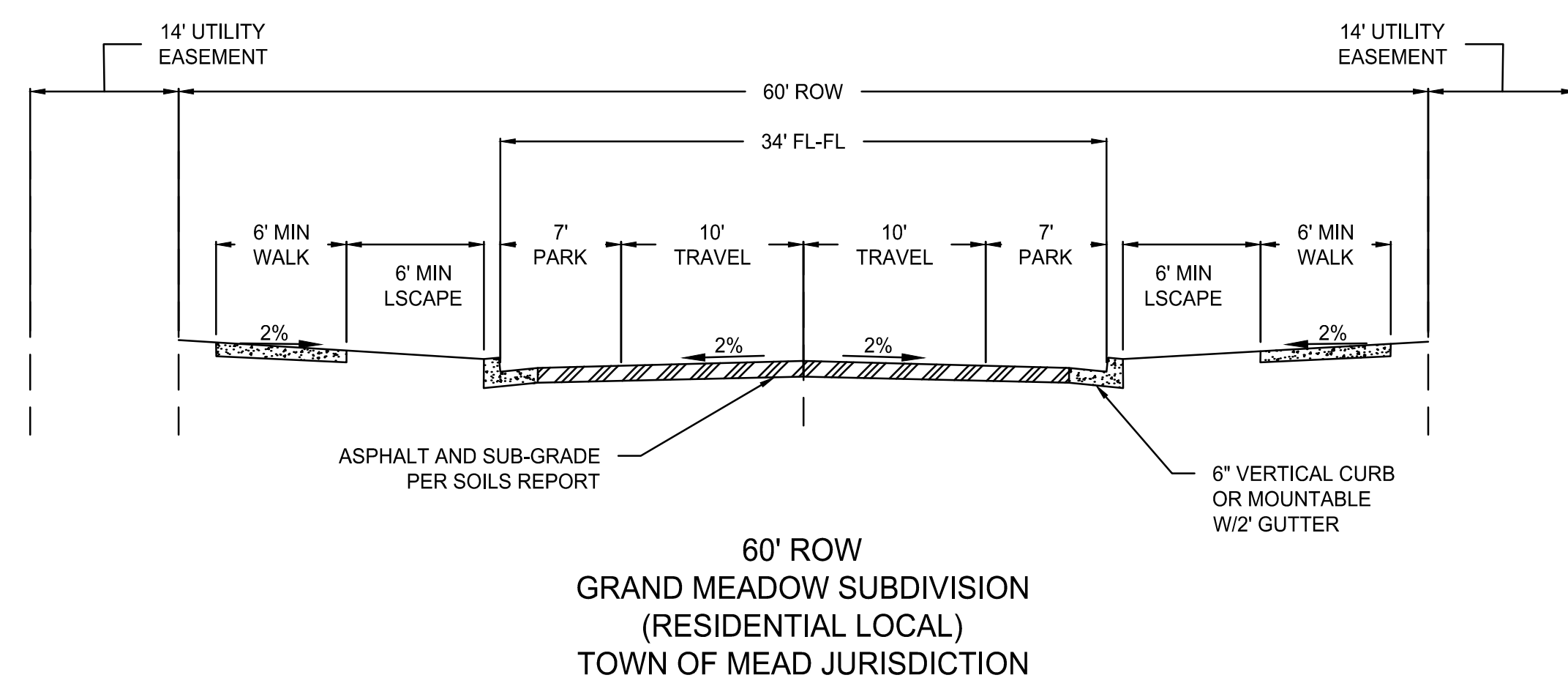
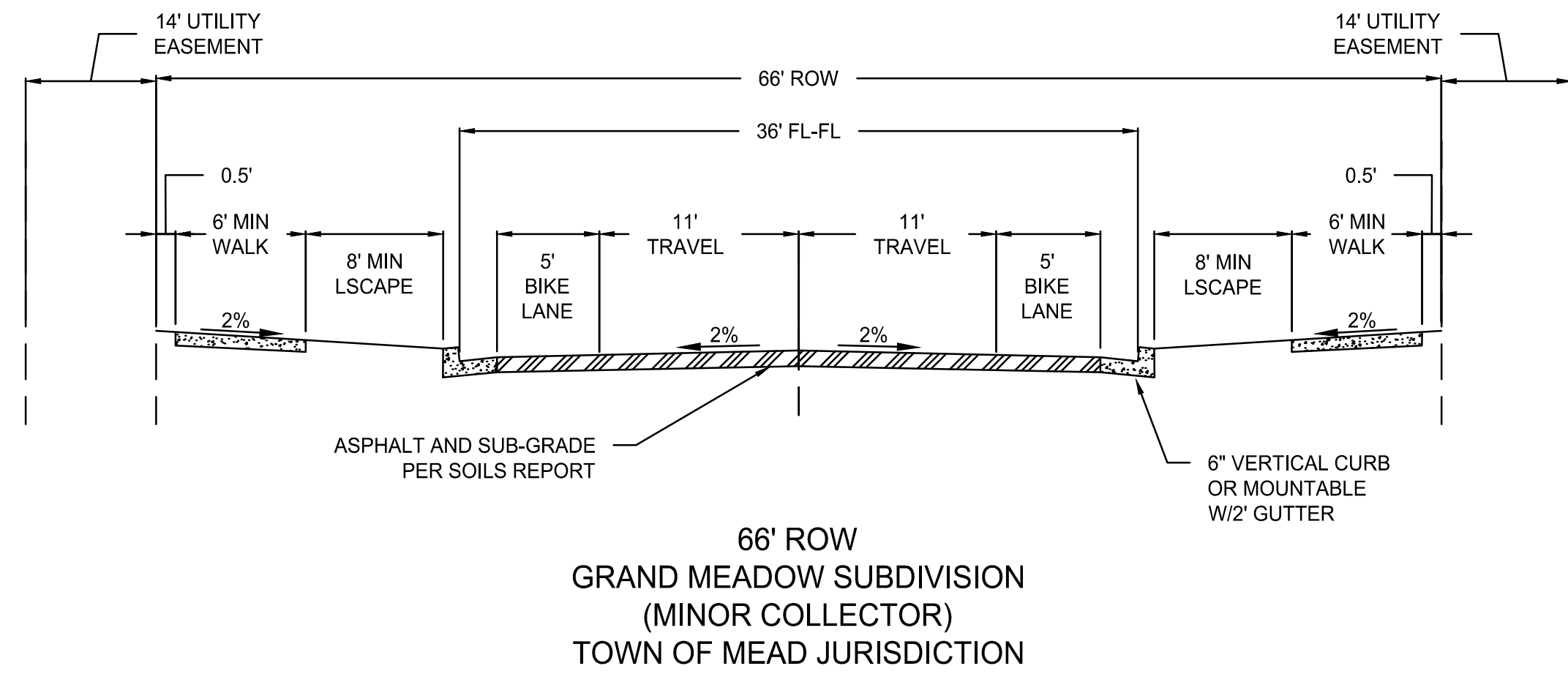
WSB PROJECT NO.  
 018631-000

SHEET

4 OF 21



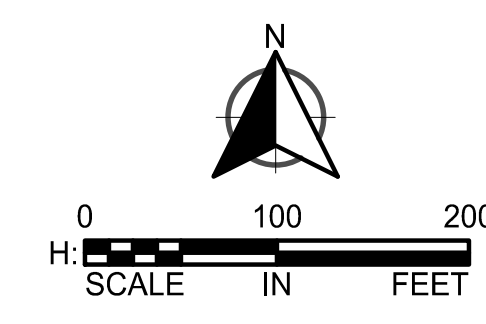
NO.	DATE	DESCRIPTION
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2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL



REVISIONS

SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

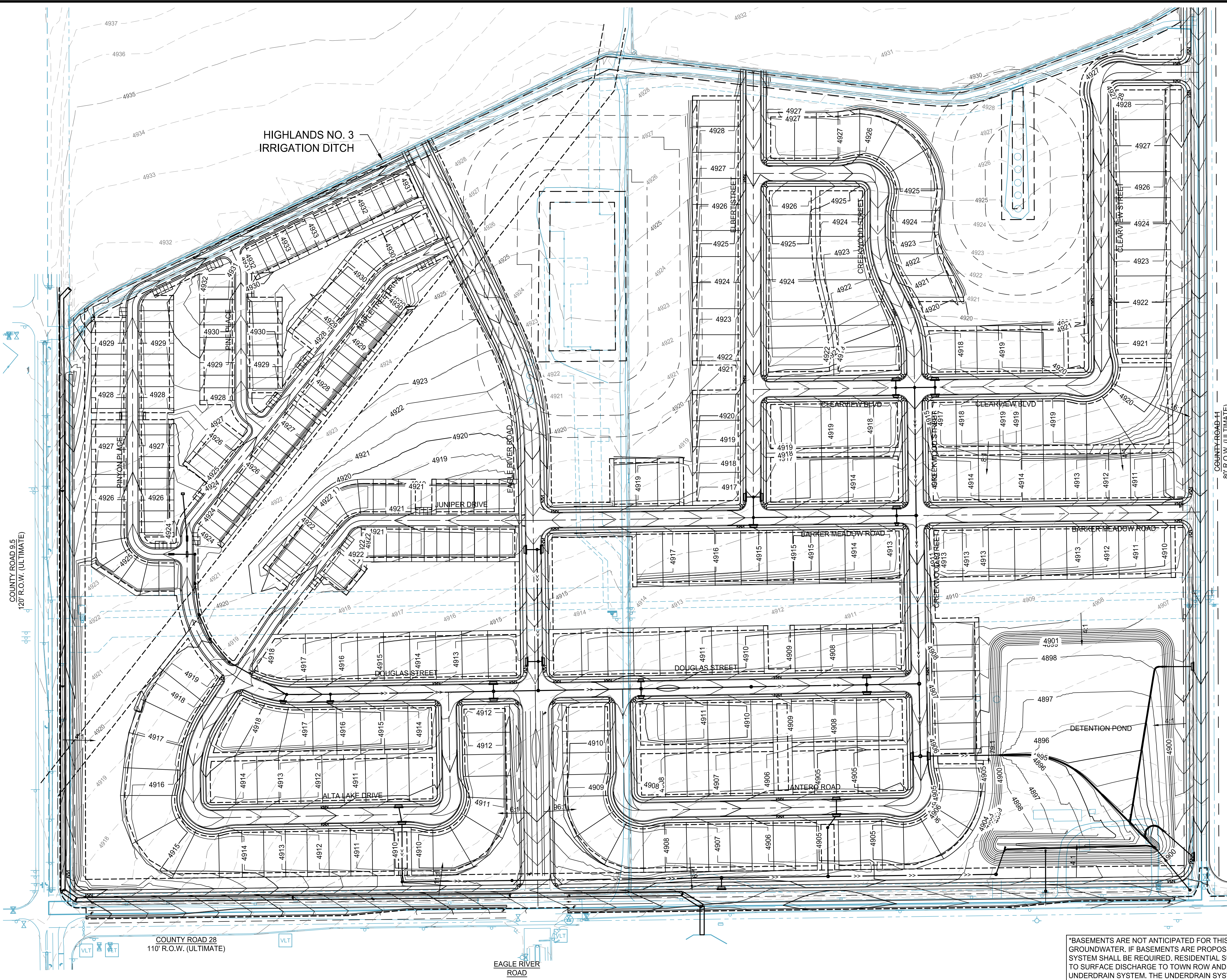


SCALE: AS SHOWN  
 DESIGN BY: D.NEILL  
 PLAN BY: D.NEILL  
 CHECK BY: J.PETERS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

GRADING PLAN

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO



\*BASEMENTS ARE NOT ANTICIPATED FOR THIS PROJECT DUE TO SHALLOW GROUNDWATER. IF BASEMENTS ARE PROPOSED, A PRIVATE UNDERDRAIN SYSTEM SHALL BE REQUIRED. RESIDENTIAL SUMP PITS ARE NOT ALLOWED TO SURFACE DISCHARGE TO TOWN ROW AND SHALL BE CONNECTED TO THE UNDERDRAIN SYSTEM. THE UNDERDRAIN SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOA OR METROL DISTRICT.

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

UTILITY PLAN

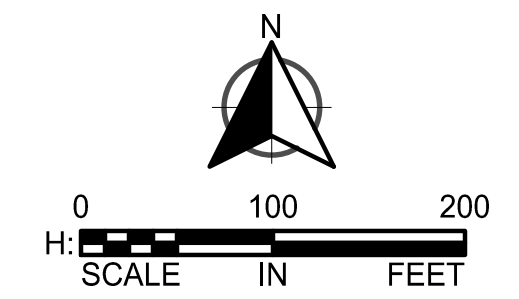
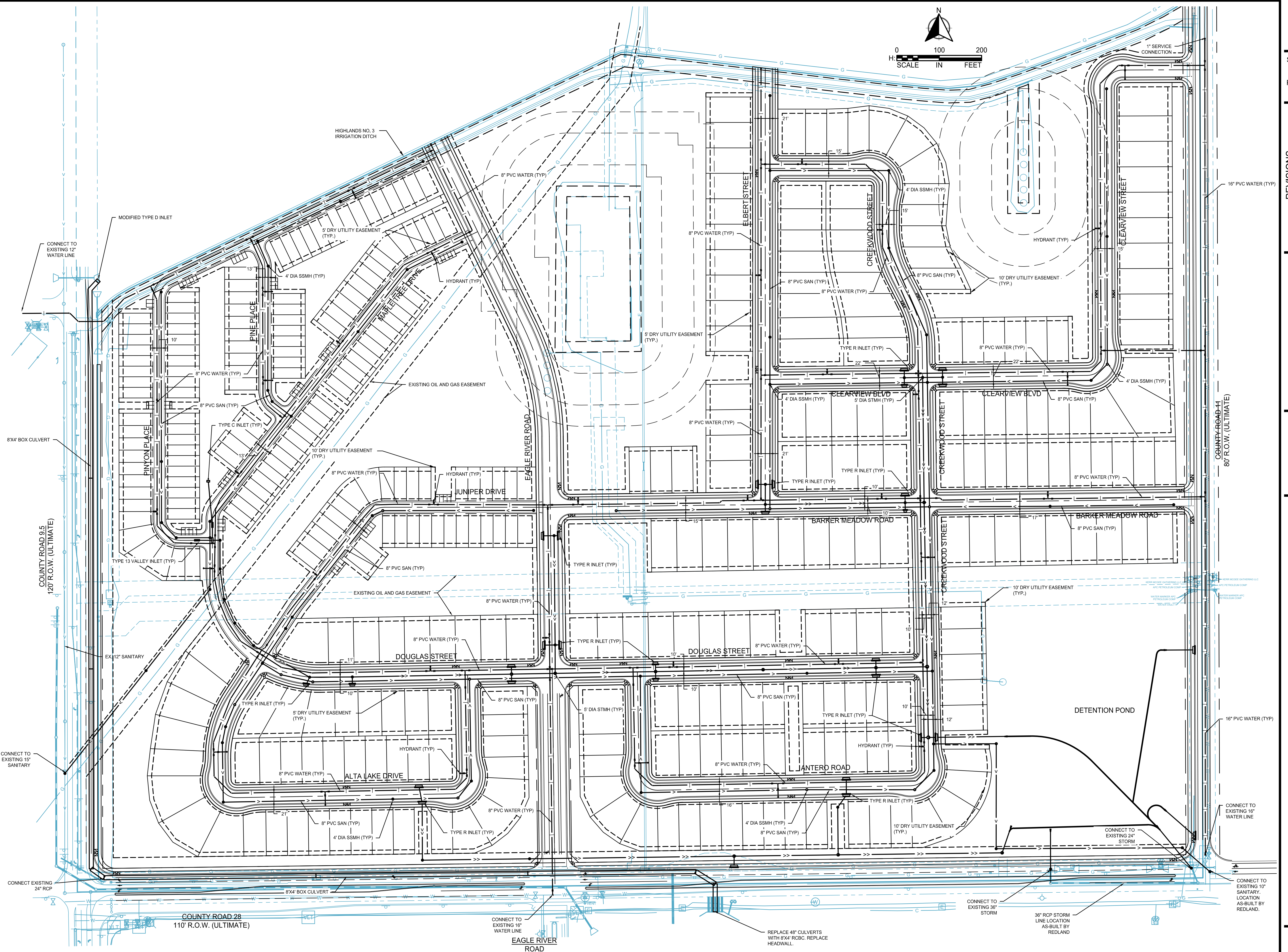
GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

7/11/22

WSB PROJECT NO.  
 018631-000

SHEET

7 OF 21



**LEGEND**

- TURF GRASS AREA (TO BE IRRIGATED)
- NATIVE GRASS AREA (TO BE IRRIGATED)
- P PICNIC TABLES
- BT BENCH WITH TRASH / RECYCLE RECEPTACLE
- BR BIKE RACK
- TR TRASH / RECYCLE RECEPTACLE
- B BENCH
- M MAILBOX KIOSK
- CONCRETE SIDEWALK
- MOWN OR GRAVEL TRAIL
- PARK BOUNDARY (8.54 ACRES REQUIRED - 13.5 ACRES PROVIDED)

NOTE: DUPLEX AREA OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC.

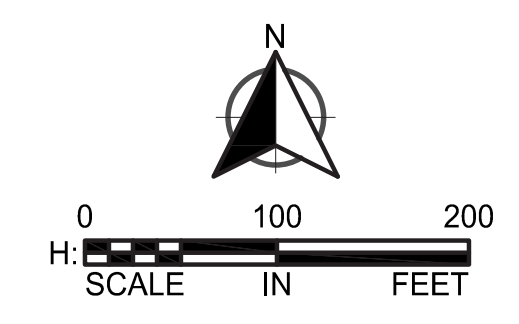
ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 = 536 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAPED AREA / 1000 = 80 TREES)

XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.

**PRELIMINARY LANDSCAPE PLAN**

THE PRELIMINARY LANDSCAPE PLAN IDENTIFIES KEY AREAS DESIGNED FOR PARKS AND OPEN SPACE IMPROVEMENTS WITHIN THE OVERALL CONTEXT OF THE P.U.D. THE LAYOUT IDENTIFIES THE POTENTIAL USES AND CHARACTER AND IS NOT INTENDED TO BE AN ALL INCLUSIVE LAYOUT OF POTENTIAL USES. ADDITIONAL TREES AND AMENITIES MAY BE ADDED OR REMOVED IN ANY OF THESE AREAS DURING DETAILED DESIGN PROCESS.

VISITOR PARKING :  
150 UNITS - 52 SPACES PROVIDED (1 SPACE / 3 UNITS)



**wsb**

SCALE: AS SHOWN  
DESIGN BY: AJM

PLAN BY: AKS  
CHECK BY: AJM

REVISIONS	
NO.	DESCRIPTION
1	03/28/22 PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22 PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22 PUD PRELIMINARY PLAT 4TH SUBMITTAL



**PRELIMINARY LANDSCAPE PLAN**

**GRAND MEADOW - PRELIMINARY PLAT  
MEAD, COLORADO**

Section 9, Item b.

REVISIONS	
NO.	DESCRIPTION
1	03/28/22 PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22 PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22 PUD/PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO


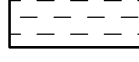



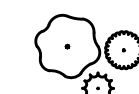
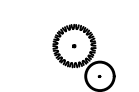

7/11/22

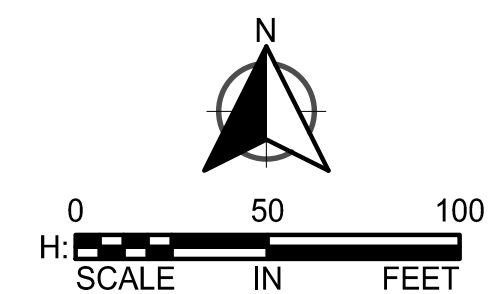
WSB PROJECT NO. 018631-000

SHEET

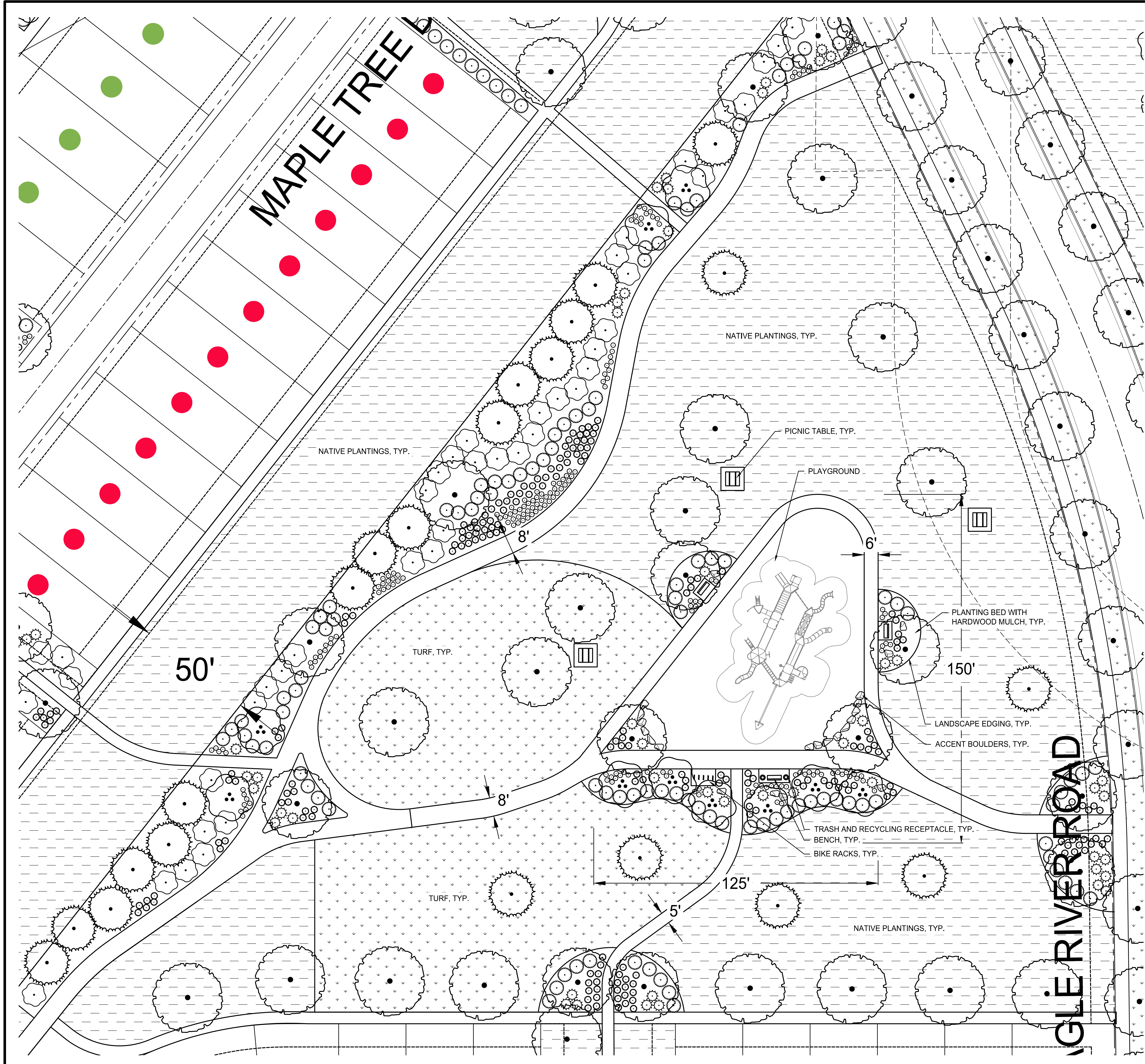
9 OF 21

**LEGEND**

-  PROPOSED TURF
-  PROPOSED NATIVE PLANTINGS
-  PROPOSED SHADE TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHRUBS
-  PROPOSED PERENNIALS
-  PROPOSED ACCENT BOULDERS



REVISIONS	
NO.	DESCRIPTION
1	03/28/22 PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22 PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22 PUD PRELIMINARY PLAT 4TH SUBMITTAL



**LEGEND**

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



1 NATURE THEMED PLAYGROUND EXAMPLE  
 4



2 PICNIC TABLE EXAMPLE  
 4



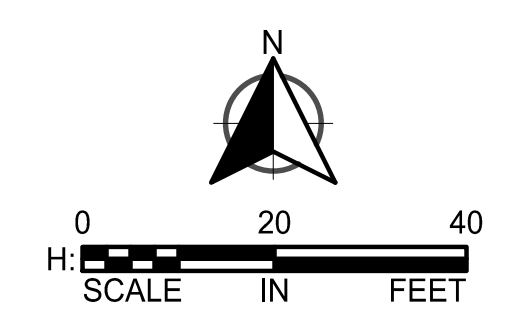
3 BIKE RACK EXAMPLE  
 4



4 RECEPTACLE EXMAPLE  
 4



5 BENCH EXAMPLE  
 4



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-1

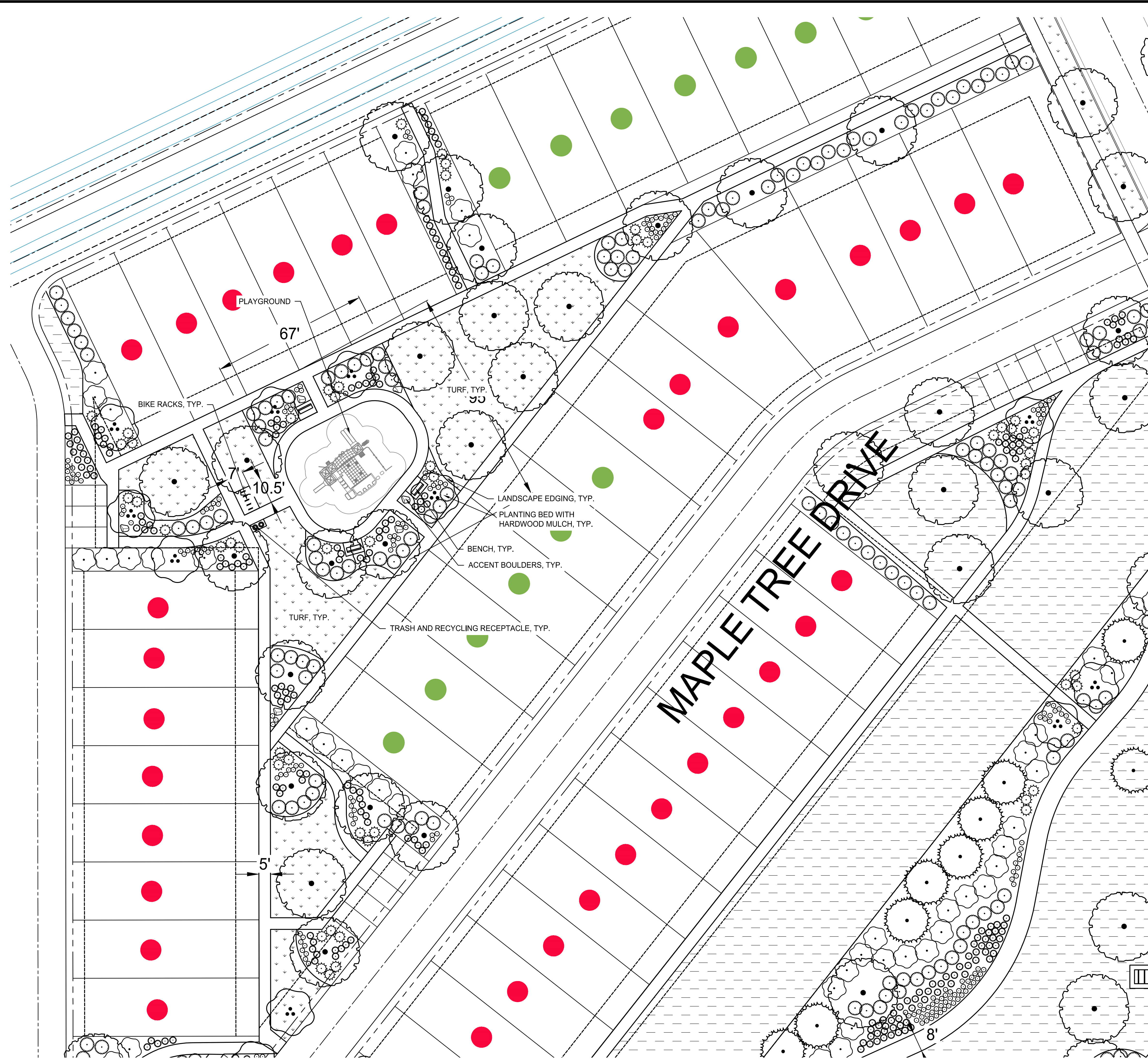
GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

Section 9, Item b.

REVISIONS	
NO.	DESCRIPTION
1	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PLD/PRELIMINARY PLAT 4TH SUBMITTAL

**LEGEND**

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



1 NATURE THEMED PLAYGROUND EXAMPLE



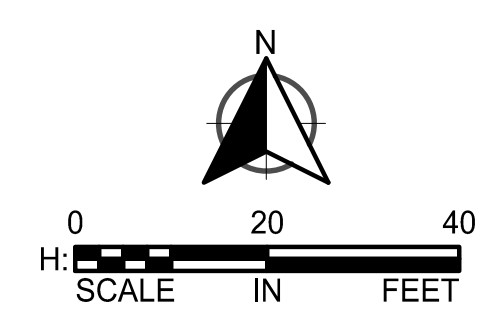
2 BIKE RACK EXAMPLE



3 RECEPTACLE EXMAPLE



4 BENCH EXAMPLE

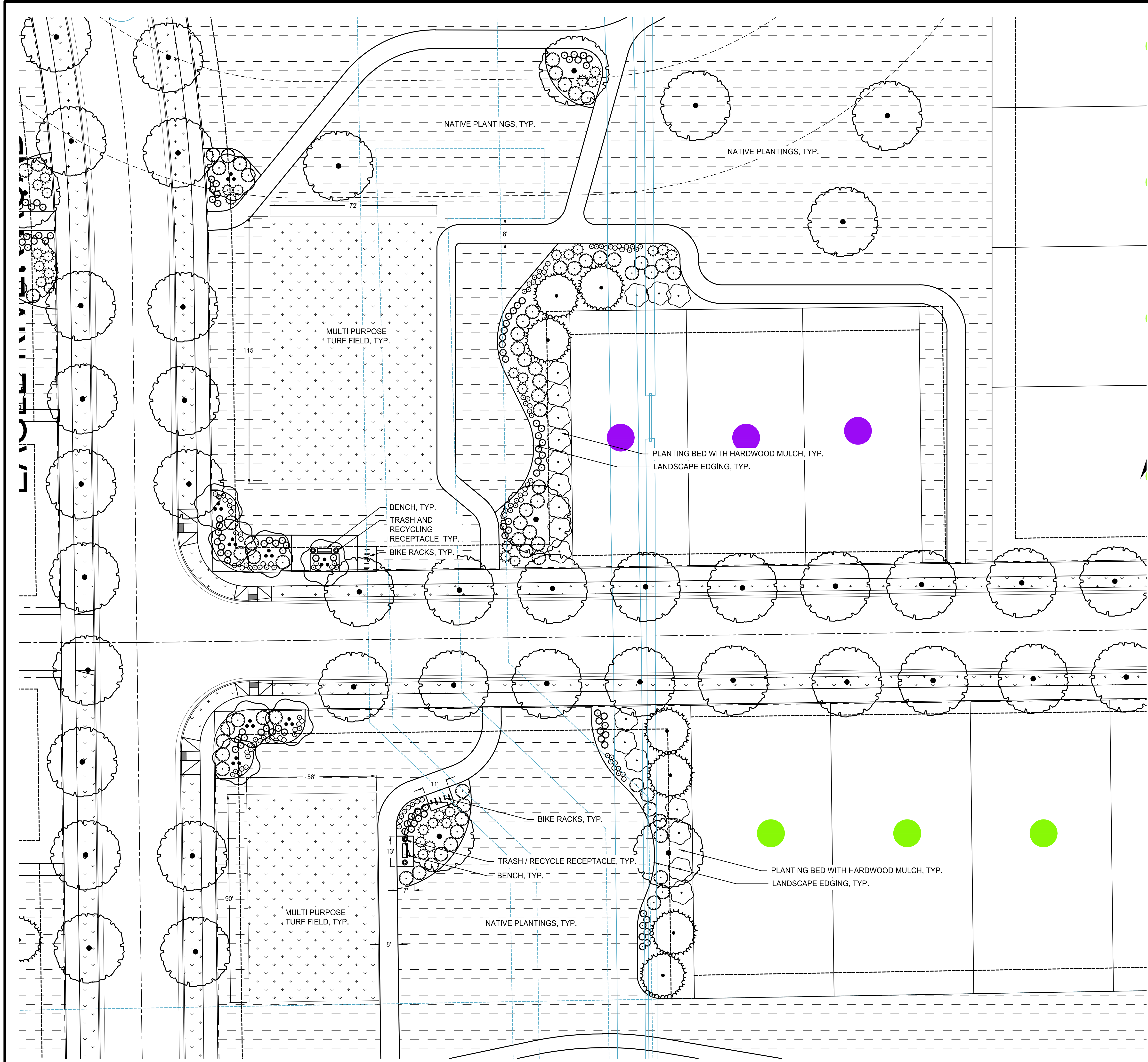


PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-2

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

Section 9, Item b.

REVISIONS	
NO.	DESCRIPTION
1	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

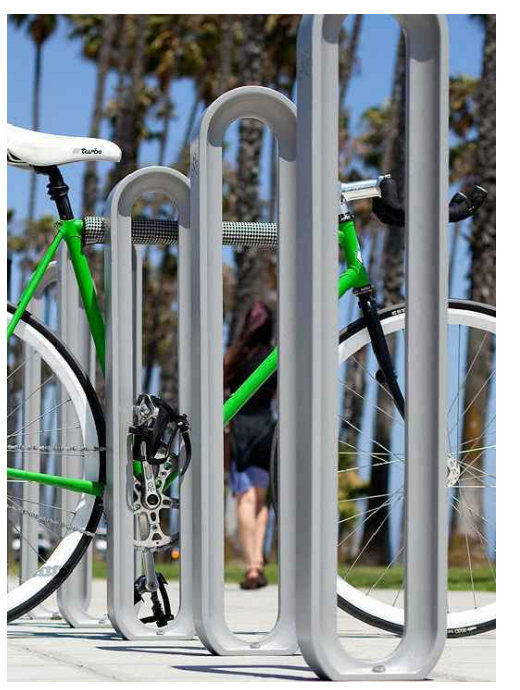


**LEGEND**

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



1  
6 OPEN PLAY FIELD



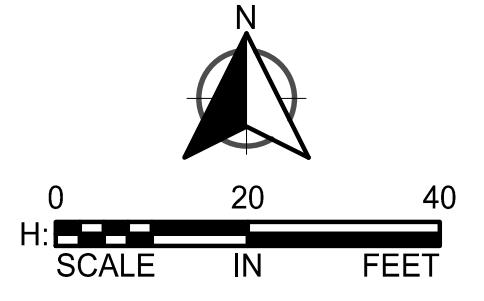
2  
6 BIKE RACK EXAMPLE



3  
6 RECEPTACLE EXMAPLE



4  
6 BENCH EXAMPLE



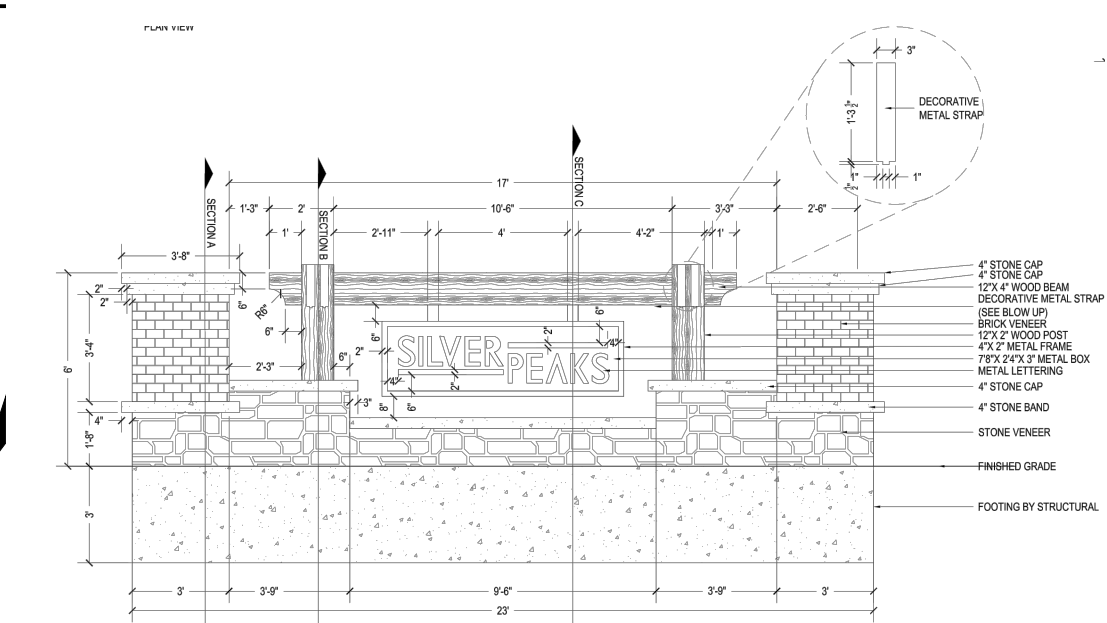
PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT B

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

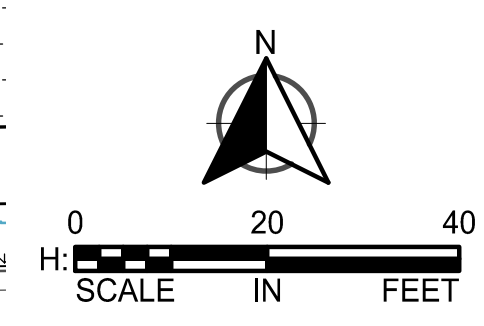
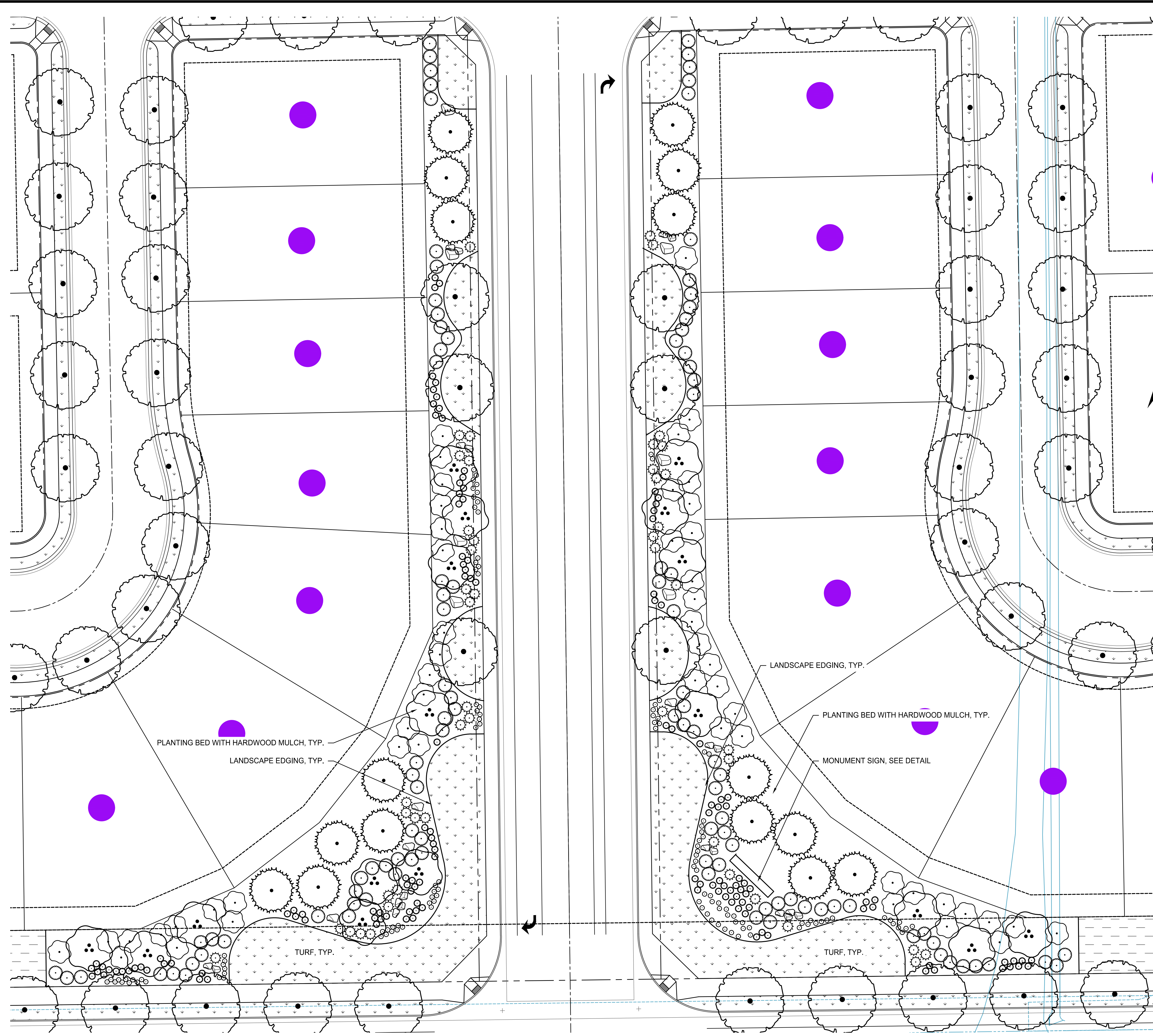


REVISIONS			
NO.	DATE	DESCRIPTION	
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL	
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL	
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL	

LEGEND	
	PROPOSED TURF
	PROPOSED NATIVE PLANTINGS
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PROPOSED ACCENT BOULDERS



1  
7 MONUMENT SIGN EXAMPLE

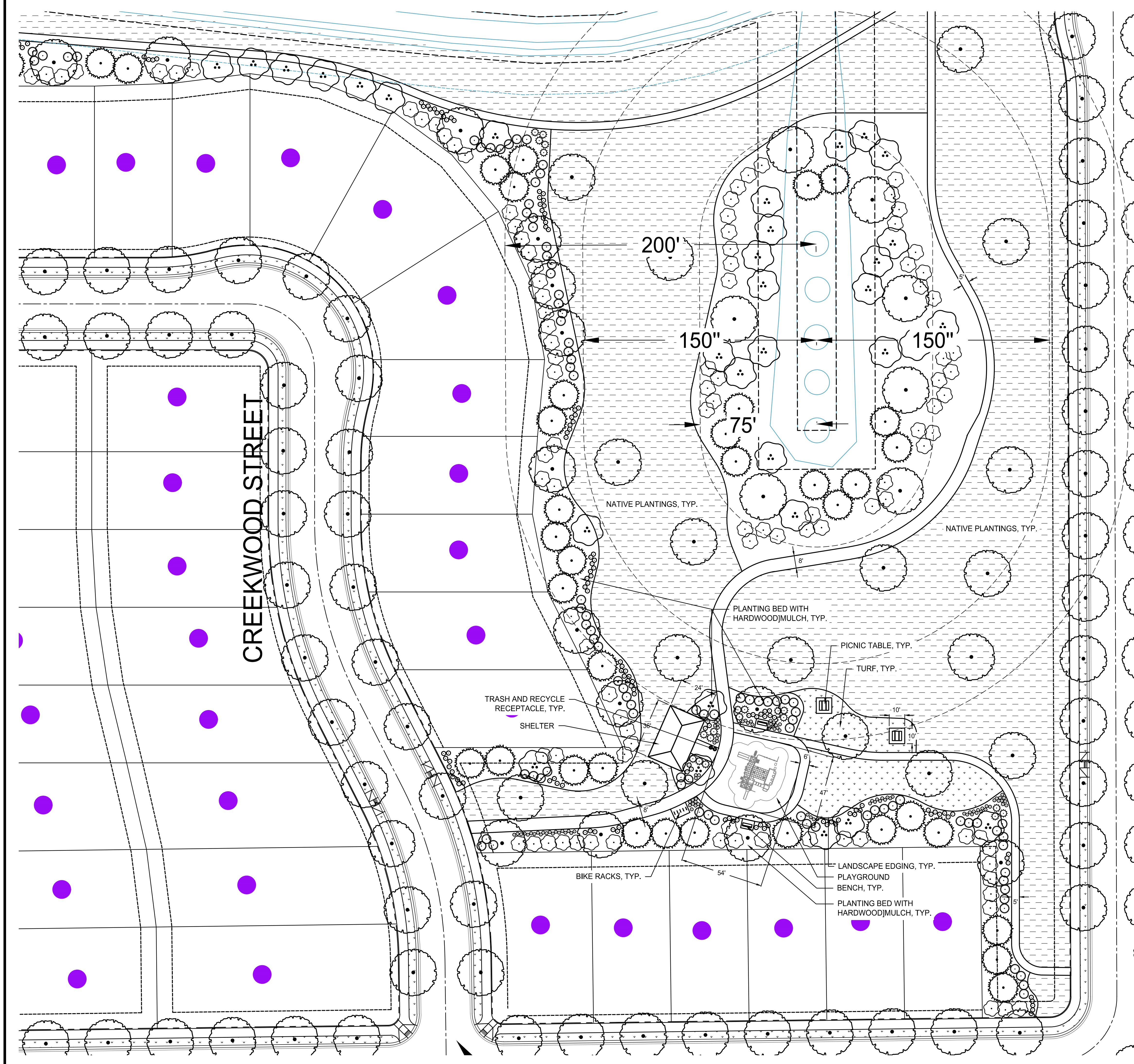


PRELIMINARY  
 LANDSCAPE PLAN -  
 ENLARGEMENT C

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

Section 9, Item b.

REVISIONS	
NO.	DESCRIPTION
1	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD PRELIMINARY PLAT 4TH SUBMITTAL



**LEGEND**

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



1 SHELTER EXAMPLE  
 8



2 NATURE THEMED PLAYGROUND EXAMPLE  
 8



3 PICNIC TABLE EXAMPLE  
 8



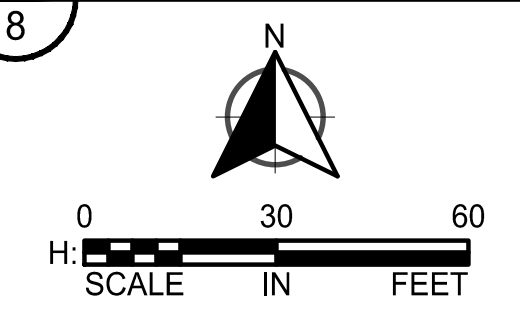
4 BIKE RACK EXAMPLE  
 8



5 RECEPTACLE EXAMPLE  
 8



6 BENCH EXAMPLE  
 8



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT D

GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO

Section 9, Item b.

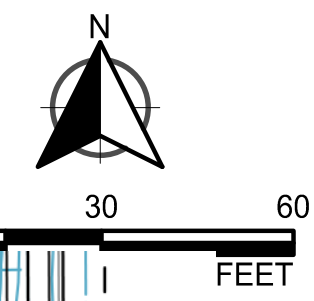
**LEGEND**

- TURF GRASS AREA (2.67 ACRES)
- NATIVE GRASS AREA (35.9 ACRES)
- CONCRETE SIDEWALK (PRIVATE ACCESS)
- MOWN OR GRAVEL TRAIL (PUBLIC ACCESS)

- THE JUMPING MOUSE (ZAPUS HUDSONIUS PREBLEI) IS AN ENDANGERED SPECIES WHOSE TRAVEL CORRIDOR COVERS THE WHOLE AREA OF THE SITE. SEE FURTHER INFORMATION ON THE LIST OF THREATENED AND ENDANGERED SPECIES PROVIDED BY THE COLORADO ECOLOGICAL SERVICES.
- EXISTING SITE IS AGRICULTURAL LAND SO NO EXISTING TREES, SHRUBS, NATIVE GROUND COVERS WILL BE REMOVED.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, STREAMS OR BODIES OF WATER ON SITE.
- OPEN SPACE WILL BE MAINTAINED AND ESTABLISHED THROUGH REVEGETATIONS, EROSION CONTROL, IRRIGATION, AND WEED MANAGEMENT AFTER CONSTRUCTION.
- XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.
- DUPLEX AREA TO BE PRIVATE ACCESS AND PRIVATELY MAINTAINED. ALL OTHER AREAS TO BE PUBLIC AND MAINTAINED BY THE HOA OR METRO DISTRICT

**OPEN SPACE SUMMARY**

TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	13.12
OPEN SPACE	18.55	18.55	18.03
DETENTION	2.04	1.02	0.99
WELL SETBACK	8.10	0.00	0.00
TOTAL	42.19	33.07	32.15



**REVISIONS**

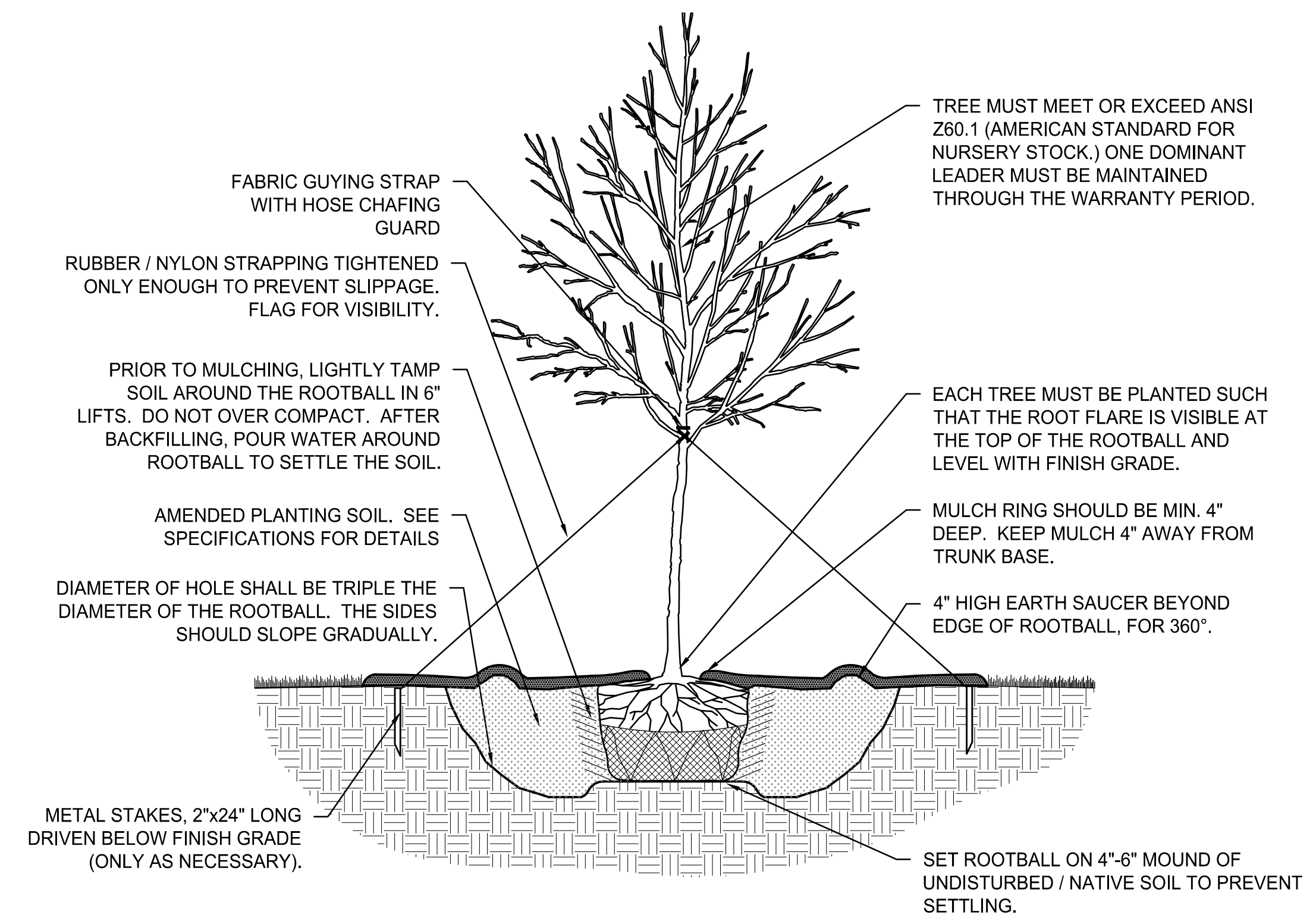
NO.	DATE	DESCRIPTION
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

**OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN**

**GRAND MEADOW - PRELIMINARY PLAT  
 MEAD, COLORADO**

Section 9, Item b.

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4TH SUBMITTAL



**1**  
**10** DECIDUOUS TREE PLANTING

NOTES:  
1. PLANT SHRUBS IN LOCATIONS PER PLAN AND APPROVED BY LANDSCAPE ARCHITECT.

**COMMON HACKBERRY**  
CELTIS OCCIDENTALIS  
GROWTH RATE : MODERATE  
HEIGHT: 40-50'  
WIDTH: 40-50'

**SKYLINE HONEYLOCUST**  
GLEDITSIA TRIACANTHOS 'SKYCOLE'  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 35'

**PURPLE ROBE LOCUST**  
ROBINIA PSEUDOACACIA 'PURPLE ROBE'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 20-35'

**SWAMP WHITE OAK**  
QUERCUS BICOLOR  
GROWTH RATE : MODERATE  
HEIGHT: 50-60'  
WIDTH: 50-60'

**SHADE TREES**

**WHITESPIRE BIRCH**  
BETULA PLATYPHYLLA JAPONICA  
GROWTH RATE : MODERATE  
HEIGHT: 20-40'  
WIDTH: 10-20'

**CHANTICLEER PEAR**  
PYRUS CALLERYANA  
GROWTH RATE : MODERATE  
HEIGHT: 30-35'  
WIDTH: 15'

**CRIMSON SPIRE OAK**  
QUERCUS 'CRIMSCHMIDT'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 10-15'

**AUTUMN BRILLIANCE SERVICEBERRY**  
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'  
GROWTH RATE : SLOW  
HEIGHT: 20-25'  
WIDTH: 20-25'

**ORNAMENTAL TREES**

**DOUGLAS FIR**  
PSUEDOTSUGA MENZIESII  
GROWTH RATE : MODERATE  
HEIGHT: 40-80'  
WIDTH: 15-20'

**AUSTRIAN PINE**  
PINUS NIGRA  
GROWTH RATE : MODERATE  
HEIGHT: 40-60'  
WIDTH: 15-25'

**VANDERWOLF'S PYRAMID PINE**  
PINUS FLEXILIS  
GROWTH RATE : MODERATE  
HEIGHT: 20-25'  
WIDTH: 10-15'

**BLACK HILLS SPRUCE**  
PICEA GLAUCA DENSATA  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 25'

**EVERGREEN TREES**

**BLACK CHOKEBERRY**  
ARONIA MELANOCARPA IROQUOIS BEAUTY  
GROWTH RATE : MODERATE  
HEIGHT: 3-6'  
WIDTH: 3-6'

**SPANISH GOLD BROOM**  
CYTISUS PURGANS SPANISH GOLD  
GROWTH RATE : FAST  
HEIGHT: 3-4'  
WIDTH: 4-6'

**WESTERN SAND CHERRY**  
PRUNUS BESSEYI  
GROWTH RATE : MODERATE  
HEIGHT: 5-6'  
WIDTH: 5-6'

**GRO LOW SUMAC**  
RHUS AROMATICA 'GRO-LOW'  
GROWTH RATE : FAST  
HEIGHT: 2-3'  
WIDTH: 6-8'

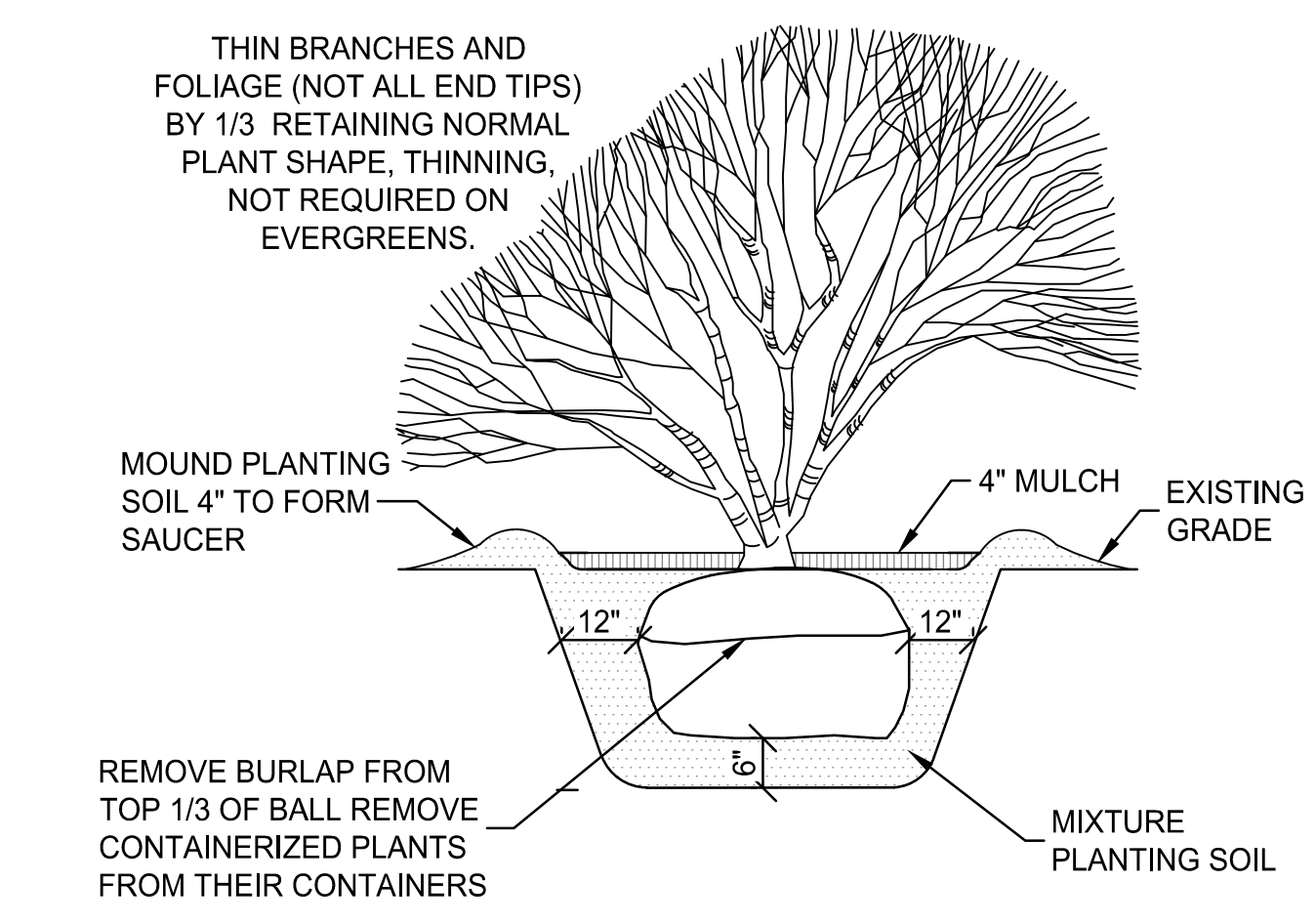
**SHRUBS**

LANDSCAPE CHARACTER STUDY - SUGGESTED PLANT LIST

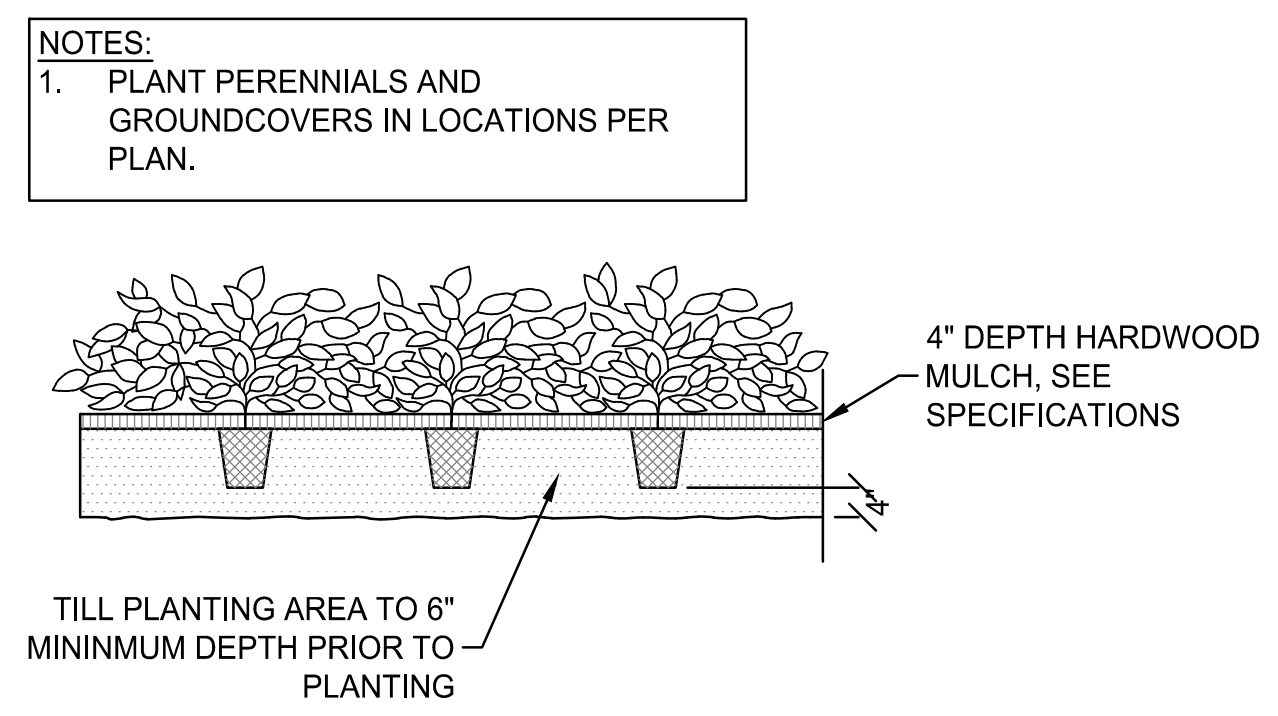


NATIVE GRASS PLANTINGS

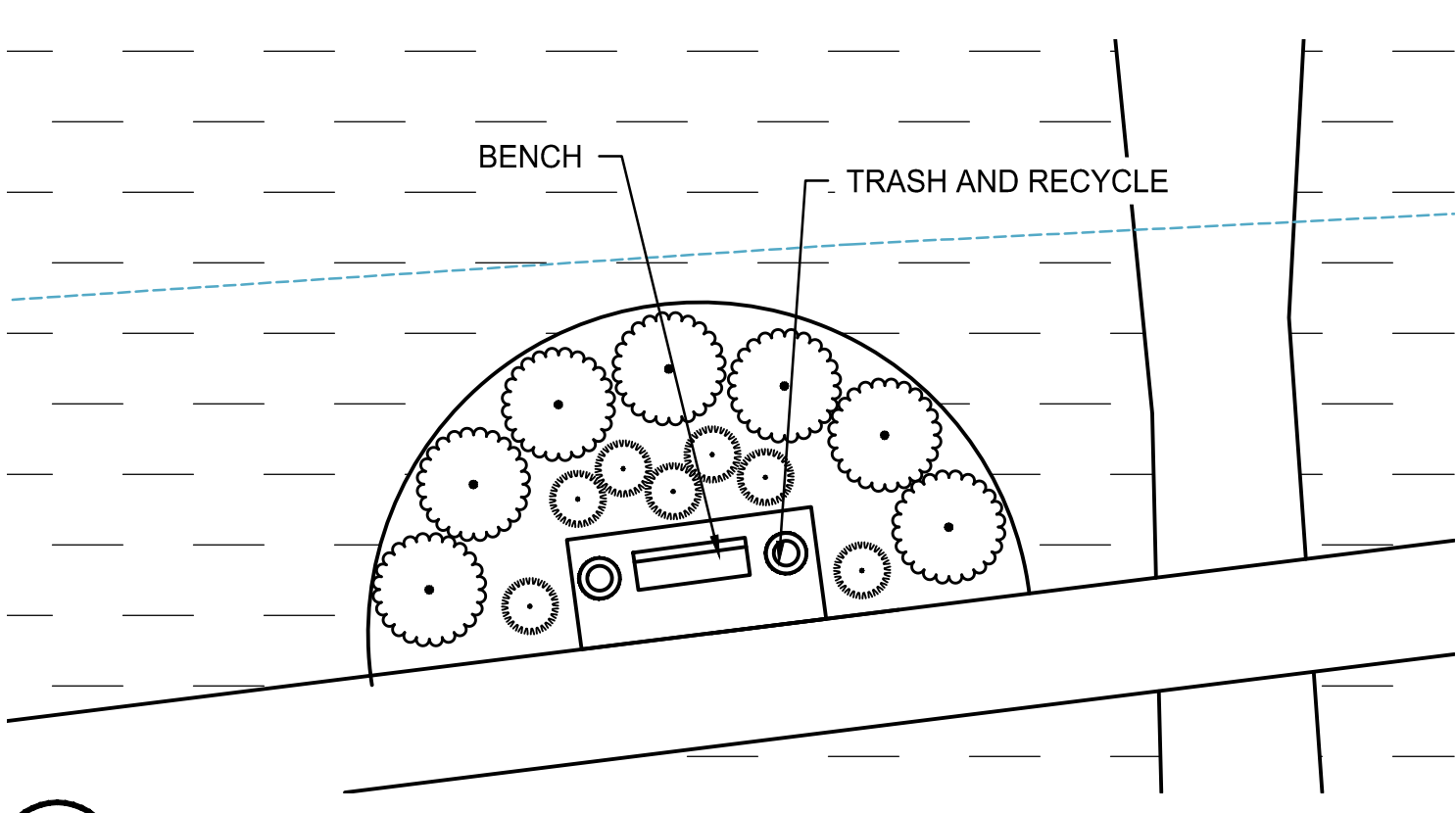
- DROUGHT TOLERANT GRASSES SUITABLE FOR AREAS WHERE MOWING IS DIFFICULT.
- EPHRAIM CRESTED WHEATGRASS
  - DWARF PERENNIAL RYEGRASS
  - SR3200 BLUE FESCUE
  - REUBENS CANADA BLUEGRASS
  - CHEWINGS FESCUE



**3**  
**10** PERENNIAL PLANTING



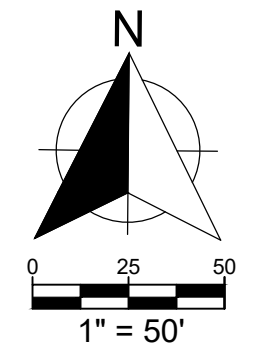
**2**  
**10** SHRUB PLANTING



**4**  
**10** TYPICAL TRAIL NODE

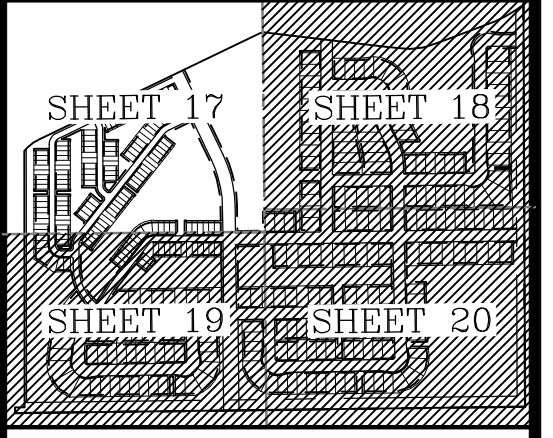
LANDSCAPE CHARACTER STUDY / SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT  
MEAD, COLORADO



**LEGEND**

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- PROPOSED SANITARY MANHOLE
- CHANGE IN CENTERLINE GEOMETRY
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING GAS LINE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
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- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE



L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF  
 WSB & ASSOCIATES INC. dba WSB  
 5660 GREENWOOD PLAZA BLVD,  
 SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372

**TOWN OF MEAD**  
 COUNTY OF WELD  
 STATE OF COLORADO

**PRELIMINARY PLAT**  
**GRAND MEADOW**  
**SUBDIVISION**

Call 48 Hours before digging:  
**Colorado One Call**  
 CALL: (303) 232-1991 or 811  
 Sheet: 17 of 21

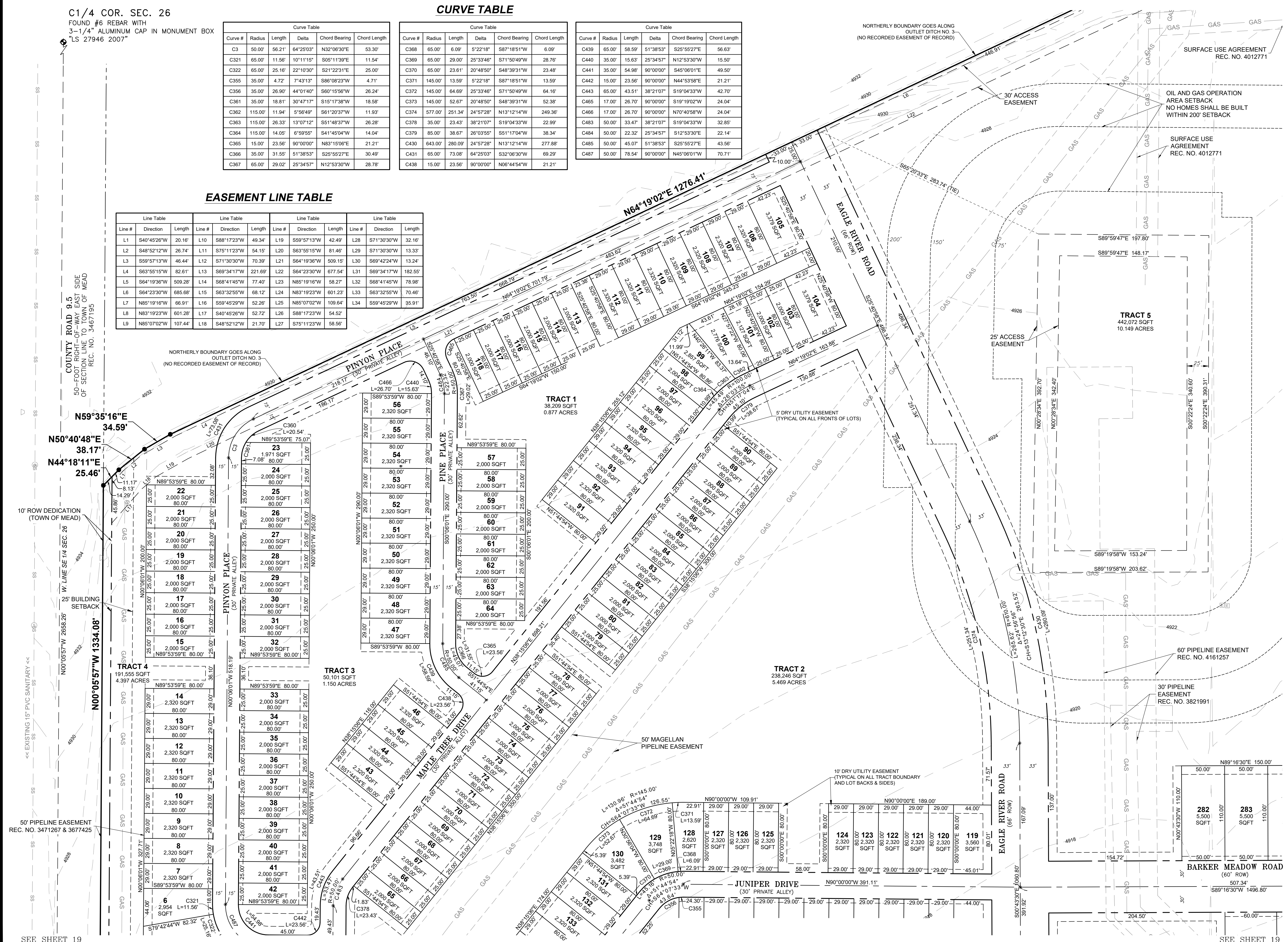
C1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH  
 3-1/4" ALUMINUM CAP IN MONUMENT BOX  
 "LS 27946 2007"

**CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	56.21'	64°25'03"	N32°06'30"E	63.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C374	577.00'	251.34'	24°57'28"	N13°12'14"W	249.36'
C378	35.00'	23.43'	38°21'07"	S19°04'33"W	22.99'
C379	85.00'	38.67'	26°03'55"	S51°17'04"W	38.34'
C430	643.00'	280.09'	24°57'28"	N13°12'14"W	277.88'
C431	65.00'	73.08'	64°25'03"	S32°06'30"W	69.29'
C438	15.00'	23.56'	90°00'00"	N86°44'54"W	21.21'
C440	35.00'	15.63'	25°34'57"	N12°53'30"W	15.50'
C441	35.00'	54.98'	90°00'00"	S45°06'01"E	49.50'
C442	15.00'	23.56'	90°00'00"	N44°53'58"E	21.21'
C443	65.00'	43.51'	38°21'07"	S19°04'33"W	42.70'
C465	17.00'	26.70'	90°00'00"	S19°19'02"W	24.04'
C466	17.00'	26.70'	90°00'00"	N70°40'58"W	24.04'
C483	50.00'	33.47'	38°21'07"	S19°04'33"W	32.85'
C484	50.00'	22.32'	25°34'57"	S12°53'30"E	22.14'
C485	50.00'	45.07'	51°38'53"	S25°55'27"E	43.56'
C487	50.00'	78.54'	90°00'00"	N45°06'01"W	70.71'

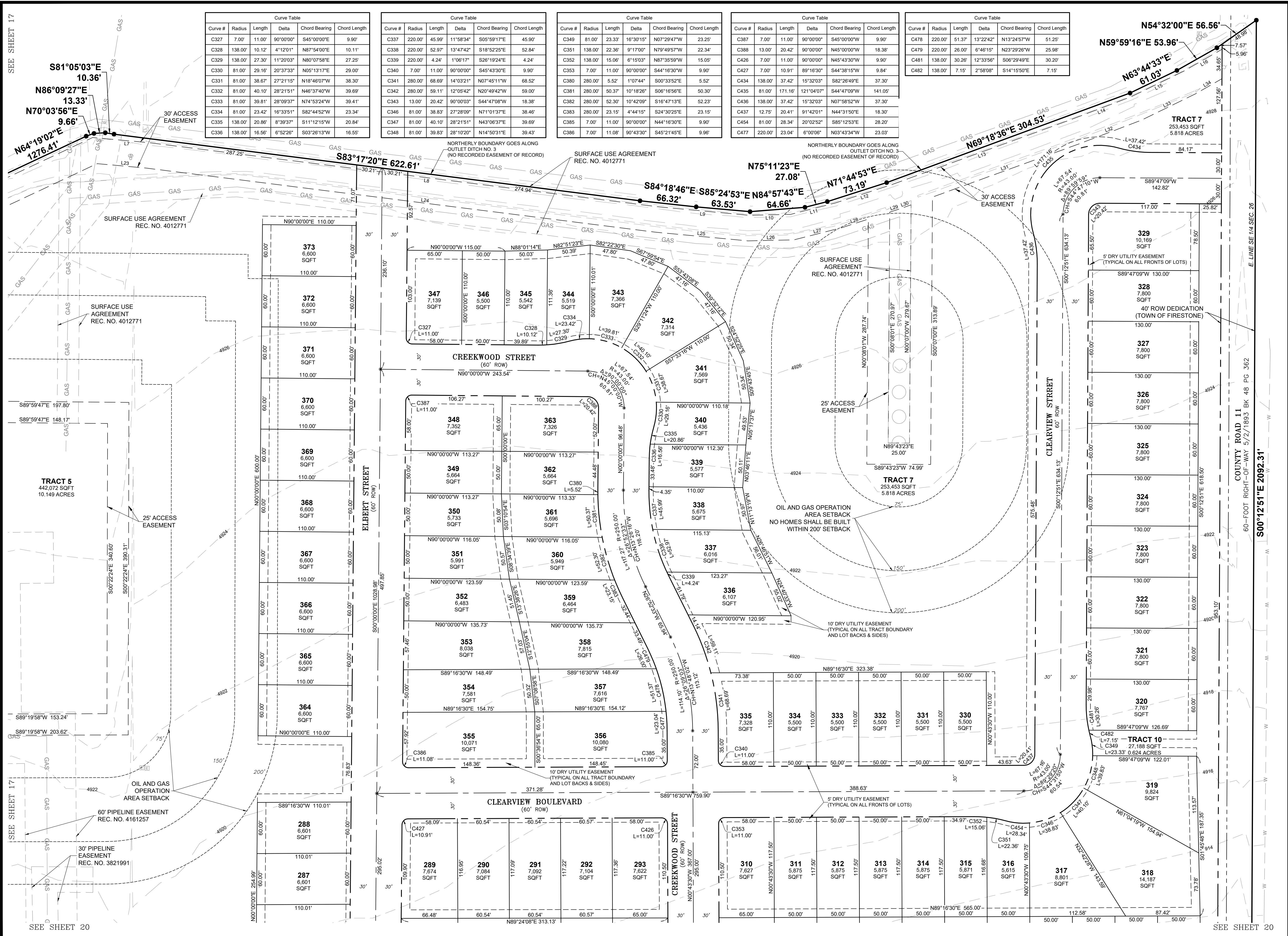
**EASEMENT LINE TABLE**

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S40°45'26"W	20.16'	L10	S88°17'23"W	49.34'	L19	S59°57'13"W	42.49'	L28	S71°30'30"W	32.16'
L2	S48°52'12"W	26.74'	L11	S75°11'23"W	54.15'	L20	S63°55'15"W	81.46'	L29	S71°30'30"W	13.33'
L3	S59°57'13"W	46.44'	L12	S71°30'30"W	70.39'	L21	S64°19'36"W	509.15'	L30	S69°42'24"W	13.24'
L4	S63°55'15"W	82.61'	L13	S69°34'17"W	221.69'	L22	S64°23'30"W	677.54'	L31	S69°34'17"W	182.55'
L5	S64°19'36"W	509.28'	L14	S68°41'45"W	77.40'	L23	N85°19'16"W	58.27'	L32	S68°41'45"W	78.98'
L6	S64°23'30"W	685.68'	L15	S63°32'55"W	68.12'	L24	N83°19'23"W	601.23'	L33	S63°32'55"W	70.46'
L7	N85°19'16"W	69.91'	L16	S59°45'29"W	52.26'	L25	N85°07'02"W	109.64'	L34	S59°45'29"W	35.91'
L8	N83°19'23"W	601.28'	L17	S40°45'26"W	52.72'	L26	S88°17'23"W	54.52'			
L9	N85°07'02"W	107.44'	L18	S48°52'12"W	21.70'	L27	S75°11'23"W	58.56'			



SEE SHEET 19

SEE SHEET 19



Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N18°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C337	220.00'	45.99'	11°58'34"	S05°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'00"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'
C352	138.00'	15.06'	6°15'03"	N87°35'59"W	15.05'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C380	280.00'	5.52'	1°07'44"	S00°33'52"E	5.52'
C381	280.00'	50.37'	10°18'26"	S06°16'56"E	50.30'
C382	280.00'	52.30'	10°42'09"	S16°47'13"E	52.23'
C383	280.00'	23.15'	4°44'15"	S24°30'25"E	23.15'
C385	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C386	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C387	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C388	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	138.00'	37.42'	15°32'03"	S82°26'49"E	37.30'
C435	81.00'	171.16'	121°04'07"	S44°47'09"W	141.05'
C436	138.00'	37.42'	15°32'03"	N07°58'52"W	37.30'
C437	12.75'	20.41'	91°42'01"	N44°31'50"E	18.30'
C454	81.00'	28.34'	20°02'52"	S85°12'53"E	28.20'
C477	220.00'	23.04'	6°00'06"	N03°43'34"W	23.03'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C478	220.00'	51.37'	13°22'42"	N13°24'57"W	51.25'
C479	220.00'	26.00'	6°46'15"	N23°29'26"W	25.98'
C481	138.00'	30.26'	12°33'56"	S06°29'49"E	30.20'
C482	138.00'	7.15'	2°58'08"	S14°15'50"E	7.15'

Crew: SA  
 Checked: LBO  
 Drawn: KMA  
 Record Drawing by/date: 7-11-2022  
 Project No.: 018631-00

Revisions:  
 PRELIM PLAT 2ND SUBMITAL 3-28-2022  
 PRELIM PLAT 3RD SUBMITAL 5-16-2022  
 PRELIM PLAT 4TH SUBMITAL 7-8-2022

**LEGEND**

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE

**KEY MAP**

SHEET 17, SHEET 18, SHEET 19, SHEET 20

L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF  
 WSB & ASSOCIATES INC. dba WSB  
 5660 GREENWOOD PLAZA BLVD,  
 SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372

**TOWN OF MEAD**  
 COUNTY OF WELD  
 STATE OF COLORADO

**PRELIMINARY PLAT**  
**GRAND MEADOW**  
**SUBDIVISION**

Call 48 Hours before digging:  
**Colorado One Call**  
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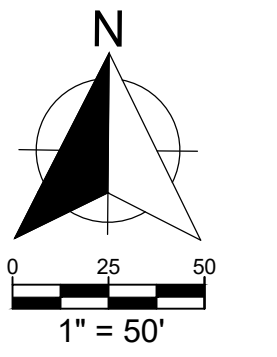
Sheet: 18 of 21

SEE SHEET 17

SEE SHEET 20

SEE SHEET 20

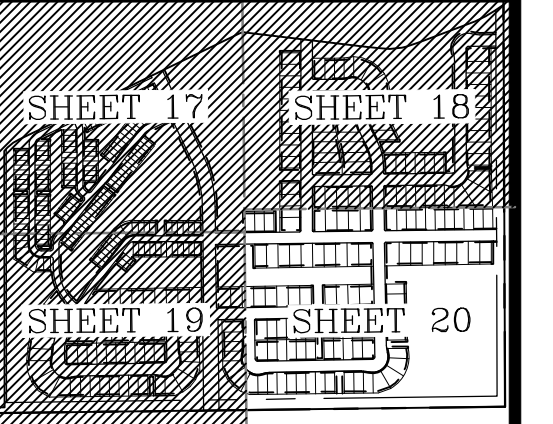




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- EXISTING GAS
- EXISTING GAS LINE

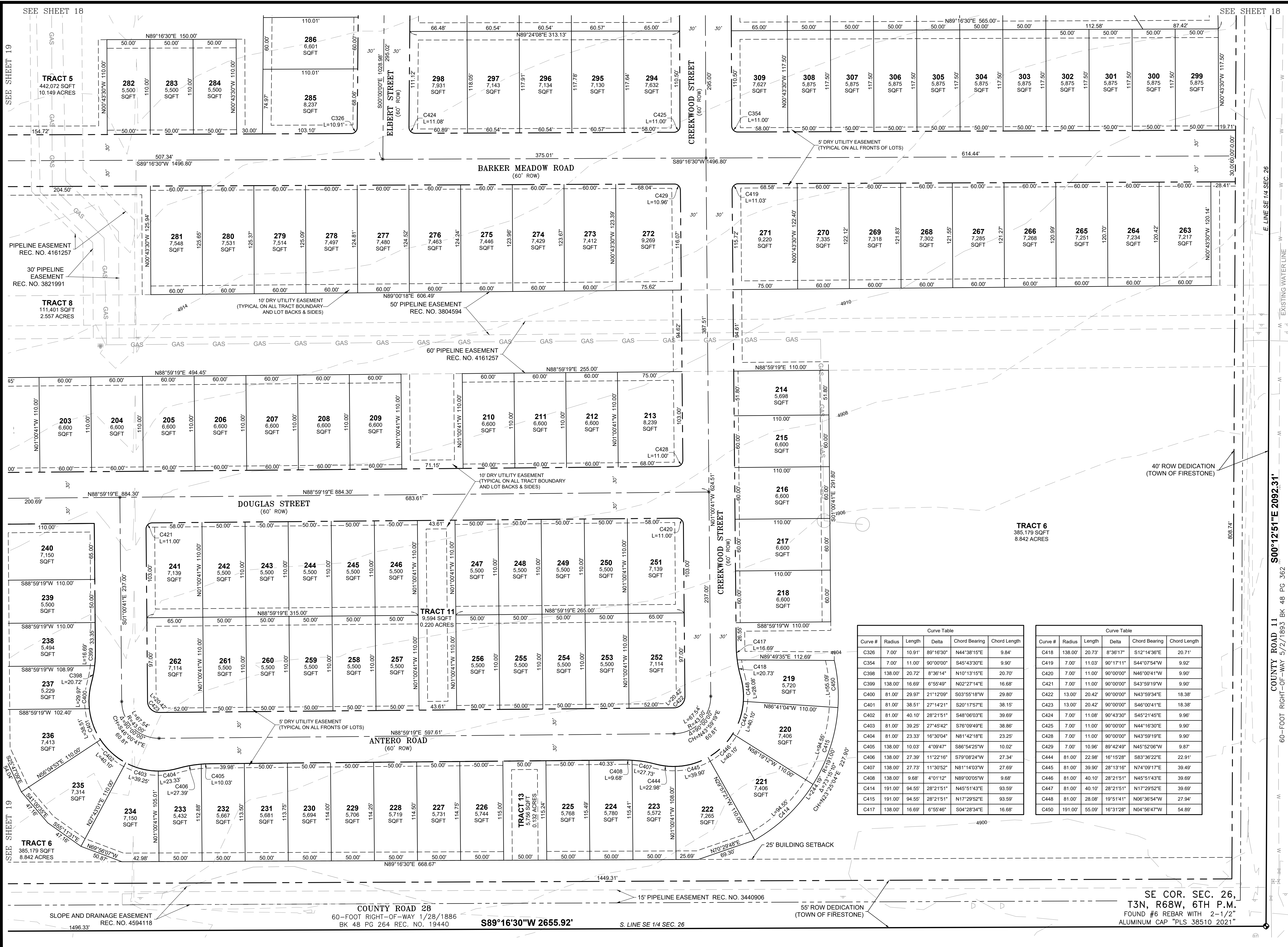
KEY MAP



L. BRAD OSWALD, PLS NO. 38510  
FOR AND ON BEHALF OF  
WSB & ASSOCIATES INC. dba WSB  
5660 GREENWOOD PLAZA BLVD,  
SUITE 111  
GREENWOOD VILLAGE, CO 80111  
720.453.1372

TOWN OF MEAD  
COUNTY OF WELD  
STATE OF COLORADO  
  
PRELIMINARY PLAT  
GRAND MEADOW  
SUBDIVISION

Call 48 Hours before digging:  
Colorado One Call  
CALL: (303) 232-1991 or 811  
Sheet: 20 of 21



Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00	10.91	89°16'30"	N44°38'15"E	9.84
C354	7.00	11.00	90°00'00"	S45°43'30"E	9.90
C398	138.00	20.72	8°36'14"	N10°13'15"E	20.70
C399	138.00	16.69	6°55'49"	N02°27'14"E	16.68
C400	81.00	29.97	21°12'09"	S03°55'19"W	29.90
C401	81.00	38.51	27°14'21"	S20°17'57"E	38.15
C402	81.00	40.10	28°21'51"	S48°06'03"E	39.69
C403	81.00	39.25	27°45'42"	S76°09'49"E	38.86
C404	81.00	23.33	16°30'04"	N81°42'18"E	23.25
C405	138.00	10.03	4°09'47"	S86°54'25"W	10.02
C406	138.00	27.39	11°22'16"	S79°06'24"W	27.34
C407	138.00	27.73	11°30'52"	N81°14'03"W	27.69
C408	138.00	9.68	4°01'12"	N89°00'05"W	9.68
C414	191.00	94.55	28°21'51"	N45°51'43"E	93.59
C415	191.00	94.55	28°21'51"	N17°29'52"E	93.59
C417	138.00	16.69	6°55'46"	S04°28'34"E	16.68

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	138.00	20.73	8°36'17"	S12°14'36"E	20.71
C419	7.00	11.03	90°17'11"	S44°07'54"W	9.92
C420	7.00	11.00	90°00'00"	N46°00'41"W	9.90
C421	7.00	11.00	90°00'00"	S43°59'19"W	9.90
C422	13.00	20.42	90°00'00"	N43°59'34"E	18.38
C423	13.00	20.42	90°00'00"	S46°00'41"E	18.38
C424	7.00	11.08	90°43'30"	S45°21'45"E	9.96
C425	7.00	11.00	90°00'00"	N44°16'30"E	9.90
C428	7.00	11.00	90°00'00"	N43°59'19"E	9.90
C429	7.00	10.96	89°42'49"	N45°52'06"W	9.87
C444	81.00	22.98	16°15'28"	S83°36'22"E	22.91
C445	81.00	39.90	28°13'18"	N74°09'17"E	39.49
C446	81.00	40.10	28°21'51"	N45°51'43"E	39.69
C447	81.00	40.10	28°21'51"	N17°29'52"E	39.69
C448	81.00	28.08	19°51'41"	N06°36'54"W	27.94
C450	191.00	55.09	16°31'28"	N04°56'47"W	54.89



**PRELIMINARY PLAT**  
**GRAND MEADOW SUBDIVISION**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 26,  
 TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



Crew: SA  
 Checked: LBO  
 Drawn: KMA  
 Record Drawing by/date: 7-11-2022  
 Project No.: 018631-00

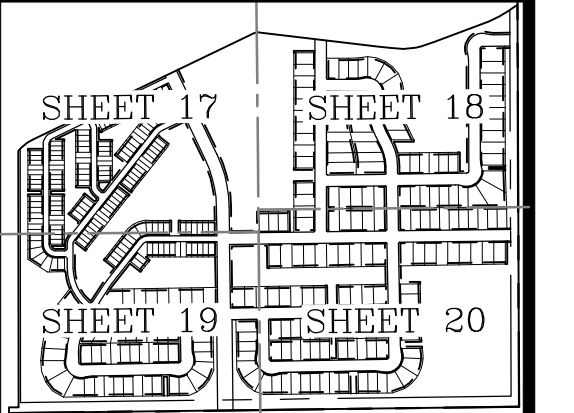
Revisions:  
 PRELIM PLAT 2ND SUBMITAL 3-28-2022  
 PRELIM PLAT 3RD SUBMITAL 5-16-2022  
 PRELIM PLAT 4TH SUBMITAL 7-8-2022



**LEGEND**

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- M10 SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- ▲ PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- SS --- PROPOSED SANITARY
- SS --- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- GAS --- EXISTING GAS LINE

**KEY MAP**



**SHEET 3 CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	56.21'	64°25'03"	N32°06'30"E	53.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'

**SHEET 4 CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N18°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'
C337	220.00'	45.99'	11°58'34"	S05°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'00"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C352	138.00'	15.06'	6°15'03"	N87°35'59"W	15.05'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C380	280.00'	5.52'	1°07'44"	S00°33'52"E	5.52'
C381	280.00'	50.37'	10°18'26"	S06°16'56"E	50.30'
C382	280.00'	52.30'	10°42'09"	S16°47'13"E	52.23'
C383	280.00'	23.15'	4°44'15"	S24°30'25"E	23.15'
C385	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C386	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'
C387	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C388	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	138.00'	37.42'	15°32'03"	S82°26'49"E	37.30'
C435	81.00'	171.16'	121°04'07"	S44°47'09"W	141.05'
C436	138.00'	37.42'	15°32'03"	N07°58'52"W	37.30'
C437	12.75'	20.41'	91°42'01"	N44°31'50"E	18.30'
C454	81.00'	28.34'	20°02'52"	S85°12'53"E	28.20'
C477	220.00'	23.04'	6°00'06"	N03°43'34"W	23.03'
C478	220.00'	51.37'	13°22'42"	N13°24'57"W	51.25'
C479	220.00'	26.00'	6°46'15"	N23°29'26"W	25.98'
C481	138.00'	30.26'	12°33'56"	S06°29'49"E	30.20'
C482	138.00'	7.15'	2°58'08"	S14°15'50"E	7.15'

**SHEET 5 CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C302	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C303	138.00'	16.69'	6°55'49"	S04°28'36"E	16.68'
C304	138.00'	20.72'	8°36'14"	S12°14'37"E	20.70'
C305	81.00'	23.34'	16°30'46"	S83°44'00"E	23.26'
C306	81.00'	40.10'	28°21'51"	N73°49'41"E	39.69'
C307	81.00'	40.10'	28°21'51"	N45°27'50"E	39.69'
C308	81.00'	40.10'	28°21'51"	N17°05'59"E	39.69'
C309	138.00'	27.33'	11°20'56"	N81°09'05"W	27.29'
C310	138.00'	10.08'	4°11'08"	N88°55'07"W	10.08'
C315	138.00'	37.42'	15°32'03"	S81°13'17"W	37.30'
C323	65.00'	25.16'	22°10'30"	S43°33'01"E	25.00'
C324	65.00'	25.16'	22°10'30"	S65°43'31"E	25.00'
C325	65.00'	15.07'	13°17'15"	S83°27'24"E	15.04'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C357	235.00'	19.92'	4°51'26"	S35°49'23"W	19.92'
C358	220.00'	98.30'	25°36'02"	S78°12'40"E	97.48'
C359	15.00'	25.87'	98°48'19"	S16°00'30"E	22.78'
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C375	265.00'	22.47'	4°51'26"	S35°49'23"W	22.46'
C376	15.00'	25.52'	97°28'29"	N82°07'54"E	22.55'
C377	235.00'	201.10'	49°01'50"	S24°36'56"E	195.02'
C389	280.00'	54.92'	11°14'15"	S80°57'58"E	54.83'
C390	280.00'	21.63'	4°25'35"	S88°47'53"E	21.63'

**SHEET 6 CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00'	10.91'	89°16'30"	N44°38'15"E	9.84'
C354	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C388	138.00'	20.72'	8°36'14"	N10°13'15"E	20.70'
C399	138.00'	16.69'	6°55'49"	N02°27'14"E	16.68'
C400	81.00'	29.97'	21°12'09"	S03°55'18"W	29.80'
C401	81.00'	38.51'	27°14'21"	S20°17'57"E	38.15'
C402	81.00'	40.10'	28°21'51"	S48°06'03"E	39.69'
C403	81.00'	39.25'	27°45'42"	S76°09'49"E	38.86'
C404	81.00'	23.33'	16°30'04"	N81°42'18"E	23.25'
C406	138.00'	27.39'	11°22'16"	S79°08'24"W	27.34'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C432	15.00'	23.56'	90°00'00"	N45°06'01"W	21.21'
C455	81.00'	49.81'	35°14'03"	N11°35'16"E	49.03'
C456	81.00'	48.12'	34°02'14"	S46°13'28"E	47.41'
C457	81.00'	53.26'	37°40'15"	S82°04'40"E	52.30'
C458	81.00'	7.96'	5°37'56"	N76°16'14"E	7.96'
C460	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C461	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C462	280.00'	38.27'	7°49'54"	S29°28'43"W	38.24'
C463	280.00'	56.00'	11°27'33"	S19°50'00"W	55.91'
C464	280.00'	56.00'	11°27'33"	S08°22'27"W	55.91'
C468	7.00'	10.06'	82°18'53"	S74°33'07"W	9.21'
C469	280.00'	54.03'	11°03'24"	S69°49'09"E	53.95'
C474	265.01'	102.39'	22°08'11"	S11°10'09"E	101.75'
C475	265.01'	130.28'	28°10'04"	S36°19'16"E	128.97'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	138.00'	20.73'	8°36'17"	S12°14'36"E	20.71'
C419	7.00'	11.03'	90°17'11"	S44°07'54"W	9.92'
C420	7.00'	11.00'	90°00'00"	N46°00'41"W	9.90'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C422	13.00'	20.42'	90°00'00"	N43°59'34"E	18.38'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C424	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'
C425	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C428	7.00'	11.00'	90°00'00"	N43°59'19"E	9.90'
C429	7.00'	10.96'	89°42'49"	N45°52'06"W	9.87'
C444	81.00'	22.98'	16°15'28"	S83°36'22"E	22.91'
C445	81.00'	39.90'	28°13'16"	N74°09'17"E	39.49'
C446	81.00'	40.10'	28°21'51"	N45°51'43"E	39.69'
C447	81.00'	40.10'	28°21'51"	N17°29'52"E	39.69'
C448	81.00'	28.08'	19°51'41"	N06°36'54"W	27.94'
C450	191.00'	55.09'	16°31'28"	N04°56'47"W	54.89'

**EASEMENT LINE TABLE**

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S40°45'26"W	20.16'	L10	S88°17'23"W	49.34'	L19	S59°57'13"W	42.49'	L28	S71°30'30"W	32.16'
L2	S48°52'12"W	26.74'	L11	S75°11'23"W	54.15'	L20	S63°55'15"W	81.46'	L29	S71°30'30"W	13.33'
L3	S59°57'13"W	46.44'	L12	S71°30'30"W	70.39'	L21	S64°19'36"W	509.15'	L30	S69°42'24"W	13.24'
L4	S63°55'15"W	82.61'	L13	S69°34'17"W	221.69'	L22	S64°23'30"W	677.54'	L31	S69°34'17"W	182.55'
L5	S64°19'36"W	509.28'	L14	S68°41'45"W	77.40'	L23	N85°19'16"W	58.27'	L32	S68°41'45"W	78.98'
L6	S64°23'30"W	685.68'	L15	S63°32'55"W	68.12'	L24	N83°19'23"W	601.23'	L33	S63°32'55"W	70.46'
L7	N85°19'16"W	68.91'	L16	S59°45'29"W	52.26'	L25	N85°07'02"W	109.64'	L34	S59°45'29"W	35.91'
L8	N83°19'23"W	601.28'	L17	S40°45'26"W	52.72'	L26	S88°17'23"W	54.52'			
L9	N85°07'02"W	107.44'	L18	S48°52'12"W	21.70'	L27	S75°11'23"W	58.56'			

L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF  
 WSB & ASSOCIATES INC. dba WSB  
 5600 GREENWOOD PLAZA BLVD,  
 SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372

**TOWN OF MEAD**  
 COUNTY OF WELD  
 STATE OF COLORADO

**PRELIMINARY PLAT**  
**GRAND MEADOW**  
**SUBDIVISION**

Call 48 Hours before digging:  
**Colorado One Call**  
 CALL: (303) 232-1991 or 811  
 Sheet: 21 of 21

**TOWN OF MEAD, COLORADO PLANNING COMMISSION  
RESOLUTION NO. 07-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,  
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE GRAND  
MEADOW SUBDIVISION PRELIMINARY PLAT**

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

**WHEREAS**, pursuant to Section 16-4-60 of the MMC, following the Town of Mead’s Planning Commission (“Planning Commission”) consideration of a preliminary plat at a public hearing, the Planning Commission shall make a recommendation to the Board of Trustees to approve, conditionally approve, or deny the application; and

**WHEREAS**, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the “Preliminary Plat”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in Exhibit 1, attached hereto and incorporated into this Resolution (the “Property”); and

**WHEREAS**, the Preliminary Plat proposes to subdivide the property into 223 single-family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the Preliminary Plat; and

**WHEREAS**, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Grand Meadow Subdivision Preliminary Plat consistent with the conditions set forth in this Resolution.

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

**Section 1.** The Planning Commission finds that the public hearing on the proposed Preliminary Plat was conducted and concluded in accordance with Section 16-4-60 of the MMC.

**Section 2.** The Planning Commission recommends approval of the Preliminary Plat, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-4-60(c)(1) through (6) of the MMC have been satisfied, subject to the following conditions of approval:

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

**Section 3.** Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

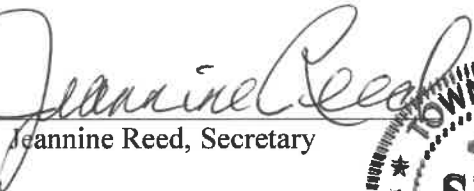
**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF JULY, 2022.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By:

  
Jeannine Reed, Secretary

  
Bryan Sword, Chair

