



Built On What Matters

Town of Frederick Board of Trustees Agenda

Frederick Town Hall

Board Chambers

401 Locust Street

Tuesday, February 25, 2025

7:00 PM

FURA Meeting - 5:30 PM

Work Session - Work Session will begin at the conclusion of FURA meeting -

Estimated start time: 6:00 PM

Regular Meeting - Regular Meeting will begin at the conclusion of the Work

Session - Estimated start time: 7:00 PM

Frederick Urban Renewal Authority Meeting 5:30 PM

Work Session

A. Road Discussion

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Special Presentations

B. Chief Young, FFFD Update & Sales Tax Initiative -

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

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 member so requests, in which case the item may be removed from the Consent

Agenda and considered at the end of the Consent Agenda.

- D. Approval of February 11, 2025 Minutes
- E. List of Bills -
- F. Resolution 25-R-23 Adopting the Town of Frederick Arts Committee Bylaws - Emily Nitcher, Deputy Town Clerk

Action Agenda

- G. Ordinance No. 1403 Amending Code for Arts Fund spending - Emily Nitcher, Deputy Town Clerk
Christine Francescani, Deputy Town Attorney
- H. Resolutions 25-R-20, 25-R-21, and 25-R-22 Dreamers Ridge Phase 1 Replat A Minor Subdivision, Public Trail Easement & Emergency Access Easement - Maureen Welsh, Planner II

Mayor and Trustee Reports

Executive Session

- I. For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees; regarding the Town Manager Review.

Adjournment



Town of Frederick

Admin Report 2.25.25

Upcoming Board of Trustees Work Sessions:

The following is the schedule for upcoming meetings, though topics are subject to be changed or rescheduled:

- February 25, 2025 – Regular Meeting
- March 4, 2025 – Work Session (Canceled)
- March 11, 2025 – Regular Meeting
- March 18, 2025 – Work Session (Canceled)



Effective, Efficient & Strategic Government Operations

- The PROST Commission met on February 12 at Bella Rosa Golf Course. They received updates on Downtown Efforts from Sierra Fedder, updates on golf programming from Tim Schwartz, and approved the Department's 2024 Annual Report.
- Mike Harris and Jordan Davison recently attended the Park Management School, which is a joint effort between North Carolina State University and the National Training Center at Oglebay, West Virginia. This two-year certificate program provides education and training relating to park maintenance, operations, management, projects and people.
- Economic Development and the Construction Inspectors are continuing their work with the Grants Administrator regarding the Downtown Concrete Replacement Program. They are currently finalizing grant application documents with a goal to submit at the end of February.
- The Economic Development Specialist recently sent out the Q1 Business Newsletter: The Development Digest. For future issues, she is working on creating a Business Spotlight section.



Community and Economic Vitality

- Economic Development received one application for the FRED Grant. After reviewing, the team is waiting on some final follow-up pieces from the applicant before awarding.
- The “Love your Downtown” promotion continues through the month of February. Please continue to spread the word to your friends and neighbors!

Built on What Matters.

- The Town’s Neighborhood Services Coordinator and Redevelopment Administrator are working to create a “Lunch and Learn” informational session about the most common code compliance issues within the downtown so we can be proactive and educate the downtown businesses about their responsibilities
- For a list of all active development applications currently under review by the Town’s Planning Department, Engineering Department, Legal Counsel, Frederick-Firestone Fire Protection District, and external review agencies, please follow these links to our [“What’s Developing”](#) map and webpage, [“Development Applications Under Review.”](#)



Dynamic, Inclusive & Connected Community

- Community engagement continues for Go Outdoors Frederick 2050, with multiple social media posts this winter. Efforts will continue into summer with additional opportunities to provide comments and help prioritize our strategic direction for the future.
- Communications & Engagement updates:
 - Monthly Communications Newsletter, both electronic and mailer
 - Frederick Flash, featuring four articles weekly
 - Daily postings on social media platforms
 - Development of Communications & Engagement 2025-2029 Strategic Plan
 - Town Event Preparation
 - 23 Sponsor applications
 - 46 Food Vendor applications
 - 63 Market Vendor applications
 - 17 Chainsaw Carver applications
 - Staff recently met with the Town of Firestone events team to discuss event scheduling and best practices.
 - The locations for the 2025 Tour and Talk events have been selected and updated on the Town website, and staff are collecting catering quotes from Frederick restaurants.
 - Communications & Engagement recently met with the Clerk’s Office to provide event information to the Arts Committee.
 - Recruitment has begun for the Landfill Voucher distribution volunteers needed in the spring.
 - 2025 event banners have been ordered for kiosks around Town.
 - Community Partnerships:
 - Staff have been collaborating with the Town of Erie on communications for their road project that may affect Frederick residents.
 - Staff recently met with Intrepid Fiber and Allo to continue to work on a communications plan for their upcoming installation in Town.
 - Website Updates:
 - Remediation and replacement of PDF documents

- Development photo updates
- Creation of FRED Metro page
- Town App: Monthly Analytics Report
- Communications & Engagement Specialist I position interviews
- Board Meetings
 - Closed captioning for meeting recordings
 - Attendance at Board meetings to ensure Town communication aligns with the Board's vision



Strategic, Reliable and Sustainable Infrastructure

- Parks maintenance staff spent February finishing winter equipment maintenance, annual playground inspections and repairs, tree pruning, and trail pavement repairs. They are also working to finalize a new "zone" maintenance system to improve maintenance levels of service.
- Golf maintenance staff have focused on cleaning up the shop and work areas of Bella Rosa during the snowy days, as well as completing capital projects in and around the clubhouse.
- Public Works updates:
 - Staff have been working to reorganize the current Public Works lot to create room for additional storage, which will be needed until the new facility has been built.
 - Public Works crews recently discovered a concrete spill at the intersection of Bella Rosa and Silver Birch. Staff worked to find the contractor responsible for the spill and assisted them with cleaning up the damage.
 - Facilities staff recently installed security cameras along the Mendoza property. They are currently finishing a review of construction drawings for the new Public Works facility.
 - Streets crews have been busy filling potholes, updating and replacing street signs, grading dirt roads, street sweeping, and pulling wire for a new traffic signal detection system at Godding Hollow and Colorado Boulevard. They hope to install the new system in the coming weeks if the weather allows it.
 - Water crews recently conducted a pothole excavation at Centennial Park to locate the electric line needed for installing the NOLA pole camera.
 - 16 members of the Public Works team have completed their forklift training through CIRSA. Additionally, Isiah Fernandez has been studying for his distribution license; we wish him well on his upcoming test!



Safe and Secure

- The Police Department is welcoming Officer Marcos Balderas to the patrol team on February 25. Officer Balderas comes to us with two years' detentions experience from the Adams County Sheriff's Office. During that time, he was sponsored by Adams County and successfully completed the police academy to become POST certified.

Marcos is also fluent in Spanish, which is a great asset to the team and our community. Welcome, Officer Balderas!

- School Resource Officer Fairbanks' Student Police Academy is well underway at Frederick High School. Recently, he had the Department's three patrol officer trainees Grant, Pfiffner, and Wagner attend to chat with the students. They spoke at length about the police academy, their personal backgrounds, as well as the extensive hiring process and the steps involved in obtaining a position at a law enforcement agency. The students were quite receptive to the information and our officers were happy to answer their questions.



Fiscally Responsible Governance

- Bella Rosa staff have implemented new daily fees for 2025. It is too early to tell how well those have been received, as there have not been many playable days in January and early February.
- Communications & Engagement staff have updated and ordered new Police Department hiring brochures.



Town of Frederick Board of Trustees

Meeting Minutes
February 11, 2025

Work Session 5:30 PM

- A. Staff Introductions
- B. Wayfinding Presentation

Call to Order – Roll Call

Present were Mayor Crites, Mayor Pro Tem Brown, Trustees Lamach, March, Mahan, and Padia. Trustee TeVelde attended remotely.

Pledge of Allegiance

Approval of Agenda

There were no changes to the agenda.

Special Presentations

- C. St. Vrain Sanitation District Presentation -

Chris Kampmann District Manager of SVSD presented.

Public Comment

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Mr. Bing Sellars of Sol Dancer Agri-solar Farm spoke and provided a handout for the Board members.

Wyndham Hill resident, Mike Simms spoke regarding the submittal of a landscaping plan for a diversion structure in the ditch required prior to April 1st. Mayor Crites requested an update from Town Engineer, Sarah Watson regarding the Wyndham Hill Raw Water Program.

Staff Reports

- D. Administrative Report -

Town Manager Bryan Ostler introduced Ali Van Deutekom, Planning Manager, who spoke about the Maplewood Subdivision rezoning application. He also offered a reminder about the upcoming Quarterly Business Roundtable and provided information about the upcoming Windshield Tours.

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.

Motion by Trustee Brown and seconded by Trustee March to approve Consent Agenda. Upon roll call vote, motion passed unanimously.

E. Approval of January 28, 2025 Minutes

Action Agenda

F. Resolution 25-R-19 CBT Purchase Contract and Budget Amendment -
Sarah Watson, Engineer

Motion by Trustee Brown and seconded by Trustee Lamach to approve Resolution 25-R-19 CBT Purchase Contract and Budget Amendment. Upon roll call vote, motion passed unanimously.

G. Resolution 25-R-18 Grant Administrator's Report -
Sierra Fedder, Economic Development Specialist
Ryan Johnson, Assistant Town Manager
Todd Norris, Police Chief

Motion by Trustee Brown and seconded by Trustee March to approve Resolution 25-R-18 Grant Administrator's Report. Upon roll call vote, motion passed unanimously.

Mayor and Trustee Reports

Motion by Trustee Padia and seconded by Trustee Lamach to approve \$1,000 donation to A Woman's Place. Upon roll call vote, motion passed unanimously.

Adjournment

There being no further business of the Board, Mayor Crites adjourned the meeting at 7:55 PM.

Approved by the Board of Trustees:

ATTEST:

Tracie Crites, Mayor

Tricia David, Town Clerk

Town of Frederick
December 27, 2024 - January 30, 2025

1800DRYCLEAN NORTH METRO DENVER	Uniform Cleaning	400.85
21ST CENTURY EQUIPMENT LLC	Equipment Maintenance	1,265.05
225 OAK STREET LTD	Impact Grant Check	10,000.00
4 RIVERS EQUIPMENT LLC	Equipment Maintenance	286.08
5STARWASHCV LLC	Car Wash Fees	2,763.97
AAA PEST PROS LLC	Monthly exterminator service	355.00
ACE EQUIPMENT & SUPPLY CO., INC	Equipment	4,480.00
ACE HARDWARE OF FIRESTONE	Supplies	352.56
ACUSHNET COMPANY	Golf shop merchandise	127.82
ADAM MARCOVICH	Maintenance	250.00
ADAMSON POLICE PRODUCTS	Police Uniforms	17,892.26
ADM SERVICES LLC	Maintenance	600.00
ADVANCED DIRECT MARKETING INC	2025 Calendar mailing - postage	4,073.10
AGFINITY	Fuel	31,643.45
AGILEBITS INC	Password Vault Software	13,853.30
ALAN ISAAC	Boot Reimbursement	179.29
ALEX SCHULTZ	Livestream BOT	150.00
ALLIANCE SAFETY INC	Gas Monitoring	4,768.00
ALTITUDE AWARDS AND APPAREL	Embroidery	75.00
ARCHIVESOCIAL INC	Social Media Archiving 2025 Subscription	4,188.00
AXIS SURVEYING & LAND SERVIECS LLC	Subdivision Replat	875.00
B & H FOTO & ELECTRONICS CORP	Drone	4,146.34
BAILEY ARVIZU	Tuition Reimbursement	3,000.00
BARR ENGINEERING CO.	Milavec Reservoir Water Quality Services	28,760.50
BETTER BUSINESS CLEANING	Professional Services	5,856.00
BK TIRE, INC.	Vehicle Maintenance	3,276.98
BLACK HILLS ENERGY	Utilities	5,959.12
CACP	CACP Membership	750.00
CAGE ENGINEERING INC	Professional Services	21,635.94
CAPITAL BUSINESS SYSTEMS INC	Town Copier Lease Agreement	2,344.86
CENTRAL WELD COUNTY WATER DIST	Water Purchased	75,579.53
CENTRAL WELD CTY WATER DIST	Monthly Tap Fee Payment	96,000.00
CERVANTES CONCRETE	Concrete repair	55,830.00
CHRISTINE FRANCESCANI	Reimbursement for Conference	452.15
CINTAS CORPORATION	PW Mat Service	533.20
CIVIC PLUS	Emergency & Mass Notification Software	19,661.50
COBRA PUMA GOLF	Golf shop merchandise	232.78
CODE PUBLISHING INC	Municipal Code Web Update	899.50
COLE-TAC LLC	Police Equipment - Customer Covers	753.75
COLORADO BARRICADE CO	Supplies	7,140.14
COLORADO WATER CONGRESS	Annual Membership Dues	579.00
COMCAST CABLE	Boardroom Cable Service	41.90
COMCAST PHONE	Town Wide Internet Service	5,759.49
COMMUNITY COUNSELOR INC	Counseling Services	875.00
CONFLUENCE INC	Go Outdoors Frederick 2050	11,854.20
CORE & MAIN LP	Supplies	602.40
CORKAT DATA SOLUTIONS LLC	Change orders	14,593.00
COSTAR REALTY INFORMATION INC	CoStar Suite	616.55
DANA KEPNER CO	Supplies	163,951.60
DATASHIELD CORPORATION	Document Shredding	356.50
DAVID L CHRISTIANSEN LLC	Background Psych	1,350.00
DBC IRRIGATION SUPPLY	Supplies	5,186.93
DEFENSE TECHNOLOGY LLC	ICP Conference	995.00
DELL MARKETING LP	Laptops	9,315.55
DESIGN CONCEPTS CLA INC	Community Parks Master Plan	59,464.78
DLT SOLUTIONS LLC	Subscription	10,768.08
DR HORTON	Landscape escrow refund	10,161.00

Town of Frederick
December 27, 2024 - January 30, 2025

DUNAKILLY MANAGEMENT GROUP CORP	Owner Representation Service	7,020.00
DYER CONSTRUCTION	Hydrant Meter Refund Minus Damage	4,012.00
DYNAMIC BRANDS	Pull carts	1,396.88
E & G TERMINAL INC	Vehicle Supplies	87.55
ECLIPSE TINTING AND GRAPHICS	Window Film	1,049.52
ELDORADO ARTESIAN SPRINGS INC	Water Delivery Service - Town Hall	456.75
ELEMENT WATER CONSULTING INC	On-Call 2024 Services-Water Court Objections	84,178.28
ELEVATED FIRE SUPPLY	Equipment Maintenance	766.59
EMPLOYERS COUNCIL SERVICES INC	Employment Law Posters	330.00
ENGLAND THIMS & MILLER INC	ESRI GIS & Open Government Cartograph AM Supp	2,302.50
ENTENMANN-ROVIN CO	Police Badge	395.00
ENTERPRISE FM TRUST	Vehicle Lease Program	64,406.16
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	ERSI Annual License	30,200.00
ENVIROTECH SERVICES, INC.	Chemicals	21,097.01
EVENT RENTS DENVER, LLC	Supplies - Business Award	1,015.91
EVERGREEN HWY 52 & COLORADO LLC	HWY 52 & Colorado - Silverstone Marketplace ARP/	965,073.90
EXPRESS SERVICES INC	Temp services - golf shop payroll	5,967.80
FACTORY MOTOR PARTS CO	Vehicle Maintenance	300.97
FARNSWORTH GROUP INC	Facilities Master Plan	12,366.75
FASTENAL COMPANY	Supplies	224.96
FBI NATIONAL ACADEMY ASSOCIATES INC	Membership Dues	110.00
FORSGREN ASSOCIATES INC	Non-Potable Water Infrastructure	6,947.35
FRONTIER PRECISION INC	Catalyst 10 Annual Subscriptions	6,825.00
GAGE ROBERTSON	Boot Reimbursement	193.50
GALLS LLC	Police equipment	6,006.00
GARRETSON'S SPORTS CENTER	Name Tags	352.85
GENERAL AIR	Supplies	26.43
GEOTAB USA INC	Subscriptions	1,578.50
GILBERT CONTRACTING INC	Hydrant Meter Deposit Refund	9,000.00
GOLF ASSOCIATES SCORECARD COMPANY	Golf scorecards	1,273.27
GREEN MILL SPORTSMAN'S CLUB	Range Fees	150.00
GURPREET SINGH	Restitution	25.00
HALE OUTDOOR PRODUCTS LLC	Shooting Targets	16,006.64
HAROLD EXCAVATING	Hydrant Deposit Refund	4,500.00
HEADSTRONG COUNSELING LLC	Counselling Services	100.00
HIGH COUNTRY BEVERAGE	Beverage Order for Restaurant-Credit	630.75
HIGHER GROUND CONSULTING INC	Leadership Coaching	2,800.00
HOME DEPOT CREDIT SERVICES	Supplies	2,121.68
HR ADVANTAGE GROUP	HR Professional Services	8,662.50
HUMANE SOCIETY OF BOULDER VALLEY	Impound Fees	2,000.00
IAPE	Membership Renewal	65.00
IMAGEFIRST HOSPITALITY	Linens for restaurant	564.48
INFOSEND INC	Utility Billing statements, notices and postage	3,998.10
INNOVATE! INC	Support	5,153.55
INTERSTATE FORD	Vehicle Maintenance	67.52
ISIAH FERNANDEZ	Boot Reimbursement	258.06
ITERIS INC	Equipment	22,305.69
JD ENTERPRISES	Hydrant Meter Deposit Refund	4,500.00
JOHN DEERE FINANCIAL	Uniforms	979.88
JUAN HERRERA	Restitution	400.00
JUB ENGINEERS INC	Silver Birch and Bella Rosa Intersection Project	20,945.06
JUSTIN RITTER	Reimbursement	258.69
KATY PRESS	Retail Consulting	2,400.00
KELLY MARTINDALE	Deck the Downtown Monthly Advertising	940.00
KINSCO LLC	Police Uniforms	394.00
KS GRAPHICS	Thank You Cards	975.86
L & M ENTERPRISES INC	Pond Raw Water Repairs	82,069.00

Town of Frederick
December 27, 2024 - January 30, 2025

LAMP RYNEARSON & ASSOCIATES INC.	Frederick Storm Sewer Maintenance	9,050.00
LIFE STORIES CHILD & FAMILY ADVOCACY	Investigative Subscription	263.00
LIGHTHOUSE	Drilling & Traffic Control	27,256.00
LONGMONT DIGITAL PRINTING	Golf course brochure printing	647.70
LONGMONT MUNICIPAL COURT	Cash Bond	100.00
MAC EQUIPMENT INC	Equipment Repair	87.99
MARTIN MARTIN INC	Roadway Design	5,950.00
MATTHEW SURA LLC	Oil & Gas Legal Work	18,357.76
MAX DAFFRON	Reimbursement for Conference	36.40
MBI MEDICINE FOR BUSINESS AND INDUSTRY	Employee DOT Drug Screens	90.96
MICHAEL WARD	Reimbursement for Per Diem	73.21
MIKE MAROONE CHEVROLET BUICK GMC LONGMONT	Vehicle Maintenance	603.50
MILE HIGH SHOOTING ACCESSORIES LLC	Target Loads	376.95
MILLER MENDEL INC	Background Investigation	139.55
MINT GREEN GROUP USA	Golf shop merchandise	229.90
MITCHELL1	Subscription	2,880.00
MOSES WITTEMYER HARRISON & WOODRUFF PC	Legal Services	124,108.66
MOUNTAIN TRUCK & EQUIPMENT	Vehicle Maintenance	72.00
MS GIOVANNA LLC	Impact Grant Check	5,608.00
NARANJO CIVIL CONSTRUCTORS INC	Bella Rosa Parkway & Colorado Blvd	2,712.72
NATW	NATW Membership	35.00
NEOTREKS INC	Subscription	5,040.00
NEW COAL RIDGE DITCH COMPANY	2024 Water Assessments - 8 Shares	328.00
NITV FEDERAL SERVICES LLC	CVSA Computer	8,985.00
NORTHERN CO. WATER CONSERVANCY DISTRICT	NISP	2,171,107.30
OCCUPATIONAL HEALTH CENTERS	Pre-Employment Screening	828.00
P & W GOLF SUPPLY LLC	Driving range supplies	127.00
PARAMOUNT REMODELING CO., INC	Impact Grant Check	10,000.00
PAUL DIKES GLASS INC	Professional Services	525.00
PEEL HANDCRAFTED PIZZA, EDGE GOURMET STREET KI	Impact Grant Checks	8,459.30
PLUMMER	Water Treatment Feasibility Study	60,715.78
POLICE AND SHERIFFS PRESS INC	ID Cards	65.65
POLICE EXECUTIVE RESEARCH FORUM	PERF Training	11,200.00
PRE ACTION FIRE INC	Professional Services	525.00
PRO GOLF REPAIR LLC	Pro Golf Services - December	780.62
RAMEY ENVIRONMENTAL COMPLIANCE	Professional Services	115.56
RB B ARCHITECTS INC	Town of Frederick Public Works Facility	179,169.00
RED DOG RADIOS LLC	Radio Equipment	6,522.00
REDI SERVICES LLC	Portable toilet and handwash for event	600.00
RICK ENGINEERING COMPANY - COLORADO	Mendoza Site Plan	51,853.02
RINGCENTRAL INC	Town Phones	3,975.51
ROCKY MOUNTAIN INTEGRATORS INC	DSX Card Access Repair	450.00
RUSSELL MOORE	Staff Apparel	825.99
SAFEWAY	Supplies	788.35
SHAWN JORDISON CONSULTING LLC	Accessible PDF remediation	6,526.00
SIERRA FEDDER	Conference Reimbursement	75.60
SMARTFORCE TECHNOLOGIES INC	Citizen Contact Software	20.74
SOUTHPAW ELECTRIC	Electric Service	4,046.00
SRIXON CLEVELAND GOLF XXIO	Credit for golf shop merchandise returned	15.76
ST VRAIN SANITATION DISTRICT	Sewer Payment	5,589.50
SWIRE COCA-COLA USA	Coke products for restaurant	534.30
SYMBOLARTS LLC	Challenge Coins	5,172.00
SYSCO DENVER	Dish machine lease - December 2024	1,016.00
TAYLOR MADE GOLF COMPANY	Golf shop merchandise	738.86
THE SHERWIN-WILLIAMS CO	Supplies	24.84
TLO LLC	Investigative Fees	110.80
TONI BOWERSOX	Refund for Utility Bill Overpayment	54.06

Town of Frederick
December 27, 2024 - January 30, 2025

TOUR EDGE	Golf equipment	1,692.00
TRANSWEST TRUCK	Supplies	87.80
TRAVISMATHEW LLC	Golf shop merchandise	61.80
TRINIDAD STATE JUNIOR COLLEGE	2025 Scholarship	2,000.00
TRITECH FORENSICS	Blood Kits	59.00
TRT CONSTRUCTION	Project 2024 - Golf Clubhouse	1,400.00
TRUEPOINT SOLUTIONS LLC	ROW permit workflow	4,626.77
TYLER BUSINESS FORMS	Check Stubs	230.42
TYLER TECHNOLOGIES	UB notifications and calls	29,211.09
U.S. POSTAL SERVICE (CMRS-FP)	Postage	500.00
UME CUSTOM EMBROIDERY & IMPRINTING LLC	Embroidery services	192.00
UNITED POWER	Utility Bill	8,637.88
UNITED RENTALS	Equipment	13,660.54
UNIVERSITY AUTO PARTS INC	Equipment	501.50
UTILITY NOTIFICATION CENTER OF COLORADO	Utility Locates	428.28
VERIZON WIRELESS	Town cell phones	11,735.03
VIA MOBILITY SERVICES	Transportation Services	6,048.00
WASTE CONNECTIONS OF COLO INC	Monthly trash & recycle service	792.28
WELD COUNTY CHIEF'S OF POLICE ASSOC	Membership Dues	1,250.00
WELD COUNTY DEPARTMENT OF PUBLIC	Professional Services	669.50
WELD COUNTY INFORMATION TECHNOLOGY	RSA Token Fees	269.27
WELLY LLC	Staff water bottles	953.00
WEX BANK	Fuel	1,490.01
ZACHARY HARRIS	Conference Reimbursement	142.24
ZENDESK INC	License	837.43
	Total	4,979,160.57



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

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

Resolution 25-R-23 Adopting the Town of Frederick Arts Committee Bylaws

Agenda Date: Board of Trustees February 25, 2025

Attachments: 1. Resolution - Arts Committee Bylaws

Reviewed By: Jason Leslie, Deputy Town Manager

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:



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.

The bylaws govern the Arts Committee to allow them to be an effective and efficient Committee of the Town of Frederick.

Summary Statement:

This resolution will adopt Bylaws governing operations of the Arts Committee

Detail of Issue/Request:

Article IX of the Town of Frederick Municipal Code requires the creation of Bylaws to govern the operations of authorized Commissions and Committees that are not specifically defined in Article IX.

The Arts Committee voted to approve their bylaws on February 11, 2025

Legal Comments:

The Town Attorney has reviewed and approved the Bylaws.

Alternatives/Options

Adopt the Resolution: The Board may choose to adopt the bylaws as presented.

Adopt the Resolution with Conditions: The Board may choose to adopt the bylaws with conditions.

Deny the Resolution: The Board may choose not to adopt the bylaws.

Financial Considerations

Not Applicable

Staff Recommendation

Staff recommends the board adopt this resolution.

Community Impact

The arts Committee Bylaws provide a framework for the Arts Committee to work within to efficiently facilitate Public Art within the Town of Frederick.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-23**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK APPROVING BYLAWS GOVERNING THE OPERATIONS OF
THE ARTS COMMITTEE**

WHEREAS, the Town of Frederick's 2025-2026 Strategic Plan prescribes Effective, Efficient & Strategic Government Operations and Fiscally Responsible Governance as a primary focus; and,

WHEREAS, Article IX of the Town of Frederick Municipal Code authorizes the creation of Commissions and Committees; and,

WHEREAS, the Town's Arts Committee supports and implements the Town's Strategic Plan; and

WHEREAS, Article IX of the Town of Frederick Municipal Code requires the creation of bylaws to govern the operations of authorized Commissions and Committees.

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

The Board of Trustees hereby authorizes bylaws of the Town of Frederick's Arts Committee that are substantially similar, pending legal review, to those submitted on this date.

**INTRODUCED, READ, PASSED AND SIGNED THIS 25TH DAY OF
FEBRUARY, 2025.**

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

ATTEST:

By: _____
Tricia David, Town Clerk



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

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

Ordinance No. 1403 Amending Code for Arts Fund spending

Agenda Date: Board of Trustees February 25, 2025

Attachments: 1. Arts Committee Ordinance

Reviewed By: Jason Leslie, Deputy Town Manager

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:



COMMUNITY AND 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.

Summary Statement:

This Ordinance will amend the Town of Frederick Municipal Code to allow for the Town of Frederick Arts Committee to explore types of art beyond that of just visual art.

Detail of Issue/Request:

The Arts Committee is currently limited to visual art by Town Code.

Chapter 3, Article 1, Sec. 3-2. defines work of art as "Sculpture, monument, mural, fresco, relief painting, fountain, banner, mosaic, ceramic, weaving, carving, and stained glass". This limits the Arts Committee to only visual forms of Art, and the Committee would like to expand the types of art that they can pursue.

Chapter 3, Article 1, Sec. 3-4 establishes and defines the Art in Public Places Fund "shall be expended only for the commissioning and/or acquisition of works of art and repair of works of art and the expenses of the administration of this chapter" By changing the definition of works of art, the committee can then also fund the acquisition of art beyond visual art.

Legal Comments:

The Town Attorney's Office has reviewed this Ordinance.

Alternatives/Options

Approve Ordinance: The board may choose to approve this Ordinance.

Approve Ordinance with Conditions: The Board may choose to approve this ordinance with conditions.

Deny Ordinance: The Board may choose not to approve this ordinance.

Financial Considerations

N/A

Staff Recommendation

Staff recommends the approval of this Ordinance.

Community Impact

This will impact the community by providing diverse forms of public art for the community to enjoy.

TOWN OF FREDERICK, COLORADO
ORDINANCE NO. 1403

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO TO AMEND THE TOWN OF
FREDERICK MUNICIPAL CODE TO EXPAND THE PURVIEW OF THE FREDERICK ARTS
COMMITTEE IN SUPPORT OF CREATIVE ARTS WITHIN THE TOWN, AND PROVIDING FOR
REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Chapter 2, Article X, Division 6 of the Town of Frederick Municipal Code (“Code”) provides for creation of the Frederick Arts Committee; and

WHEREAS, Chapter 3, Article I provides for funding, acquisition, and maintenance of works of art by the Town, to be guided by the Arts Committee; and,

WHEREAS, the Town of Frederick Board of Trustees is in support of expanding the purview of the Arts Committee to allow for Town presentation and facilitation of arts such as music, theater production, and other products of the creative arts, in addition to visual arts, as provided for in Code; and

WHEREAS, increasing the breadth of the Arts Committee’s focus and duties is in support of the Town’s 2025-2026 Strategic Plan, Community & Economic Vitality and Dynamic, Inclusive & Connected Community.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO, AS FOLLOWS

Section 1. Chapter 2, Article X, Division 6 of the Town of Frederick Municipal Code is hereby amended as follows:

Section 2-9-600. Purpose.

To advise and provide recommendations to the Board of Trustees on acquisitions of works of public art and their placement, presentation, or facilitation within the Town and administer the Art in Public Places Program in accordance with Chapter 3 Article I of this Code.

Section 2. Chapter 3, Article I of the Town of Frederick Municipal Code is hereby amended as follows:

Section 3-2. Definitions.

For the purpose of this Chapter the following words and phrases shall be defined as set out below:

(1) *Art in public places* means any ~~visual~~ work of art displayed or presented at or in an open Town-owned area, on the exterior of any Town-owned facility, inside any Town-owned facility in areas designated as public areas, or at or on non-Town property if the work of art is installed or financed either wholly or in part with Town funds or grants provided by the Town.

(2) *Commission* means the Frederick Arts Committee created in Section 2-9-600 of this Code.

(3) *Construction cost* means the actual cost of any construction project with an estimated construction cost of twenty-five thousand dollars (\$25,000.00) or more, excluding, however, engineering and administrative costs, costs of fees and permits and indirect costs, such as interest during construction, advertising and legal fees.

(4) *Construction project* means the construction, rehabilitation, renovation, remodeling, equipping, or improvement of any building, street, park, utility line, or public improvement by the Town, including all associated landscaping, parking and the like, but excluding any other improvements exempted by the Board of Trustees from the requirement of Section 3-3 after a public hearing thereon.

(5) *Art in public places fund* shall mean the Art in Public Places Fund established by this Chapter.

(6) *Work of art* includes, but is not limited to, a painting, sculpture, poem, piece of music, theater production, or other product of the creative arts ~~sculpture, monument, mural, fresco, relief, painting, fountain, banner, mosaic, ceramic, weaving, carving and stained glass~~. *Work of art* would normally not include paving or signs.

Section 3-5. Administration.

The Commission shall administer the provisions of this Chapter relating to the acquisition of works of art and their display, presentation, or facilitation. The administrative staff of the Town shall provide support and assistance to the Commission as necessary to accomplish the purpose of this Chapter, and shall be reimbursed for actual expenses incurred as expenses of administration. The Commission shall submit to the Board of Trustees, not later than March of each year, a report of its activities for the prior year.

Section 3-6. Guidelines.

The Commission shall adopt guidelines to:

- (1) Identify suitable art objects, presentations, or events for Town buildings and non-Town property with the permission of the property owner;
- (2) Facilitate the preservation of art objects and artifacts that may be displayed in public places;
- (3) Prescribe a method or methods for competitive selection of art objects for display and for participation of artists in presentations and events, as appropriate;
- (4) Prescribe procedures for the selection, acquisition, and display of art in public places and selection of artists for participation in presentations and events, as appropriate; and
- (5) Set forth any other matter appropriate to the administration of this Chapter.

Section 3-9. Ownership.

All works of art acquired pursuant to this Chapter shall be acquired in the name of, and title shall be held by, the Town of Frederick, Colorado, unless otherwise agreed upon in writing.

Section 3. 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.

Section 4. 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 parts, sections, subsections, sentence, clauses, or phrases be declared invalid.

Section 5. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 6. Certification. The Town Clerk shall certify the passage of this Ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS ____ DAY OF _____, 2025.

ATTEST:

TOWN OF FREDERICK

By:

Tricia David, Town Clerk

By:

Tracie Crites, Mayor



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

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

Resolutions 25-R-20, 25-R-21, and 25-R-22 Dreamers Ridge Phase 1 Replat A Minor Subdivision, Public Trail Easement & Emergency Access Easement

Agenda Date: Board of Trustees February 25, 2025

Attachments:

1. Signed PCR-2025-01A
2. Dreamers Ridge Phase 1 Replat A Minor Subdivision
3. Public Access Easement Agreement- Dreamers Ridge Phase 1 Tract A
4. Emergency Access Easement Agreement- Dreamers Ridge Phase 1 Tract A
5. R-25-20 Dreamers Ridge Phase 1 Replat A Minor Subdivision
6. R-25-21 Dreamers Ridge Public Access Easement
7. R-25-22 Dreamers Ridge Emergency Access Easement

Reviewed By: Jason Leslie, Deputy Town Manager

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

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.

This request aligns with the Town's infrastructure strategy as the proposal further dedicates necessary right of ways to meet the goals of our Transportation Master Plan as well as proposes a public access easement to create future pedestrian connections per our Parks, Open Space and Trails Master Plan.

Summary Statement:

This is a request to consider the Dreamers Ridge Phase 1 Replat A Minor Subdivision which creates one 26.79-acre Lot and six outlots. The entire property is zoned Residential Estate (R-E). The one buildable lot is intended for a single-family detached dwelling and the six outlots will remain undeveloped. Additionally, there is a proposed 30' wide public trail access easement found at the northwest corner of the Dreamers Ridge Phase 1 Minor Subdivision within Tract A. This public trail access easement dedication was at the request of our Parks and Open Space Department to allow for future public trail connections. The applicant is also requesting the acceptance of a 26' wide emergency access easement to serve the future private residence within proposed Lot 1. Lastly, the applicant is proposing to dedicate the full width of the right of way for the portion of Godding Hollow Parkway and Bulrush Boulevard (County Road 5) adjacent to proposed Outlot A and Outlot B of the Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Detail of Issue/Request:

The applicant proposes creating one lot and six outlots with the Dreamers Ridge Phase 1 Replat A Minor Subdivision. To comply with our current Parks and Open Space Master Plan, the applicant is providing a 30' wide public trail access easement for future trail installation and public access. This public trail access easement will run through existing Tract A (Proposed Outlot E) which is dedicated as agricultural land and will remain undeveloped. The public trail access easement will enhance connections as the greater Town trail system continues to expand. The applicant ("Grantor") shall be responsible for the operation and maintenance of the Easement Area but will be prohibited from interfering with the public access granted by this proposed easement.

To properly serve the proposed Lot 1, pending approval of the Dreamers Ridge Phase 1 Replat A Minor Subdivision, will have a single-family home, pending building permit review and approval, a 26' wide emergency access easement is requested. The 26' wide emergency access easement will access off of County Road 5 and onto Lot 1. The applicant ("Grantor") shall be responsible for the installation and maintenance of the

easement such that it will support heavy fire truck traffic. The Grantor may gate the initial access as long as the gate is installed with a Knox Box for emergency access and the gate is located far enough within the property such that fire trucks can pull completely off of County Road 5 in front of the gate.

As part of the Dreamers Ridge Phase 1 Replat A Minor Subdivision, the existing 60-ft petitioned right-of-way (ROW) for County Road 5 shall be dedicated by this plat as the full 80-ft ROW width for a two-lane minor arterial roadway as identified in the Town's Transportation Master Plan. Additional ROW for Godding Hollow Parkway will also be dedicated by this plat. Currently, there is 50-ft of existing ROW north of the roadway centerline as dedicated by the Avocet First Amendment and 30-ft petitioned ROW adjacent to Dreamers Ridge. With this plat 50-ft of ROW, the 30-ft petition plus an additional 20-ft will be dedicated to facilitating the full 100-ft ROW arterial roadway cross-section as identified in this area consistent with the Dreamers Ridge subdivision.

The Planning Commission considered the minor subdivision request at a public hearing on February 6th, 2025. The Commission had provided technical comments regarding the proposed plat per State Surveying Standards ahead of the public hearing. The applicant was able to address these comments and make the necessary updates to the proposed plat. The Board is considering the most up-to-date version of the proposed plat, tonight. The Commission had a question regarding what types of uses could be permitted on the proposed Lot 1. Staff responded that the entire property is zoned Residential Estate (R-E) and that the permitted uses include single-family detached dwellings as well as limited agricultural uses. The Commission also had a question regarding the intent of designating six outlots to which the applicant replied that they had no intent of developing the adjacent land at this time. If the applicant ever chooses to propose development on any of the six outlots, they will be required to replat the property, at which time the Planning Commission and Board of Trustees would have the opportunity to consider. No one from the public attended the public hearing. The Planning Commission approved this proposal with a vote of 3-0.

Legal Comments:

This proposal has been reviewed by the Town's legal department.

Alternatives/Options

Minor Subdivision:

Approval:

I move to approve Resolution 25-R-20, which directs the Town to approve Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Approval with Conditions:

I move to approve Resolution 25-R-20, which directs the Town to approve Dreamers Ridge Phase 1 Replat A Minor Subdivision with the following conditions: (list conditions).

Denial:

I move to deny Resolution 25-R-20, which directs the Town to deny Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Public Trail Access Easement:

Approval:

I move to approve Resolution 25-R-21, which directs the Town to accept the Perpetual Non-Exclusive Public Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision.

Approval with Conditions:

I move to approve Resolution 25-R-21, which directs the Town to accept the Perpetual Non-Exclusive Public Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision with the following conditions: (list conditions)

Denial:

I move to deny Resolution 25-R-21, which directs the Town to deny the Perpetual Non-Exclusive Public Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision.

Emergency Access Easement:

Approval:

I move to approve Resolution 25-R-22, which directs the Town to accept the Perpetual Non-Exclusive Emergency Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision.

Approval with Conditions:

I move to approve Resolution 25-R-22, which directs the Town to accept the Perpetual Non-Exclusive Emergency Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision. with the following conditions: (list conditions)

Denial:

I move to deny Resolution 25-R-22, which directs the Town to deny the Perpetual Non-Exclusive Emergency Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision.

Combined Motion Language:

Approval:

I move to approve Resolutions 25-R-20, 21 & 22, which direct the Town to accept the Dreamers Ridge Minor Subdivision Request, Perpetual Non-Exclusive Public Access Easement & Perpetual Non-Exclusive Emergency Access Easement.

Approval with Conditions:

I move to approve Resolutions 25-R-20, 21 & 22, which direct the Town to accept the Dreamers Ridge Minor Subdivision Request, Perpetual Non-Exclusive Public Access Easement & Perpetual Non-Exclusive Emergency Access Easement with the following conditions: (list conditions)

Denial:

I move to deny Resolutions 25-R-20, 21 & 22, which direct the Town to deny the

Dreamers Ridge Minor Subdivision Request, Perpetual Non-Exclusive Public Access Easement & Perpetual Non-Exclusive Emergency Access Easement.

Financial Considerations

Not Applicable.

Staff Recommendation

Staff recommends approving Resolution No. 25-R-20, which approves the Dreamers Ridge Phase 1 Replat A Minor Subdivision, Resolution No. 25-R-21, which accepts the Perpetual Non-Exclusive Public Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision as well as Resolution No. 25-22, which accepts the Perpetual Non-Exclusive Emergency Access Easement for Tract A, Dreamers Ridge Phase 1 Minor Subdivision.

Community Impact

This proposal shall ultimately have a positive impact on the community as it dedicates necessary right of way that will allow for the future full build out of County Road 5 and Godding Hollow Parkway. At full build out, these roads will improve overall traffic circulation and include bicycle and sidewalk connectivity. Additionally, all public trails within the Town of Frederick should have an access easement when located on private property. Pedestrian connectivity and trail connections are vital for the health and safety of the community.

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Recommending Approval of Dreamers Ridge Phase 1 Replat A Minor Subdivision

Section 1. The Frederick Planning Commission finds that:

1.1 An application for the Dreamers Ridge Phase 1 Replat A has been submitted.

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public hearing held February, 6, 2025.

1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

1.5 Said application conforms with the applicable requirements of Section 4.9.2 of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application.


Chairperson, Planning Committee

PCR-2025-01A

A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1

1 LOT, 6 OUTLOTS - 182.42 ACRES

[illegible]

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT:

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE
ACTING IN HIS CAPACITY AS MANAGER OF DREAM MEANER HOLDINGS, LLC, THIS _____ DAY OF _____

Table 1. *Phylogenetic relationships of the studied species*

LAND USE		AREA	ZONING/CURRENT USE
LOT 1		26.79 Ac.	R-E/PRESIDENTIAL
OUTLOT A		40.42 Ac.	R-E/AGRICULTURAL & OIL-GAS FACILITIES
OUTLOT B		23.99 Ac.	R-E/AGRICULTURAL
OUTLOT C		29.49 Ac.	R-E/RESERVOR
OUTLOT D		36.45 Ac.	R-E/RESERVOR
OUTLOT E		13.44 Ac.	R-E/AGRICULTURAL
OUTLOT F		5.96 Ac.	R-E/AGRICULTURAL
DEDICATED ROW		5.98 Ac.	
TOTAL		182.42 Ac.	

[illegible]

ATTEST:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING
COMMISSION RESOLUTION 20____-____ THIS ____ DAY OF _____

I, BO BAIZE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

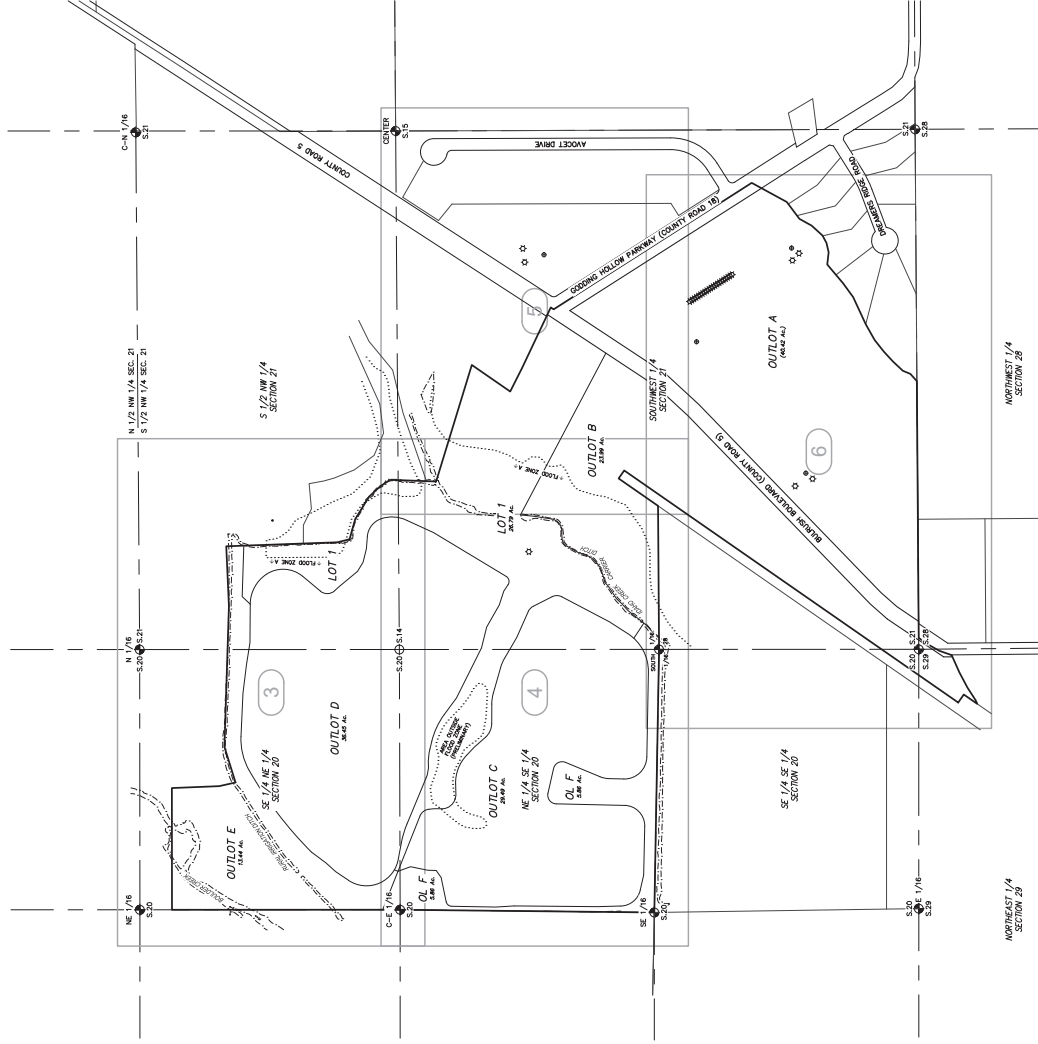
OWNER/APPLICANT/MINERAL RIGHTS HOLDER:
DREAM WEAVER HOLDINGS, LLC
PO BOX 983
BROOKFIELD, CO 80038

IRRIGATION DITCH:
RURAL DITCH COMPANY
PO BOX 119
LONGMONT, CO 80502

ENGINEER/SURVEYOR:
HURST & ASSOCIATES, INC.
1265 SOUTH PUEBLO ROAD SUITE B
LAFAYETTE, CO 80026

DRAWING NAME		DREAMERS RIDGE REPLASH 1-2	
JOB NUMBER		2628-01	
DATE		02/04/25	
SCALE		N/A	
SHEET NO.		1 OF 6	
DRAWN BY	BO	DESIGNED BY	APPROVED BY

DREAMERS RIDGE PHASE 1 REPLAT A
A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1
OVERALL MAP - SHEET 2



DREAMERS RIDGE PHASE 1 REPLAT A FINAL PLAT		FREDERICK, COLORADO	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING HURST & ASSOCIATES, INC. 1255 S. Public Road, Suite 8 Littleton, CO 80120 303.449.9105			
SHEET 2 OF 6		DATE: 10/14/25	
DRAWN BY: [Signature]		CHECKED BY: [Signature]	
DATE: 10/14/25		DATE: 10/14/25	
SCALE: 1"=300'		SCALE: 1"=300'	
DREAMERS RIDGE PHASE 1		DREAMERS RIDGE PHASE 1	

SHEET 3



DRAWING NAME: Dreadnought Ridge Replat sh 3-6	
DATE: 02/04/25	JOB NUMBER: 2628-01
SCALE: 1"=100'	DESIGNED BY: BO
SHEET NO: 3 OF 6	DRAWN BY: BO
	APPROVED BY:

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SHEET 4



NOTES:

1. "SET" AT PROPERTY CORNERS INDICATE NO MONUMENT WAS PLACED AT PROPERTY CORNER. STAMPED PLAT 37990 ON 16TH OF APRIL 1984 AT LOCATION.

2. (C) = CALCULATED COURSE

3. (M) = MEASURED COURSE

4. (P) = PLAT AT PLAT

5. (S) = EXISTING GAS SHOWNS AS SHOWN ON DREAMER'S ROSE IN DOCUMENTS.

6. (E) = EXISTING GAS SHOWNS RECORDED AT RECEPTION IN DOCUMENTS. 20142484 AND 2634348 HAVE NOT WIDTHS DESCRIBED IN DOCUMENTS.

7. MONUMENTS LOCATED AT THE SOUTHWEST CORNER OF SECTION 20. THE MONUMENT IS COMB OF STEEL AND CONCRETE. THE MONUMENT IS HELD FOR THIS PLAT. IT FITS EXISTING FENCE LINE. THE MONUMENT IS LOCATED AT THE SOUTHWEST CORNER OF ROSE PHASE 1 PLAT AND AS BEING THE SOUTHWEST CORNER ON THE FOLLOWING DOCUMENTS:

AT 3497330 AND 3497331 THE SURVEY RECORDS 07/02/2007

AT 3497330 AND 3497331 THE SURVEY RECORDS 05/10/2010 AT 3497330 AND 3497331

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.56'	230.00'	9°51'17"	S37°36'29"W	39.51'
C2	194.73'	230.00'	48°30'53"	S66°47'26"W	188.97'
C3	67.78'	165.00'	23°31'30"	N77°18'41"W	67.28'



DRAWING NAME:		DREAMERS RIDGE RESIDENTIAL 3-6	
JOB NUMBER:		2628-01	
DRAWN BY:	BO	DATE:	02/04/25
DESIGNED BY:		SCALE:	1"=100'
APPROVED BY:		SHEET NO.:	4 OF 6

Page 32 of 50

SHEET 6



G:\26281\Survey\Drawers Ridge Replat sh 3-6.dwg

Page 34 of 58

DRAWING TITLE	DREAMERS RIDGE PHASE 1				
	REPEAT A FINAL PLAN FREDERICK, COLORADO				
DRAWING NUMBER	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LAND MARKING				
	HURST & ASSOCIATES, INC. 1265 S. Park Road, Suite 8 Lafayette, CO 80076 303.445.9150				
DATE	2/28/01	DATE	02/04/25	DATE	02/04/25
BY	BO	BY	BO	BY	BO
CHECKED BY	BO	CHECKED BY	BO	CHECKED BY	BO
SHEET	8 OF 6	SHEET	8 OF 6	SHEET	8 OF 6
Dreamers Ridge Phase 1.dwg 3/28/01					

PERPETUAL NON-EXCLUSIVE PUBLIC ACCESS EASEMENT AGREEMENT

THIS PERPETUAL NON-EXCLUSIVE PUBLIC ACCESS EASEMENT AGREEMENT ("Agreement"), is made by and between Dream Weaver Holdings LLC, a Limited Liability Company whose address is P.O. Box 983 Broomfield, CO ("Grantor"), and the Town of Frederick, Colorado, a Colorado statutory town, whose address is 401 Locust Street, Frederick, CO 80530 ("Town"). Town and Grantor may be individually referred to as a "Party" and collectively referred to herein as "Parties."

RECITALS

WHEREAS, Grantor is the owner of all that certain real property located in the Town of Frederick, County of Weld, State of Colorado, described in **Exhibit A** attached hereto and made a part hereof (the "Parcel"); and

WHEREAS, as a condition to granting approval for development of the Parcel, the Town of Frederick has required, and Grantor has agreed, that an easement will be granted to the public over certain portions of the Parcel for pedestrian ingress and egress, subject to the conditions and limitations hereof.

NOW THEREFORE, in consideration of the facts above recited and of the mutual covenants, terms, conditions, and restrictions herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Grant of Public Access Easement to Town. Grantor hereby grants, sells, and conveys to the Town, its successors, and assigns a Perpetual Non-Exclusive Public Access Easement ("Easement") over the portions of the Parcel shown on **Exhibit B** hereto as pedestrian "walking path" within the area labeled as "Public Access Easement" (the "Easement Area") for pedestrian ingress and egress by members of the public to adjoining lands.

2. Use of Easement Area. The use of the Easement Area pursuant to the rights granted under this Agreement shall be non-exclusive. Grantor shall have the right to use the Easement Area for any purpose that does not interfere with the public access granted in this easement. Grantor shall not erect any structures or improvements on the Easement Area without first requesting in writing and then receiving the Town's prior written consent.

3. Restrictions. The Grantor reserves the right to impose reasonable restrictions on the use of the Easement Area to enable Grantor to repair, protect wildlife, and maintain the Parcel and improvements thereon, provided that such restrictions do not substantially impair or diminish the rights of the Town or public provided herein. This easement is located within a quarter mile of an

eagle and other birds of prey nesting area. Construction and public access shall not be allowed when birds of prey are still in their nest, when said nest are located within $\frac{1}{4}$ of the easement.

4. Conditions. Grantor, as or if needed, shall be allowed to install privacy fences and gates of their choosing, in compliance with provisions of the Town's Land Use Code governing fences, along the easement to prevent access to their property. Grantor may contact the Town of Frederick Police Department in the event of trespass and the Town agrees to respond to said request in a timely manner. Grantor may place signs to prevent trespass (and given a permit from the Town if required).

5. Operation and Maintenance. The operation and maintenance of the Easement Area shall be the responsibility of the Grantor, provided, however, that the Grantee shall have the right to access the Easement Area on the Parcel if given permission by the Grantor. The Grantor shall provide permission for reasonable requests by the Grantee.

6. Covenants Running with the Land. The Parties agree that the covenants and agreements set forth herein shall be binding upon and inure to the benefit of their respective successors, assigns, tenants, employees, licensees, and invitees, and shall run with the land. This Agreement shall be recorded in the real property records of Weld County, Colorado, and shall serve as notice to and shall be binding upon and inure to the benefit of the Parties and upon the successive owners of Grantor's property.

7. Notice. Any notice, request, or demand under this Easement shall be in writing and shall be deemed given, received, and served (a) upon personal delivery or upon transmission by telecopier or similar facsimile transmission device, or (b) on the third business day after mailing, postage prepaid, by registered or certified mail, return receipt requested, in each case addressed as follows:

If to Grantor:

Dream Weaver Holdings LLC
P.O. Box 983
Broomfield, CO 80038



If to Town:

Town of Frederick
Town Attorney
PO Box 435
Frederick, CO 80530

Town of Frederick
Town Manager
PO Box 435
Frederick, CO 80530

8. Warranty of Title. Grantor represents and warrants that Grantor has the full right and lawful authority to make the grant contained in this Agreement. Grantor shall defend the Town in the exercise of the Town's rights under this Agreement against any defect in Grantor's title to the land involved, or Grantor's right to make the grant contained in this Agreement.

9. Governing Law. The terms and provisions of this Easement shall be construed and enforced in accordance with the laws of the State of Colorado. Venue for any dispute arising from the Easement shall be deemed proper in Weld County, Colorado.

10. No Multi-Year Fiscal Commitment. Any financial obligation of the Town is contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The Town does not warrant that funds will be available to fund this Agreement beyond the fiscal year in which it is executed.

11. Colorado Governmental Immunity Act. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, by Town 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 ("CGIA").

12. Severability and Reformation. If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, if allowed by law, in lieu of such invalid, illegal, or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable. If such reformation is not possible, this Agreement shall be construed and enforced without such provision, to the extent that this Agreement is then capable of execution within the original intent of the Parties.

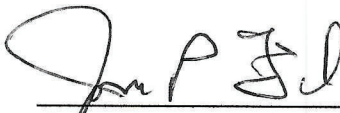
13. Entire Agreement. The Parties hereto agree that neither has made or authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein, and no oral representation, promise, or consideration different from the terms herein contained shall be binding on either Party, its agents, or employees.

14. Successors and Assigns. The covenants herein contained shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, personal representatives, successors, and assignees.

15. Headings. Section and subsection titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference. Such titles and captions in no way define, limit, extend, or describe the scope of this Agreement nor the intent of any text following the title or caption.



Dream Weaver Holdings LLC:



Jon P. File Manager

STATE OF COLORADO)
)ss.
COUNTY OF Adams)

Subscribed and acknowledged before me this 31 day of January, 2025 by
Jon P File

WITNESS my hand and official seal.

My commission expires: 02 / 28 / 28



Notary Public

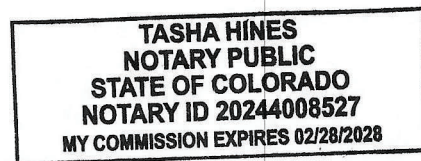




EXHIBIT A

**TRACT A, DREAMER'S RIDGE PHASE 1, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF
COLORADO**

A handwritten signature in black ink, appearing to be 'J. A.', located in the bottom right corner of the page.

EXHIBIT B

EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT ACROSS TRACT A OF DREAMER'S RIDGE PHASE 1 AS RECORDED AT RECEPTION NUMBER 4407208 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 FROM WHENCE THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 BEARS S00°36'30"W, 1299.92 FEET (BASIS OF BEARING);

THENCE N00°00'12"W, 279.92 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING;

THENCE 908.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2475.00 FEET, A CENTRAL ANGLE OF 21°01'34", AND A CHORD BEARING N52°00'40"E, 903.17 FEET;

THENCE 138.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 29°56'42", AND A CHORD BEARING N77°29'48"E, 136.93 FEET.

THENCE S87°31'51"E, 766.20 FEET;

THENCE S88°10'41"E, 250.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT A, SAID POINT BEING THE POINT OF ENDING FROM WHENCE THE POINT OF COMMENCEMENT LIES S66°06'11"W, 2035.39 FEET, CONTAINING 61,891 SQUARE FEET, MORE OR LESS.

AT THE WESTERN BEGINNING OF THE EASEMENT, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

AT THE EASTERN TERMINUS, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE EASTERLY LINE OF SAID TRACT A.

**TRAIL ACCESS EASEMENT
TRACT A OF DREAMERS RIDGE PHASE 1
FREDERICK, COLORADO**

HURST

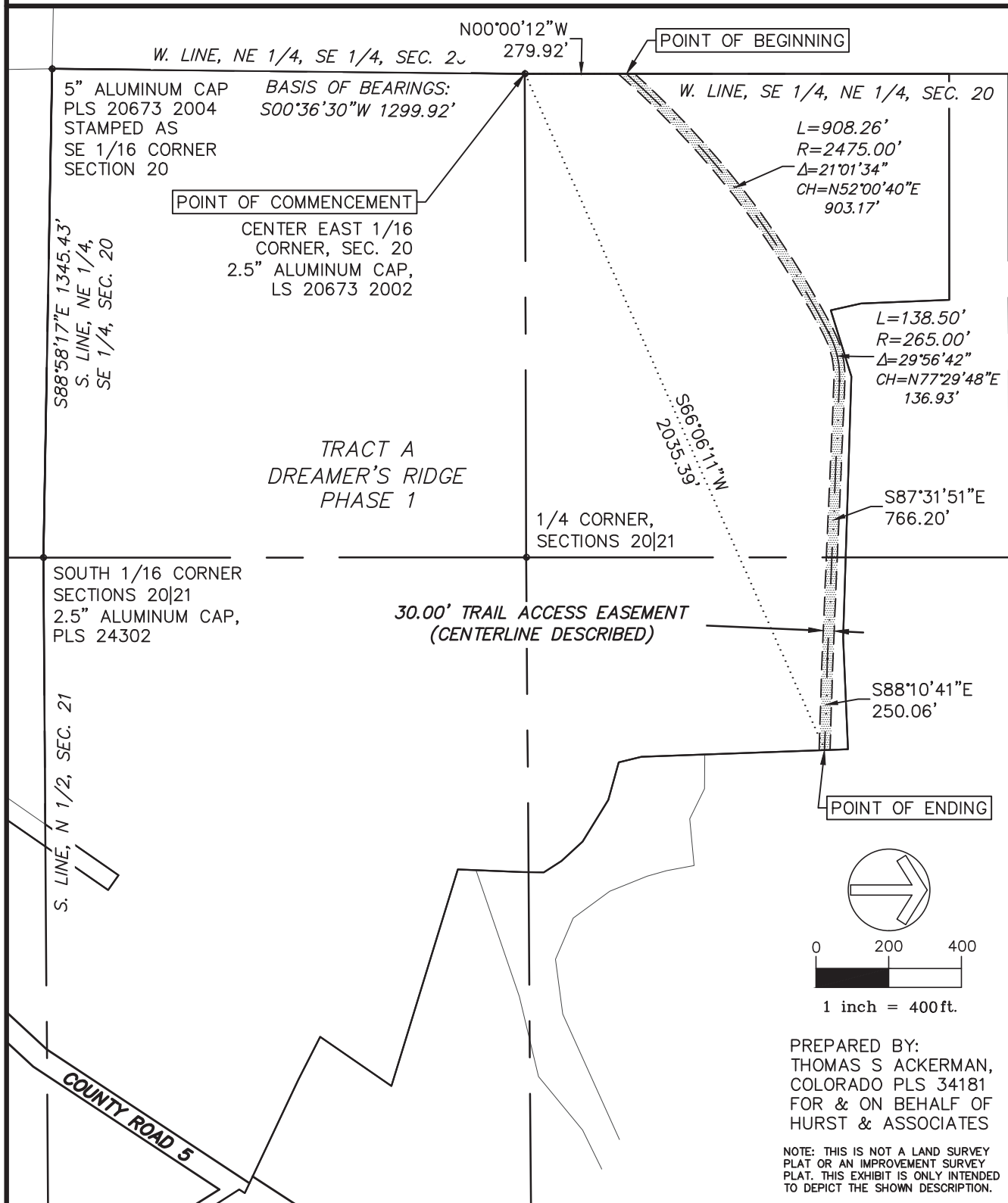
**CIVIL ENGINEERING
PLANNING
SURVEYING**

1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com

SCALE	HOR. 1"=400'
	VERT. N/A
DESIGN/APPR.	TA
DRAWN BY	TA
DATE	02/12/25
SHEET	1 OF 2

FILE G:\26281\SURVEY\LEGAL\DR TRAIL ESMT.DWG

EXHIBIT B



**TRAIL ACCESS EASEMENT
 TRACT A OF DREAMERS RIDGE PHASE 1
 FREDERICK, COLORADO**

HURST

**CIVIL ENGINEERING
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1265 S Public Road, Suite B
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SCALE HOR. 1"=400'
 VERT. N/A
 DESIGN/APPR. TA
 DRAWN BY TA
 DATE 02/12/25
 SHEET 2 OF 2

FILE G:\26281\SURVEY\LEGAL\DR TRAIL ESMT.DWG

PERPETUAL NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT AGREEMENT

THIS PERPETUAL NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT AGREEMENT ("Agreement") granted this 31st day of January, 2025, by Dream Weaver Holdings LLC with an address of P.O. Box 983 Broomfield, CO 80038 ("Grantor"), to the Town of Frederick, Colorado, a Colorado statutory town, whose address is 401 Locust Street, Frederick, CO 80530 ("Town"), and the Frederick-Firestone Protection District, a political subdivision of the State of Colorado, whose address is 8426 Kosmerl Place, Frederick, CO 80504 ("Fire District") (collectively "Grantees"). Grantor, Town, and Fire District may be individually referred to as a "Party" and collectively referred to herein as "Parties."

The Grantor agrees as follows:

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys, and warrants unto Grantees, their successors, and assigns, a 26' wide non-exclusive, perpetual emergency access easement for use, when Grantor or assigns request emergency services, in, on, under, or through the lands situated in Weld County, Colorado, being generally described as follows and more specifically described on the attached Emergency Access Easement Exhibit A (the "Easement"):

TOWNSHIP 2 NORTH RANGE 68 WEST

IN SECTION 20 AND 21:

ALSO KNOWN AS WELD COUNTY PARCEL #131321303016

The specific route and course of the Easement ("Easement Lands") is more particularly described on the attached Emergency Access Easement Exhibit A.

Grantor represents and warrants to Grantees that Grantor is the sole owner in fee simple of the Easement Lands and has full right, power, and authority to grant the Easement. If Grantor defaults under any mortgage, tax, or other lien affecting the Easement Lands, Grantees shall have the right, but not the obligation, in their sole discretion, to discharge or redeem for Grantor, in whole or in part, any such lien and be subrogated to such lien and related rights.

[Handwritten signature]

Grantees shall have all rights, privileges, and benefits necessary for ingress and egress over and across the Easement Lands for emergency purposes, necessary and incidental to exercising Grantees' rights under this Agreement.

Grantor hereby agrees to build and maintain the 26' wide easement such that it will support heavy fire truck traffic. Grantor may put a gate at the entrance to the property so long as said gate is installed with a Knox Box for emergency access and said gate is located far enough within the property, such that fire trucks can pull completely off of County Rd. 5 in front of the gate.

Any financial obligation of the Town is contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The Town does not warrant that funds will be available to fund this Agreement beyond the fiscal year in which it is executed.

No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, by Town or Frederick-Firestone Protection District 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 ("CGIA").

If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, if allowed by law, in lieu of such invalid, illegal, or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable. If such reformation is not possible, this Agreement shall be construed and enforced without such provision, to the extent that this Agreement is then capable of execution within the original intent of the Parties.

The Parties hereto agree that neither has made or authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein, and no oral representation, promise, or consideration different from the terms herein contained shall be binding on any Party, its agents, or employees.

The covenants herein contained shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, personal representatives, successors, and assignees.

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all such counterparts taken together shall be deemed to constitute one and the same instrument.



The Parties agree that this Easement shall be recorded, at the Town's sole cost, in the office of the Weld County Clerk and Recorder's Office.

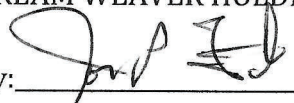
This Agreement cannot be modified, except in writing signed by Grantor and Grantees.

TO HAVE AND TO HOLD the Easement unto Grantees, their successors, and assigns forever. Grantor does hereby covenant and bind itself, and its heirs, successors, assigns, and legal representatives to warrant and forever defend all and singular the Easement unto Grantees, and their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Agreement are a covenant running with the land and shall inure to the benefit of and be binding upon the parties and their successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

GRANTOR:

DREAM WEAVER HOLDINGS, LLC

By: 

Name: Jon P. File

Title: Managing Member

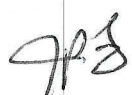
ACKNOWLEDGEMENTS

STATE OF Colorado)

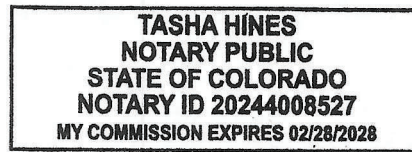
) ss.

COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 31 day of January, 2025, by Jon P. File, as Manager of Dream Weaver Holdings, LLC.



Witness my hand and official seal.



Notary Public Name: Tasha Hines

My Commission Expires: 02 / 28 / 28

TOWN:

By _____, Town Manager

ATTEST:

_____, Town Clerk

FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT:

By _____, President

A handwritten signature in dark ink, appearing to be "JPB".

EXHIBIT A

EASEMENT DESCRIPTION:

A 26.00 FOOT WIDE EASEMENT ACROSS TRACT A OF DREAMER'S RIDGE PHASE 1 AS RECORDED AT RECEPTION NUMBER 4407208 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING 13.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FROM WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 BEARS S88°58'17"E, 1345.43 FEET (BASIS OF BEARING);

THENCE N43°55'43"E 1284.94 FEET TO THE POINT OF BEGINNING;

THENCE 158.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 51°52'47", AND A CHORD BEARING S61°30'39"E, 153.10 FEET.

THENCE S87°27'02"E 87.25 FEET;

THENCE N81°05'58"E 99.57 FEET;

THENCE 138.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°03'11", AND A CHORD BEARING S72°22'27"E, 133.98 FEET;

THENCE S45°50'51"E 53.38 FEET;

THENCE 145.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 33°26'23", AND A CHORD BEARING S62°34'03"E, 143.85 FEET;

THENCE S79°17'14"E 152.04 FEET;

THENCE 58.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°43'48", AND A CHORD BEARING N83°50'52", E 58.02 FEET.

THENCE N66°58'58"E 126.43 FEET;

THENCE S86°49'28"E 104.09 FEET;

THENCE S77°01'14"E 132.12 FEET;

THENCE S71°42'59"E 142.73 FEET;

THENCE S62°46'10"E 119.82 FEET;

THENCE S72°20'37"E 134.91 FEET;

THENCE S64°47'08"E 260.18 FEET;

THENCE S54°42'57"E 91.46 FEET;

THENCE S72°22'53"E 204.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 (BULRUSH BOULEVARD), SAID POINT BEING THE POINT OF ENDING FROM WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 LIES S76°54'43"W, 1633.87 FEET, CONTAINING 57,469 SQUARE FEET, MORE OR LESS.

AT THE TERMINUS OF THE EASEMENT, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5.

**EMERGENCY ACCESS EASEMENT
TRACT A OF DREAMERS RIDGE PHASE 1
FREDERICK, COLORADO**

HURST

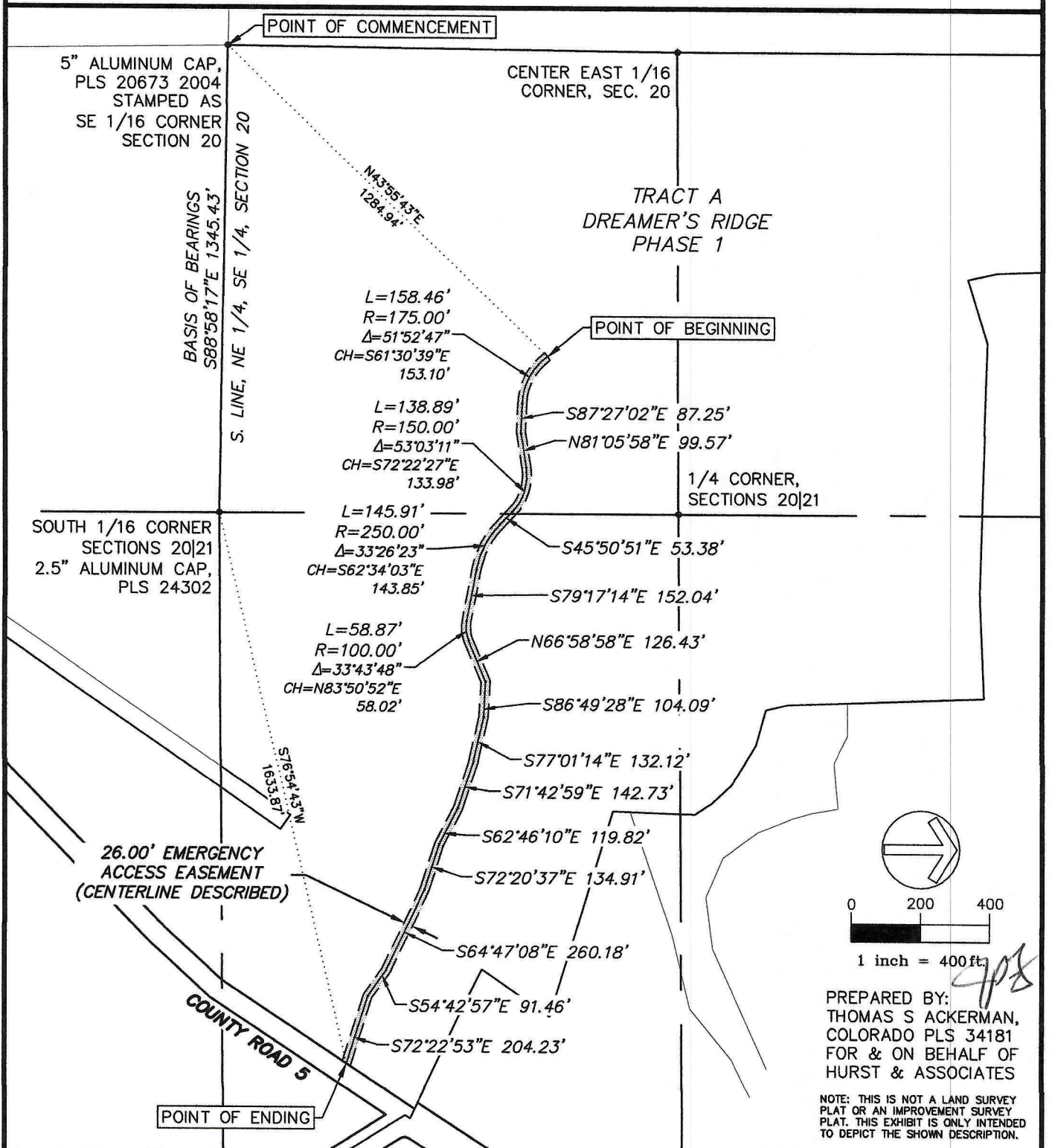
**CIVIL ENGINEERING
PLANNING
SURVEYING**

1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com

SCALE	HOR. 1"=400'
	VERT. N/A
DESIGN/APPR.	TA
DRAWN BY	TA
DATE	10/10/24
SHEET	1 OF 2

FILE G:\26281\SURVEY\LEGAL\DR EMERGENCY ACCESS ESMT.DWG

EXHIBIT A



**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-20**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPROVING MINOR
SUBDIVISION REPLAT A AND RIGHT-OF-WAY DEDICATION FROM DREAM
WEAVER HOLDINGS, LLC FOR DREAMERS RIDGE PHASE I**

WHEREAS, Dream Weaver Holdings, LLC is in the process of replatting property through a minor subdivision to create one buildable lot and six outlots, further described in Exhibit A; and,

WHEREAS, as part of this minor subdivision replat process, Dream Weaver Holdings, LLC must dedicate to the Town certain property for right-of-way purposes, further described in Exhibit B.

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

Section 1. Approval of Minor Subdivision.

The Board of Trustees approves Dreamers Ridge Phase I Replat A Minor Subdivision, described in Exhibit A.

Section 2. Acceptance of Right-of-Way Dedication.

a. The Board of Trustees approves the minor subdivision plat dedicating right-of-way, located as set forth in Exhibit B.

b. The Board of Trustees authorizes the execution of the minor subdivision plat by the Mayor on behalf of the Town of Frederick.

Section 3. Effective Date. This resolution shall become 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 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 _____,
2025.**

ATTEST:

By _____
Tricia David, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

LOCATED IN THE EAST HALF OF SECTION 20, THE WEST HALF OF SECTION 21, THE
NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
FREDERICK, COUNTY OF WELD, STATE OF COLORADO

EXHIBIT B

BULRUSH BOULEVARD & GODDING HOLLOW PARKWAY ROW DESCRIPTION:

A PORTION OF TRACT A OF DREAMER'S RIDGE PHASE 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21 AS MONUMENTED BY A 3.5" BRASS CAP MARKED BLM FROM WHENCE THE SOUTHEASTERLY CORNER OF SAID TRACT A (ALSO BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21) AS MONUMENTED BY A 1.5" PLASTIC CAP STAMPED LS 29414 BEARS N89°35'34"E, 1,371.11 FEET (BASIS OF BEARINGS);

THENCE N89°35'34"E, 58.12 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 TO AN ANGLE POINT OF SAID TRACT A AS MONUMENTED BY A 1.5" PLASTIC CAP STAMPED LS 29414, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT A THE FOLLOWING FOUR COURSES:

- 1) S34°44'35"W, 59.59 FEET TO A 1.5" PLASTIC CAP STAMPED LS 29414;
- 2) S29°22'26"W, 64.38 FEET TO A 1" PLASTIC CAP STAMPED LS 35990;
- 3) S19°20'44"W, 67.21 FEET TO A 1.5" PLASTIC CAP STAMPED LS 29414;
- 4) S65°51'56"W, 9.60 FEET;

THENCE N00°31'00"W, 44.77 FEET;

THENCE N33°52'16"E, 346.68 FEET;

THENCE N41°28'24"E, 116.72 FEET;

THENCE N45°55'16"E, 1,338.99 FEET;

THENCE N42°44'42"E, 223.62 FEET;

THENCE N33°24'25"E, 665.20 FEET TO THE NORTHEASTERLY LINE OF TRACT A;

THENCE ALONG THE NORTHEASTERLY LINE OF TRACT A THE FOLLOWING FOUR COURSES:

- 1) S64°36'44"E, 40.35 FEET TO A #5 REBAR SET IN ASPHALT;
- 2) S33°02'39"W, 17.57 FEET TO A #5 REBAR SET IN ASPHALT;
- 3) S32°33'23"E, 1,201.61 FEET TO A 1.5" BRASS TAG STAMPED LS 29414 SET IN ASPHALT;
- 4) S28°37'54"W, 57.06 FEET;

THENCE N32°33'23"W, 1,163.08 FEET ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHWEST OF THE NORTHEAST LINE OF TRACT A;

THENCE S33°24'25"W, 587.23 FEET;

THENCE S42°44'42"W, 232.37 FEET;

THENCE S45°55'16"W, 1,338.10 FEET;

THENCE S41°28'24"W, 107.36 FEET;

THENCE S34°02'52"W, 134.32 FEET TO THE SOUTHERLY LINE OF TRACT A (ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21);

THENCE S89°35'34"W, 85.12 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, CONTAINING 5.98 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:

BO BAIZE, COLORADO PLS 37990

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-21**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING A
GRANT OF PUBLIC TRAIL EASEMENT FOR THE DREAMERS RIDGE PHASE 1
MINOR SUBDIVISION**

WHEREAS, Dream Weaver Holdings, LLC (“Grantor”) is in the process of replatting property through a minor subdivision to create one buildable lot and six outlots; and,

WHEREAS, as part of this process, Grantor wishes to grant certain real property that it owns to the Town of Frederick, and the Town wishes to accept such property, for the purpose of a public trail easement, which is described as set out in Exhibit A.

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

Section 1. Acceptance of a Public Trail Easement.

- a. The Board of Trustees approves the Public Trail Easement, described in Exhibit A.
- b. The Board of Trustees authorizes the execution of the Easement by the Mayor on behalf of 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 any resolution thereby.

Section 4. 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 _____,
2025.**

ATTEST:

By _____
Tricia David, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT ACROSS TRACT A OF DREAMER'S RIDGE PHASE 1 AS RECORDED AT RECEPTION NUMBER 4407208 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 FROM WHENCE THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 BEARS S00°36'30"W, 1299.92 FEET (BASIS OF BEARING);

THENCE N00°00'04"W, 279.94 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING;

THENCE 908.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2475.00 FEET, A CENTRAL ANGLE OF 21°01'32", AND A CHORD BEARING N52°00'40"E, 903.16 FEET;

THENCE 138.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 29°56'42", AND A CHORD BEARING N77°29'48"E, 136.93 FEET.

THENCE S87°31'51"E, 766.20 FEET;

THENCE S88°10'41"E, 250.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT A, SAID POINT BEING THE POINT OF ENDING FROM WHENCE THE POINT OF COMMENCEMENT LIES S66°06'11"W, 2035.39 FEET, CONTAINING 61,891 SQUARE FEET, MORE OR LESS.

AT THE WESTERN BEGINNING OF THE EASEMENT, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

AT THE EASTERN TERMINUS, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE EASTERLY LINE OF SAID TRACT A.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-22**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING A
GRANT OF EMERGENCY ACCESS EASEMENT FOR DREAMERS RIDGE PHASE 1
MINOR SUBDIVISION**

WHEREAS, Dream Weaver Holdings, LLC (“Grantor”) is in the process of replatting property through a minor subdivision to create one buildable lot and six outlots; and,

WHEREAS, as part of this process, Grantor wishes to grant certain real property that it owns to the Town of Frederick, and the Town wishes to accept such property, for the purpose of an emergency access easement, which is described as set out in Exhibit A.

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

Section 1. Acceptance of an Emergency Access Easement.

- a. The Board of Trustees approves the Emergency Access Easement, described in Exhibit A.
- b. The Board of Trustees authorizes the execution of the Easement by the Mayor on behalf of 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 any resolution thereby.

Section 4. 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 _____,
2025.**

ATTEST:

By _____
Tricia David, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

EASEMENT DESCRIPTION:

A 26.00 FOOT WIDE EASEMENT ACROSS TRACT A OF DREAMER'S RIDGE PHASE 1 AS RECORDED AT RECEPTION NUMBER 4407208 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING 13.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FROM WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 BEARS S88°58'17"E, 1345.43 FEET (BASIS OF BEARING);

THENCE N43°55'43"E 1284.94 FEET TO THE POINT OF BEGINNING;

THENCE 158.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 51°52'47", AND A CHORD BEARING S61°30'39"E, 153.10 FEET.

THENCE S87°27'02"E 87.25 FEET;

THENCE N81°05'58"E 99.57 FEET;

THENCE 138.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°03'11", AND A CHORD BEARING S72°22'27"E, 133.98 FEET;

THENCE S45°50'51"E 53.38 FEET;

THENCE 145.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 33°26'23", AND A CHORD BEARING S62°34'03"E, 143.85 FEET;

THENCE S79°17'14"E 152.04 FEET;

THENCE 58.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°43'48", AND A CHORD BEARING N83°50'52", E 58.02 FEET.

THENCE N66°58'58"E 126.43 FEET;

THENCE S86°49'28"E 104.09 FEET;

THENCE S77°01'14"E 132.12 FEET;

THENCE S71°42'59"E 142.73 FEET;

THENCE S62°46'10"E 119.82 FEET;

THENCE S72°20'37"E 134.91 FEET;

THENCE S64°47'08"E 260.18 FEET;

THENCE S54°42'57"E 91.46 FEET;

THENCE S72°22'53"E 204.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 (BULRUSH BOULEVARD), SAID POINT BEING THE POINT OF ENDING FROM WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 LIES S76°54'43"W, 1633.87 FEET, CONTAINING 57,469 SQUARE FEET, MORE OR LESS.

AT THE TERMINUS OF THE EASEMENT, THE EASEMENT SIDELINES SHALL BE EXTENDED OR SHORTENED TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5.