Built On What Matters

Town of Frederick
Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Wednesday, April 22, 2026

7:00 PM

Work Session 6:30 pm

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Special Presentations

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Board of Trustees. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Staff Reports

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 of Trustees member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

A. Approval of Minutes

Action Agenda

B. Resolution 26-R-19 Adopting the 2026-2030 Strategic Plan Adoption -
Ryan Johnson, Assistant Town Manager

C. Resolution 26-R-20 A Resolution for Property Acquisition for Silver Birch Right of Way -
Keith Reester, Public Works and Engineering Director

Discussion Agenda

D. Thank You to Outgoing Board of Trustee Members and Recess for Celebration. -

E. Swearing in of Newly Elected Board Members - Tricia David, Town Clerk

Mayor and Trustee Reports

Adjournment

Town of Frederick Board of Trustees

Meeting Minutes
January 21, 2025

Call to Order – Roll Call

At 6:30 pm Mayor Pro Tem called the meeting to order and requested roll call.
Present were Mayor Pro Tem Brown, Trusttee Lamach, Trustee March, Trustee Padia, Trustee TeVelde, and Trustee Mahan.
Also Present were Town Manager Bryan Ostler, Town Clerk Tricia David, and Town Attorney Jason Meyers.

Pledge of Allegiance

Approval of Agenda

Special Presentations

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Board of Trustees. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

No Public Comment

Staff Reports

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.

Executive Session

A. Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e)(1) regarding water change case.

Motion by Mayor Pro Tem Brown and Seconded by Trustee Lamach to move into Executive Session.
Entered into Executive Session at 6:42pm.
The Executive Session ended at 8:53pm.
Motion by Trustee Padia and seconded by Trustee Mahan to direct staff to move forward into negotiations within the parameters that were discussed in Executive Session.
Upon roll call vote, motion passed unanimously.

Action Agenda

B. Water Storage Agreement Consideration - Tiefel and EAS - Sarah Watson, Engineer

Sarah Watson Presented to the Board of Trustees.
Motion by Trustee Padia and seconded by Trustee Lamach to approve Resolution 25-R-17 Authorizing the Mayor to execute an agreement for cross-conveyance of storage capacity and for mutual water court stipulations.
Upon roll call vote, the motion passed unanimously.

Mayor and Trustee Reports

Adjournment

There being no further business of the Board of Trustees Mayor Pro Tem Brown adjourned the meeting at 9:00 PM.

Approved by the Board of Trustees:

ATTEST:

____
Tracie Crites, Mayor

____
Tricia David, Town Clerk

Town of Frederick Board of Trustees

Meeting Minutes
April 15, 2026

Work Session 6:00 PM

A. Strategic Plan -
Bryan Ostler, Town Manager

Call to Order – Roll Call

At 7:00 PM, Mayor Pro Tem Brown called the meeting to order and requested a roll call. Present were Mayor Pro Tem Brown, Trustee Mahan, Trustee March, Trustee Lamach, and Trustee Padia. Also present were Assistant Town Manager Ryan Johnson, Town Attorney Jason Meyers, and Town Clerk Tricia David.

Pledge of Allegiance

Approval of Agenda

The agenda was approved as submitted.

Special Presentations

B. Rocky Mountain Christian Church - Shine Prom -

Pastor Dane Voorhees presented. A motion was made by Trustee Mahan and seconded by Trustee March to approve a donation of $5,000 to Rocky Mountain Christian Church for the Shine Prom. Upon roll call vote, the motion passed unanimously.

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Board of Trustees. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Residents Gil and Shirl Garcia spoke to the Board regarding accessibility.

Staff Reports

Assistant Town Manager Ryan Johnson referred the Board to the meeting packet regarding CDOT mill and overlay work on Highway 52 at the I-25 interchange. Board members expressed appreciation for receiving advance information about the project.

C. Administrative Report -

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 of Trustees member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

A motion was made by Trustee Lamach and seconded by Trustee Mahan to approve the Consent Agenda. Upon roll call vote, the motion passed unanimously.

D. Approval of Minutes

Action Agenda

E. Resolution 26-R-17 NISP 22nd Interim Agreement -
Sarah Watson, Engineer

Civil Engineer Sarah Watson presented. A motion was made by Trustee Padia and seconded by Trustee March to approve Resolution 26-R-17 NISP 22nd Interim Agreement. Upon roll call vote, the motion passed unanimously.

F. Resolution 26-R-18 Regarding Dissolution of the Frederick Metropolitan District -
Ryan Johnson, Assistant Town Manager

Assistant Town Manager, Ryan Johnson presented. A motion was made by Trustee Mahan and seconded by Trustee Lamach to approve Resolution 26-R-18 Regarding Dissolution of the Frederick Metropolitan District. Upon roll call vote, the motion passed unanimously.

Discussion Agenda

There were no additional discussion items.

Mayor and Trustee Reports

Trustee Padia referenced the Quarterly Business Roundtable, noting business feedback regarding efforts to slow traffic in the downtown area.
Mayor Pro Tem Brown requested full Board attendance at next week's special meeting for the swearing-in of new members, with no new business anticipated.
Mr. Johnson confirmed the agenda will be brief, focused on wrapping up existing business, followed by a short recess to recognize Trustee March for his service before welcoming the new Board. The meeting will begin at the regular time of 7:00 p.m.

Adjournment

There being no further business of the Board of Trustees, Mayor Pro Tem Brown adjourned the meeting at 7:34 PM.

Approved by the Board of Trustees:

ATTEST:

____
Tracie Crites, Mayor

____

TOWN OF FREDERICK
Board of Trustees
Staff Report

Built On What Matters

Resolution 26-R-19 Adopting the 2026-2030 Strategic Plan Adoption

Agenda Date: Board of Trustees April 22, 2026 Special Meeting

Attachments:
1. 5 Year Strategic Plan 2026-2030
2. Resolution No. 26-R-19 2026-2030 Strategic Plan Adoption

Reviewed By:

Action Type

1) Legislative: Actions that relate to subjects of a long term and general applicability; such as the passing of ordinances/resolutions/policies/etc.

Strategic Plan Alignment:

This proposed action would seek to refine and or replace the current Strategic Plan, its focus areas and associated descriptions. If adopted, this will serve to remind the public and staff of the critical importance of connecting requests that go before the elected body with an overarching strategic directive.

Summary Statement:

This request is to consider adoption of the 2026-2030 Strategic Plan along with it associated focus areas and priorities.

Detail of Issue/Request:

Beginning in 2021, the Board of Trustees has adopted and re-adopted a Strategic Plan annually. This plan was organized into six focus areas originally with subsequent objectives being updated annually to reflect work completed as well as ongoing efforts or new items being added to the Plan.As a means to monitor and communicate progress, staff also created a separate landing page on the website for the Strategic Plan along with a public-facing dashboard that was updated quarterly and presented to the Board in work sessions as well.

Beginning mid-2025, the Board started indicating a desire to expand the plan to a five-year plan with the goal of staying focused at the 30,000 foot policy level. With this wisdom, staff started the process of making overarching revisions to the Plan which necessitated revising the six focus areas and the police objectives attached to each one. This has resulted in new focus areas that are included in this proposed Plan.

Staff presented this draft plan to the Board in a work session at the April 15, 2026 Board Meeting. At that meeting, the Board provided staff guidance on adjustments, change or inclusions to incorporate into the plan before bringing this back for formal adoption. The attached Plan is reflective of that feedback. If adopted, the respective department heads will create the annual work plan for the balance of 2026 and 2027 using the Plan as a guide. Further, when the Fiscal Year 2027 Budget process kicks off in June, this Plan will serve as a guidepost for anchoring things that are proposed in the budget to the adopted Plan.

Legal Comments:

The Town Attorney's Office has reviewed this document and has no comments at this time.

Alternatives/Options

Approve:
I move to approve Resolution No. 26-R-19 adopting the 2026-2030 Strategic Plan for the Town of Frederick.

Approve with Conditions:
I move to approve Resolution No. 26-R-19 adopting the 2026-2030 Strategic Plan for the Town of Frederick with the following conditions:

- (List conditions)

Denial
I move to deny Resolution 26-R-19.

Financial Considerations

The adoption of the Strategic Plan does not carry any financial considerations in and of itself. However, the plan is used to guide staff in the assembly of future budgets to ensure there is harmony with those priorities.

Staff Recommendation

Staff recommend adoption of Resolution No. 26-R-19 in substantially the same form as attached.

Community Impact

The creation of the Strategic Plan is based on direction from the Board of Trustees who have sought feedback from residents throughout the year via community events, tour and talks, community surveys and other avenues where feedback is provided. Those comments are intended to help guide the direction the organization needs to move in and ensure the adopted Plan is working to achieve those needs.

5 Year Strategic Plan (2026-2030)

Mission: To foster an exceptional and inclusive community that is **Built on What Matters**

Values: We are FRED (Family, Respect, Empowerment, Dedication)

Strategic Priority 1: Transparent & Strategic Governance

Frederick will lead with transparency, accountability, and strategic decision-making to ensure municipal services exceed community expectations and exemplify that Frederick is **Built on What Matters**.

Goal 1: Ensure long-term financial sustainability by diversifying revenue sources and actively pursuing cost savings and operational efficiencies.

Key Initiatives:

1.1 Compile a master financial portfolio (long range financial plan) to include investments, obligations, and short- and long-term financial goals
1.2 Develop long-term financial strategy
1.3 Evaluate creative ways to audit sales tax in partnership with State Department of Revenue
1.4 Continue lobbying and coalition efforts for one zip code for Frederick
1.5 Develop and integrate a process optimization for the town (i.e. internal audit)

Metrics:

Goal 2: Build and sustain community trust by implementing a transparency portal that clearly communicates financial decisions, operational performance, and progress toward strategic goals.

Key Initiatives:

2.1 Build a transparency portal for the public in tandem with strategic plan enviso system for updated information

2.2 Develop more opportunities for community engagement through telephone town halls, televised meetings, FRED TV, and mini meetings

Metrics:

Goal 3: Align growth, services, staffing, and infrastructure with the Town's financial and operational capacity to deliver high-quality services with long-term fiscal and organizational stability.

Key Initiatives:

3.1 Implement good, better, and best options for staffing and Board

Metrics:

Strategic Priority 2: Exceptional Resident Experience & Engagement
Frederick will deliver modern and accessible services while creating welcoming engagement opportunities that connect residents of all ages and abilities to their local government.

Goal 1: Deliver a seamless, high-quality, and memorable service experience, inclusive of all Town touchpoints, that reflects our FRED values.

Key Initiatives:

2.1.1 Getting staff into one (or fewer) building(s)

Metrics:

Goal 2: Strengthen community involvement by expanding engagement opportunities and ensuring Frederick connects with residents across all generations.

Key Initiatives:

2.2.1 New communication funnels to engage with residents i.e. new land use code changes notifications

Metrics:

Goal 3: Develop a downtown cultural center with potential programming for the youth

Key Initiatives:

2.3.1 Purchase Frederick historic gymnasium with SVVSD

Metrics:

Strategic Priority 3: Safe & Resilient Community
Frederick will ensure a safe, prepared, and resilient community through strong public safety partnerships, proactive planning, and programs that support community well-being.

Goal 1: Integrate community-oriented policing to enhance safety and long-term resilience through evolving public safety programs and technology that support overall quality of life.

Key Initiatives:

3.1.1 Evolve the PD K9 program for a school resource dog that attends community events

3.1.2 Continue to value and invest in SRO programs for the current and new high school and implement educational programs regarding drugs, alcohol, bullying, and cyberbullying

Metrics:

Strategic Priority 4: Responsible Growth and Community Vitality

Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic and community vitality, while preserving the community character that residents value.

Goal 1: Enhance community vitality by advancing **downtown** development and attracting businesses that support local identity.

Key Initiatives:

4.1.1 Advance downtown task force recommendations to include beautification efforts i.e. mural, wayfinding, cross walks, etc.

4.1.2 Develop a new Frederick event centered around local businesses

Metrics:

Goal 2: Support targeted economic development strategies that attract industries currently underrepresented in the region, such as hospitality and entertainment.

Key Initiatives:

4.2.1 Economic development incentive for hospitality industry

Metrics:

Strategic Priority 5: Reliable & Sustainable Infrastructure

Frederick will invest in and maintain reliable infrastructure that supports a growing community, protects public resources, and ensures high-quality service for residents today and in the future.

Goal 1: Guide Frederick's long-term growth through strategic planning, master plan implementation, and sustainable infrastructure investment.

Key Initiatives:

5.1.1 Revisit land use code with Board bi-annually to ensure we are implementing what our community desires and we are aligned

5.1.2 Revisit sub-area plan with board and visioning of plan to break into short and long-term goals and strategies

Metrics:

Goal 2: Maintain and improve transportation infrastructure to support mobility, safety, and economic growth.

Key Initiatives:

5.2.1 Develop sales tax initiative and campaign for Nov 2026 ballot

Metrics:

Goal 3: Protect and enhance Frederick's parks, trails, and open spaces to support community health and quality of life.

Key Initiatives:

5.3.1 Prioritize the Frederick Loop-connection of trailways

Metrics:

TOWN OF FREDERICK, COLORADO

RESOLUTION NO. 25-R-19

A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO APPROVING AND ADOPTING THE 2026-2030 STRATEGIC PLAN

WHEREAS, The Board of Trustees adopted its first Strategic Plan in 2021; and

WHEREAS, the Board of Trustees has subsequently updated and re-adopted the Strategic Plan annually; and

WHEREAS, the Board of Trustees desires to expand the Plan to be a five-year plan as a means of remaining strategic and policy driven; and

WHEREAS, The Board of Trustees met with staff during a strategic planning mini retreat during the fall of 2025; and

WHEREAS, the Town of Frederick developed and utilizes a Strategic Plan for the purpose of identifying Trustee priorities and goals, and to ensure a unified direction as a guide to the Town Manager and Town Staff for priority projects, budget development; and

WHEREAS, the Strategic Planning mini retreat resulted in further refining the Strategic Plan for 2026-2030, the text of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Town of Frederick Strategic Plan for 2026-2030 will serve as a guide for the development of the Fiscal Year 2027 Budget as well as future budgets, with a commitment to keeping the Strategic Plan active and updated in order to meet the needs and demands of a growing community.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Frederick, Colorado that:

Section 1. The Board of Trustees hereby approves the Town of Frederick Strategic Plan for 2026-2030, and hereby adopts the same as the official Strategic Plan for the Town of Frederick.

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

Section 3. 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 and resolution thereby.

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 22nd DAY OF APRIL 2026.

ATTEST:

By ____________________________ By ______________________________

Trisha David, Town Clerk Tracie Crites, Mayor

TOWN OF FREDERICK
Board of Trustees
Staff Report

Built On What Matters

Resolution 26-R-20 A Resolution for Property Acquisition for Silver Birch Right of Way

---

Agenda Date: Board of Trustees April 22, 2026 Special Meeting

Attachments:
1. 26-R-20 Reso Silver Birch ROW
2. 2025 Frederick RA 26 20 Presentation Final

Reviewed By:

Action Type

2) Administrative: Actions of routine nature that implement policies/directions or effectuate the functioning of government; such as contract approvals/granting of licenses and permits/etc.

Strategic Plan Alignment:

STRATEGIC, RELIABLE & SUSTAINABLE INFRASTRUCTURE– Frederick is dedicated to investing in existing and future transportation, water, storm water, and technology while planning for sustainable growth and development.

4.1 Develop a funding strategy for implementation of the Facilities Master Plan.

4.2 Create a rolling five-year Capital Improvement Plan that prioritizes the impacts and needs of the community inclusive of a comprehensive communication strategy for each project.

The Town continues to advance projects that support community services; as part of this, the expansion of the Municipal Services Complex is currently under construction to primarily house Public Works & Engineering, as well as Parks, Open Space, and Trails. To complete this project, a new water line is required for the site at the corner of Carbide and Silver Birch. In order to execute the construction, the Town must acquire right-of-way for the installation of the water line and additional transportation improvements at the intersection, as called for in the Transportation Master Plan. The acquisition enables the expansion of quality water services in the town, the completion of the Public Works Building, and enhanced transportation safety.

Summary Statement:

Purchase of real property located at 7201 Silver Birch for the purpose of securing the right-of-way (ROW) necessary for the construction of public improvements associated with the expansion of the Municipal Services Campus water service and intersection improvements.

Detail of Issue/Request:

The Town of Frederick is advancing the Municipal Services Campus at the intersection of Carbide and Silver Birch Avenues. The intent is to add significantly improved facilities to support Town operations across the community. To complete the project, the acquisition of right-of-way at the southwest corner of the intersection at 7201 Silver Birch is necessary. The acquisition will facilitate the construction of water lines to serve the site and connect to the north, enhancing the potential for future property development. The ROW acquisition will also align with the ultimate ROW necessary for future improvements to Silver Birch, as called for in the Town's Transportation Master Plan, including the addition of a turn lane into Carbide Ave.

Town staff worked cooperatively with the property owner to negotiate the acquisition of the required ROW consistent with applicable right-of-way acquisition procedures. Approval of the acquisition will allow the Town to maintain the project schedule and continue advancing the project toward construction. The acquisition of this property has been contemplated since the project commenced, and the Town has worked collaboratively with the property owner to prepare for construction and execution. This includes supplemental components of the acquisition for fence removal, septic tank closure, hook-up to the St. Vrain Sanitary sewer, alignment of a new sanitary easement, and new fencing.

Legal Comments:

Staff followed the Town's Purchasing Manual procedures and the right-of-way acquisition requirements. The Town Attorney has reviewed the transaction and drafted the associated resolution.

Alternatives/Options

The Board may approve the purchase and acquisition of the property necessary for ROW and construction of the Municipal Services campus water line and intersection improvement project.
Alternatively, the Board may also reject the proposed acquisition. Without the identified property needed for ROW, the project cannot be constructed as currently designed and would be delayed while an alternative solution to supply the project with utilities is designed. This would impact the completion of the project, including potential associated costs resulting from failure to vacate the existing public works site on a pre-negotiated timeline with Agilent Technologies.

Finally, the Board may direct staff to renegotiate the terms of the property acquisition and return with a revised agreement for the Board's future consideration. This could negatively impact the project timeline and the relationship fostered with the property owners during previous negotiations. For these reasons, staff does not recommend moving forward with rejecting the acquisition or reopening negotiations.

Primary Motion (Staff Recommendation)
Motion to Approve
"I move to approve **Resolution 26-R-20** authorizing the purchase of property located at **7201 Silver Birch** for the purpose of acquiring right-of-way necessary for construction of the Town of Frederick Municipal Services Campus Improvement Project."
Alternative Motions (if the Board chooses another direction)
Motion to Deny
"I move to deny **Resolution 26-R-20** authorizing the purchase of property located at **7201 Silver Birch** for the purpose of acquiring right-of-way necessary for construction of the Town of Frederick Municipal Services Campus Improvement Project."

Motion to Direct Renegotiation
"I move to continue consideration of **Resolution 26-R-20** and direct staff to renegotiate the terms of the proposed property acquisition and return to the Board with a revised agreement for future consideration."

Financial Considerations

The negotiated acquisition amount of $45,000 is supported by independent third-party appraisals obtained by the Town. The negotiated amount represents fair market value and complies with regulatory requirements for ROW acquisition and clearance. The ROW acquisition represents $30,450. The remaining sum of $14,550 represents an administrative settlement to facilitate the supplemental components necessary to complete the project and address property-related issues.

Staff Recommendation

Staff recommends approval of Resolution 26-R-20 authorizing the purchase of property located at 7201 Silver Birch for the purpose of securing the right-of-way necessary for the construction of the Town of Frederick Municipal Services Campus Improvement Project.

Community Impact

Approval of the property acquisition at 7201 Silver Birch will allow the Town to secure the necessary ROW to advance the Town of Frederick Municipal Services Campus Improvement Project. Completing the acquisition supports the timely delivery of the project.
Once constructed, the campus will support municipal operations for decades to come.

TOWN OF FREDERICK, COLORADO

RESOLUTION NO. 26-R-20

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING CONVEYANCE OF RIGHT-OF-WAY AND AUTHORIZING COMPENSATION IN EXCHANGE FOR SUCH CONVEYANCE

WHEREAS, the Town is planning for improvements to widen Silver Birch Boulevard near its intersection with Carbide Street for the purpose of improving Town infrastructure; and

WHEREAS, John Patraitis and Rita Talbot ("Grantors") own property adjacent to or directly within the planned improvements, which is needed for right-of-way for such improvements; and

WHEREAS, just compensation for the cost of such right-of-way was determined by appropriate valuation procedure prepared in accordance with applicable law; and

WHEREAS, the Town and Grantors have agreed to conveyance of property to the Town to by general warranty deed, to become right-of-way (depicted in Exhibit A to this resolution) for planned improvements to Silver Birch Boulevard in exchange for compensation in the amount of $45,000.00; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. **Acceptance of Right-of-Way.** The Board of Trustees of the Town of Frederick hereby accepts as right-of-way the land conveyed by John Patraitis and Rita Talbot by general warranty deed, depicted in Exhibit A, for planned improvements to Silver Birch Boulevard.

Section 2. The Town Manager or his designee is hereby authorized to compensate Grantors in the amount of $45,000.00 in exchange for conveyance by general warranty deed of the property depicted in Exhibit A.

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

Section 4. **Repealer.** All resolutions, or parts thereof, in conflict with the 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 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 ____ DAY OF __________, 2026.

ATTEST:	**TOWN OF FREDERICK**
By ______________________________	By ______________________________
Tricia David, Town Clerk	Tracie Crites, Mayor

<u>PROPOSED RIGHT OF WAY</u>
Exhibit A

A portion of land, being a part of Lot A, of Recorded Exemption No. 1313-26-4-RE506 Amended, recorded May 03, 1985 as Reception No. 2008233, of the Records of the Weld County Clerk and Recorder, located in the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Weld County, State of Colorado and being more particularly described as follows:

The West 30.00 feet of the East 60.00 feet of said Lot A, of Recorded Exemption No. 1313-26-4-RE506 Amended.

Said easement contains 5,504 sq. ft. / 0.126 acre more or less (+/-) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

<u>SURVEYORS CERTIFICATE</u>

I, Paul B. Groves, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

COLORADO LICENSED
PAUL B. GROVES
38209
4/16/26
PROFESSIONAL LAND SURVEYOR

Paul B. Groves - on behalf of King Surveyors, Inc.
Colorado Registered Professional
Land Surveyor #38209

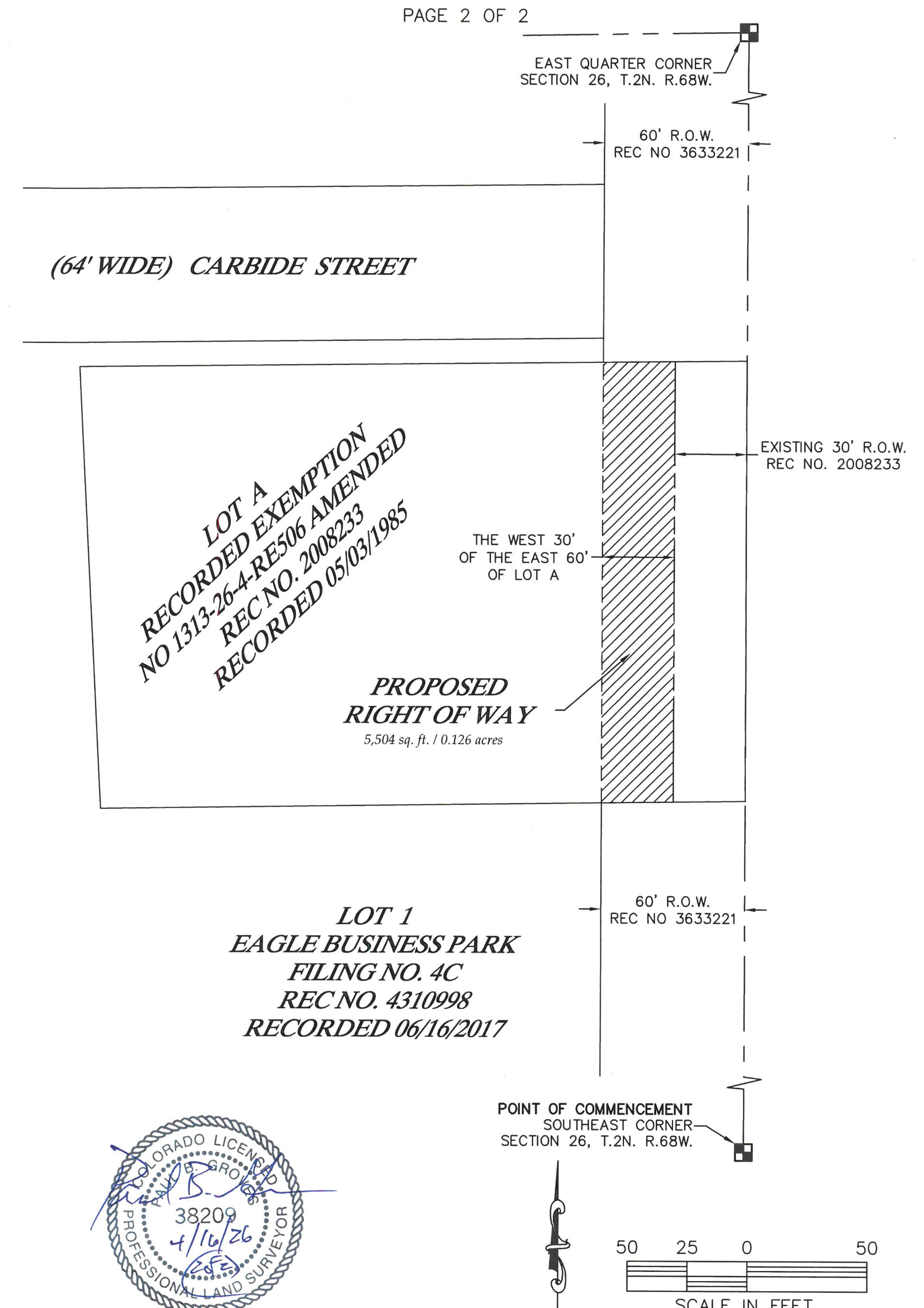
KING SURVEYORS, INC.
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PROPOSED RIGHT OF WAY

EXHIBIT A

LOT A, RECORDED EXEMPTION NO.1313-26-4-RE506 AMENDED

PAGE 2 OF 2



Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20250510
DATE: 4/16/2026
CLIENT: FARNSWORTH GROUP
DWG: 20250510 ROW
DRAWN: PG **CHECKED:** PG

Consideration of
Purchase of Real Property for Right-of-Way

Keith Reester, Public Works & Engineering Director

Strategic Plan

Strategic, Reliable & Sustainable Infrastructure:

The Town continues to implement efforts to improve services, facilities, transportation, and utilities infrastructure by advancing projects that improve support program delivery, safety, mobility, and utilities quality and capacity.

Details of the Programmatic Issues

- The Town of Frederick is advancing the Municipal Services Campus at the intersection of Carbide and Silver Birch Avenues. The intent is to add significantly improved facilities to support Town operations across the community.
- To complete the project, the acquisition of right-of-way at the southwest corner of the intersection at 7201 Silver Birch is necessary.
- The acquisition will facilitate the construction of water lines to serve the site and connect to the north, enhancing the potential for future property development. The ROW acquisition will also align with the ultimate ROW necessary for future improvements to Silver Birch, as called for in the Town's Transportation Master Plan, including the addition of a turn lane into Carbide Ave.
- The Town has worked collaboratively with the property owner to prepare for construction and execution. This includes supplemental components of the acquisition for fence removal, septic tank closure, hook-up to the St. Vrain Sanitary sewer, alignment of a new sanitary easement, and new fencing.

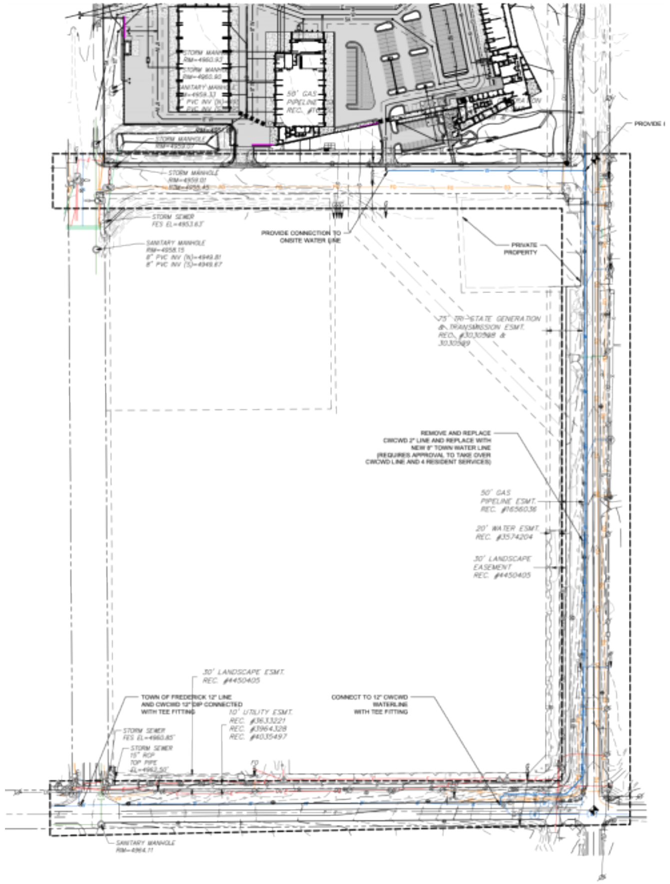
Location:

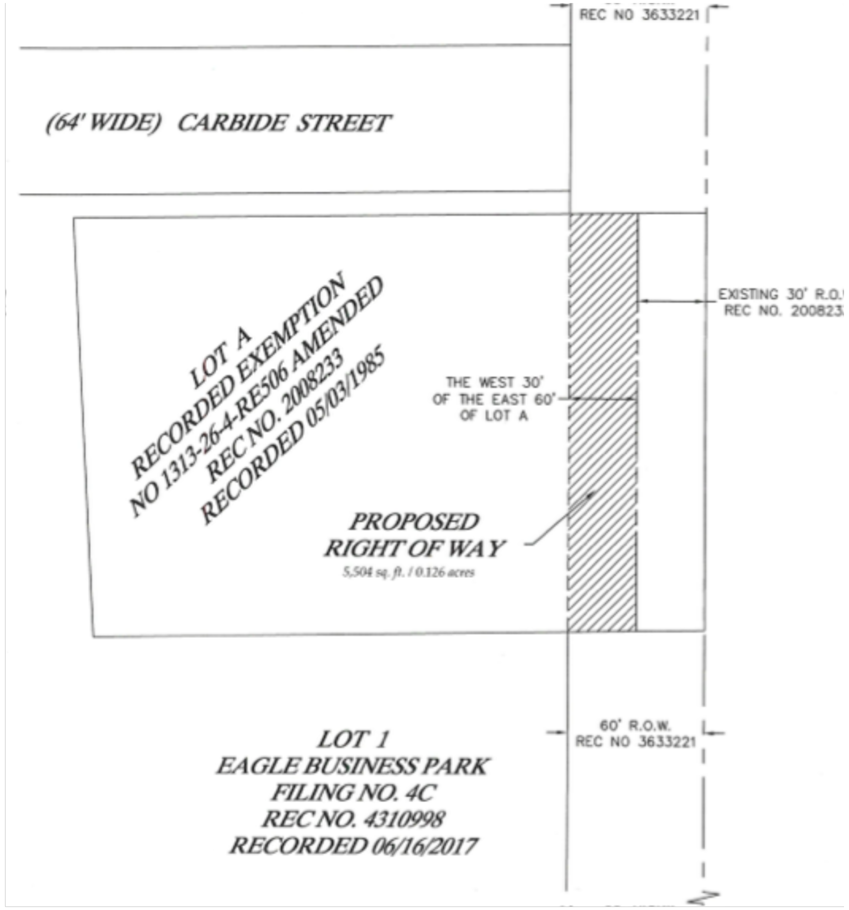
- 7021 Silver Birch, Frederick, CO 80504

Municipal Services Campus Expansion

BUILT ON WHAT MATTERS

Project & Right Of Way Maps





BUILT ON WHAT MATTERS

Staff Recommendation

Location: 7201 Silver Birch Avenue, Frederick, CO 80504

- Town staff worked cooperatively with the property owner to negotiate acquisition and property items associated with the necessary construction
- The negotiated acquisition amount of $45,000 is supported by independent third-party appraisals obtained by the Town.
- The negotiated price represents the fair market value for the land acquisition at $30,450. The remaining balance represents $14,550 in administrative consideration for the balance of project work to make the project whole and address property related issue.

Staff Recommendation

Staff recommends that the Board approve of Resolution 26-R-20 and the acquisition of property for right-of-way in association with the expansion of the Municipal Services Campus Project located at Carbide and Silver Birch Avenue.

Approval:

- I move to approve Resolution 26-R-20, authorizing the Town Manager to sign Memorandum of Agreement – Local Agency Acquisition for purchase of property.

Direct Staff to Make Amendments:

- I move to direct staff to make the following amendments to Resolutions 26-R-20.

No Action:

- I move to take no action on Resolutions 26-R-20.

Staff Recommendation

Questions?

BUILT ON WHAT MATTERS