

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 52-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, SETTING THE DATE OF
A PUBLIC HEARING CONCERNING THE ORGANIZATION OF THE TOWN OF
MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT AND
ORDERING PUBLICATION AND MAILING OF THE NOTICE OF HEARING TO
ELECTORS OF THE PROPOSED DISTRICT**

WHEREAS, C.R.S. § 31-25-604(1) provides that the organization of a general improvement district shall be initiated by a petition signed by not less than thirty percent (30%) or 200 of the electors of the proposed district, whichever is less; and

WHEREAS, in accordance with the provisions of Article IV of Chapter 12 of the *Mead Municipal Code* (“MMC”) a petition (the “Petition”) for the organization of the Town of Mead Highway 66 and I-25 General Improvement District (the “District”) has been submitted to the Town Clerk and the Board of Trustees of the Town of Mead, Colorado; and

WHEREAS, the Petition includes the information required by the MMC and C.R.S. § 31-25-604(2); and

WHEREAS, the Town Clerk has certified that the Petition is signed by not less than 30% of the electors of the proposed District; and

WHEREAS, specifically, the Town Clerk has certified that the Petition is signed by the only current designated elector of the proposed District pursuant to that certain designation of elector form submitted by QuikTrip Corporation, an Oklahoma corporation, a copy of which is on file with the Town Clerk; and

WHEREAS, as set forth in the Petition, the primary purpose of the District will be to assist with defraying the costs associated with operating and maintaining the public streets and related appurtenances within the boundaries of the District, to include snowplowing, future mill and overlay activities, maintenance of drainage infrastructure, and the installation of public infrastructure, public safety, wayfinding and directional signage within the boundaries of the District (together, the “proposed services”); and

WHEREAS, Section 12-2-40(e) of the MMC requires the Petition to be filed on or before May 1 unless the date is waived by the Town Manager or designee in writing; and

WHEREAS, the May 1 date has been waived; and

WHEREAS, the Board of Trustees hereby accepts the certificate of the Town Clerk and deems the Petition filed as of the date of this meeting in accordance with applicable law; and

WHEREAS, in response to the Petition the Board of Trustees desires to schedule and conduct a public hearing to determine whether the Petition has been duly signed and presented in conformity with applicable provisions of the MMC and Part 6 of Article 25 of Title 31, C.R.S.; and

WHEREAS, if the Petition is deemed sufficient following the conclusion of the hearing, the Board

of Trustees may, by ordinance duly adopted, proceed to order that the question of organization of the District and such other matters as the Board of Trustees deems appropriate, including but not limited to, the approval of matters for which voter approval is required under Section 20 of Article X of the Colorado Constitution, be submitted to electors of the proposed District at an election held for that purpose; and

WHEREAS, the Petition respectfully requests that ballot issues related to the Town O&M GID Mill Levy and Town Administrative GID Mill Levy (as those terms are defined in the MMC), be substantially in the form attached to the Petition; and

WHEREAS, C.R.S. § 31-25-605 requires the filing of a bond or cash deposit in an amount deemed sufficient by the Board of Trustees to pay all expenses connected with the proceedings in case the organization of the District is not effected; and

WHEREAS, the Board of Trustees hereby sets the bond amount at one thousand dollars (\$1,000.00); and

WHEREAS, as set forth in the Petition, the Petitioners or representatives of the proposed District shall file the bond with the Town prior to the hearing on the Petition.

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. A public hearing concerning the organization of the Town of Mead Highway 66 and I-25 General Improvement District and the financing of the proposed services shall be held on Monday, July 29, 2024 at 6:00 p.m. at Mead Town Hall, 441 Third Street, Mead, CO 80542. The Board of Trustees finds and determines that such date is not less than twenty (20) days nor more than forty (40) days after the date upon which the Petition is deemed to have been filed.

Section 3. Notice of the pendency of the Petition, the purposes and boundaries of the District, and the time and place of the public hearing shall be given by the Town Clerk by publication once a week in three consecutive weekly editions of The Longmont Times-Call, a newspaper of general circulation in the District, as required by C.R.S. § 31-25-606(1) and in accordance with the requirements of C.R.S. § 31-25-602(4). The Town Clerk shall also cause a copy of the notice to be given by mail to each elector of the proposed District at his or her last known address, as disclosed by the tax and official voter registration records of Weld County, as required by C.R.S. § 31-25-606(1). The notice to be published and mailed shall be in substantially the same form attached to this Resolution as Attachment A.

Section 4. In accordance with the requirements of C.R.S. § 39-1-110(1)(a), the Town Clerk is hereby directed to notify the Assessor and the Board of County Commissioners of Weld County of the filing of the Petition and the boundaries of the District. The Town Clerk is further directed to finalize and distribute the C.R.S. § 39-1-110 notice to the County Assessor and Board of County Commissioners on or before July 1, 2024.

Section 5. The Board of Trustees hereby confirms that the \$1,000 cash bond is sufficient, but reserves the right to require the deposit of additional cash to cover expenses of the Town, as authorized by C.R.S. § 31-25-605.

Section 6. The Board of Trustees retains the option, in accordance with the specific request set forth in the Petition and C.R.S. § 31-25-607(3.5), to waive all or any of the requirements for notice, publication, and a hearing if the Petition (as may be amended) is signed by one hundred percent of the owners of taxable real property to be included in the District.

Section 7. Effective Date. This resolution shall be effective immediately upon adoption.

Section 8. 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 9. 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 24TH DAY OF JUNE, 2024.

ATTEST:

By: Mary E. Scrutt
Mary E. Scrutt, MMC, Town Clerk



TOWN OF MEAD

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

Attachment A
Form of Notice

NOTICE OF A PUBLIC HEARING BEFORE THE BOARD OF TRUSTEES OF
THE TOWN OF MEAD, COLORADO, CONCERNING THE ORGANIZATION OF
THE TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT
DISTRICT

All electors of the area described below and all persons generally are hereby notified that, pursuant to a petition filed with the Town Clerk of the Town of Mead, Colorado (the "Town"), the Board of Trustees will be conducting a public hearing concerning the organization of the Town of Mead Highway 66 and I-25 General Improvement District (the "District").

1. Based upon the Petition submitted to the Town, the initial boundaries of the District will contain the following described property:

Parcel 1:

Lots 1C, 1D, 2, 3, 4A, 4B, 5A, 5B, 5C, 5D, 8A, 8B, 8C, 8D, 9B, 9C, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C and Outlot A, Mead Crossings,

EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded August 6, 2009 at Reception No. 3640951, County of Weld, State of Colorado.

FOR INFORMATIONAL PURPOSES / APN(s):

Lot 1C – 120727102074 (formerly 120727102003)
Lot 1D – 120727102076 (formerly 120727102004)
Lot 2 – 120727102005
Lot 3 – 120727102006
Lot 4A – 120727102007
Lot 4B – 120727102008
Lot 5A – 120727102009
Lot 5B – 120727102050
Lot 5C – 120727102048
Lot 5D – 120727102012
Lot 8A – 120727102016
Lot 8B – 120727102059
Lot 8C – 120727102056
Lot 8D – 120727102019
Lot 9B – 120727102063
Lot 9C – 120727102061
Lot 12A – 120727102031
Lot 12B – 120727102032
Lot 12C – 120727102033
Lot 12D – 120727102034
Lot 13A – 120727102035
Lot 13B – 120727102036

Lot 13C – 120727102037
Lot 13D – 120727102038
Lot 14A – 120727102039
Lot 14B – 120727102040
Lot 14C – 120727102041
Outlot A – 120727102042

Parcel 2:

LOT 1, BLOCK 1, MEAD CROSSING AMENDMENT NO. 1, THE PLAT OF WHICH WAS RECORDED JANUARY 26, 2023 AT RECEPTION NO. 4876754, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s): 120727108001

Parcel 3:

LOTS A AND B, MEAD CROSSINGS AMENDMENT 2, THE PLAT OF WHICH WAS RECORDED NOVEMBER 29, 2023 AT RECEPTION NO. 4932973, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s):

Lot A – 120727103001 (prior parcel no. 120727102072)
Lot B – 120727103002 (prior parcel no. 120727102071)

2. A map of the boundaries of the District is attached to the Petition as Exhibit A, which map graphically depicts the initial District boundaries described above and proposed/future inclusion area boundaries of the District.

3. As set forth in the Petition submitted to the Town, the primary purpose of the District will be to assist with defraying the costs associated with operating and maintaining the public streets and related appurtenances within the boundaries of the District, to include snowplowing, future mill and overlay activities, maintenance of drainage infrastructure, and the installation of public infrastructure, public safety, wayfinding and directional signage within the boundaries of the District (together, the “proposed services”).

4. The annual estimated cost of the proposed services is \$75,000 - \$150,000 (as set forth in the Petition).

5. On Monday, July 29, 2024 at 6:00 p.m. at Mead Town Hall, 441 Third Street, Mead, CO 80542, the Board of Trustees will conduct a public hearing concerning the organization of the District. Following the public hearing, the Board of Trustees will consider an ordinance submitting the question of organizing the District and ballot issues authorizing certain property taxes to finance the proposed services to the electors of the District at a special election held for that purpose. Town staff currently estimates that the special election will be held as part of the November 5, 2024 coordinated special election.

6. The Petition respectfully requests that ballot issues related to the Town O&M GID Mill Levy and Town Administrative GID Mill Levy (as those terms are defined in the MMC), be substantially in the form attached to the Petition. The Petition does not contemplate any indebtedness of the District,

within the meaning of C.R.S § 31-25-606(3).

7. All comments concerning the District that are made in person at the public hearing or in writing prior to the public hearing by electors of the District or other members of the public will be heard and determined by the Board of Trustees before final action is taken. Said hearing and determination will take place at the meeting referred to above.

8. Pursuant to C.R.S. § 31-25-602(2)(b), properties owned by entities other than a natural person are permitted to designate a natural person to serve as an elector for the owner. Such designation shall be in writing and filed with the Town Clerk. Only one such person may be designated by an owner.

DATED THIS 24TH DAY OF JUNE, 2024

Mary Strutt, MMC, Town Clerk

Published on: Wednesday, July 3, 2024
 Wednesday, July 10, 2024
 Wednesday, July 17, 2024

Notice published in *The Longmont Times-Call*

PETITION TO CREATE THE TOWN OF MEAD
HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT

TO: MARY STRUTT, MMC, TOWN CLERK
BOARD OF TRUSTEES
TOWN OF MEAD, COLORADO

WHEREAS, the undersigned (together, the “Petitioner”) are “electors” of the proposed district as that term is defined at Section 31-25-602(2), C.R.S.; and

WHEREAS, the Petitioner includes, pursuant to designation of elector forms filed or expected to be filed with the Town Clerk pursuant to Section 31-25-602(2)(b), C.R.S.:

- The designated elector of QuikTrip Corporation, an Oklahoma corporation, whose address is 4705 S. 129th East Ave, Tulsa, OK 74134; and
- The designated elector of Club Car Wash Mead, LLC, a Delaware limited liability company, whose address is 1591 East Prathersville Road, Columbia, MO 65202

(together, the “Owners”); and

WHEREAS, the Petitioner seeks to create the Town of Mead Highway 66 and I-25 General Improvement District, Weld County, State of Colorado (the “General Improvement District” or “GID”), pursuant to Part 6 of Article 25 of Title 31, C.R.S., in order to assist with defraying the costs associated with operating and maintaining the public streets and related appurtenances within the boundaries of the GID, to include snowplowing, future mill and overlay activities, maintenance of drainage infrastructure, and the installation of public infrastructure, public safety, wayfinding and directional signage within the boundaries of the GID (together, the “Proposed Services”); and

WHEREAS, the annual estimated cost of the Proposed Services is \$75,000 - \$150,000; and

WHEREAS, the Petitioner requests that one-third of the revenues of the GID be reserved for snow plowing only and that the Town amend the snow plowing routes to give priority to the streets located within the boundaries of the GID;

WHEREAS, a legal description of the initial boundaries of the GID is attached to this Petition as **Exhibit 1**; and

WHEREAS, this Petition has been signed by **one hundred percent** of the owners of taxable real property to be included within the initial boundaries of the proposed GID; and

WHEREAS, the Petitioner seeks the imposition of the Town O&M GID Mill Levy in accordance with Section 12-4-40(d) of the *Mead Municipal Code* and as required by that terms of that certain Site Plan Agreement recorded in the Weld County property records on January 26, 2023 at Reception No. 4878712; and

WHEREAS, the Petitioner further seeks the imposition of the Town Administrative GID Mill Levy in accordance with Section 12-4-40(d) of the *Mead Municipal Code*; and

WHEREAS, the Petitioner submits this Petition on the express condition that the O&M mill levy set by the GID from time to time for operations and maintenance costs (the “Town O&M GID Mill Levy”) not at any time exceed five (5.000) mills; provided however, that the Town O&M GID Mill Levy shall be adjusted to account for any changes in law or the method by which assessed valuation is calculated occurring after January 1, 2023; and

WHEREAS, the Petitioner submits this Petition on the express condition that the administrative mill levy set by the GID from time to time for administrative and legal costs including, but limited to annual budget preparations, annual audit expenses, and finalizing one or more agreements related to GID operations (“Town Administrative GID Mill Levy”) not at any time exceed two (2.000) mills; provided however, that the Town Administrative GID Mill Levy shall be adjusted to account for any changes in law or the method by which assessed valuation is calculated occurring after January 1, 2023; and

WHEREAS, Petitioner requests that unless alternative language is set forth in the Town-GID IGA (as required by the *Mead Municipal Code*), the Town Administrative GID Mill Levy shall be certified annually at a level which generates a minimum amount of seven thousand five hundred dollars (\$7,500.00), which minimum amount may be adjusted for inflation on January 1 of each year following the year in which the GID is organized based on the annual percentage change in the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for Denver-Boulder-Greeley, all items, all urban consumers, or its successor index (“CPI”); and

WHEREAS, Petitioner reserves the right to request reimbursement of certain costs of public infrastructure, signalization of the Highway 66 and Foster Ridge Drive intersection, wayfinding signage or site signage installed within the initial boundaries of the GID by Petitioner, that may be approved as part of the approved plans and a sign design program approved by the Town of Mead, with such costs being payable from the proceeds of the Town O&M GID Mill Levy at such times and upon submission of documentation described in a separate written agreement to be entered into, from time to time, between the GID, the Town of Mead and Petitioner; and

WHEREAS, in accordance with Section 31-25-604(2)(e), C.R.S., the three persons who shall represent the Petitioner and who have the power to enter into agreements relating to the organization of the GID are as follows:

Craig Romrell
12000 Washington St, Suite 175
Thornton, CO 80241

Michael Talcott
12000 Washington St, Suite 175
Thornton, CO

Roland Bartels
1591 East Prathersville Road
Columbia, MO 65202

(together, the “Petitioner representatives”); and

WHEREAS, the written consent of two of three Petitioner representatives shall be required to enter into any agreements relating to the organization of the GID or GID operations; and

WHEREAS, the Petitioner further requests, in accordance with Section 31-25-607(4)(a), C.R.S., that the Board of Trustees of the Town of Mead order that the question of the organization of the GID, if necessary, and such other matters as the Board of Trustees deem appropriate including, but not limited to, the approval of matters for which voter approval is required under Section 20 of Article X of the Colorado Constitution, be submitted to the GID electors at an election to be held for that purpose on the same date as the regular Town election scheduled to be held on Tuesday, November 5, 2024 (“Election”); and

WHEREAS, Petitioner hereby respectfully requests that the ballot issues related to the Town O&M GID Mill Levy and Town Administrative GID Mill Levy be substantially in the form attached to this Petition as Exhibit 2; and

WHEREAS, the boundaries of the GID may be changed in the manner set forth in Section 31-25-618, C.R.S.; and

WHEREAS, specifically, additional property may be included (or excluded) from the boundaries of the GID in accordance with Section 31-25-618, C.R.S.; and

WHEREAS, Petitioner further requests that, as a condition to approval of development or redevelopments plans or plats for any lot or parcel which is identified as within the “Future GID inclusion areas boundaries”), as shown on the map attached hereto as Exhibit A (the “Future GID Inclusion Area”), the Board of Trustees of the Town of Mead impose a requirement on such lot or parcel that the owner thereof must petition to be included within the boundaries of the GID or create a separate GID to fund similar costs as set forth herein;

WHEREAS, the Petitioner agrees to file the bond required by Section 31-25-605 with the Town prior to the hearing on this Petition, in an amount to be determined by the Town; and

WHEREAS, the Petitioner specifically requests in accordance with Section 31-25-607(3.5), C.R.S., in Petitioner’s capacity as the designated electors of the Owners, which own **one hundred percent** of taxable real property to be included within the initial boundaries of the proposed GID, that the Board of Trustees waive all or any of the requirements for notice, publication and hearing on this Petition as set forth in Sections 31-25-606 and -607, C.R.S; and

WHEREAS, the Petitioner hereby reserves the right, upon agreement of the Board of Trustees, to amend one or more provisions of this Petition on or prior to submission of the ballot language required for the Election; and

WHEREAS, the Petitioner respectfully requests that the Town Clerk of the Town of Mead shall, in accordance with the provisions of C.R.S. § 39-1-110(1)(a), notify the assessor and the board of county commissioners of Weld County and DOLA-DLG of the filing of this petition on or before July 1, 2024, which such notice shall specify the boundaries of the proposed GID.

NOW, THEREFORE, the Petitioner hereby requests that the Board of Trustees waive the notice, publication and hearing on this Petition and proceed to take all actions necessary to approve the formation of the GID.

Alternatively, the Petitioner hereby respectfully requests that the Town Clerk give notice of the time, place, and purpose of a public hearing pursuant to Section 31-25-606, C.R.S., and further requests that the Board of Trustees take all actions necessary to approve the formation of the GID.

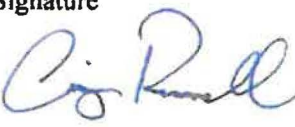
The Petition sections follow. All Petition sections, taken together, shall be considered one Petition seeking formation of the GID.

WARNING:

IT IS AGAINST THE LAW:

For anyone to sign this Petition with any name other than his or her own or to knowingly sign his or her name more than once for the same measure or to knowingly sign this Petition when not an "elector" within the meaning of Section 31-25-602(2), C.R.S., who is eligible to vote on this measure. Do not sign this Petition unless you are a citizen of Colorado qualified to register to vote and;

- (1) You have been a resident of the area proposed to be included in the Town of Mead Highway 66 and I-25 General Improvement District (the GID) for not less than thirty days; or**
- (2) You own (or whose spouse owns), taxable real or personal property within the area to be included in the GID, whether you reside in such area or not, or, as applicable, you have caused an appropriate designation of elector form to be filed with the Town Clerk of the Town of Mead, Colorado.**

1	Printed Last Name Romrell	Printed First Name Craig	MI A	Date of Signature 5/13/2024
	Signature 	Street Address 12000 Washington St, Suite 175	City/State/Zip Thornton, CO 80241	

2	Printed Last Name	Printed First Name	MI	Date of Signature
	Signature	Street Address	City/State/Zip	

WARNING:

IT IS AGAINST THE LAW:

For anyone to sign this Petition with any name other than his or her own or to knowingly sign his or her name more than once for the same measure or to knowingly sign this Petition when not an "elector" within the meaning of Section 31-25-602(2), C.R.S., who is eligible to vote on this measure. Do not sign this Petition unless you are a citizen of Colorado qualified to register to vote and:

- (1) You have been a resident of the area proposed to be included in the Town of Mead Highway 66 and I-25 General Improvement District (the GID) for not less than thirty days; or**
- (2) You own (or whose spouse owns), taxable real or personal property within the area to be included in the GID, whether you reside in such area or not, or, as applicable, you have caused an appropriate designation of elector form to be filed with the Town Clerk of the Town of Mead, Colorado.**

3

Printed Last Name	Printed First Name	MI	Date of Signature
Signature	Street Address		City/State/Zip

4

Printed Last Name	Printed First Name	MI	Date of Signature
Signature	Street Address		City/State/Zip

AFFIDAVIT OF CIRCULATOR

I, Marcus McAskin (full name of circulator), hereby certify that:

- I have circulated the foregoing petition;
- Each signature thereon is the signature of the person whose name it purports to be;
- Each signer has stated to me that the signer is an elector of the proposed Town of Mead Highway 66 and I-25 General Improvement District.

6/17/2024
Date of Signing by Circulator

[Signature]
Signature of Circulator

Street Address: c/o Michow Guckenberger McAskin LLP
5299 DTC Blvd, Suite 300
Greenwood Village, CO 80111

Mailing Address: Same as street address set forth above

Phone: 303-459-4621

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

Subscribed and sworn to before me this 17 day of June, 2024, by Marcus McAskin (name of circulator).

My commission expires: 9/22/2024

[Signature]
Signature of Notary Public

[SEAL]



Exhibit 1

Legal Description of INITIAL BOUNDARIES of Town of Mead Highway 66 and I-25
General Improvement District, Town of Mead, Weld County, Colorado

Parcel 1:

Lots 1C, 1D, 2, 3, 4A, 4B, 5A, 5B, 5C, 5D, 8A, 8B, 8C, 8D, 9B, 9C, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C and Outlot A, Mead Crossings,

EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded August 6, 2009 at Reception No. 3640951, County of Weld, State of Colorado.

FOR INFORMATIONAL PURPOSES / APN(s):

Lot 1C – 120727102074 (formerly 120727102003)

Lot 1D – 120727102076 (formerly 120727102004)

Lot 2 – 120727102005

Lot 3 – 120727102006

Lot 4A – 120727102007

Lot 4B – 120727102008

Lot 5A – 120727102009

Lot 5B – 120727102050

Lot 5C – 120727102048

Lot 5D – 120727102012

Lot 8A – 120727102016

Lot 8B – 120727102059

Lot 8C – 120727102056

Lot 8D – 120727102019

Lot 9B – 120727102063

Lot 9C – 120727102061

Lot 12A – 120727102031
Lot 12B – 120727102032
Lot 12C – 120727102033
Lot 12D – 120727102034
Lot 13A – 120727102035
Lot 13B – 120727102036
Lot 13C – 120727102037
Lot 13D – 120727102038
Lot 14A – 120727102039
Lot 14B – 120727102040
Lot 14C – 120727102041
Outlot A – 120727102042

Parcel 2:

LOT 1, BLOCK 1, MEAD CROSSING AMENDMENT NO. 1, THE PLAT OF WHICH WAS RECORDED JANUARY 26, 2023 AT RECEPTION NO. 4876754, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s): 120727108001

Parcel 3:

LOTS A AND B, MEAD CROSSINGS AMENDMENT 2, THE PLAT OF WHICH WAS RECORDED NOVEMBER 29, 2023 AT RECEPTION NO. 4932973, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s):

Lot A – 120727103001 (prior parcel no. 120727102072)

Lot B – 120727103002 (prior parcel no. 120727102071)

A map of the proposed GID is attached to this Petition as **Exhibit A**.

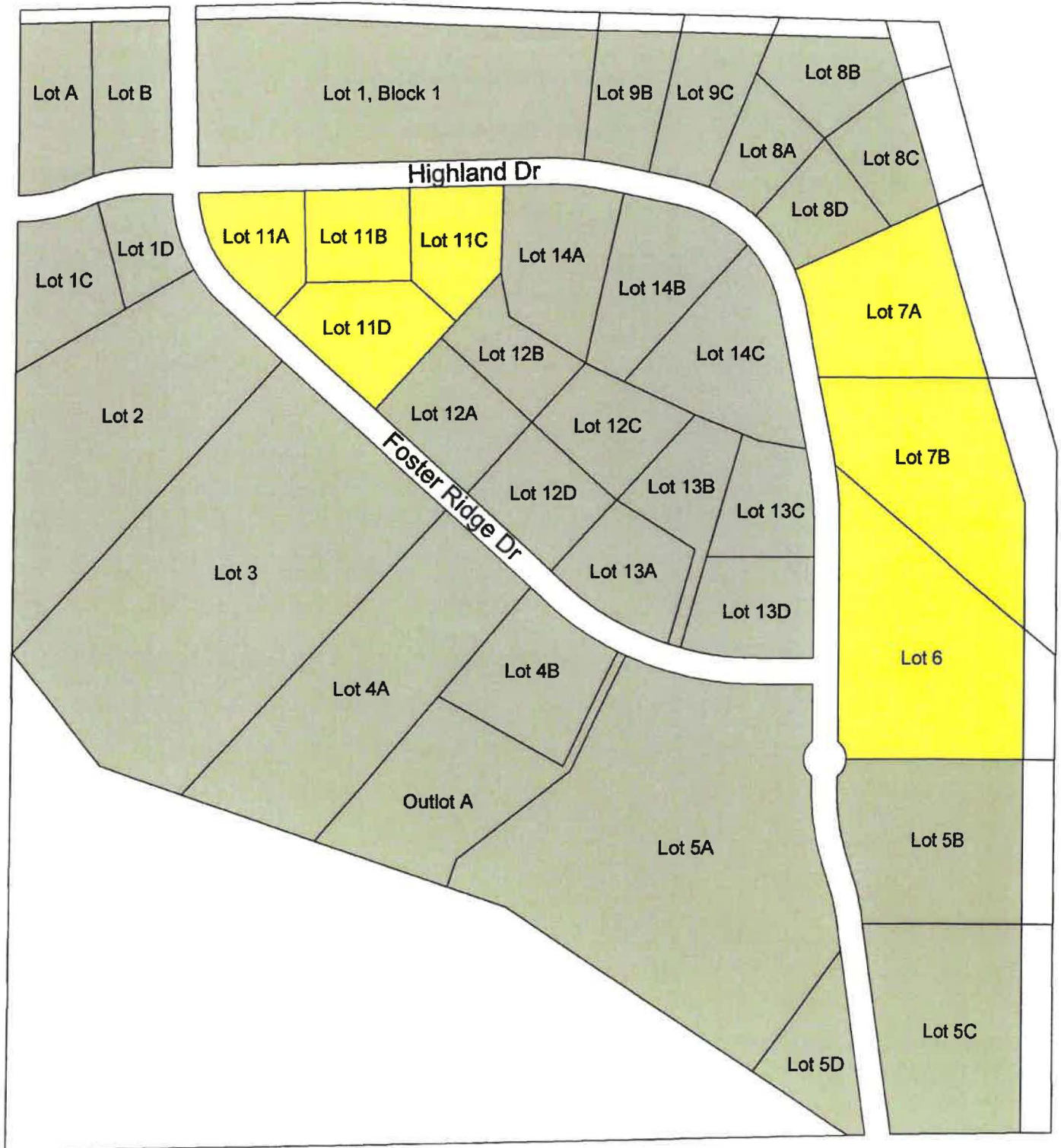
Exhibit A

Map of GID Boundaries

(attached, four (4) pages)

To the extent of any discrepancy between the attached map and the legal description set forth in **Exhibit 1** of this Petition, the legal description shall control.

Exhibit A GID Boundaries



 Properties included in GID initial boundaries

 Future GID inclusion area boundaries

Parcels within Initial Boundaries of GID

Parcel Number	Legal Description	Ownership
120727102074	LOT 1C MEAD CROSSINGS EXC N 3FT	QUIKTRIP CORPORATION
120727102076	LOT 1D MEAD CROSSINGS EXC N 3FT AND E 2.33FT	QUIKTRIP CORPORATION
120727102005	MEA MC L2 MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102006	MEA MC L3 MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102007	MEA MC L4A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102008	MEA MC L4B MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102009	MEA MC L5A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102050	L5B MEAD CROSSINGS EXC PT DESC AS COMM E4 COR SEC 27 S89D04'W 320.05' N0D06'E 475.67' TO TPOB N0D06'E 377.4' S89D53'E 70' S0D06'W 377.4' N89D53'W 70' TO TPOB	QUIKTRIP CORPORATION
120727102048	L5C MEAD CROSSINGS EXC PT DESC AS COMM E4 COR SEC 27 S89D04'W 320.05' TO TPOB N0D06'E 475.67' S89D53'E 70' S0D06'W 474.41' S89D04'W 70.01' TO TPOB	QUIKTRIP CORPORATION
120727102012	MEA MC L5D MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102016	MEA MC L8A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102059	L8B MEAD CROSSINGS EXC COMM E4 COR SEC 27 S89D04'W 320.05' N0D06'E 1438.78' N16D39'W 1111' TO TPOB N16D39' 42.12' S88D22'E 125.52' S15D40'E 104.08' S74D19'W 117.41' N16D39'W 99.28' TO TPOB & EXC COMM E4 COR S89D04'W 320.05' N0D06'E 1438.78' N16D39'W 1111' TO TPOB N88D22'W 272.58' N22D0'E 42.68' S88D22'E 244.5' S16D39'E 42.12' TO TPOB	QUIKTRIP CORPORATION
120727102056	L8C MEAD CROSSINGS EXC PT DESC AS COMM E4 COR SEC 27 S89D04'W 320.05' N0D06'E 1438.78' N16D39'W 714.54' TO TPOB N16D39'W 297.18' N74D19'E 117.41' S15D40'E 280.72' S66D0'W 113.48' TO TPOB	QUIKTRIP CORPORATION
120727102019	MEA MC L8D MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102063	L9B MEAD CROSSINGS EXC PT DESC AS COMM N4 COR SEC 27 S86D46'E 1324.09' TO TPOB N05D56'E 40.11' S88D22'E 192.22' S12D29'W 40.73' N88D22'W 187.56' TO TPOB	QUIKTRIP CORPORATION
120727102061	L9C MEAD CROSSINGS EXC PT DESC AS COMM N4 COR S86D58'E 1511.59' TO TPOB N12D29'E 40.73' S88D22'E 214.65' S22D0'W 42.68' N88D22'W 207.46' TO TPOB	QUIKTRIP CORPORATION

120727102031	MEA MC L12A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102032	MEA MC L12B MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102033	MEA MC L12C MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102034	MEA MC L12D MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102035	MEA MC L13A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102036	MEA MC L13B MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102037	MEA MC L13C MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102038	MEA MC L13D MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102039	MEA MC L14A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102040	MEA MC L14B MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102041	MEA MC L14C MEAD CROSSINGS	QUIKTRIP CORPORATION
120727102042	MEA MC OUTLOT A MEAD CROSSINGS	QUIKTRIP CORPORATION
120727108001	LOT 1, BLOCK 1 MEAD CROSSINGS AMENDMENT 1	QUIKTRIP CORPORATION
120727103001	LOT A MEAD CROSSINGS AMENDMENT 2	CLUB CAR WASH MEAD LLC
120727103002	Lot B MEAD CROSSINGS AMENDMENT 2	CLUB CAR WASH MEAD LLC

Parcels within Future GID Inclusion Area

Parcel Number	Legal Description	Ownership
120727102044	MEA MC L6 MEAD CROSSING EXC BEG E4 COR SEC S89D04'W 320.05' N0D06'E 1151.62' TO NLY LN L6 & TPOB TH S49D32'E 91.84' TO WLY ROW I-25 TH S0D06'W 239.09 TO S LN SD LL6 TH N89D53'W 70' N0D06'E 298.55' TO TPOB	AMERCO REAL ESTATE COMPANY
120727102054	PT L7A MEAD CROSSINGS COMM E4 COR SEC 27 S89D04'W 320.05' N0D06'E 1438.78' N16D39'W 714.54' TO TPOB S16D39'E 413.47' N89D52'W 394.05' N11D0'W 172.67' CURVE TO L 81.57' (R=360' CHORD=N17D29'W 81.39') N66D0'E 364.46' TO TPOB	DEPARTMENT OF TRANSPORTATION
120727102052	L7B MEAD CROSSINGS EXC PT DESC AS COMM E4 COR SEC 27 S89D04'W 320.5' N0D06'E 1151.62' TO TPOB N0D06'E 287.16' N16D39'W 301.07' S89D52'E 109.28' S15D40'E 174.97' S0D06'W 466.5' N49D32'W 91.84' TO TPOB	MEAD CROSSINGS LLC
120727102027	MEA MC L11A MEAD CROSSINGS	CHOPS AND CROPS DEVELOPMENT LLC
120727102028	MEA MC L11B MEAD CROSSINGS	CHOPS AND CROPS DEVELOPMENT LLC
120727102029	MEA MC L11C MEAD CROSSINGS	CHOPS AND CROPS DEVELOPMENT LLC
120727102030	MEA MC L11D MEAD CROSSINGS	CHOPS AND CROPS DEVELOPMENT LLC

Exhibit 2

Draft ballot issues related to Town O&M GID Mill Levy and Town Administrative GID Mill Levy

Imposition of Town O&M GID Mill Levy as required by Mead Municipal Code (MMC) and pursuant to terms of QUIKTRIP STORE #4227 (LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1) SITE PLAN AGREEMENT recorded on January 26, 2023, with the Weld County Clerk and Recorder at Rec. No. 4878712

Ballot issue _____:

SHALL TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT (“DISTRICT”) TAXES BE INCREASED \$18,750 ANNUALLY, COMMENCING IN 2024), OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF FIVE (5.000) MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER JANUARY 1, 2023), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF MEAD, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN’S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT OR SERVING DEVELOPMENT LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF MEAD, COLORADO, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF MEAD, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2024 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, COLORADO REVISED STATUTES, OR ANY OTHER LAW, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES: _____ NO: _____

Imposition of Town Administrative GID Mill Levy as required by MMC:

Ballot issue _____:

SHALL TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT (“DISTRICT”) TAXES BE INCREASED \$7,500 ANNUALLY, COMMENCING IN 2024), OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF TWO (2.000) MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER JANUARY 1, 2023), THE REVENUES THEREFROM TO BE USED FOR THE PURPOSE OF PAYING THE TOWN’S ADMINISTRATIVE AND LEGAL EXPENSES ASSOCIATED WITH ADMINISTERING THE DISTRICT, INCLUDING BUT NOT LIMITED TO ANNUAL BUDGET PREPRATION, ANNUAL AUDIT EXPENSES, AND FINALIZING ONE OR MORE AGREEMENTS RELATED TO DISTRICT OPERATIONS; SHALL AD VALOREM PROPERTY TAXES BE LEVIED IN ANYYEAR AT A RATE SUFFICIENT TO GENERATE AN AMOUNT ANNUALLY DETERMINED BY THE GOVERNING BODY OF THE DISTRICT BUT NOT IN EXCESS OF THE AMOUNT SPECIFIED ABOVE; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2024 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, COLORADO REVISED STATUTES, OR ANY OTHER LAW, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES: _____ NO: _____