



Built On What Matters

Town of Frederick PROST Commission Agenda

Bella Rosa Golf Course
5830 Bella Rosa Parkway

Wednesday, January 8, 2025

6:30 PM

Call to Order – Roll Call

Approval of Agenda

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the PROST Commission. 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.

Action Agenda

- A. December 2024 Minutes -
Colby Johnson, Parks and Open Space Director

Discussion Items

- B. 2025-2026 Strategic Plan Discussion -
Colby Johnson, Parks and Open Space Director
- C. FRPOS Site Plan Discussion -
Colby Johnson, Parks and Open Space Director

Commissioner Reports

Adjournment



Built On What Matters

TOWN OF FREDERICK PROST Commission Staff Report

Tracie Crites, Mayor

Kevin Brown, Mayor Pro Tem
Dan March, Trustee
Mark Lamach, Trustee

Adam Mahan, Trustee
Windi Padia, Trustee
Chad teVelde, Trustee

December 2024 Minutes

Agenda Date: 01/08/2025 PROST Commission

Attachments: 1. 12-11 PROST Minutes

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:



EFFECTIVE, EFFICIENT & STRATEGIC GOVERNMENT OPERATIONS - As an employer of choice, the Town of Frederick will lead the region in a culture of efficiency, innovation, and strategic partnerships in all municipal services to far exceed the community's expectations and exemplify the fact that Frederick is Built on What Matters, its people.

Summary Statement:

Approval of the PROST Commission's December 2024 Regular Meeting Minutes

Detail of Issue/Request:

Legal Comments:

Alternatives/Options

Financial Considerations

Staff Recommendation

Staff recommends approval of the Minutes.

Community Impact



Town of Frederick PROST Commission

Meeting Minutes
December 11, 2024

Call to Order – Roll Call: Vice Chairperson Hickman was absent and excused.

Approval of Agenda: There were no changes to the Agenda.

Public Comment: There were no members of the public in attendance.

Action Agenda:

Approval of November Minutes:

FRA Master Plan Adoption: The Commission adopted the Resolution of Support for the Adoption of the Frederick Recreation Area Master Plan with the condition that Town Staff be able to finalize remaining grammatical errors and photos pertaining to Phase 13.

Discussion Items:

2025 Calendar of Events: Commissioners discussed the draft Calendar of Events for 2025. They suggested that the May Regular Meeting be canceled and a Special Meeting & Work Session be scheduled on a Saturday in May, exact date TBD, to conduct their annual parks and open space tour. They also requested an additional work session with the Town's transportation staff to discuss complete streets and multi-modal transportation.

Commissioner Reports: Commissioner Pilon presented a collaborative effort in the Town of Windsor between their Arts and Parks staff that showcased a unique procurement method for public art at a new park.

Adjournment:



2025-2026 STRATEGIC PLAN

Mission Statement:

Our Mission is to foster an exceptional and inclusive community that is *Built On What Matters*.

Values:

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



Effective, Efficient & Strategic Government Operations

As an employer of choice, the Town of Frederick will lead the region in a culture of efficiency, innovation, and strategic partnerships in all municipal services to far exceed the community's expectations and exemplify the fact that Frederick is Built on What Matters, its people.

- 1.1 Develop and implement a strategy for delivering a parks, streets and downtown "win" including assessing available political capital.
- 1.2 Complete an update to the Municipal Code in connection with 2.5 below.



Community & Economic Vitality

Frederick is a community that fosters economic, recreational, cultural, and environmental vitality and builds upon and enhances a variety of economic opportunities. Frederick celebrates its downtown and regards it as a gem in the region.

- 2.1 Create a funding strategy to facilitate the implementation of the Frederick Recreation Area Master Plan.
- 2.2 Continue implementing our retail attraction strategy to target regional and destination opportunities, traditional and non-traditional retailers, hospitality, and sit-down eating establishments.
- 2.3 Begin implementation of revitalization strategies for the downtown with "gazelle like" energy to include short-term, mid-term and long-term projects.
- 2.4 Complete the Downtown Plan by mid 2025.
- 2.5 Continue work on updating the Land Use Code in connection with 1.2 above.



Dynamic, Inclusive & Connected Community

Frederick is represented by diverse nonprofit, cultural, business, and geographic participation. Residents actively engage in activities and initiatives; they are encouraged and supported to address important community needs and issues.

- 3.1 Implement new ways to increase accessibility for public engagement including both traditional and non-traditional means.
- 3.2 Foster and improve the quality of our relationships with all regional partners seeking ways to collaborate and leverage resources.



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.



Safe & Secure

Residents of Frederick experience safety and peace of mind knowing they live in the safest community in Colorado for sustainable growth and development.

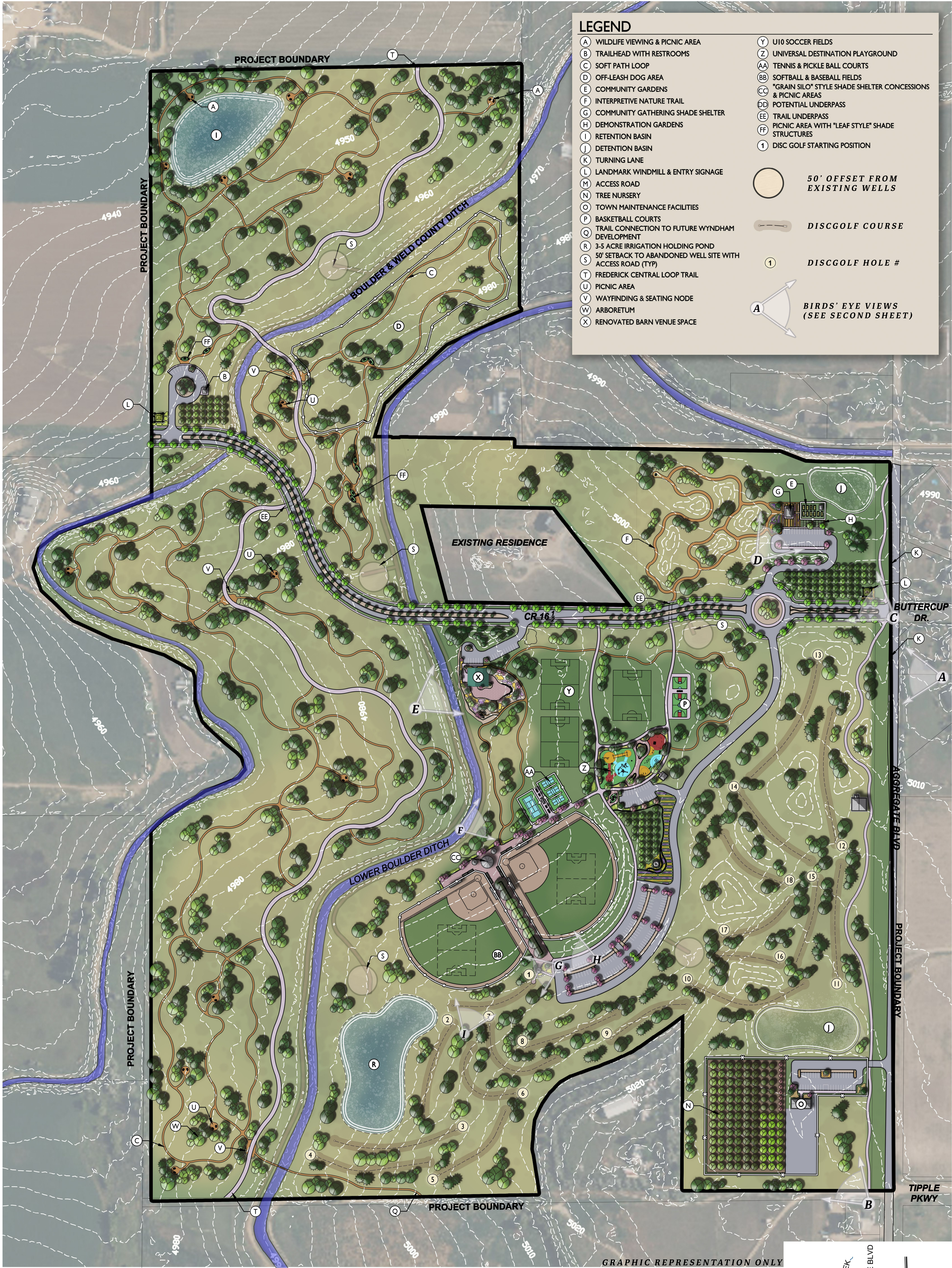
- 5.1 Continue efforts to implement commitments made resulting from the public safety sales tax initiative.



Fiscally Responsible Governance

The Town of Frederick plans for, identifies, leverages, and utilizes resources that reflect exemplary stewardship for those who live in Frederick and those who will seek out Frederick in the future.

- 6.1 Create and implement a long-term financial model for the Town taking into account exist needs as well as planning for the future needs of the community.
- 6.2 Demonstrate excellence in public stewardship through updating critical policies (i.e. personnel, procurement and financial policies) including developing a schedule for providing routine, timely updates to keep current with changing laws, trends and practices.



LEGEND

A	WILDLIFE VIEWING & PICNIC AREA	Y	U10 SOCCER FIELDS
B	TRAILHEAD WITH RESTROOMS	Z	UNIVERSAL DESTINATION PLAYGROUND
C	SOFT PATH LOOP	AA	TENNIS & PICKLE BALL COURTS
D	OFF-LEASH DOG AREA	BB	SOFTBALL & BASEBALL FIELDS
E	COMMUNITY GARDENS	CC	"GRAIN SILO" STYLE SHADE SHELTER CONCESSIONS & PICNIC AREAS
F	INTERPRETIVE NATURE TRAIL	DD	POTENTIAL UNDERPASS
G	COMMUNITY GATHERING SHADE SHELTER	EE	TRAIL UNDERPASS
H	DEMONSTRATION GARDENS	FF	PICNIC AREA WITH "LEAF STYLE" SHADE STRUCTURES
I	RETENTION BASIN	1	DISC GOLF STARTING POSITION
J	DETENTION BASIN		
K	TURNING LANE		
L	LANDMARK WINDMILL & ENTRY SIGNAGE		
M	ACCESS ROAD		
N	TREE NURSERY		
O	TOWN MAINTENANCE FACILITIES		
P	BASKETBALL COURTS		
Q	TRAIL CONNECTION TO FUTURE WYNDHAM DEVELOPMENT		
R	3-5 ACRE IRRIGATION HOLDING POND		
S	50' SETBACK TO ABANDONED WELL SITE WITH ACCESS ROAD (TYP)		
T	FREDERICK CENTRAL LOOP TRAIL		
U	PICNIC AREA		
V	WAYFINDING & SEATING NODE		
W	ARBORETUM		
X	RENOVATED BARN VENUE SPACE		

50' OFFSET FROM EXISTING WELLS

DISC GOLF COURSE

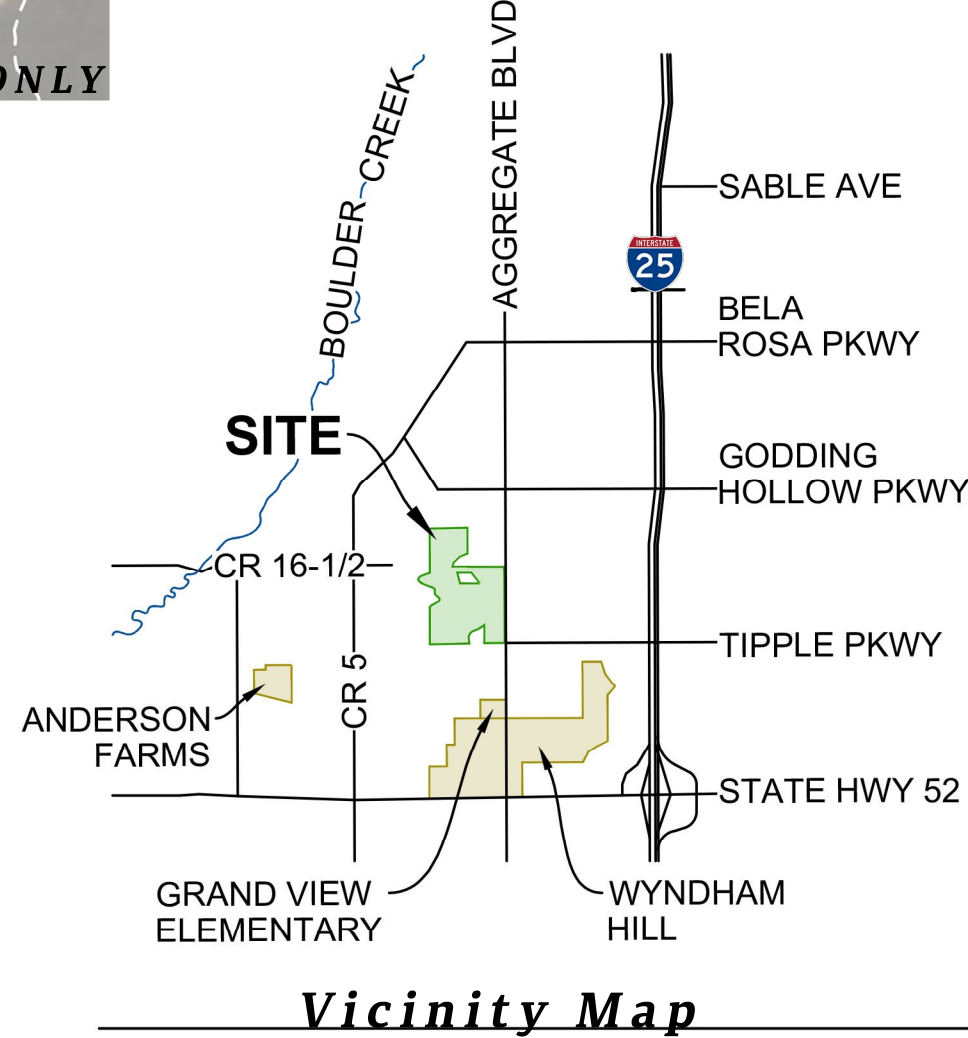
DISC GOLF HOLE #

BIRDS' EYE VIEWS (SEE SECOND SHEET)



Frederick Regional Park and Open Space

12/31/2024

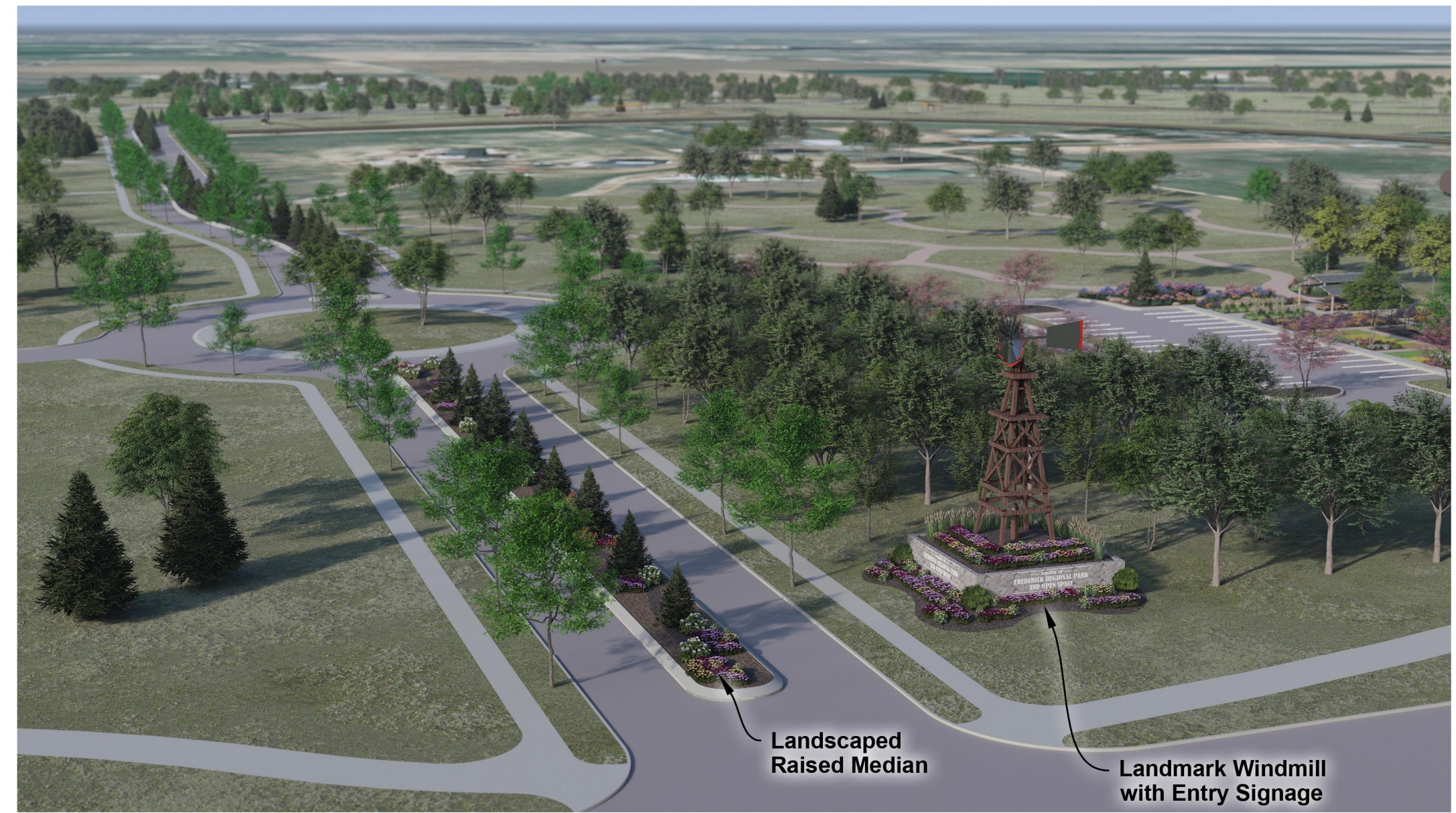




Ⓐ Bird's Eye View Looking West



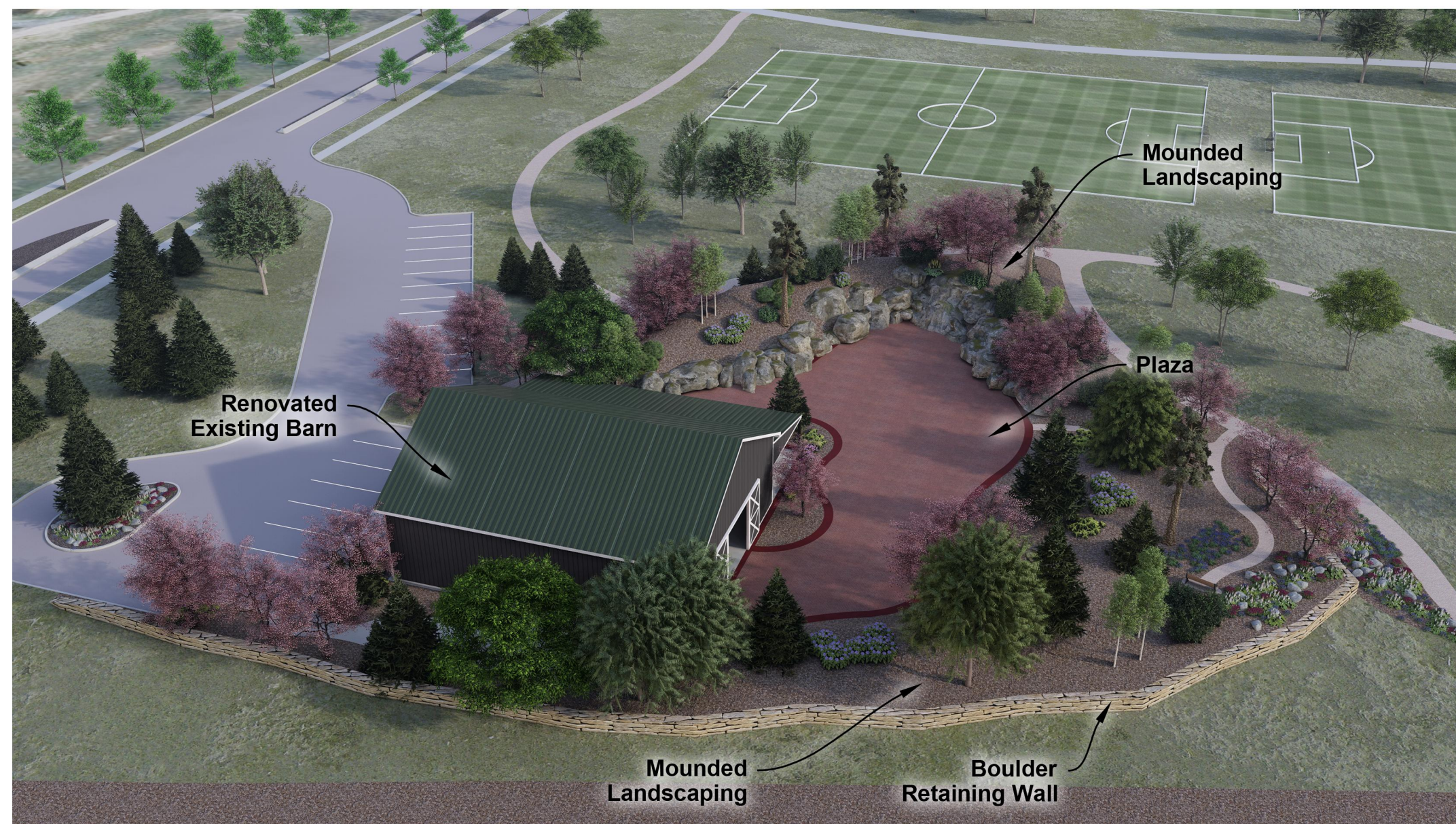
Ⓑ Town Facilities Building & Storage Yard



Ⓒ Entrance & Signage at 16 1/2 & Aggregate Blvd



Ⓓ Community & Demonstration Gardens



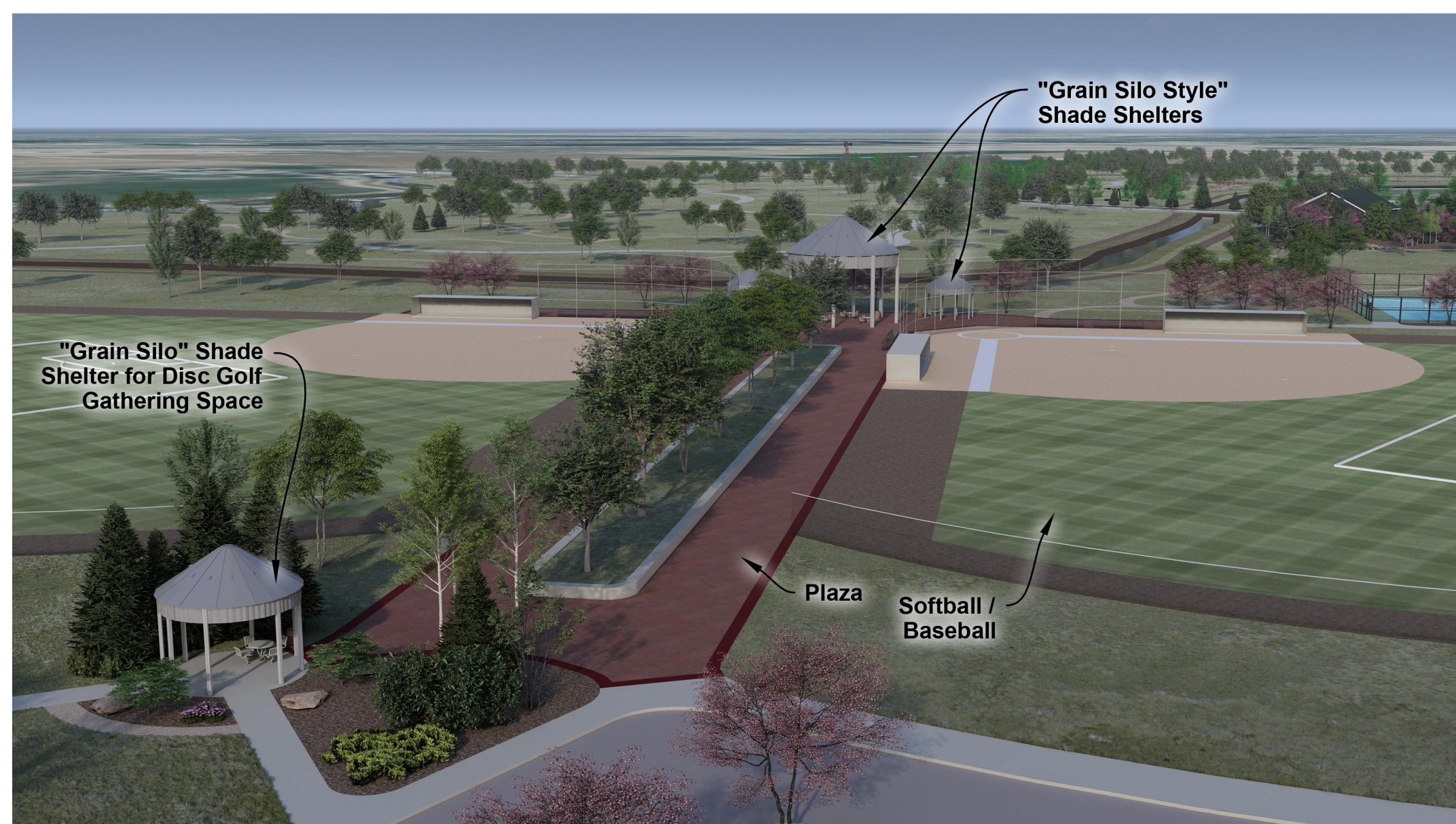
Ⓔ Renovated Barn Venue



Ⓕ Active Sports and Playground



Ⓖ 18-Hole Disc Golf Starting Tee



Ⓗ Softball & Baseball Pedestrian Space



Ⓖ Softball & Baseball Fields

Probable Cost Estimate

Frederick Regional Park & Open Space
Frederick, CO
#2393-000
12/31/2024

LANDSCAPE IMPROVEMENTS					
Work Category	Improvement Item	Unit	Plan Quantity	Unit Cost	Total Cost
Earthwork	Grading	CY	117,000	\$ 5.00	\$ 585,000.00
General	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
	Erosion Control	LS	1	\$ 6,000.00	\$ 6,000.00
	Construction Fencing	LS	1	\$ 10,000.00	\$ 10,000.00
Architecture	Facilities Building	EA	1	\$ 300,000.00	\$ 300,000.00
	Renovate Hay Barn	EA	1	\$ 20,000.00	\$ 20,000.00
	8x8 Bathroom	EA	3	\$ 200,000.00	\$ 600,000.00
	Shed at gardens	EA	1	\$ 12,500.00	\$ 12,500.00
Landscape	Deciduous Trees 2"caliper	EA	1,400	\$ 770.00	\$ 1,078,000.00
	Evergreen Trees 6' height	EA	270	\$ 780.00	\$ 210,600.00
	Ornamental Trees 1.5" caliper	EA	80	\$ 400.00	\$ 32,000.00
	Shrubs/Grasses	SF	102,000	\$ 4.44	\$ 452,880.00
	Irrigation System (no irrigation in native grass)	SF	757,000	\$ 1.75	\$ 1,324,750.00
	Artificial Turf	SF	240,000	\$ 19.00	\$ 4,560,000.00
	Sod	SF	415,000	\$ 2.00	\$ 830,000.00
	Soil Preparation, Finish Grading (sod & planting beds)	SF	517,000	\$ 0.86	\$ 444,620.00
	Raised Planter soil (baseball plaza & playground)	CY	310	\$ 71.40	\$ 22,134.00
	Steel Edger	LF	550	\$ 4.00	\$ 2,200.00
	Mulch (Gorilla Hair)	SF	40,000	\$ 1.75	\$ 70,000.00
	Cobble (River Rock) 2-4"	SF	62,000	\$ 2.10	\$ 130,200.00
Furnishings	Windmills	EA	2	\$ 40,000.00	\$ 80,000.00
	Box Wire Fence - 4' height (community gardens)	LF	300	\$ 15.00	\$ 4,500.00
	Metal Security Fence - 8' height (town facilities)	LF	2,300	\$ 30.00	\$ 69,000.00
	Play Equipment (Landscape Structures adult & children play)	EA	1	\$ 1,000,000.00	\$ 1,000,000.00
	Basketball Goals (Patterson-Williams)	EA	3	\$ 4,600.00	\$ 13,800.00
	Tennis Post (Patterson-Williams)	EA	1	\$ 2,776.00	\$ 2,776.00
	Pickleball Posts (Patterson-Williams)	EA	3	\$ 2,720.00	\$ 8,160.00
	Tennis & Pickleball Nets (Patterson-Williams)	EA	4	\$ 1,260.00	\$ 5,040.00
	Disc Golf Baskets	EA	18	\$ 800.00	\$ 14,400.00
	Dugout (Polygon)	EA	4	\$ 28,500.00	\$ 114,000.00
	Bleachers (Patterson-Williams)	EA	4	\$ 38,500.00	\$ 154,000.00
	Fencing at softball field (8' chainlink)	LF	2,700	\$ 50.00	\$ 135,000.00
	Fencing at tennis courts (12' vinyl chainlink)	LF	750	\$ 100.00	\$ 75,000.00
	Litter Receptacles (Thomas Steele Carnival Receptacle)	EA	30	\$ 2,040.00	\$ 61,200.00
	Benches (Thomas Steele Carnival 6')	EA	6	\$ 2,040.00	\$ 12,240.00
	Bike Racks (Madrix Shadow Bike Rack)	EA	10	\$ 900.00	\$ 9,000.00
	Picnic Tables (Wabash Signature Diamond)	EA	30	\$ 2,220.00	\$ 66,600.00
	Picnic Tables ADA (Wabash Signature Diamond ADA)	EA	10	\$ 2,450.00	\$ 24,500.00
	Leaf Polygon Shelter 8'x14'	EA	10	\$ 120,000.00	\$ 1,200,000.00
	Chelsea Polygon Shelter 96' x 66'	EA	1	\$ 1,350,000.00	\$ 1,350,000.00
	Octagon Polygon Shelter 40' (Lg Grain Shelter)	EA	1	\$ 200,000.00	\$ 200,000.00
	Octagon Polygon Shelter 15' (Sm Grain Shelter)	EA	3	\$ 72,000.00	\$ 216,000.00
	Gullwing Polygon Shelter 8' x 24'	EA	1	\$ 30,000.00	\$ 30,000.00
	Wayfinding Signage	EA	10	\$ 10,000.00	\$ 100,000.00
Hardscape	Asphalt Pavement & Striping (streets & parking)	SY	30,500	\$ 5.00	\$ 152,500.00
	aggregate base course	CY	15,250	\$ 95.00	\$ 1,448,750.00
	Concrete Walks - 5' width	LF	6,750	\$ 15.00	\$ 101,250.00
	Concrete Walks - 10' width	LF	12,000	\$ 30.00	\$ 360,000.00
	Stone Walls 3' tall (entry monument, renovated barn, picnic area)	LF	850	\$ 225.00	\$ 191,250.00
	Concrete Seat Walls 18" tall, 18" deep (baseball plaza, playground)	LF	1,000	\$ 100.00	\$ 100,000.00
	Pavers - Herringbone Brick (plaza)	SF	57,000	\$ 25.00	\$ 1,425,000.00
	Path - 6' wide crushed stone	LF	26,500	\$ 3.30	\$ 87,450.00
Naturalization	Seeding (cover crop, native seed, tractor) once a year for 4 years	AC	130	\$ 950.00	\$ 123,500.00
	Herbicide (pre-emergent & burndown) & Fertilizer (Basic mix) - once a year for 2 years	AC	130	\$ 300.00	\$ 39,000.00
IMPROVEMENTS TOTALS					
			Subtotal		\$ 19,694,800.00
			20% Contingency		\$ 3,938,960.00
			TOTAL		\$ 23,633,760.00

Landscape Architect
of Record

(name, printed)

(signature)

(date)