Town of Frederick Board of Trustees

Meeting Minutes
February 4, 2026

Work Session

A. Work Session on Land Use Code Articles 4, 5, and 6 -

Call to Order – Roll Call

At 7:02, Mayor Crites called the meeting to order and requested roll call. Present were Mayor Crites, Mayor Pro Tem Brown, Trustee Mahan, Trustee March, Trustee Lamach, and Trustee Padia. Also present were Town Manager Bryan Ostler, Assistant Town Manager Ryan Johnson, Town Attorney Jason Meyers, Town Clerk Tricia David and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance

Approval of Agenda

There was one change to the agenda. Mr. Ostler mentioned that the Oil and Gas item originally scheduled for the work session was moved to the Discussion Items portion of the meeting.

Special Presentations

B. Carbon Valley Rotary Club -

Bev Mendel of the Carbon Valley Rotary Club presented. A motion was made by Mayor Pro Tem Brown and seconded by Trustee Lamach to approve the $500 Community Grant Request for the 2026 Carbon Valley Easter Egg Hunt. Upon roll call vote the motion passed unimously.

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.

One resident signed in for public comment but later withdrew.

Staff Reports

Mr. Ostler introduced Mr. Johnson who provided an update on the Economic Development Manager position — an offer was extended to Leisha Talley.

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 Mayor Pro Tem Brown and seconded by Trustee Mahan to approve the Consent Agenda. Upon roll call vote, the motion passed unanimously.

C. Approval of Minutes

D. List of Bills -

Action Agenda

E. Public Hearing: Ordinance No. 1410 and Resolution No. 26-R-04: An Ordinance of the Board of Trustees Approving the Penrose Place Planned Unit Development Zoning Document and a Resolution of the Board of Trustees Approving with Conditions the Penrose Place Preliminary/Final Plat and Memorandum of Understanding for Public Improvements.
   - Open the Public Hearing
   - Staff Presentation
   - Applicant Presentation
   - Public Comment
   - Board of Trustee Discussion and Questions
   - Close the Public Hearing
   - Board of Trustees Action on Ordinance No. 1410 and Resolution 26-R-04 -

   Audem Gonzales, Senior Planner

At 7:19 p.m., Mayor Crites opened the public hearing. Senior Planner Audem Gonzales presented, followed by presentations from Joey Reale of Landsea Homes and Savannah Benedick-Welch of Norris Design.

No one signed in for public comment for the public hearing.

Following discussion, Mayor Crites closed the public hearing at 8:07 p.m.

A motion was made by Mayor Pro Tem Brown and seconded by Trustee Mahan to approve Ordinance No. 1410. Upon roll call vote, the motion passed unanimously.

A motion was made by Mayor Pro Tem Brown to approve Resolution No. 26-R-04 with the condition that the resolution be written to include the staff-recommended provisions. The motion was seconded by Trustee Padia. Upon roll call vote, the motion passed unanimously.

Discussion Agenda

F. Main Street CO Presentation by DOLA -
   Sierra Fedder, Economic Development Specialist

Redevelopment Administrator Sierra Fedder presented and was followed by Matt Gordon from Colorado Main Street and Larry Lucas from DOLA.

G. Roads Committee Update -
   Bryan Ostler, Town Manager

Mr. Ostler introduced Trustee Lamach and Trustee March who presented an update on behalf of the Roads Committee.

After discussion, the Board took a brief recess.
Trustee March exited the meeting at 9:35 PM.

H. Oil & Gas Inspection Report & General Update Presentation - Robert Aronoff, Oil & Gas Liaison

Oil and Gas Liaison Robert Aronoff presented an update on the oil and gas program.

Mayor and Trustee Reports

There were no reports.

Adjournment

There being no further business of the Board of Trustees, Mayor Crites adjourned the meeting at 10:29 PM.

Approved by the Board of Trustees:

Tracie Crites, Mayor

ATTEST:

Tricia David, Town Clerk