



Built On What Matters

Town of Frederick Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Tuesday, May 13, 2025

7:00 PM

**FURA Meeting 5:30 PM
Work Session Following conclusion of FURA Meeting**

**Agenda
Regular Meeting 7:00 PM**

FURA Meeting 5:30 PM

Work Session

A. Roads

Call to Order – Roll Call

Approval of Agenda

Action Agenda

- B. Resolution 25-R-26 A Resolution of the Town of Frederick awarding the 2025 Scholarships. -
Kurtis Adams, Finance Director
Tricia David, Town Clerk
Bryan Ostler, Town Manager

Recess for Scholarship Awards (Approximately 30 Minutes)

Special Presentations

Public Comment

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

Staff Reports

- C. Administrative Report -

Bryan Ostler, Town Manager

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 Minutes
- E. List of Bills -
- F. Resolution 25-R-30 Via Transportation Contract -
Teena Estrada, Paralegal
Bryan Ostler, Town Manager

Action Agenda

- G. Resolution 25-R-32 A Resolution of the Town Board of Trustees, approving the Lot 1, Maplewood Subdivision, Filing No. Two, Amendment A, Rezoning from P (Public) with PUD Overlay (Planned Unit Development) to R-2 (Medium Density Residential) with PUD Overlay (Planned Unit Development) and directing the Town Attorney's Office to draft an ordinance memorializing the findings herein for the Mayor's signature -
Audem Gonzales, Senior Planner
- H. Resolution 25-R-31 for the Adoption of Fine Schedule for Commercial Vehicle Violations -
Christine Francescani, Deputy Town Attorney
Ian Albert
- I. Resolution 25-R-28 A Resolution for the Award of Contract - 2025 Seal Project Pavement Maintenance Program Project -
Jason Berg, Engineer
- J. Resolution 25-R-29 A Resolution for the Award of Contract - 2025 Pavement Maintenance Program Project -
Jason Berg, Engineer

Discussion Item

- K. Youth Conservation Corps Update

Mayor and Trustee Reports

Adjournment

[MEET_FOOT]



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-26 A Resolution of the Town of Frederick awarding the 2025 Scholarships.

Agenda Date: Board of Trustees May 13, 2025

Attachments: 1. 25-R-26

Reviewed By: Bryan Ostler, Town Manager

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:



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.

- The Town of Frederick Scholarships increase education opportunities for Frederick's youth.

Summary Statement:

Each year the Board of Trustees, on the recommendation of the Scholarship Committee, awards scholarships for the first four years of college eligibility to graduating high school seniors who are residents of Frederick.

Detail of Issue/Request:

The deadline this year for the Frederick Scholarship was February 28, 2025. 24 applications were received and reviewed by the Scholarship Committee. Students are required to submit an application, transcripts, one letter of recommendation or community nomination, and an essay for consideration by the scholarship committee. The student must attend an accredited college, university, trade school, community college, junior college, or other qualifying program. The Scholarship Committee is recommending the Board of Trustees award the scholarship to the following individuals:

- Peyton Rhodes
- Ava Berrand
- Taylor Morris
- Malia Jeffers
- Taylor Dean
- Bryan Perdomo Deleon
- Brianna Romero

The students will be present at the meeting to introduce themselves and share their future plans.

Legal Comments:

N/A

Alternatives/Options

The Board may choose to approve the awards or not.

Financial Considerations

The 2025 Adopted Budget's Oil Royalty Fund includes funds for this annual scholarship program.

Staff Recommendation

The Committee recommends approving the attached resolution awarding the 2025 scholarships.

Community Impact

The students' academic and personal growth represents a direct investment in the future of the Town of Frederick and its core values.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-26**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO,
GRANTING THE 2025 FREDERICK HIGH SCHOOL SCHOLARSHIP
PROGRAM AWARDS BASED ON THE RECOMMENDATIONS OF THE
SCHOLARSHIP COMMITTEE**

WHEREAS, the Town created an academic scholarship program for graduating seniors from the Town of Frederick attending an accredited high school or accredited home-schooling program in Colorado under Ordinance 1127, administered through recommendations of the Scholarship Committee and annual awards made by the Board of Trustees; and

WHEREAS, the Town wishes to grant awards to the high school students nominated by the Scholarship Committee.

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

Section 1. The Board of Trustees hereby accepts the nominations of the Scholarship Committee and authorizes the Mayor and the Town Clerk to issue scholarship award funds to the institutions attended by the following students.

<i>Student</i>	<i>University/College Attending</i>
Ava Berrand	Colorado State University
Taylor Dean	Front Range Community College
Malia Jeffers	Westminster University
Taylor Morris	Colorado State University
Bryan Perdomo Deleon	University of Colorado Boulder
Peyton Rhodes	University of Colorado Boulder
Brianna Romero	Colorado Mesa University

Section 2. Pursuant to Sec. 4-166, Frederick Municipal Codes the students above must meet certain eligibility requirements in order to remain qualified to receive scholarship awards in subsequent academic years under the Town scholarship program, including maintaining a minimum university/college GPA of 3.0.

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 13th DAY OF MAY 2025.

ATTEST:

TOWN OF FREDERICK

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor



Town of Frederick

Admin Report 5.13.25

Upcoming Board of Trustees Meetings:

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

- May 13, 2025 – Regular Meeting
 - May 27, 2025 – Board of Trustees Mini-Retreat
 - June 10, 2025 – Regular Meeting
 - June 24, 2025 – Regular Meeting
-



Effective, Efficient & Strategic Government Operations

- The PROST Commission will be holding their annual parks and open space tour on May 14, starting at Bella Rosa Golf Course at 6:30pm.
- Communications & Engagement is currently recruiting a Digital Media Specialist, and a summer Intern is in the hiring process.



Community and Economic Vitality

- The Youth Conservation Corps project at FRA, which will be removing invasive woody species, is scheduled to begin May 13th.
- The Town Tree Program closed on April 30th, with nearly 600 applicants for the program. Individuals will be selected at random and will receive a voucher for the Tree Farm in early to mid-May.
- Parks will be installing about 14 planter boxes on Fifth Street in early to mid-May. The boxes have been purchased and are on-site at Public Works and the plants have been reserved at a local nursery. We're waiting on "frost date," which is the average last date we receive a killing freeze, which is May 10th for our area.
- 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."](#)

Built on What Matters.



Dynamic, Inclusive & Connected Community

- Communications & Engagement updates:
 - Status update on preparation for 2025 event season:
 - Staff have received 35 Sponsor applications, 58 Food Vendor applications, and 91 Market Vendor applications
 - The Communications team is currently brainstorming and planning downtown business programming to partner with each Town event
 - Preparation for the Memorial Day Ceremony continues with confirmation of speakers and including downtown businesses in programming
 - Registration for the Miners Day Burro Race is live with 4 registrations
 - The new Frederick-branded event tents have arrived
 - Staff recently attended the FHS Education Foundation meeting to foster community partnerships.
 - Staff have provided interdepartmental support and communication for Clean-Up Days, the Invasive Tree Project, Playground Safety Week, the recent spotlight on Officer Yelvington, the Blue Envelope Program, skatepark repairs, Fiber Internet, and the Fifth Street Parking Lot Project.



Strategic, Reliable and Sustainable Infrastructure

- Parks has entered into a contract with AH Architecture to advance the Bella Rosa/Parks Maintenance Facility to 30% construction design, which will facilitate internal and Board discussions on options for improvements to that operational location. Staff is looking at mid-summer for a discussion with the Board.
- Communications & Engagement updates:
 - The Communications team has been incorporating several webinars into their training recently, including MyCity updates for the Town's app, Canva Create 2025, as well as Bridge AI and Human Creativity with Adobe Express
- Public Works updates:
 - The Fleet Division has been busy with several tire repairs and replacements, as well as windshield repairs and repairing emergency lights for the Police Department. Fleet is expecting a rise in vehicle air conditioning issues and repairs as temperatures get warmer.
 - In addition to completing regular utility locates, meter reads, meter changeouts, and high water usage investigations, the Water Division has been busy with backflow testing and recently completed the 2024 Annual Backflow Report for CDPHE.
 - The Streets & Stormwater Division has begun seasonal mowing operations related to right-of-way and drainage. They also removed overgrown trees from a retention pond west of Hurt Street and cleaned a box culvert under the Homestead Drive entrance into the Rinn Valley subdivision.

- Weekly street sweeping began in early April and will continue as the weather allows.
- Multiple street signs in Town have been repaired or replaced due to vandalism and unidentified damage.
- Road grading has been completed on County Roads 5, 14 and 17.
- Senior Clean-Up occurred from April 23-25. The Town had participation from 57 total residents.
- The recent Electronics Drop-Off spanned four days with 250 residents participating, while the Tree Limb Drop-Off was held on April 26 and had 48 residents participate.



Safe and Secure

- Sergeant Bob Bedsaul and Executive Administrator Kristy O'Hayre attended the Axon Week Conference held in Phoenix at the end of April. Axon is the software company behind the Police Department's records management system, body-worn cameras, Tasers, and drones. The training and introduction to future products and enhancements found only at the annual conference is unmatched and keeps the Department at the forefront of technology to better serve Frederick residents.
- Officer Jacob Cordova and Sergeant Tyler Farson recently instructed a newly designed less-lethal weapons and tactics course for Frederick's officers. The course outline was re-developed based on feedback regarding the needed improvements submitted by past attendees emphasizing the Department's desire to continue changing to best support officer training.
- The Police Department was recently awarded the Lexipol Connect Gold award for achievement in policy management. Administrative Commander Dave Egan is responsible for the Department's policy manual, and the recognition from Lexipol exemplifies his dedication in continually providing updates and training for staff regarding policy additions and changes.
- The Communications team provided support for the Police Department's April Neighborhood Watch meeting as well as the Town's internal Safety Committee meeting.



Fiscally Responsible Governance

- As of April 20, gross revenues at Bella Rosa Golf Course are about \$46,000 higher in 2025 than in 2024. This is over 50% of our total annual goal for increases in 2025, with only a third of the year having passed.
- Finance Department Updates:
 - The Finance Department is still actively engaged in audit fieldwork for the 2024 fiscal year.
 - The Finance Director is involved in the financial process and timeline of the bond issuance for the new Public Works facility.
 - Final AMI Water Meters are being installed with integration of Sensus auto-reading from Utility Billing.
 - Finance recently received the GFOA Budget Award for the 2025 Annual Budget Publication.



Town of Frederick Board of Trustees

Meeting Minutes

April 22, 2025

Call to Order – Roll Call

At 7:00PM, Trustee March called the meeting to order and requested roll call.

Present were Trustee Lamach, Trustee March, and Trustee Mahan. Trustee Padia and Trustee TeVelde attended remotely.

Also present were Town Manager Bryan Ostler, Town Attorney Jason Meyers, Town Clerk Tricia David, and Deputy Town Clerk Emily Nitcher.

Town Attorney Jason Meyers explained for the record that Trustee March agreed to run the meeting in the absence of Mayor Crites and Mayor Pro Tem Brown. There were no objections from the Board members.

Pledge of Allegiance

Approval of Agenda

There were no changes to the agenda.

Action Agenda

Public Comment

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Trustee March indicated that no one had signed up for public comment.

Staff Reports

A. Administrative Report -

Updates from Town Manager – Bryan Ostler

The Windshield Tour is scheduled for May 6, 2025, at 5:30 PM. A review will be presented at a future Board meeting.

Staff are making strong progress on the community zip code issue.

Multiple Town departments are working hard to prepare for the upcoming opening of King Soopers.

The Finance Department received the Government Finance Officers Association (GFOA) Distinguished Budget Award.

The next All-Employee Meeting will be on April 23, 2025. These meetings will occur several times each year.

Updates from Town Attorney – Jason Meyers

Thanks to the work of Teena, Town Paralegal, the Frederick Lantern logo trademark has been approved for publication.

Updates from Community Development – Sierra Fedder

Meetings of the Downtown Taskforce,

The Town's membership with Downtown Colorado Inc.,
Ongoing community participation in downtown activities.
Encouraged the Board to promote downtown events to residents to support local engagement.

Consent Agenda

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B. Approval of Minutes

Motion by Trustee Mahan and seconded by Trustee Lamach to approve the Consent Agenda.

Upon roll call vote, motion passed unanimously.

Action Agenda

C. Public Hearing - Second Reading for Ordinance No. 1404 Authorizing the Execution and Delivery of a Site Lease, A Lease Purchase Agreement, A Certificate Purchase Agreement, and Authorizing the Sale of Such Certificates of Participation.

- Opening Comments - Mayor Crites
- Legal Notice
- Presentation
- Public Comments
- Comments written/ oral
- Comments by the Board
- Motion to close the Public Hearing

Board Action - Action by Ordinance - Ordinance No. 1404 Authorizing the Execution and Delivery of a Site Lease, A Lease Purchase Agreement, A Certificate Purchase Agreement, and Authorizing the Sale of Such Certificates of Participation. -
Bryan Ostler, Town Manager
Kurtis Adams, Finance Director

Trustee March opened the Public Hearing.

Town Manager Bryan Ostler announced there would be a presentation and that the first and second readings were published in the Times Call on April 2nd, 2025.

Jason Simmons of Hilltop Securities presented.

Motion by Trustee Lamach and seconded by Trustee Mahan to approve Ordinance No. 1404.

Upon roll call vote, motion passed unanimously.

D. 25-R-27 A Resolution for the 5th Street Parking Lot Contract Award - Kylie Couch, Engineer

Engineer Kylie Couch presented.

Motion by Trustee Mahan and seconded by Trustee Lamach to approve 25-R-27 A

Resolution for the 5th Street Parking Lot Contract Award.
Upon roll call vote, motion passed unanimously.

Mayor and Trustee Reports

Adjournment

There being no further business of the Board of Trustees, Trusted March adjourned the meeting at 7:35 PM.

ATTEST:

Approved by the Board of Trustees:

Tracie Crites, Mayor

Tricia David, Town Clerk

Town of Frederick - List of Bills
February 28, 2025 - March 30, 2025

1800DRYCLEAN NORTH METRO DENVER	Uniform cleaning	156.55
21ST CENTURY EQUIPMENT LLC	Equipment repair	400.16
4 RIVERS EQUIPMENT LLC	Maintenance parts	218.36
A FAST PATCH INC	Asphalt patch repairs	9,665.00
AAA PEST PROS LLC	Pest Control	355.00
ACE HARDWARE OF FIRESTONE	Supplies	1,220.98
ACKERMAN ENGINEERING INC	Skate Park Design	4,400.00
ACUSHNET COMPANY	Golf shop merchandise	1,024.12
ADAMSON POLICE PRODUCTS	Police uniforms	4,532.40
AGFINITY	Fuel for fleet	11,160.05
AIMS LOCAL COLLEGE DISTRICT	CDL Drug Screening	3,840.00
ALEX SCHULTZ	Livestream Board of Trustees	93.75
ALEXIS GASOWSKI	Mileage reimbursement	116.76
ALI VANDEUTEKOM	Reimbursement for training expenses	337.35
ALLEN RUIZ	Water Bill Overpayment - Incorrect Fee	717.23
ALTITUDE AWARDS AND APPAREL	Police uniforms	40.00
APPLIED SOFTWARE TECHNOLOGY LLC	Bluebeam Annual Subscription	1,149.50
B & E AUTO SERVICE	Vehicle repairs	9,219.31
BAILEY ARVIZU	Reimbursement for training expenses	116.88
BARGREEN ELLINGSON	Clubhouse Repairs Project	5,505.00
BARR ENGINEERING CO.	Water Quality Scoping & Support	2,289.00
BASE LINE LAND & RESERVOIR COMPANY	Annual Stock Assessment	199.87
BETTER BUSINESS CLEANING	Monthly cleaning services	5,756.00
BK TIRE, INC.	Vehicle maintenance	1,648.71
BLACK HILLS ENERGY	Gas utility	6,551.90
BLAKE AND ASSOCIATES LLC	Appraisal Report	7,500.00
BOBCAT OF THE ROCKIES	Air compressor parts	1,884.97
BREAKTHRU BEVERAGE COLORADO	Beverage Order for restaurant	1,041.64
BUFFALO BRAND SEED LLC	Grass Seed	7,772.00
CAGE ENGINEERING INC	On Call Services	25,155.00
CARBON VALLEY HALF MARATHON	Donation	2,500.00
CENTRAL WELD COUNTY WATER DIST	Water purchased	67,789.39
CENTRAL WELD CTY WATER DIST	Monthly Tap fees	102,000.00
CERTIFIED BALANCE SERVICE INC	Equipment maintenance	125.00
CERVANTES CONCRETE	Concrete repairs	5,000.00
CINTAS CORPORATION	PW Mat service/Uniforms	288.12
CODE PUBLISHING INC	Municipal Code Web Update	587.50
COLBY AG CENTER LLC	Capital Equipment Program	4,326.45
COLORADO ASPHALT SERVICES LLC	Asphalt repair supplies	2,400.00
COLORADO WATER WELL	Raw Water Pump Repairs	12,835.38
COMCAST PHONE	Town Wide Internet Service	3,198.47
COMMUNITY COUNSELOR INC	Counseling Services	1,125.00
CONCEPT 32, INC	Capital Project Clubhouse repairs	36,600.00
CONFLUENCE INC	Go Outdoors Frederick 2050	17,901.52
CORE & MAIN LP	Water meters	100,399.53
COSTAR REALTY INFORMATION INC	Monthly subscription	644.29
COUNTY OF LARIMER	Fingerprint fees	118.50
CURALINC HEALTHCARE	Support Linc EAP	3,726.00
DANNY CANTU	Reimbursement for training expenses	110.04
DATASHIELD CORPORATION	Document shredding	178.25
DAVIS AND STANTON INC	Police uniform bar pins	496.00
DELL MARKETING LP	Laptops for communications	12,015.69
DEXTER AXLE COMPANY LLC	Equipment maintenance	52.06
DNI HEATING AC REFRIGERATION	Equipment system improvements	2,685.46
DUNAKILLY MANAGEMENT GROUP CORP	Owner Representation Services	8,010.00
E & G TERMINAL INC	Vehicle supplies	262.07
EARTHPLANTER LLC	Downtown Planter boxes	10,963.00
ELDORADO ARTESIAN SPRINGS INC	Water delivery service	219.00
ELEMENT WATER CONSULTING INC	Lower Boulder Ditch Change of Use	28,816.50
ELEVATED FIRE SUPPLY	Vehicle supplies	3,296.60
ELITE HOOD CLEANING & FIRE PROTECTION CO	Kitchen annual fire suppression testing	510.00

Town of Frederick - List of Bills
February 28, 2025 - March 30, 2025

ENTERPRISE FM TRUST	Vehicle Lease payment	65,231.04
EXPRESS SERVICES INC	Temp employee services for Golf Course	7,614.39
FACTORY MOTOR PARTS CO	Vehicle maintenance	194.74
FARNSWORTH GROUP INC	Facilities Master Plan	13,510.50
FCI CONSTRUCTORS INC	Frederick Public Works Facility	246,216.45
FERTECH INDUSTRIES LLC	Equipment repair	1,134.25
FIRST AMERICAN TITLE	O&E report for Bulrush	475.00
FLATIRONS MARKETING & PRINTING SERVICES	Envelope printing	683.45
FLIGHT 629 MEMORIAL AND UNSUNG HEROES ACROSS AMERICA	Community Grant	1,000.00
FOUND DESIGN LLC	Wayfinding Assessment	6,597.53
G & G EQUIPMENT INC	Equipment maintenance	20.72
GAIL BISHOP	Restitution payment	126.22
GENERAL AIR	Supplies	23.88
GEOTAB USA INC	Subscriptions/Support - Fleet	1,578.50
GREEN MILL SPORTMAN'S CLUB	Range fees	450.00
GUS'S GOODIES	Food for restaurant	237.00
HALE OUTDOOR PRODUCTS LLC	Equipment	539.61
HARDLINE EQUIPMENT	Equipment maintenance	420.76
HIRSCHFELD BACKHOE & PIPELINE, INC.	Hydrant Meter Deposit refund	2,200.00
HOME DEPOT CREDIT SERVICES	Maintenance supplies	3,087.49
HR ADVANTAGE GROUP	HR Professional Services	8,325.34
IMPLAN GROUP LLC	Multi-County Plan/Data Library	4,840.00
INFOSEND INC	Utility Billing Payments and Notifications	4,127.69
INTERSTATE FORD	Equipment maintenance	5,385.45
IRON SPEAR PROTECTION GROUP LLC	Municipal Court Bailiff and Security	572.00
JOHN DEERE FINANCIAL	Uniforms	965.89
JONATHAN NICHOLS	Fuel reimbursement	109.20
JUAN HERRERA	Restitution payment	200.00
JUB ENGINEERS INC	Silver Birch & Bella Rosa Intersection Design	9,443.96
KATY PRESS	Retail Consulting Services	2,400.00
KENZ & LESLIE DISTRIBUTING CO	Vehicle maintenance	496.80
KINSCO LLC	Police uniforms	1,336.49
KS GRAPHICS	Landfill Voucher printing	1,506.47
L.L. JOHNSON DISTRIBUTING COMPANY	Capital Equipment Program	5,000.00
LANGUAGE LINE SERVICES	Interpretation services	28.44
LIGHTING, ACCESSORY & WARNING SYSTEMS LL	Police vehicle equipment	429.68
LUXOTTICA USA LLC	Golf shop merchandise	188.28
MIRROR IMAGE BREWING COMPANY	Beverage order for restaurant	210.00
MOSES WITTEMYER HARRISON & WOODRUFF PC	Legal services	17,666.00
MOTOROLA SOLUTIONS INC	Equipment maintenance supplies	3,436.00
N LINE ELECTRIC	Electrical pole for water read capture	14,162.14
NARANJO CIVIL CONSTRUCTORS INC	Retainage refund	114,829.48
NEW CONSOLIDATED LOWER BOULDER RESERVOIR	Capital Stock Assessments	20,078.29
NICK FAIRCLOTH	Reimbursement for mileage expenses	110.04
NORTHERN CO. WATER CONSERVANCY DISTRICT	2025 Windy Gap Annual Assessments	145,089.56
OCCUPATIONAL HEALTH CENTERS	Pre-Employment Screening	269.00
O'KEEFE PUBLISHING INC	Advertising in divot magazine	325.00
PAUL C BENEDETTI	Legal services	660.00
PETTY CASH	Petty Cash replenishment	64.50
PLUMMER	Water Treatment Feasibility Study	7,581.00
POLICE AND SHERIFFS PRESS INC	Photo IDs	43.60
PRAIRIE MOUNTAIN MEDIA	Publishing costs	34.80
PRO GOLF REPAIR LLC	Pro Golf Services and repairs	1,367.00
PRO HYDRAULIC AND MACHINE INC	Equipment maintenance	755.00
RAMEY ENVIRONMENTAL COMPLIANCE	Professional services - ORC Distribution	121.34
RB B ARCHITECTS INC	Public Works Facility	158,297.00
RINGCENTRAL INC	Telephone system	3,950.15
ROCKY MTN PLAYGROUND SERVICES LTD	Playground inspections	4,500.00
SAFEWAY	Supplies	50.92
SIGNARAMA	Clubhouse signs	84.72
SMART HOME SYSTEMS INC	Sound System Repairs/Upgrade Bella Rosa	8,960.38

Town of Frederick - List of Bills
February 28, 2025 - March 30, 2025

SOLITUDE LAKE MANAGEMENT LLC	Milavec Water Quality	1,375.00
SPOT ON SOUND PRODUCTIONS	Band sound, stage, and production deposit	5,125.00
SRIXON CLEVELAND GOLF XXIO	Golf shop merchandise	260.00
STEVE L SMITH	Tool reimbursement	325.15
STOP STICK LTD	Police equipment	2,951.00
SWIRE COCA-COLA USA	Beverage order for restaurant	1,420.10
SYSCO DENVER	Food for restaurant	1,354.95
TAYLOR MADE GOLF COMPANY	Golf shop merchandise	568.86
TELOS ONLINE INC	Public Works Backup	75.00
TLO LLC	Investigative services	110.80
TRANE US INC	HVAC maintenance	2,629.19
TREY WARD	CDL License reimbursement	18.23
TRI STATE OIL RECLAIMERS INC	Fleet supplies	150.00
TRUEPOINT SOLUTIONS LLC	ROW Permit Workflow	5,886.79
TWIN PEAKS GARAGE DOORS LLC	PD gate maintenance	2,689.00
TYLER TECHNOLOGIES	Web hosting fee	106,739.00
UNITED POWER	Driving range	8,548.85
UNIVERSITY AUTO PARTS INC	Vehicle maintenance	797.84
UNIVERSITY OF OKLAHOMA	Classes and IEDC Member Registration	2,015.00
UTILITY NOTIFICATION CENTER OF COLORADO	Raw Water locates	446.66
VERIZON WIRELESS	Town Cell Phones	8,040.16
VIA MOBILITY SERVICES	Transportation	6,460.00
WASTE CONNECTIONS OF COLO INC	Monthly trash & recycle service	860.40
WELD COUNTY HEALTH DEPT	Water testing	1,797.50
WEX BANK	Fuel	1,086.99
WILSON WILLIAMS FELLMAN DITTMAN	Legal services	25.50
ZACHARY HARRIS	Mileage reimbursement	132.19
	Total	1,604,479.61



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-30 Via Transportation Contract

Agenda Date: Board of Trustees May 13, 2025

Attachments:

1. Firestone-Dacono_Via Mobility Reimbursement Agreement_20250326_FULLY EXECUTED
2. Firestone-Frederick_Via Mobility Reimbursement Agreement_2025_DRAFT
3. Reso RE VIA Transport Firestone

Reviewed By: Bryan Ostler, Town Manager

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:



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.

Summary Statement:

VIA currently provides transportation services to the Carbon Valley area (Frederick, Firestone, and Dacono) for residents who are eligible, to and from areas within the Carbon Valley area and select areas outside the Carbon Valley. Contracting for transportation services with the Town of Firestone will provide a direct connection to the Town's mission of fostering an exceptional and inclusive community that is Built On What Matters.

Detail of Issue/Request:

The Town currently contracts with Via Transportation Services to provide transportation to eligible individuals over sixty (60) years old and/or with disabilities. The Town's contract with Via is expiring and the Town of Firestone has expressed a desire to contract with the Town for transportation services through Via based on percentage of ridership. Via will provide services to eligible residents of the Town of Frederick through the existing contract between the Town of Firestone and Via Transportation Services. Firestone currently holds a similar agreement with the City of Dacono for transportation services offered to eligible residents. Firestone will be billed for all services rendered by Via and Firestone will issue a monthly invoice for the Town's share based upon the percentage of Frederick resident usage.

Legal Comments:

The Town Attorney's Office has reviewed the Transportation Agreements and drafted the resolution.

Alternatives/Options

The Board can have staff evaluate additional options and vendors that can provide this service to the area, including, but not limited to potential partnerships with the county. This would be more localized to just Frederick residents, and would likely cause a potential interruption to services for residents. Another option would be to not approve the agreement with Firestone and contract with Via Transportation directly, potentially raising costs for transportation services and limiting the area for service.

Financial Considerations

Via currently contracts with Firestone for transportation services. Firestone currently contracts with Dacono (Attachment X), based on a 40/40/20 Rate and Payment Schedule. Contracting with Firestone provides an option for Frederick to join and share costs, respectively, with Firestone. Based on the rate and consistent service hours, it is anticipated that Frederick would be billed based upon the percentage of resident ridership per month, to be invoiced by the Town of Firestone.

The anticipated cost to cover the rest of 2025 would be approximately \$46,725. There

are funds available for 2025 without having to increase our current budget amounts. Funds are included in the 2025 budget to provide full service for the entire year. This current service agreement will be through the end of 2025. Subsequent agreements with Dacono, Firestone, and Frederick will be annual agreements to allow an annual evaluation of the service and service levels provided.

Staff Recommendation

Staff recommends moving forward with the Agreement with Firestone to continue providing uninterrupted mobility transportation services to Frederick residents that will assist residents who are 60 or older or have a disability.

Community Impact

Dynamic inclusive and connected community by implementing ways to increase accessibility for public engagement through service sharing within the Carbon Valley area.

AGREEMENT FOR REIMBURSEMENT

THIS AGREEMENT ("Agreement") entered into this 26 day of March 2025, by and between the **TOWN OF FIRESTONE** ("Firestone"), a Colorado statutory municipality, and the **CITY OF DAcono** ("Dacono"), a Colorado home rule municipality, for transportation services between the Town of Firestone Colorado and the City of Dacono Colorado.

WHEREAS, Firestone has entered into a Transportation Services Agreement with Via Mobility, an executed copy of which is attached hereto as Exhibit A, which provides driver assisted, door-to-door transportation in a wheelchair accessible van for persons 60 years of age and older and adult residents of any age with a disability and persons who are registered with Via Mobility for paratransit services; and

WHEREAS, Via Mobility's fee is **\$95.00 per service hour**, which includes the services as set forth in Via Mobility's Statement of Work and for which Via Mobility bills Firestone on a monthly basis; and

WHEREAS, The Transportation Services Agreement provides that Dacono's eligible residents may also receive Via Mobility's transportation services and that Firestone will seek reimbursement from Dacono for the costs for such services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS MADE HEREIN,
FIRESTONE AND DAcono AGREE AS FOLLOWS:

1. Payment Obligation.

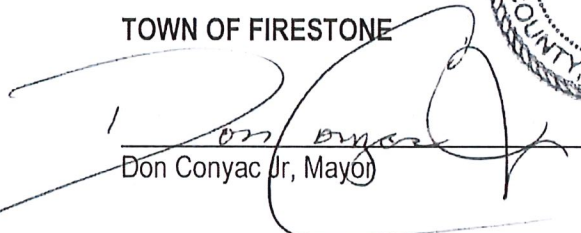
- a. Firestone shall upon receipt of its monthly bill from Via Mobility determine what percentage of the rides were provided to Dacono residents and Dacono shall be billed that percentage amount of the total monthly bill.
- b. Firestone shall submit its percentage calculation and the amount due Firestone to Dacono's Finance Department. Upon receipt of an invoice that identifies rides provided to Dacono residents, Dacono shall confirm it agrees the recipients of the rides were Dacono residents and reimburse Firestone for services to Dacono as a percentage of the total monthly service at the contracted rate of \$95.00 per hour, based on "total client trips + rider trips" identified on the Via invoice. Dacono will inform Firestone of any discrepancies and, if there are none, payment shall to be made in full by Dacono to Firestone within thirty days of receipt of such statement.
- c. If Dacono identifies any discrepancies, the parties will work together in good faith to resolve the same; Dacono shall pay the undisputed amount within thirty days of receipt of the original statement, and will promptly pay any disputed amounts upon resolution of such dispute.

2. Miscellaneous.

- (a) Colorado Law: This Agreement is to be governed by the laws of the State of Colorado. Venue for any litigation shall be in Weld County.
- (b) Counterparts: This Agreement may be executed in two or more counterparts, using manual or facsimile signature, each of which shall be deemed an original and all of which together shall constitute one and the same document.

- (c) Severability: If any term, covenant, or condition of this Agreement is deemed by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be binding upon the parties.
- (d) Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all other prior and contemporaneous agreements, representations, and understandings of the parties regarding the subject matter of this Agreement. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the parties. No representations or warranties whatever are made by any party to this Agreement except as specifically set forth in this Agreement or in any instrument delivered pursuant to this Agreement.
- (e) Default/Attorney's Fees: In the event of default of any of the provisions herein, the defaulting party shall be liable to the non-defaulting party for all reasonable attorney fees, legal expenses and costs incurred as a result of the default.
- (f) No Waiver: Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by either party shall not constitute a waiver of any of the other terms or obligations of this Agreement.
- (g) Assignment: Neither party may assign or transfer this Agreement or any obligations or duties set forth in this Agreement.
- (h) This Agreement shall continue for the term of Firestone's current Transportation Services Agreement with Via Mobility.
- (i) Any amendment to Firestone's Transportation Services Agreement shall not be binding upon Dacono until the parties have amended this Agreement to include such amendment.

TOWN OF FIRESTONE


Don Conyac Jr, Mayor

ATTEST:


Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:


William P. Hayashi, Town Attorney



CITY OF DACONO

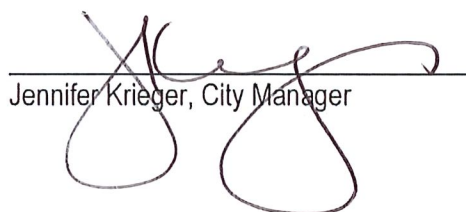

Jennifer Krieger, City Manager

EXHIBIT A

(attach executed copy of Transportation Services Agreement between Firestone and Via Mobility)



AGREEMENT FOR TRANSPORTATION SERVICES

THIS TRANSPORTATION SERVICES AGREEMENT (the "Agreement") is made and entered into this 1st day of MARCH, 2025 (the "Effective Date"), by and between VIA MOBILITY SERVICES ("Via"), a Colorado nonprofit corporation, the TOWN OF FIRESTONE, a Colorado municipal corporation with an address of 9950 Park Avenue, Firestone, Colorado 80504 ("Firestone" or "Town") (each a "Party" and collectively the "Parties").

WHEREAS, Firestone requires the transportation services described in the Statement of Work, **Exhibit A**; and

WHEREAS, Via has held itself out as having the requisite expertise and experience to perform the required transportation services described in **Exhibit A**.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

- A. Via will perform the transportation services set forth in the Statement of Work, **Exhibit A**, for the service areas described in **Exhibit A**, and **Exhibit B** as attached hereto and incorporated herein by this reference and known as **Transportation Services**. Via will also provide the personnel and management needed to carry out its duties.
- B. A change in the Statement of Work shall not be effective unless authorized as a modification to this Agreement. If Via proceeds without such written authorization, Via shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Parties is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

- A. This Agreement shall commence on the Effective Date and shall have an initial term of one year from the effective date. Upon expiration of the initial term, this Agreement shall automatically renew for a period of one year.
- B. Either Party may serve the other with notice of a desire to amend, supplement, or renegotiate specific section(s) of this Agreement, in whole or in part. Such notice shall be provided in writing by one Party to the other not less than thirty (30) days prior to the proposed effective date.
- C. Any Party may terminate this Agreement upon thirty (30) days written notice to the other party. Firestone will be responsible for paying Via for its performance up to the effective termination date.

III. COMPENSATION

- A. In consideration for its services under this Agreement, Firestone shall pay Via for its performance of the services described in the Statement of Work according to the Rate and Payment Schedule as described **Exhibit C**, attached hereto and incorporated herein.

IV. PROFESSIONAL RESPONSIBILITY

- A. Via hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Via shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Via hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations, including the preference for Colorado Labor set forth in C.R.S. Article 17 Title 8.
- B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- C. Because the Town has hired Via for its professional expertise, Via agrees not to employ Sub-Contractors to perform any work except as expressly set forth in the Statement of Work.

V. RESERVED

VI. INDEPENDENT CONTRACTOR

Via is an independent Contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Via to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Via for all purposes. Via shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

- A. Via agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Via pursuant to this Agreement. At a minimum, Via shall procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.
1. Worker's Compensation insurance as required by law.
 2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, and employees, as additional insureds. No additional insured

endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

3. Commercial Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000) each occurrence with respect to each of Via's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy will contain a severability of interests provision. The policy will include coverage for uninsured/underinsured motorists.
- B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, and its employees Via shall be excess and not contributory insurance to that provided by Via. Via shall be solely responsible for any deductible losses under any policy.
- C. Via shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

- A. Via agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, recklessness or other fault of Via, any Sub-Contractor of Via, or any officer, employee, representative, or agent of Via, or which arise out of a worker's compensation claim of any employee of Via or of any employee of any Sub-Contractor of Via. Via's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Via, any Sub-Contractor of Via, or any officer, employee, representative, or agent of Via or of any Sub-Contractor of Via.
- B. If Via is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Via's obligation to indemnify and hold harmless the Town may be determined only after Via's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual Agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. RESERVED

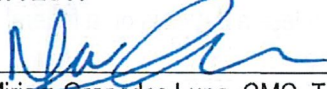
X. MISCELLANEOUS

- A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

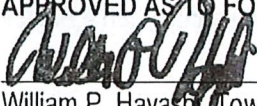
- B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.
- C. Integration. This Agreement constitutes the entire Agreement between the Parties, superseding all prior oral or written communications.
- D. Notice. Any notice under this Agreement shall be in writing and shall be deemed sufficient when personally presented or sent pre-paid, first-class United States Mail to the Party at the address set forth on the first page of this Agreement.
- E. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.
- F. Modification. This Agreement may only be modified upon written Agreement of the Parties.
- G. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.
- H. Governmental Immunity. The Town and its officers, and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.
- I. Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.
- J. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.
- K. Representative Authority. Each person signing this Agreement represents and warrants that he or she is duly authorized and has the legal capacity to execute the Agreement.

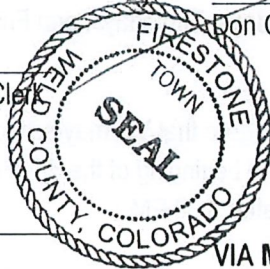
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

ATTEST:

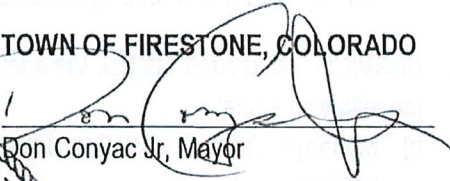

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:


William P. Hayashi, Town Attorney



TOWN OF FIRESTONE, COLORADO

By: 
Don Conyac Jr, Mayor

VIA MOBILITY SERVICES

By: 
Frank W. Bruno, CEO

**EXHIBIT A
STATEMENT OF WORK**

1. **TRANSPORTATION SERVICES.** The transportation services that are the subject of this Agreement (referred to as "Via paratransit services" or "VPT service(s)") are defined as Via's driver assisted, door-to-door transportation in a wheelchair-accessible vehicle for eligible residents that can be booked by phone to Via or through Via's online portal and occurs within the service area.
2. **ELIGIBLE RESIDENTS.** Eligible residents are defined as residents of the Town of Firestone or the City of Dacono and who (1) are aged 60 and older, or (2) adult residents of any age who have a disability, and (3) are registered with Via as VPT clients. The parties acknowledge that Via's client registration process is based on an honor system, meaning that people may register for VPT services by phone with a Via employee, giving personal information about where they live, their ages, and disability status; Via accepts such information as true and does not verify it. The parties agree that this is an acceptable process for determining eligibility for receiving VPT services. In addition, Firestone or Dacono may make its own assessment of an individual's eligibility and advise Via that a particular Firestone or Dacono resident is or is not eligible for VPT service and Via will decline service to that individual. The parties may re-define who is an eligible resident at any time by amending this Agreement.
3. **SERVICE AREA.** The service area includes the town limits of Firestone and the city limits of Dacono and the following destinations located outside of Firestone or Dacono's territorial boundaries:
 - a) Those destinations outside of Firestone or Dacono as set forth in Statement of Work **Exhibit B** which is included herein and made part of this Agreement. The parties may adjust the service area at any time by amending this Agreement.
4. **SERVICE DAYS AND TIMES.** Via shall provide VPT service on the following days of the week at the following times:
 - a) Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays, unless a day falls on a federal holiday.
 - b) 8 AM to 3:30 PM. The parties agree that Via may schedule rides to begin at either 8 AM or 3:30 PM, with the result that the beginning of the drive time could begin earlier than 8 AM and that a trip may be completed after 3:30 PM.

The parties may adjust the service days and times at any time by amending this Agreement.

5. **VEHICLE(S).** Via will provide one wheelchair-accessible vehicle with the capacity for at least six passengers (including up to two passengers in wheelchairs) for the VPT services. Via may

replace any vehicle it uses for the VPT service at any time with another vehicle of similar passenger capacity. The parties may change the number and/or passenger capacity of vehicles provided for the service at any time by amending this Agreement.

6. **EMERGENCY SERVICES.** In the event a state of emergency is declared for the Service Area, Firestone or Dacono may request additional services (of the type described in this Agreement or otherwise within the expertise of Via) to be performed by Via. If Firestone or Dacono requests such additional services, Via shall provide such services in a timely fashion given the nature of the emergency, pursuant to the terms of this Agreement. Unless otherwise agreed to in writing by the parties, Via shall bill for such services at the rates provided for in this Agreement.

EXHIBIT B
SERVICE AREA

Service Area destinations located outside of Firestone or Dacono's territorial boundaries:

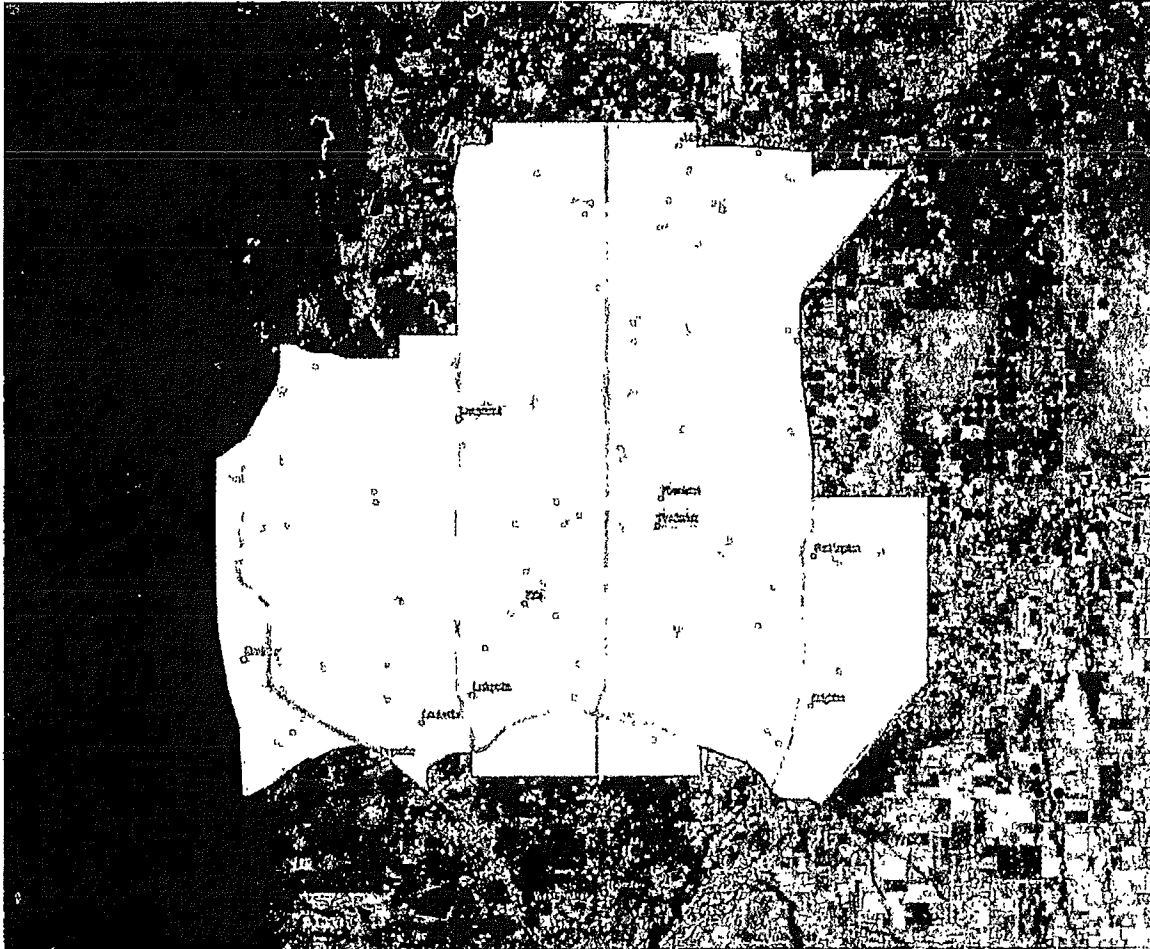


EXHIBIT C
RATE(S) AND PAYMENT SCHEDULE
VPT Services

1. **RATE PER SERVICE HOUR.** The parties agree that Via will provide one driver per vehicle. The cost of the VPT service is \$95 per service hour for each bus used (see Exhibit A).

- a) The Town of Firestone will be responsible for paying Via for services rendered to the City of Dacono, at the rate as described in Exhibit A.
- b) The Town of Firestone will seek reimbursement for services utilized by the City of Dacono residents.

The service hours include the time each driver assigned to the VPT service spends:

- a) Performing the pre-trip vehicle inspection at the facility where the Via vehicle is parked overnight. In general, the vehicle will be kept overnight in Firestone; but in some instances, the vehicle may have to be kept overnight for maintenance work at Via's main facility at 2855 N. 63rd Street, Boulder, CO 80301.
- b) Driving the vehicle to the first scheduled pickup in the service area.
- c) Taking agreed upon breaks during the VPT service hours.
- d) Driving from the last drop-off of the day to the agreed upon overnight parking place, or if needed, to Via's main facility.
- e) Performing the post-trip inspection of the vehicle.

2. **INVOICING FOR VPT SERVICES.** Via will invoice Firestone monthly. Invoices are payable within thirty (30) days of receipt.

3. **RIDERSHIP DATA.** Via will provide Firestone with monthly data on each rider and make the following information available upon request for audit:

- a) Date of trip.
- b) Rider name.
- c) Pick-up and Drop-off location.
- d) Purpose of ride.
- e) Mobility condition of rider.
- f) Age of rider.
- g) Disabilities – general description.
- h) Total number of persons in rider's household.
- i) Rider's household income.
- j) Ethnicity.

AGREEMENT FOR REIMBURSEMENT

THIS AGREEMENT ("Agreement") entered into this ____ day of _____ 2025, by and between the **TOWN OF FIRESTONE** ("Firestone"), a Colorado statutory municipality, and the **TOWN OF FREDERICK** ("Frederick"), a Colorado statutory municipality, for transportation services between the Town of Firestone Colorado and the Town of Frederick Colorado.

WHEREAS, Firestone has entered into a Transportation Services Agreement with Via Mobility, an executed copy of which is attached hereto as Exhibit A, which provides driver assisted, door-to-door transportation in a wheelchair accessible van for persons 60 years of age and older and adult residents of any age with a disability and persons who are registered with Via Mobility for paratransit services; and

WHEREAS, Via Mobility's fee is **\$95.00 per service hour**, which includes the services as set forth in Via Mobility's Statement of Work and for which Via Mobility bills Firestone on a monthly basis; and

WHEREAS, The Transportation Services Agreement provides that Frederick's eligible residents may also receive Via Mobility's transportation services and that Firestone will seek reimbursement from Frederick for the costs for such services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS MADE HEREIN, FIRESTONE AND FREDERICK AGREE AS FOLLOWS:

1. Payment Obligation.

- a. Firestone shall upon receipt of its monthly bill from Via Mobility determine what percentage of the rides were provided to Frederick residents and Frederick shall be billed that percentage amount of the total monthly bill.
- b. Firestone shall submit its percentage calculation and the amount due Firestone to Frederick's Finance Department. Upon receipt of an invoice that identifies rides provided to Frederick residents, Frederick shall confirm it agrees the recipients of the rides were Frederick residents and reimburse Firestone for services to Frederick as a percentage of the total monthly service at the contracted rate of \$95.00 per hour, based on "total client trips + rider trips" identified on the Via invoice. Frederick will inform Firestone of any discrepancies and, if there are none, payment shall to be made in full by Frederick to Firestone within thirty days of receipt of such statement.
- c. If Frederick identifies any discrepancies, the parties will work together in good faith to resolve the same Frederick shall pay the undisputed amount within thirty days of receipt of the original statement, and will promptly pay any disputed amounts upon resolution of such dispute.

2. Miscellaneous.

- (a) Colorado Law: This Agreement is to be governed by the laws of the State of Colorado. Venue for any litigation shall be in Weld County.
- (b) Counterparts: This Agreement may be executed in two or more counterparts, using manual or facsimile signature, each of which shall be deemed an original and all of which together shall constitute one and the same document.

-
- (c) Severability: If any term, covenant, or condition of this Agreement is deemed by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be binding upon the parties.
 - (d) Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all other prior and contemporaneous agreements, representations, and understandings of the parties regarding the subject matter of this Agreement. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the parties. No representations or warranties whatever are made by any party to this Agreement except as specifically set forth in this Agreement or in any instrument delivered pursuant to this Agreement.
 - (e) Default/Attorney's Fees: In the event of default of any of the provisions herein, the defaulting party shall be liable to the non-defaulting party for all reasonable attorney fees, legal expenses and costs incurred as a result of the default.
 - (f) No Waiver: Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by either party shall not constitute a waiver of any of the other terms or obligations of this Agreement.
 - (g) Assignment: Neither party may assign or transfer this Agreement or any obligations or duties set forth in this Agreement.
 - (h) This Agreement shall continue for the term of Firestone's current Transportation Services Agreement with Via Mobility.
 - (i) Any amendment to Firestone's Transportation Services Agreement shall not be binding upon Frederick until the parties have amended this Agreement to include such amendment.

TOWN OF FIRESTONE

TOWN OF FREDERICK

Don Conyac Jr, Mayor

Signature Authority

ATTEST:

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

EXHIBIT A

(attach executed copy of Transportation Services Agreement between Firestone and Via Mobility)

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-30**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPROVING THE
INTERGOVERNMENTAL AGREEMENT FOR TRANSPORTATION SERVICES (“IGA”)
BETWEEN THE TOWN OF FREDERICK (“TOWN”) AND THE TOWN OF FIRESTONE**

WHEREAS, the Town wishes to foster coordination and collaboration regarding transportation and accessibility among local governments; and

WHEREAS, the Town of Firestone currently contracts with Via Mobility Services (“Via”) to provide transportation for residents of the Towns of Firestone and Dacono who are aged 60 or older or have a disability, and are registered with Via Mobility Services; and

WHEREAS, the Town of Firestone wishes to share in the contract for transportation services with Via, Dacono, and the Town of Frederick; and

WHEREAS, Via will transport eligible residents to locations within the Town and certain areas outside the Town as agreed upon by the Town, Firestone, and Via; and

WHEREAS, the Board of Trustees finds that partnering with the Town of Firestone and Via for transportation services is of public benefit as it provides transportation services for those eligible residents in need of such services.

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

The Intergovernmental Agreement for Transportation Services between the TOWN and the Town of Firestone is hereby APPROVED in form consistent with the copy attached hereto and made a part of this resolution, and the Mayor is authorized to execute the IGA on behalf of the Town upon finalization of the Agreement by the Town Attorney without further action by the Board.

Section 1. The Town Board of Trustees hereby adopts the resolution approving the IGA.

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 SIGNED 13TH DAY OF MAY 2025.

[SIGNATURE PAGE TO FOLLOW]

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

Resolution 25-R-32 A Resolution of the Town Board of Trustees, approving the Lot 1, Maplewood Subdivision, Filing No. Two, Amendment A, Rezoning from P (Public) with PUD Overlay (Planned Unit Development) to R-2 (Medium Density Residential) with PUD Overlay (Planned Unit Development) and directing the Town Attorney's Office to draft an ordinance memorializing the findings herein for the Mayor's signature

Agenda Date: Board of Trustees May 13, 2025

Attachments:

1. BOT Resolution 25-R-32
2. PC Resolution 25-PCR-02
3. Application and Letter of Intent
4. Zoning Map Amendment
5. Vicinity Map
6. Comprehensive Plan Future Land Use Plan
7. Zoning Map
8. Neighborhood Meeting Minutes
9. Public Comment
10. Public Notifications
11. Maplewood Open Space Determination

Reviewed By: Bryan Ostler, 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:



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.

Summary Statement:

JJ Investments Inc. is requesting a rezone of 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A). The property is currently zoned P (Public) with PUD overlay (Planned Unit Development). The applicant is requesting a rezone to R-2 (Medium Density Residential) with PUD overlay (Planned Unit Development).

Detail of Issue/Request:

Applicant/Owner: JJ Investments Inc. / JJ Investments Inc.

Location and Zoning: The property is generally located at the southeast intersection of Maple Street and 3rd Street. The property is zoned P (Public) with PUD overlay (Planned Unit Development). The project area is ~1.2 acres in size and the lot is currently vacant and undeveloped. *See attachments 5 and 7.*

Surrounding Land Uses and Zoning:

North: Land use: Single-family homes

Zoning: R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)

South: Land use: Former private school/daycare facility

Zoning: P (Public) with PUD overlay (Planned Unit Development)

West: Land use: Single-family homes

Zoning: R-1 (Residential Low Density) and DN-B (Downtown B)

East: Land use: Single-family homes

Zoning: R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)

Historic Background Information:

Platting Process

- Maplewood Subdivision Filing No. One was platted in 1987 with the subject property being part of original Lot 1, Block 4. The 1987 plat contains Certificate

of Ownership language and street dedications, but does not contain a “public” or “parks and open space” dedication or designation.

- In 1987, the Town and Grant Brothers entered into a subdivision agreement to govern the development of the subdivision. The agreement makes reference to a dedication of land owned by Carbon Valley Parks and Recreation District for public use, but the District did not own the property at that time, and no dedication was made on the plat for parks or open space.
- Maplewood Subdivision Filing No. Two was platted in 1993. The project replatted Lot 1, Block 4 into a smaller lot labeled Lot 1, Block 8, Maplewood Subdivision Filing No. Two. The replat added additional right-of-way (Linden Street) and created seven additional residential lots from the original Lot 1, Block 4 property.
- The 1993 plat contains the same Certificate of Ownership language regarding parks and open space, but contains no additional dedication or designation.
- In 1993 a new subdivision agreement was approved with a provision stating “No dedication of land for public sites or open space ... is required for this filing of the Maplewood Subdivision,” indicating that the land impacted by the replat, including the subject property, was not subject to a public or open space dedication requirement.
- In 2024, Maplewood Subdivision No. Two Amendment A was approved, which subdivided Lot 1, Block 8 into two separate lots. The separate lots are addressed as 340 Maple Street and 320 Maple Street. 320 Maple Street is the subject property undergoing a rezone request.

Request:

JJ Investments Inc. has applied for a rezoning of 320 Maple Street from P (Public) with PUD overlay (Planned Unit Development) to R-2 (Medium Density Residential) with PUD overlay (Planned Unit Development). The subject property is currently vacant and undeveloped.

Comprehensive Plan:

The Town of Frederick Comprehensive Plan designates this property as "Adaptable Neighborhood," *see attachment 6*. This designation is designed to provide a diversity of housing to accommodate a wide range of households in Frederick. These areas may include various types of employee, workforce, and attainable housing. Housing types permitted in this land use designation are single-family detached homes, townhomes, duplexes, and multifamily.

The Comprehensive Plan was updated in 2024. The previous land use designation for this property was “Public/Semi Public.” Changing community needs and desires have prompted the changes found within the updated Comprehensive Plan’s Future Land Use Plan. Several goals within the Comprehensive Plan promote development beyond single-family detached homes. Three community surveys were conducted throughout the creation of the Plan update. Results from these surveys have all indicated a strong community desire for attainable housing, employee housing, and more affordable housing options.

Zoning Districts:

The Public zone district is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased. Various uses are permitted by right or conditional use within this zoning district. Uses permitted by right include golf courses, parks, places of assembly, schools, etc. Uses permitted by Conditional Use Review or Limited Review include zoos, daycares, hospitals, jails, structured parking, libraries, wireless communication facilities, etc.

The R-2 zone district is intended to preserve the traditional building pattern of mixed residential development. Various uses are permitted by right or conditional use within this zoning district. Uses permitted by right include single-family detached homes, duplex homes, townhomes, multiplex homes, parks, and schools. Uses permitted by Conditional Use Review or Limited Review include multifamily homes, assisted living or congregate care facilities, nursing homes, golf courses, daycares, places of assembly, and wireless communication facilities.

Permitted Density:

The Public zone district does not permit residential uses; therefore, there are no density requirements associated with this district. Any permitted development would have to follow the lot setbacks, height limits, parking requirements, landscape requirements, etc.

The R-2 zone district permits various residential uses with a maximum density of 10 units per acre. The subject property is 1.20 acres in size, which would equate to 12 units maximum. Any permitted development would have to follow the lot setbacks, height limits, parking requirements, landscape requirements, etc.

Review Criteria:

Section 4.7.2.d of the Town of Frederick Land Use Code sets forth the following review criteria for the proposed rezone application. For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

- (1) To correct a manifest error in an ordinance establishing the zoning for a specific property;

Staff response: This rezoning request is not the result of a manifest error in an ordinance establishing the zoning for a specific property.

- (2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;

Staff response: The Community Vision within the Town of Frederick Comprehensive Plan contains a section on "Quality Neighborhoods with Diverse Housing Options." This section of the Comprehensive Plan lays out a vision for strong neighborhoods with a

variety of housing options to support existing and future residents. The R-2 zone district allows for a variety of residential uses such as single-family detached homes, duplex homes and townhomes. These uses are permitted by right, while multifamily is permitted by Conditional Use Review.

The subject property is located within a mixed neighborhood that includes single-family homes, downtown and public zoning and some multifamily development. 320 Maple Street has the potential to provide a bridge between contrasting zone districts and development. The R-2 zoning would permit housing options that could fit the pattern of the existing neighborhood and not fall out of context with surrounding uses.

(3) To bring the official zoning map into conformity with the policies and goals of the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board specifically finds that the public health, safety, and welfare will be advanced by amending the official zoning map to conform to the Comprehensive Plan;

Staff response: The Comprehensive Plan was updated in 2024 through a great deal of public outreach, engagement, and feedback, and included an update to the Future Land Use Map of Frederick. Several areas within the Town have undergone a land use designation change due to changing community needs and goals. The Plan introduced a new land use designation called "Adaptable Neighborhood." The subject property was shown on the Future Land Use plan as Public/Semi Public before the update and now is designated as Adaptable Neighborhood.

Adaptable neighborhoods are designed to provide a diversity of housing to accommodate a wide range of households in Frederick. Single-family homes, duplexes, and townhomes are the main housing options found within this designation. A main goal of Adaptable Neighborhoods is to allow for easy access to amenities to satisfy daily resident needs. The subject property is located in an ideal location to support the goals of the Adaptable Neighborhood designation. Staff finds that the R-2 zoning would allow for a housing product that blends in with the existing neighborhood and the location is ideal for walking and biking to local amenities such as parks, commercial shops, and civic spaces.

(4) To provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the Town Board determines are a high priority;

Staff response: The subject property remains vacant and undeveloped. This location is not ideal for a large public use such as a library, recreational facility, structured parking, etc. The property remains in private ownership and does not belong to a public agency or organization. The Comprehensive Plan has noted that Frederick is made up of 90% single-family homes. The entire Front Range is heavily developing this product type and generally not addressing the need for additional housing options. Frederick has identified a need to diversify the housing stock. This changing condition or goal has prompted the need to create the Adaptable Neighborhood land use designation within the Comprehensive Plan. Staff finds a rezoning of this property to R-2 advances the

goal of the community and addresses a desire or need not anticipated during the original zoning of this property.

(5) To encourage development or redevelopment of an area that has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment in accordance with an amended official zoning map.

Staff response: The Town of Frederick is experiencing a large amount of development pressure across the entire municipal boundary. Town staff have identified a trend with developers wanting to provide new housing stock within Frederick, such as duplex and townhome developments. Staff attribute this to the lack of housing products outside single-family detached dwellings. Currently, 90-95% of the housing stock in Frederick is single-family detached homes. The Comprehensive Plan lists several key goals of the community, with balancing the housing supply for local residents and workers at all income levels and unit types and size as the main goal with regard to "housing".

In order to qualify for a rezoning, an application must meet at least one of the criteria listed above. Staff finds the applicant meets criteria 2, 3, 4; and 5; therefore, the rezoning application is eligible for the requested zone district change.

Public Notice:

This project has been required to provide several public notices per Section 4.5. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Application initial submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

Attached to this staff report is a summary of the neighborhood meeting held on January 6th, 2025. See *attachment 8*. The attendees asked many questions and brought up concerns regarding traffic, density, housing types, parks and open space, and many other development-related topics.

Town staff have received a large amount of public comment and inquiries about the public notice requirements. All public comments addressed to the Planning Commission or Town Board have been included as an attachment to this staff report, see *attachment 9*. Any additional public comments received after the completion of this staff report packet will be given to the Town Board during the public hearing.

There are two items of importance to note to the Board of Trustees with regard to public notice:

1. The required posted signs were placed on the subject property but were removed several times leading up to the Planning Commission public hearing date. The applicant has stated they did not remove the signs, and that someone not part of the applicant's team did so. The applicant re-posted the signs several

times in an attempt to meet the posted sign requirement. Staff finds the applicant has sufficiently met this requirement.

2. The applicant sent all required written notices leading up to the Planning Commission public hearing through standard mail vs. First Class mail as required by the Land Use Code. However, staff typically does not instruct applicants to send First Class mail to meet the mailed notice requirement, and instructions provided to the applicant did not include this direction. For the Board of Trustee public hearing, staff instructed the applicant to send mail via First Class mail. Staff is also discussing requiring this for all future applications.

Legal Comments:

The Town of Frederick Land Use Attorney's office provided a determination memo on September 5, 2024 regarding the status of the subject property and question of public/open space dedication. *See attachment 11*. The determination states that no such dedication was made via the 1987 or 1993 plats as they both lacked dedication or designation labels and statements on the plat for the particular property, which is required by law to effectuate a dedication. Additionally, Town staff have reviewed the title commitment provided in the application materials and are not aware of any relevant deed restrictions placed on the property. In the event such restrictions do exist, they are not enforceable by the Town.

Alternatives/Options

Approval:

I move to approve Resolution 25-R-32 based upon the findings of the Board in this public hearing, including the findings set out in the draft resolution provided in the agenda packet.

Approval with Conditions:

I move to approve Resolution No. 25-R-32, which directs the Town Attorney's Office to draft an ordinance memorializing the findings herein for the Mayor's signature with the following conditions of approval: (list conditions)

Denial:

I move to approve Resolution No. 25-R-32, which directs the Town Attorney's Office to draft a resolution of denial for the rezoning request.

Financial Considerations

Not applicable

Staff Recommendation

Planning Commission Recommendation:

On April 17, 2025, the Town of Frederick Planning Commission held a public hearing for the rezoning request and voted to recommend denial of the request with a vote of 3 to 1. The Planning Commission discussed the proposal and found that:

- R-2 zoning is not consistent with the Town's Adaptable Neighborhood future land use designation found within the Comprehensive Plan.
- The proposed zoning change would cause substantial change to the neighborhood.

Town Staff Recommendation:

Staff recommends the Town Board of Trustees approve the Lot 1, Maplewood Subdivision Filing No. Two Amendment A rezoning application to the Board of Trustees with no conditions of approval. Staff's reasoning is 4 out of the 5 rezoning criteria have been met. Future development would have to adhere to the development standards found in the Land Use Code. The rezoning merely permits specific uses but does not dictate how the uses fit into the existing neighborhood. The existing neighborhood contains mixed zoning, mixed uses and mixed future land use designations.

Community Impact

Frederick is a growing community, not only through the built environment, but also through the goals and needs of the community. The existing housing stock is 90-95% single-family detached homes. There will be more pressure to develop duplexes, townhomes and multifamily projects in the near and long term. Where these developments are located matters, but more importantly, how they look and fit into the surrounding areas matters more. Rezoning a property simply dictates which uses are permitted in that zone district. Subdivision regulations and development standards found in the Land Use Code will dictate how sites are laid out, appear, function, etc. That is the step in the development process where "character" comes into play and potential impacts are reviewed.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-32**

A RESOLUTION OF THE TOWN BOARD OF TRUSTEES, APPROVING THE LOT 1, MAPLEWOOD SUBDIVISION, FILING NO. TWO, AMENDMENT A, REZONING FROM P (PUBLIC) WITH PUD OVERLAY (PLANNED UNIT DEVELOPMENT) TO R-2 (MEDIUM DENSITY RESIDENTIAL) WITH PUD OVERLAY (PLANNED UNIT DEVELOPMENT) AND DIRECTING THE TOWN ATTORNEY'S OFFICE TO DRAFT AN ORDINANCE MEMORIALIZING THE FINDINGS HEREIN FOR THE MAYOR'S SIGNATURE

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, held a public hearing on May 13, 2025, on the petition of JJ Investments, Inc., 7973 Stroh Road, Parker, CO, 80134, for the rezoning of the following real property ("Subject Property"); to wit:

LOT 1, MAPLEWOOD SUBDIVISION FILING NO. TWO AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission of the Town of Frederick considered the application at a public hearing on April 17, 2025, and made a recommendation of denial to the Board of Trustees by way of Planning Commission Resolution 25-PCR-02; and

WHEREAS, as provided herein, the Board of Trustees finds that the application satisfies the pertinent criteria of the Town of Frederick Land Use Code and is hereby APPROVED.

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

Section 1. Findings of Fact.

1. Sufficient notice of this application was given according to Section 4.5 of the Town of Frederick Land Use Code.
2. The proposed zoning of the Subject Property is consistent with the Comprehensive Plan, duly adopted by the Planning Commission of the Town of Frederick.
3. Said application sufficiently addresses the following according to Section 4.7.2.c. of the Land Use Code:

- A. (1) Need for the proposed rezoning;
 - B. (2) Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area;
 - C. (3) Impact of the proposed zone on area accesses and traffic patterns;
 - D. (4) Availability of utilities for any potential development;
 - E. (5) Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools, and transit;
 - F. (6) The relationship between the proposal and the Comprehensive Plan; and
 - G. (7) Public benefits arising from the proposal.
4. Said application conforms with the applicable requirements of Section 4.7.2.d. of the Frederick Land Use Code, one or more of which are required for a re-zoning, namely:
- A. (2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
 - B. (3) To bring the official zoning map into conformity with the policies and goals of the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board specifically finds that the public health, safety, and welfare will be advanced by amending the official zoning map to conform to the Comprehensive Plan;
 - C. (4) To provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the Town Board determines are a high priority;
 - D. (5) To encourage development or redevelopment of an area that has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment in accordance with an amended official zoning map.

Section 2. Zoning Map Amendment. The Official Zoning Map shall be amended such that the Subject Property is rezoned to R-2 (Residential Medium Density) with PUD overlay (Planned United Development).

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 SIGNED ____ DAY OF _____ 2025.

ATTEST:

TOWN OF FREDERICK

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor

25-PCR-02

A Resolution of the Planning Commission Recommending Denial of the Lot 1, Maplewood Subdivision Filing No. Two Amendment A Rezoning from P (Public) with PUD overlay (Planned Unit Development) to R-2 (Medium Density Residential) with PUD overlay (Planned Unit Development)

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Lot 1, Maplewood Subdivision Filing No Two Amendment A Rezoning 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 meeting held April 17th, 2025 at which time the public was able to provide testimony.
- 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 R-2 zoning is not consistent with the Town's Adaptable Neighborhood future land use designation found within the Comprehensive Plan.
- 1.6 The proposed zoning change would cause substantial change to the neighborhood.

Section 2.

- 2.1 The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 4. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees deny the application.

This resolution approved this 17th day of April, 2025 by a vote of 3 to 1.



Tracy Moe, Chairperson, Planning Commission



Built On What Matters

TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

www.frederickco.gov

LAND USE APPLICATION FORM

PROJECT NAME:

DATE SUBMITTED:

APPLICATION FEE:

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| ☐ Annexation, Zoning and Concept Plan (\$1,000 fee plus \$10 per acre) | ☐ Metropolitan District (\$5,500 fee) | ☐ Special Use Oil and Gas Drilling and Production (\$5,000 fee per well) |
| ☐ Annexation Agreement Amendment (\$500 fee for the first section; \$100 for every additional section) | ☐ Minor Modification (\$350 fee) | ☐ Street Name Change (\$750 fee) |
| ☐ Appeal of Administrative Decision (\$500 fee) | ☐ Minor Subdivision (\$1,500 fee) | ☐ Subdivision Amendment (\$1,000 fee) |
| ☐ Code Text Amendment (\$1,500 fee) | ☐ MOAPI (\$500 fee for the first section; \$100 for each additional section) | ☐ Vacation of ROW or Easement (\$500 fee for one easement or right-of-way; \$100 for every additional) |
| ☐ Comprehensive Plan/Planning Area Amendment (\$3,000 fee) | ☐ Preliminary Plat (\$2,500 fee plus \$10 per lot) | ☐ Variance (\$750 fee for residential; \$1,000 for non-residential) |
| ☐ Conditional Use (\$1,000 fee) | ☐ Preliminary Development Plan (\$2,500 fee plus \$10 per lot) | ☐ Vesting of Property Rights (\$1,000 fee) |
| ☐ Construction Plan Review (\$1,000 fee) | ☐ Sign Design Program (\$500 fee) | ☐ Water Dedication Analysis (\$250 fee) |
| ☐ Final Development Plan (\$2,500 fee plus \$5 per lot) | ☐ Site Plan (\$2,000 fee for up to 25,000 sf; otherwise, \$2,500 fee) | ☐ Waiver (\$1,000 fee for residential; \$1,500 fee for non-residential) |
| ☐ Final Plat (\$2,500 fee plus \$5 per lot) | ☐ Site Plan Amendment (\$500 fee for up to 1,000 sf; otherwise, \$750 fee) | ☒ Zoning (\$2,500 fee for one district; \$500 for each additional district) |
| ☐ Maps (Small - \$2.50; Large - \$7.00; Street Map - \$10.00) | ☐ Sketch Plan (\$2,000 fee) | ☐ Zoning Compliance Letter (\$75 fee) |

PROJECT INFORMATION:

Legal Description of Property (location within township, section, and range or Subdivision, Block and Lot):
320 Maple Street

Applicant's Name (This will be the primary contact):
Joshua Huene (JJ Investments)

Phone/Fax: 3037251530

Address:
7973 Stroh Rd, Parker CO 80134

Relation to Property Owner:
Co Owner

E-mail Address: joshua.huene@gmail.com

ADDITIONAL CONTACTS:

Property Owner: JJ Investments
Joshua and Laura Huene
John and Jennifer Jaquish

Consultant Business Name: JJ Investments
Consultant Personal Contact: Joshua Huene

Address: Jaquish
9350 County Road 13. Longmont CO

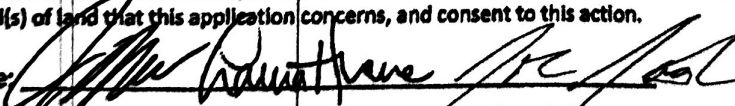
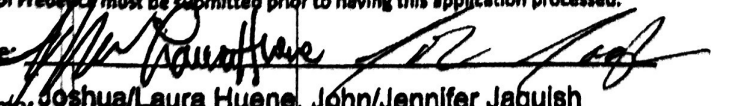
Address: Huene
7973 Stroh Road, Parker CO 80134

Phone/Fax: 7202962710

Phone/Fax: 3037251530

E-mail Address: tinytikes.john@gmail.com

E-mail Address: joshua.huene@gmail.com

LAND USE APPLICATION FORM (CONTINUED)			
Property Owner: JJ Investments Joshua and Laura Huene John and Jennifer Jaquish		Consultant Business Name: JJ Investments Consultant Personal Contact: Joshua Huene	
Address:		Address:	
Phone/Fax:		Phone/Fax:	
E-mail Address:		E-mail Address:	
TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION:			
Is site within Frederick Planning Area?		☒ Yes ☐ No	
Project Address (if applicable):			
Existing Use: Public		Existing Zoning: Public	
Proposed Use: TBD		Proposed Zoning: R2	
Number of Existing Residential Lots: NA		Number of Proposed Residential Lots: TBD	
Number of Existing Commercial Lots: NA		Number of Proposed Commercial Lots: TBD	
Number of Existing Industrial Lots: NA		Number of Proposed Industrial Lots: NA	
Is there an existing MOAPI in place? ☐ Yes ☐ No If yes, please provide reception date and number.			
COMPREHENSIVE PLAN MAP DESIGNATIONS:			
LAND USE & PUBLIC FACILITIES Land Use Designation(s): Public Facilities:		UTILITY AND SPECIAL DISTRICTS Water: Sewer: Fire Protection: Other:	
TRANSPORTATION Street Connections:		ENVIRONMENTAL ISSUES Property in Floodplain: ☐ Yes ☐ No Sensitive Wildlife habitat area: ☐ Yes ☐ No	
PARKS, OPEN SPACE AND RECREATION Proposed Park and/or trail:		SUBSIDENCE AND OIL AND GAS Subsidence area: ☐ Yes ☐ No Oil and/or gas wells: ☐ Yes ☐ No	
CERTIFICATION: I certify that I am the lawful owner, or represent and warrant that I am authorized to bind the entity that is the lawful owner, of the parcel(s) of land that this application concerns, and consent to this action.			
Signature: 		Date: 1/2/25	
Print Name: Joshua/Laura Huene, John/Jennifer Jaquish			
I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I represent and warrant that I am authorized to bind the applicant and property owner(s). I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed.			
Signature: 		Date: 1/2/25	
Print Name: Joshua/Laura Huene, John/Jennifer Jaquish			

JJ Investments

Joshua Huene- Co Owner

John Jaquish- Co Owner

March 1, 2025

To the Town of Frederick,

This is a written statement to request a rezone of the newly created 320 Maple Street lot. We are requesting a R2, Residential Medium Density assignment for future development.

(1) Need for the proposed rezoning:

We would like to request rezoning this lot (320 Maple St) from Public to R2 zoning for development of more housing options in a strategic location near downtown for residents of Frederick.

(2) Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area:

Once R2 designation is approved, we are looking to partner with a developer to design and develop a project be in accordance to the purposes of R2, Residential Medium Density development. Our current thinking is to consider a plan to include up to (6) duplex buildings with 2 units per dwelling. We would also like to create a landscaping or land buffer between these units and the current structure on 340 Maple street.

(3) Impact of the proposed zone on area accesses and traffic patterns:

The proposed R2 rezoning is set to create a more diverse range of housing options, which could greatly benefit the neighborhood and its residents. The rezoning is likely to attract a broader demographic, including young professionals and families seeking affordable housing. This increased density can enhance access to downtown Frederick, making it easier for residents to enjoy local shops, restaurants, and cultural amenities without relying solely on vehicles. Overall, the R2 rezoning has the potential to foster a vibrant community that prioritizes connectivity and accessibility, providing more affordable housing options while balancing the increased traffic burdens.

(4) Availability of utilities for any potential development.

The lot has a gas line thru the property, (4) water shares assigned, (1) water tap and (1) sewer tap currently on the lot. We believe electricity is on the perimeter of the property.

(5) Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, [parks](#), [schools](#) and transit.

Under our current thinking of up to (6) duplex buildings, or up (12) total units; we would anticipate an estimated additional 36 more residents assuming (3.0) persons per unit. Future impact to water and sewer would be in accordance to the existing (5) water taps already in place. Safety services could see an increase in demand based on the increased dwellings and residents. Schools could also see increase enrollment with additional family capacity.

(6) The relationship between the proposal and the [Comprehensive Plan](#).

Our planned development will align with the newly updated Frederick comprehensive plan 2050 that allows for 320 Maple St to be considered for R2 zoning . The Frederick Comprehensive Plan emphasizes the development of a wider range of housing types in the community, to serve the full range of households living in Frederick or desiring to live here.

(7) Public benefits arising from the proposal.

Many of the existing neighborhoods around Frederick remain spread out across the landscape. Input from community members throughout the Frederick Forward process noted that residents currently drive to most of their daily destinations, including stores, places to eat and drink, and major local parks. While the community may address some of these concerns over time by adding more restaurants and places of business around Frederick, the Future Land Use Plan anticipates creating a framework where residents will have access to their daily needs within an accessible, 15-minute walk from their place of residence. Places developed as “15-Minute Neighborhoods” provide access within a short walk or bike ride to a café or eatery, a grocery store or similar store with everyday needs, a park, a library, and a community gathering place. The development of these types of neighborhoods encourages residents to conduct much of their daily activities by foot or by bike and thus avoid using vehicles to complete regular errands. By encouraging more walking and biking, these neighborhoods help foster greater interactions between residents and visitors, create greater levels of activity and vitality in neighborhoods, and better tie primarily residential areas with nearby employment centers and local businesses

d. Review criteria. For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

(1) To correct a manifest error in an ordinance establishing the zoning for a specific property.

We are not looking to correct an error on the proposed rezone request.

(2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.

We are requesting a rezone from Public to R2 to develop a wider range of housing types in the community, to serve the full range of households living in Frederick or desiring to live here.

(3) To bring the official zoning map into conformity with the policies and goals of the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board specifically finds that the public health, safety, and welfare will be advanced by amending the official zoning map to conform to the Comprehensive Plan.

Frederick has steadily grown over the last 40 years, from a population under 1,000 in 1990 to around 16,000 in 2023. The Town anticipates growth to a population of over 17,000 residents by 2028. Future population growth will depend on several factors, including economic cycles, water availability, and the desires of individual property owners. Given the growth of the I-25 corridor over the next 20 years, Frederick could grow to 40,000 to 60,000 residents within the next 25 years. The ability to use 340 Maple St to provide more housing options will help support this growth.

(4) To provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the Town Board determines are a high priority.

As of 2023, single family detached housing represented around 95 percent of all housing units in Frederick. In contrast, most communities around metro areas nationwide include a much wider range of housing, including single family attached units, apartments, and senior housing units. The lack of housing diversity in Frederick limits the options for places to live for younger people and for older populations. It also limits options for single person households and individuals who work in Frederick but are unable to find adequate housing. At the same time, rising costs of rent and home ownership have created significant challenges for current and prospective residents, at nearly all price points. Housing has emerged as a significant crisis facing communities in Colorado and the issue remains a top concern in Frederick.

(5) To encourage development or redevelopment of an area that has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment in accordance with an amended official zoning map.

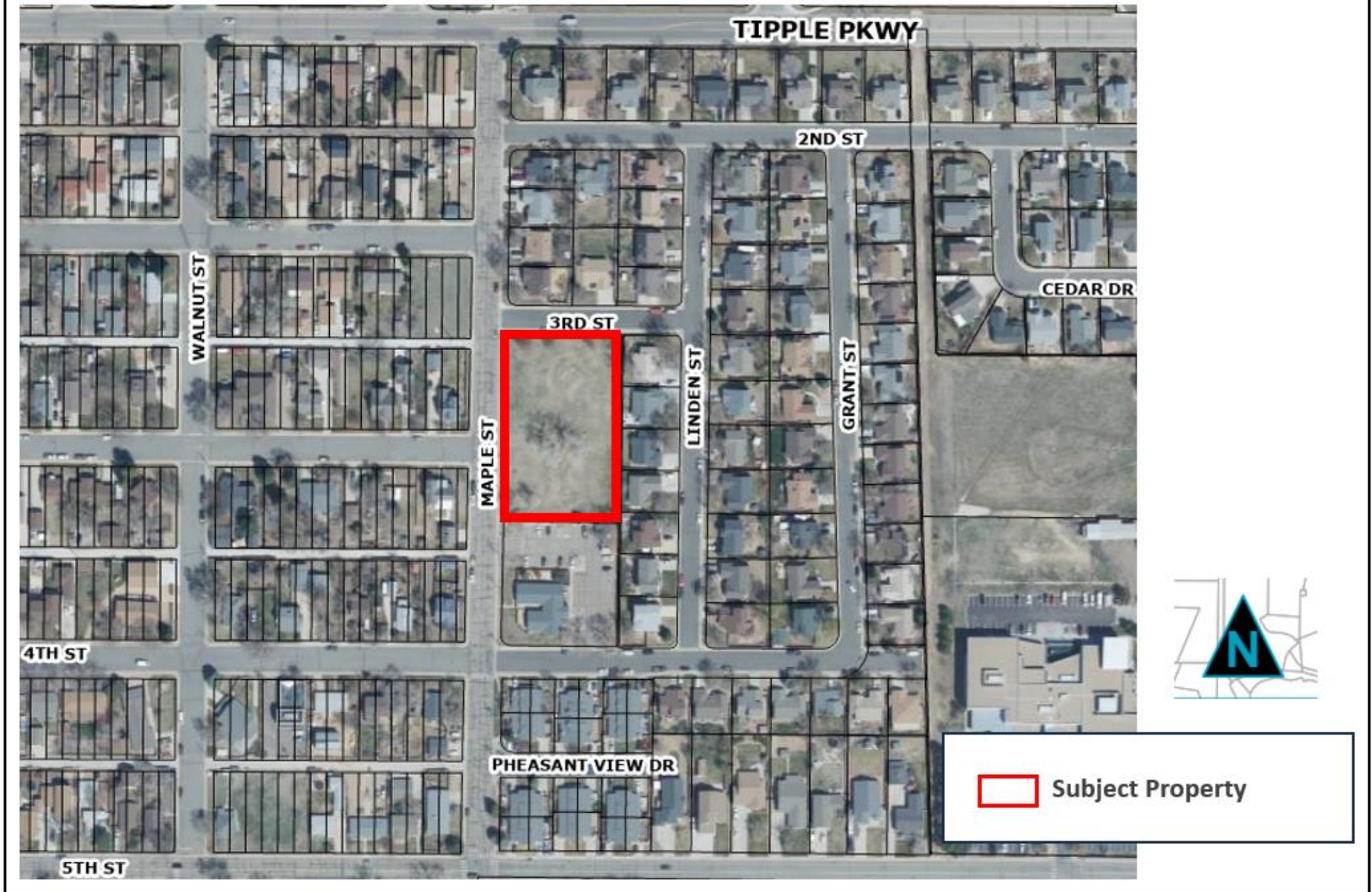
Per the current Comprehensive Plan 2050 for the Town of Frederick, we also want to support the town in helping this community improve the quality of life and to help establish effective development for a community's resources, initiatives, and programs in a strategic location walkable to the downtown HUB.

Please process our application with the attached items. Let us know if you need further information.

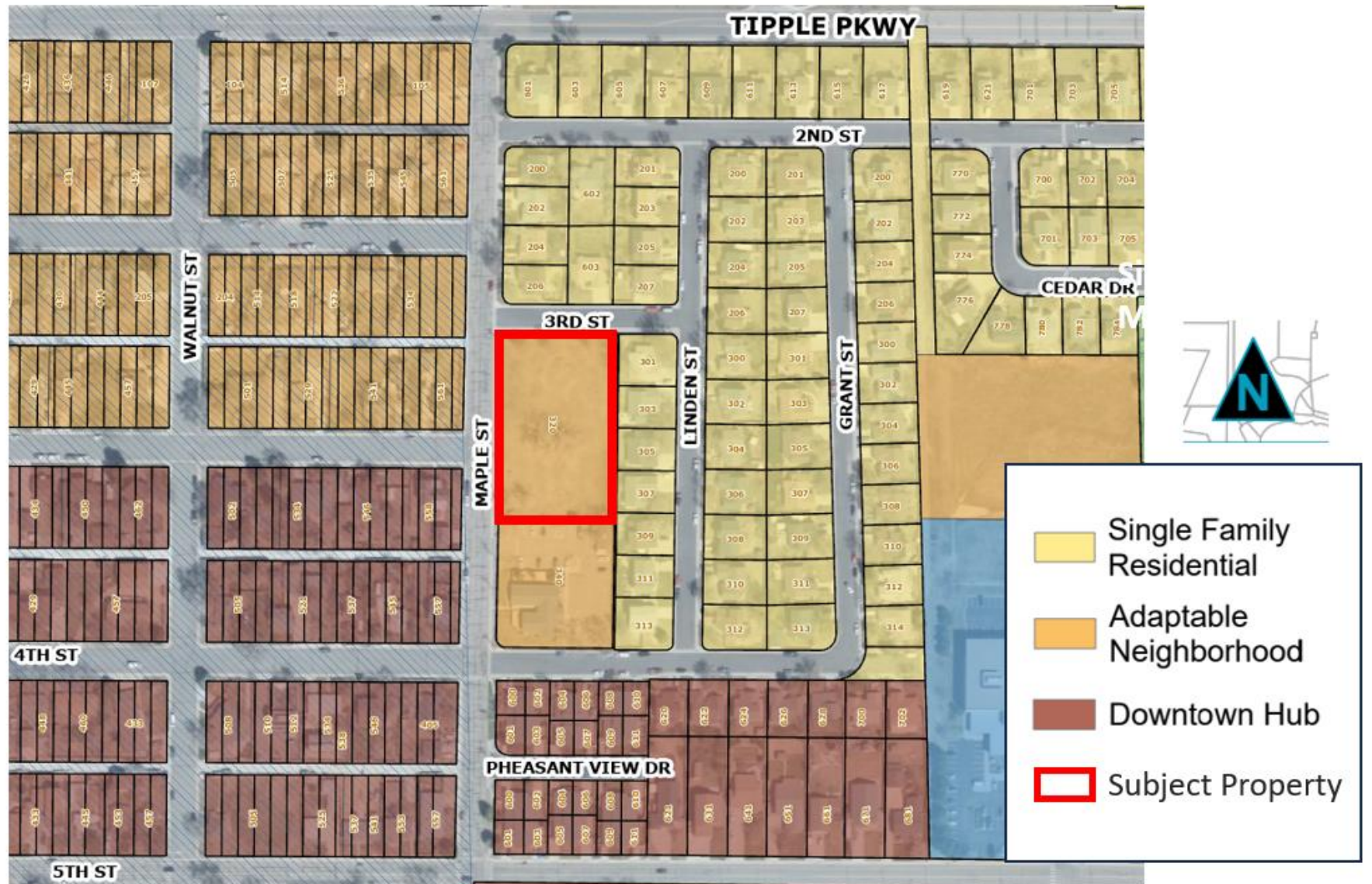
Sincerely,

Joshua Huene

Vicinity Map



Future Land Use Plan



Zoning Map



ATTACHMENT 8

Neighborhood Meeting Minutes

Rezone request- 320 Maple St, Frederick, CO

Meeting Date: January 6, 5pm Teams Video call

Meeting Attendees:

Town Staff: Audem Gonzales

Applicant Team: Joshua Huene, JJ Investments

Neighborhood Attendees: Patrick Berrend, Ron and Heather Jagodinski, Bill Bridges, Paul Osmanstrand, Terry Plummer, Linden Anon, Savannah Bingamon, Tanya (Last Name unknown), Cassandra Kroger.

5:05 pm- Audem opened the call and explained the purpose of the meeting.

Joshua Huene introduced himself explaining the request to rezone this to a R2 designation for future development consideration and opened the floor for questions. Requesting further development in the future. At this point, not looking to start a project right away, but want to get it zoned appropriately.

Question from Patrick Berrend: Lived in Frederick for 22 years. Question for the city, why was the comprehensive plan not asked for public input? This project was zoned public, why are we noticed for this?

Audem responded: A comprehensive plan is the 20 year vision plan for the town of Frederick. That plan includes a large map showing potential land development. This property was shown as public before and then when plan changed, it changed to adaptive neighborhood. A vast array of neighborhood uses. There were multiple public meetings over a long period of time. There were notices that went out via email, discussing changing designations around town. Hundreds of properties changed designations, this property we are discussing now was changed.

Looking to expand downtown, this adaptive change is a good buffer between single family homes and traditional downtown.

The town board is keen on expanding downtown and adding more housing options to Frederick. The applicant did talk about permitted uses in this proposed district, single family homes, townhomes. There are limits as to how many units can go in. Adaptive is the best way to go forward, went to the town board for the final decision on that.

Question from Patrick Berrend:

Explain the limitation of density of R2. What is the maxim density that will be allowed?

Audem: R2 does permit up to 10 units per acre. Highly unlikely properties are able to have that many units per acre.

Question from Ron Jagodinski: Giving example of something that happened in development of Huntington Beach. First Responder response times were longer than what was acceptable, in Huntington Beach. I would like to address this before we change the zoning.

Bill Bridges: When is applicant going to have a comprehensive plan on the development of the property?

Joshua responded: We can initiate that process when we receive appropriate zoning designation.

Joshua Huene responded: We need to have the approval from the Town of Frederick to have R2 approval and our desire is to look at future development. I don't know when that will be, but we are looking into all of the options I listed at the beginning of the meeting.

Ron Jagodinski: I sent an email to Joshua and Audem and one other person in the city. I am suggesting environmental mitigation as possible land use solution to our problem here. This involves corporations giving money to offset capital projects for the land. In my history, we were able to rebuild wetlands.

Question from Paul Osmanstrand: Why did the 1987 Open Space designation change by the city?

Audem responded: Original plan, laid out lots and streets, dedicated open space in this area. We then determined that no open space was dedicated, it wasn't adequately dedicated at open space. There was a development agreement, stated that there was no open space dedicated in this subdivision. The legal team stated this in a memo.

Broc Swetnam: If someone before 1997 purchased property breaking a promise for 30+ years.

Audem: There is nothing I can do about this tonight.

Broc Swetnam: Absent any specific plan to develop, how can the town or the residents determine if a rezoning to R2 is desirable? Feels like we are putting private interest over public interest.

Audem: This is a public hearing process, applicant takes your questions and concerns into consideration. If this project moves forward, this will be a topic of discussion before our elected officials.

Question from Paul:

How do we get compensated for taking away the park and our view of the mountains?

Answer Joshua Huene:

We purchased this property about 1 year ago and it was not open space or a park. It was private land that our desire was to develop with the changes to the comprehensive plan for the city. We want to develop it according to the city plan that is now.

Audem: Zoned public now.

Paul: Failure to understand this process isn't the fault of the residents.

Patrick: This process has a long checkered history, these comments are directed towards the town. All developers who built subdivisions in that area were required to dedicate open space. Where is the open space?

Ron: I was supposed to be able to walk to this open space. This isn't good to swap open space. Need to look into environmental mitigation

Patrick: The town owes the residents more due diligence and a formal legal opinion as to how that property was given to the Weld County Library District and how the land was able to be sold.

(Next question that is unable to be understood due to poor audio)

Question from Terry Plummer: Why was a private park designated for this 340 Maple St lot?

Audem responded: This property is private and not open to the public. This has nothing to do with zoning. The property is not dedicated for public use, it's private property.

Question from Linden Anon- Voiced concern over Comprehensive Plan redesign. Discussed previous questionnaires from the City to residents. Reviewed the answers from questionnaires.

Question from Savannah Bingamon: Asked if a rezone of this lot would affect depletion of natural resources, water, the wildlife, and the town's ability to service the entire neighborhood.

Josh Huene responded: The tree in the park, could break and hurt someone, that was a concern and why we took care of the tree. There are utilities under this land, the infrastructure was there for future development. This is part of the process.

Unknown name: How large is the parcel?

Josh: 2 acres is the daycare, the parcel to sell is 1.2-1.5 acres. I am seeking a rezoning of 320 Maple.

Question from Paul Osmanstrand: What is the plan to develop this lot?

Josh Huene responded: Plans yet to be developed. 3-4 units, town homes. Not discussing multiplex or multifamily. Per the R2 designation description.

Follow up question about why a fence was placed on the lot?

Joshua answered: due to insurance risk.

Patrick B: Followed up with question on open space requirement if the lot gets developed.

Audem responded: Is there a proposal to develop?

Josh: Acquire R2 designation, pursue single family, duplex or town homes. We are not spending the money to develop until it's rezoned.

Patrick B: What will the open space requirement be if there are 10 homes on this property?

Audem: 20% open space will be required or fee in lieu

1.3 acre site approx. 10k feet of open space

Audem: open space could be given to the town or private open space.

Patrick: Why is this optional?

Audem: We have minimum requirements for open space. This property won't qualify for that. Private open space means it's open to the public, but maintained by the owner. 20% of the space will have to be open space, a pocket park is an option. But, I am unsure of the numbers.

Heather: How much is Frederick property and how many of these homes belong to Maplewood.

Joshua: Not sure if all of those homes belong to Maplewood or not.

Question from Heather Jagodinski: Please explain the mailing list area.

Josh responded: The boundary lines is where we mailed the invitation to, according to the service we used.

Question from Tanya McCue: Concern about electricity and water issues. Will utilities capacity be affected by development and will neighboring property values be affected?

Audem responded: We require applicants to send out mailers to the people that will be affected by the redevelopment. Once the application is submitted, they have to make a posting on the property. Plans are reviewed, taken to the planning commission, this is a public process. Mailers go out to the residents in the area. All meetings are posted on our website and you have opportunities to speak and get involved. It's up to the Board of Trustees to make the decision.

There are reviews within the Department of Wildlife, reviews with Fire Department, Utilities, water. Engineers review everything water, electricity is reviewed. This is just the first step in a very long process. There will be time and space for you to get involved in this process. We encourage residents to come into The Town Hall and set up a meeting and look at the plats.

Patrick: These meetings are better when held in person with the documents and the applicant present.

Question from Linden Anon: Is JJ investment or Tiny Tikes a non-profit or a for-profit facility?

Joshua: JJ Investments leases the building to Tiny Tikes. We are an LLC.

Follow up question: How is your use of this land fitting into the requirements of this parcel zoning?

Joshua: I am a member of the investment company, and the previous owner was doing the same thing we were.

Question from Cassandra Kroger: Will the R2 designation preserve the architecture character of Frederick? She does not want 2 story homes in this area.

Audem responded: The city will be hearing this application. It will go before the Board of Trustees. This is currently zoned public, the desire is to be R2, conditional use. Single family homes, duplex, multi family homes. Premature to talk about this development, we will be reviewing this entire process. With this project, we will be looking at height, architecture, setbacks.

Question from Ron Jagodinski: Wants to be able to walk from his home to a public space or park.

Patrick: How could a daycare or private school be placed on a Public lot?

Audem responded: I don't know the history of this project you are talking about.

Paul: To designate a property R2, keep the zoning consistent.

Josh: We are looking to a few units in this space. Your concern is very important to us.

Audem discussed people can be looking for signs to get info about the next meeting. Planning website lists all of the meetings and anyone is welcome to the meetings. If you are in the map boundaries, you will receive a mailer.

Ron: Concerned not to have a park to be able to walk to

Savannah: The building itself is zoned as a private school?

Auden: The building can be used as a private school

Savannah: How does that fit in with being designated as a private school or a daycare? Received grant funding for daycare, and now we are talking about it as a private school.

Auden: Uses aren't always what the title is. Private school probably includes a daycare. I can research this information for you. It can be several different things, the use went in as a private school for the land use.

Cassandra: Wants the information from the meeting

Auden: Need to request from public records. There is a recording that will be available.

The next steps, applicants need to make the decision to rezone, more mailers will go out and move forward with planning commission and town board. You are able to request minutes. Meeting is now complete 623pm

From: [Valerie Stephens](#)
To: [Audem Gonzales](#)
Subject: Maple Street rezoning
Date: Wednesday, April 30, 2025 9:20:18 AM

Caution! This message was sent from outside your organization.

Dear Audem,

This email is to express my concern about the rezoning of the Maple Street parcel. We live very close to this area and it is already a densely populated area. Adding multi family properties will only make it worse, especially with the new apartments that have just been built near the fire station. Please do not allow this!

Thank you,

Valerie Stephens

104 Wake St.

From: [Mark Novak](#)
To: [Audem Gonzales](#)
Cc: [Bryan Ostler](#)
Subject: Addressing point made by JJ Investment regarding 320 Maple
Date: Friday, April 11, 2025 9:57:10 AM

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Addressing point made by JJ Investment regarding 320 Maple. Please put into the public record

“create a more diverse range of housing options, which could greatly benefit the neighborhood and its residents.”

There is no basis for this statement. Adding their proposed 6 unit duplexes and their low estimate of 36 people on this small plot of land is NOT going to benefit the neighborhood. It will add noise, traffic and a potential danger for the many children going to and from school on Maple street. If R-2 is approved JJ Investments has no obligation to do this proposal. They can change to an apartment building that is in line with R2 guidelines.

“the Future Land Use Plan anticipates creating a framework where residents will have access to their daily needs within an accessible, 15-minute walk from their place of residence. Places developed as “15-Minute Neighborhoods” provide access within a short walk or bike ride to a café or eatery, a grocery store or similar store with everyday needs”

There are very few businesses within 15 minute walking distance of 320 Maple Street. There are no grocery stores, doctors, pharmacies, hardware stores, libraries or even a bank within walking distance of this neighborhood. This statement is not based on reality and is completely without merit.

(3) *‘The Town anticipates growth to a population of over 17,000 residents by 2028. Future population growth will depend on several factors, including economic cycles, water availability, and the desires of individual property owners’.*

Where is the concern for the individual property owners that already live in this neighborhood? Nothing in this proposal benefits this neighborhood’s residents. Frederick’s slogan **“built on what matters”** is not served by the development of this small parcel of land .

To provide land for a community-related use that was not anticipated at the time of the adoption of the [Comprehensive Plan](#), and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the [Town](#) Board determines are a high priority.

There is nothing in this statement that is reality. What land are they providing for “community related use” ? How will 12 residences on this small plot of land “ advances public health, safety, or welfare” ?

“As of 2023, single family detached housing represented around 95 percent of all housing units

in Frederick”.

That is one of the reasons people live here.

“Housing has emerged as a significant crisis facing communities in Colorado and the issue remains a top concern in Frederick”

Housing costs are high for a variety of reasons. It should not be Frederick’s mission to solve this. Developing this small plot of land, according to their plan, will destroy the character of this neighborhood and set a dangerous precedent for other neighborhoods. They claim it is *“in the public interest to encourage [development](#) or redevelopment”*. **No, it is in the developers interest only.**

The Comprehensive Plan continually talks about “quality places to live, and neighborhoods and districts with distinct character”, “parks and open space system serving the Frederick area”, “

The Comprehensive Plan states “ the community wants to avoid cookie-cutter suburban development”. That is already happening with the eastern neighborhoods, Brigit's Village and Silverstone. This is more than enough growth for Frederick with out developing 320 Maple Frederick needs to consider buying this for open space or turn it into a Pocket Park as mentioned in Comprehensive Plan 2050. This would finally resolve the issue of this property and be in line with what the Comprehensive Plan says is one of their goals

As Charles Dickens has said - *The needs of the many outweigh the needs of the few.*

Catering to the development of this property under the R-2 zoning regulation only serves the needs of the few.

From: [Carl Randolph](#)
To: agonzales@frederickco.gov
Subject: 320 Maple Rezone
Date: Friday, March 28, 2025 4:52:04 PM

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Hello Audem,

Writing you so you can add this to public record regarding the R2 REZONE of 320 Maple St.

I attended a planning commission meeting last week and was extremely disheartened at how the meeting started. Opening statements let the community members present know that anything that was shared would not be entered into public record. The only reason we all showed up is to make our stance on this rezoning part of the public record. I'm sure it's standard practice but as this was my first town meeting, I was taken off guard with that. Simply put, we are the public record, and anything shared should be part of the record. If it's not, then all concerns brought up by the community are in jeopardy of being completely disregarded.

If Frederick is "BUILT ON WHAT MATTERS" then let's think about what that means. What matters the MOST in this situation is how it effects the community that lives in area of the lot in question. With signs popping up daily in every yard nearby in think it should be clear to the town that nobody's wants. R2 is not a solution, but a square peg in a round hole. This will be a concern for safety and resources. The school nearby is a massive concern with safety and adding duplexes on a small lot will add traffic to a place in which kids are.

My biggest concern is that if R2 passes then whoever decides to build does not have to stick with the proposed duplexes. If it gets zoned for R2 then there's a myriad of terrible options that could go in there that fit within R2. This is a single-family home neighborhood and that's why my family has invested in Frederick and specifically this neighborhood when we purchased our home on Linden St roughly 3 years ago.

I sincerely hope the town does the right thing.

-Carl Randolph-

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From: [Mark Novak](#)
To: [Ali van Deutekom](#); [Audem Gonzales](#); [Bailey Arvizu](#); [Bryan Ostler](#); [Jason Meyers](#); [Tracie Crites](#); [Kevin R. Brown](#); [Mark Lamach](#); [Adam Mahan](#); [Dan March](#); [Windi Padia](#); [Chad TeVelde](#)
Subject: Concerns about the rezone at 320 Maple
Date: Tuesday, March 11, 2025 10:25:36 AM

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After looking at the Jan 6th meeting and some of the documents associate with this rezone proposal, there are many concerning points. Seems this developer has no real plans that he is willing to share. The application is vague with many answers given as TBD. His approach to rezone first then we will tell you our plans is backwards and dangerous to our community.

Developers are in it to make the most amount of money they can, so that would be a 10 or 12 unit apartment building which, as you know, would be within the rezone designation currently being sought. If you approve this, the Planning Commission and the Town of Frederick will have limited control over the type of developments that could happen.

The Comprehensive Plan states *"A distinct character, avoiding the cookie-cutter nature of most communities along the Front Range"*. If you approve this rezone, that is exactly what you are doing. It also states, *"setting regulations that maintain the desired character of neighborhoods."* An apartment building or 10 homes or condos on this small lot is not the desired characteristic of the Maplewood neighborhood.

My question is - Does Frederick believe what they say in the Comprehensive Plan, along with "Built on What Matters" slogan, or is this just rhetoric?

Since the town approved the possibility of 1800 houses in Silverstone and approved Brigit's Village, adding 40 units in a three story complex, there should be no need to build more housing in the Maplewood neighborhood. If you are compelled to change the character of Frederick with apartment buildings, then build more next to Brigit's Village and make that area Frederick's apartment row since the unfortunate change to that neighborhood has already begun. The Silverstone development alone will drastically change the small town atmosphere of Frederick that most people desire, and I imagine it will be a "cookie cutter" development..

Thank you for your attention to this important matter. I hope that you will take a thoughtful approach and reject the rezoning of this public space at 320 Maple Street to R-2.

Mark Novak, 22 year resident and homeowner in the Maplewood neighborhood

From: [Ronald Jagodinski](#)
To: [Audem Gonzales](#)
Subject: Environmental Mitigation Projects Could Be Suitable For Frederick's Open Space Long Term Objectives
Date: Saturday, January 4, 2025 1:48:15 PM

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January 4th, 2025

Mr. Audem Gonzales

Town Planning Office, Frederick, Colorado

Subject: Environmental Mitigation Projects Could Be Suitable For Frederick's Open Space Long Term Objectives

Hello; we are the Jagodinski's. Ron Jagodinski had a pleasant telephone conversation with you just a day or so ago. We live at 301 Linden Street which is adjacent to the Applicant's Proposal of open-space development on 320 Maple Street; titled: "Rezone vacant parcel from Public [P] to Residential Medium Density [R-2]."

In that same conversation regarding the Applicant, the subject of *environmental mitigation* came up. Ron stated that he had worked for a couple of energy companies where capital investment project efforts would often be "offset" via providing communities assistance or outright management of needed projects; thus "mitigating" the long-term effects of those same capital investments.

A real-life example would be Edison international's [EIX] environmental mitigation project(s) relating to its costal nuclear power station at San Onofre involving communities as far away as Del Mar on the Pacific Coast. A long-needed wetlands restoration project was embarked upon amounting to tens of millions of dollars in total scope. Another example would be one of the West Coast refineries/petro/chem plants' investors providing needed support for local parks or other long-term projects for nearby communities.

Although we have only been living here for eight months; one can notice in many ways that our new home in Colorado is an energy State. There are energy & extraction capital investment opportunities of the many in our State; and, it is therefore our question at this time if the Town of Frederick has explored the subject of *environmental mitigation* efforts currently underway in the State of Colorado in our neighboring communities. Such queries could yield a greater field of open-space solutions and possible partners acting in cooperation with the long-term objectives of the Town.

The subject of environmental mitigation being used as aid in the upcoming review of the Applicant's 320 Maple Street, Frederick, Colorado change of zoning proposal was addressed with another member of your staff, Jessica Hill; just before the Holidays.

See you at the on-air meeting on Monday night.

The best of everything;

Ronald H. Jagodinski
Heather M. Jagodinski
301 Linden Street
Frederick, Colorado 80530
(303) 284-4618

From: [Rhonda Swetnam](#)
To: [Audem Gonzales](#)
Subject: Fwd: 340 Maple Street - Project Proposal - Notice of Application
Date: Monday, April 7, 2025 6:20:21 PM
Attachments: [Maplewood Subdivision Filing No. One.pdf](#)
[Maplewood Subdivision Filing No. Two.pdf](#)
[340 Maple Street Document History.pdf](#)

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Dear Mr. Gonzales,

This is a copy of an email that I sent to you and to all of the Board of Trustees of the town of Frederick in August of 2024.

I respectfully request that this email become a part of the public record.

Regards,

Rhonda Swetnam

----- Forwarded message -----

From: **Rhonda Swetnam** <rlswetnam57@gmail.com>
Date: Fri, Aug 16, 2024, 5:45 PM
Subject: Re: 340 Maple Street - Project Proposal - Notice of Application
To: <agonzales@frederickco.gov>
Cc: <tcrites@frederickco.gov>, <krbrown@frederickco.gov>, <MLamach@frederickco.gov>, <AMahan@frederickco.gov>, <dmarch@frederickco.gov>, <CteVelde@frederickco.gov>, <WPadia@frederickco.gov>

Dear Mr. Gonzales,

As previously discussed in the neighborhood meeting held previously regarding this matter, I, my husband, Jon (Broc), as well as most of the homeowners in the Maplewood Subdivision, are not in agreement with this proposal. The reasoning for this has little to do with the TinyTykes Daycare, but has to do with the Town of Frederick and/or the County of Weld. If JJ Investments, Inc. wants to sell the open space, fine, but either the Town of Frederick and/or Weld County needs to purchase it and give it back to the Maplewood Subdivision as it was originally intended. The “falling through the cracks” of this open space, as stated during the neighborhood Zoom meeting and that no one knows

what happened with this parcel is not the problem of the homeowners within Maplewood Subdivision; it is the problem of the Town of Frederick/Weld County. The only right, honorable and ethical thing to do is to correct this problem.

Please refer to the attached document, Maplewood Subdivision Filing No. One, as well as the document on another page with the "Certificate of Ownership" clause enlarged and highlighted. It is clearly stated within the context of this document that "...Have by these presents laid out, and surveyed as Maplewood Subdivision Filing No. One, and do hereby dedicate and convey to the town for **Public use forever hereafter** the street, alleys, public walkways, **parks and open spaces** as are laid out and designated on this Plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this Plat..."

Please also see attached two (2) documents for Maplewood Subdivision Filing No. two which pretty much state the same thing.

My family and I purchased our home on Linden St. in 1995, at which time we were assured by the developers of Maplewood Subdivision, as well as Black Fox Real Estate, that the open space on Maple St. between 3rd and 4th Streets, would remain as open space for this subdivision forever. It is part of this subdivision, meant for this subdivision. That was part of the attraction for us in purchasing our home. We are not alone in this. Many of our neighbors also purchased their homes in Maplewood for the same reason...the open space, the small community, the local wildlife and the view. In particular, the folks that own homes on the west side of Linden Street whose homes

border that open space. Several of those homes have gates that lead from their backyards to the open space. That is because that space was meant to be utilized by the people and their families who live in the Maplewood Subdivision.

In 1995, the current TinyTykes Daycare facility was the Carbon Valley Library, and then it was Head Start. The open space to the north was ours to utilize for our neighborhood. It is the only open space that we had and is the open space for this subdivision. From 1995 until March of 2023 we were all able to use this open space freely. Our kids played there, people played with their dogs there, had picnics and family get-togethers there, etc. That is what this open space was intended to be used for, the neighborhood families!

According to the “Document History”, the “Subdivision” granted this land at 340 Maple St. to “Maplewood Sub. FG#2”. In 2019, it appears, according to record, that Weld County deeded this property to the Carbon Valley Recreation District for 0\$. Even then, the open space could still be utilized by the community. Shortly thereafter, it appears, according to record , that the Carbon Valley Recreation District sold this property to Ohana Montessori, LLC for \$620,000. This was the first time in the “Document History” that there had been an exchange of money on this property. It is interesting how we in Maplewood had no idea that this “*sale*” had occurred and that *our* open space had literally been stolen from us. Once again, this did not change the ability for the community to utilize this open space. Then, in March of 2023, Ohana Montessori, LLC sold this property to JJ Investments, Inc. for \$1,150,000 and the open space was immediately fenced off and we were locked out of the open space that we had been able to freely utilize for nearly 30 years.

Now, since this property was granted to the Maplewood Sub. FG#2, that tells me that this property was in fact granted to this Maplewood Subdivision. For some unknown reason, Weld County/Carbon Valley Parks and Recreation felt that they had the right to sell it in 2019 to Ohana Montessori, LLC. This property was not theirs to sell. It belongs to Maplewood Subdivision. So, this parcel did not “fall through the cracks”. It was taken from us without us even knowing about it. We had no idea of these sales. We thought that only the building and parking lot had been either leased or sold. NOT the open space.

I personally do not care about the existing buildings and parking lot on this property, what I do care about is the open space, and I am certain that many, if not all of the homeowners in Maplewood feel the same way. That open space should have never been sold to anyone. It belongs to Maplewood Subdivision.

In the neighborhood meeting that was previously held online, it was stated in the meeting record at 5:15, “It was kind of like an oops, it slipped through the crack” *This is not an oops*. This is theft from our community. At 5:18, “I believe Brock is correct in that when Maplewood was planned, that was the required percentage of open space, **which is why it was dedicated**, which is why it was zoned public” 5:45, “But we’ve had this come through the pipeline periodically throughout history where nobody can correct damage that was done by having a public zoned property with this big unknown.”

So, it looks to me that the County of Weld is at fault for this mess. Therefore, it is my opinion that the County of Weld and the Town of Frederick need to figure out how to reclaim this open space and give it back to the rightful owners, the homeowners within the Maplewood Subdivision! Again, I personally do not care

about the current buildings and the parking lot, just the open space.

One more concerning item...there is a pair of what I believe are Red Tailed Hawks that return *every year* and nest and raise their young in the Cottonwood trees in the center of that open space. There are also owls that nest there. They have been doing so for at least the past 5 years. These are protected birds of prey and their habitat should not be disturbed. Our community thoroughly enjoys these beautiful Birds of Prey and would hate to see them disturbed in any way.

When we moved here in 1995, we did so because Frederick was a charming small, peaceful town. Lots of open space, lots of wildlife in the neighborhoods, lovely place to live. Now it appears that the Town is trying to turn Frederick into another Denver. Development everywhere. People everywhere. All of our open space is going away. Most of the wildlife has disappeared. Charming small town, gone...Pretty darned sad state of affairs. If you allow this open space to be sold, and rezoned for development, you will also devastate our home values. Is the Town of Frederick going to compensate us for devaluing our homes? Any building would cause the loss of our view of the mountains, the loss of our open space, reduction of our home values, reduction of desirability for a potential home buyer, Open space and mountain views are both attractive features to a home buyer. No one wants duplexes, apartments, businesses, condos, etc. in their backyard!

30 years ago I would have highly recommended to a friend or family member to move to Frederick. Today, I don't think that I could do that.

Respectfully,

Rhonda L Swetnam

2/14/2025

Associate Professor Mark Uchanski
Department of Horticulture and Landscape Architecture
Land Growth Facilities
200 W. Lake ST. 3030 Campus Delivery
Ft. Collins, CO 80523
Sent by e-mail to Mark.Uchanski@colostate.edu

1. money, money, money, MONEY!!!

As a longstanding member of a Value Creating Society, I see an advertisement almost every day from the largest oil company in Colorado emphasizing their efforts to minimize pollution, maximize production and calling to our attention the fact that they put aside \$\$\$\$ for Parks and Recreation called ENVIRONMENTAL MITIGATION.

2. Lamenting The Way It Was

At the same time my community is feeling cheated out of the vision of having an "open Space within walking distance" that sold the original buyers on the Maplewood Development in the 1st place. The 1st buyers of record remember the phrase "hereafter and FOREVER" in their contracts.

3. Oops, Their Bad.

Since the Developer opted to pay to get out of that deal, which they can do, leaving the responsibility to the Town of Frederick I can see why they need relief with the rising cost of watering and grooming an empty lot. Special exceptions were made allowing the Montessori school to purchase part of the property.

4. **Coming Up Oops #2?**

Now they want to make another exception by Rezoning to allow the current private business owner of the Day Care (not public or a school as stipulated in the 1st exception) to sell the originally promised “open space” for the financial benefit of said owner while opening that space for a future purchaser to develop more dense housing up to a convoluted description of R2 going all the way to Commercial to entice the highest price with a greater tax base for our Town coffers.

Wow! What a “Kerfuffle” or “What a complicated web we weave.”

5. ***Education to the Rescue* Read All About It.**

Meanwhile, our most prestigious University Agriculture Department has released a video with their latest recommendation about combining green energy producing solar fields with farming because plants and animals **NEED** more **shade** to cope with global warming and drought. They could be interested in putting it on demonstration here in our community with funding from environmental mitigation and student work projects. The solar field they build could pay for the water and maybe more. The shade created will make crops grow faster. The water could clean the solar panels nightly for top efficiency before reaching the plants below and the solar panels would not reach near the height of more than a single story building. (See your local Toyota dealership for an example) I believe this would “put us on the map” so to speak, as an updated community.

6. **Is an Oligarchy approaching?**

The current National Administration is trying to deregulate everything profitable and I can't see the oil Companies standing behind their current advertising forever in this political climate.

7. Tick Tock. Timing could be everything.

If I'm right and money is all that the parties in our web of issues need then what are we waiting for. Time is of the essence here.

8. Forward or Back???

Do we have forward looking stewards of our community and our Township? Do we take fiduciary responsibility for each others interests? A truly reciprocal responsibility from both citizenry and government. Or are we just waiting for non democratic means to solve our problems? If so we can look back and wonder why we didn't go for a community garden to educate our future farmers. They are in our day cares, our elementary and secondary schools, and Universities too. They could use a space to design landscapes for optimum productivity, to innovate new techniques, to create new hybrid crops, and give students on the job training, collectively sharing their discoveries for the benefit of us all.

9. A consortium of sorts

with a multiple use zoning of public and private with educational restrictions can create great value. By changing our focus from feeling singled out to creating an example for the rest of our neighborhoods open spaces, much progress can be made.

If you are a homeowner not looking for an opportunity to dig in some dirt but just want a place to walk your dog responsibly you

might dedicate your 1/80th interest to a student program. And if you want to do some gardening of your own you can partner your efforts with University students, sharing your outlook, insight and produce.

10. Power connection

My husband who worked at Ft. Saint Vrain when it was nuclear has contacted some of his former power companies and will advise of his progress asap.

Sincerely,

Heather Jagodinski

(303)284-4618

jagrafx@att.net

*P.S. I'm using my Son's email to send this letter
as mine is having trouble at this time.*

*My mailing address is 301 Linden St., Frederick,
CO 80530.*

From: [Keri Aasmundstad](#)
To: [Audem Gonzales](#); [Ali van Deutekom](#); [Ali van Deutekom](#); [Board of Trustees](#); [Kevin R. Brown](#); [Mark Lamach](#); [Mark Lamach](#); [Adam Mahan](#); [Adam Mahan](#); [Dan March](#); [Chad TeVelde](#); [Chad TeVelde](#); [Windi Padia](#); [Windi Padia](#); [Bryan Ostler](#); [Bryan Ostler](#); [Jason Meyers](#); [Jason Meyers](#)
Subject: Incomplete Minutes and Error in Pre-Application Form for 320 Maple Street
Date: Monday, February 17, 2025 4:18:58 PM
Attachments: [Errant Email Address in Pre-Application.pdf](#)

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February 17, 2025

Planning Commission, Board of Trustees, City Manager, City Attorney
Town of Frederick

Re: Inquiry Regarding Errors and Vagueness on Pre-Application Form and Incomplete Neighborhood Meeting Minutes

Dear Planning Commission Members,

I am writing to formally address three concerns related to the rezone application for 320 Maple Street as part of the ongoing review process. The pre-application form and its supporting documentation present several issues that I believe need to be addressed before any further action is taken.

First, I notice an inconsistency regarding the applicant's contact information. Specifically, the email address listed on the pre-application form for John Jaquish does not match the one (in two different places on the pre-application form) provided in the community notification regarding the rezone application (please see photos referenced below). Given the fact that Mr. Jaquish then signed this document multiple times verifying all information was "accurate and true to the best of his knowledge", I would appreciate clarification as to whether this error has any implications for the process, particularly in terms of notification or public outreach requirements, as well as to the validity of the other information in this document. Could this discrepancy affect the validity or timeline of the process in any way?

Secondly, I wish to express concern regarding the meeting minutes from the Neighborhood Meeting held on January 6, 2025 at 5:00 pm. After reviewing the minutes, I found them to be incomplete and not fully reflective of the comments and concerns shared by the attendees, including myself. Specifically, there were significant discussions about the Comprehensive Plan and survey results that appear to have been omitted or misrepresented. In particular, my own comments about the alignment of the proposed rezone with the goals of the Comprehensive Plan, as well as my references to the survey results, were not captured at all, nor was my attendance noted in the list of attendees. These elements are crucial, as they underscore the contradictions between the proposed rezoning of this public use space to R2 and the established objectives for land use and community development in the area. These omissions also make it difficult to gauge the

scope of the discussion and the perspectives of all of those involved. The minutes do not include sufficient details regarding the responses provided by the applicants, leaving the record incomplete and unclear. This lack of transparency is concerning and undermines public trust in the process.

Finally, both the minutes and the original application for rezoning are vague, lacking in detail, and not fully reliable as sources of information. Phrases like "TBD" (to be determined) appear frequently, indicating that the town is being asked to approve a zoning change without a clear impact assessment or design plan. This is a troubling omission, as it leaves important questions about the potential effects of the rezoning unanswered, such as environmental impact, traffic patterns, and infrastructure needs. The original application also asserts that the proposed zoning change aligns with the goals of the town's new Comprehensive Plan, as referenced in points (6) and (7) of the pre-application form dated January 2, 2025. However, this assertion is misleading and incomplete. Since there is no specific project outlined in the application, it is just as likely that the goals of the Comprehensive Plan can be met with an R1 (single-family residential) designation for this site or could preserve the land for public use space, which is the current designation for the site.

Given that these issues could affect the broader understanding of community concerns and the transparency of the decision-making process, I respectfully request that the Planning Commission review the completeness and accuracy of the meeting minutes and provide clarification on how such errors might influence the project review moving forward. I also urge the Planning Commission to reconsider the rezoning request in light of these concerns. It is essential that a comprehensive, detailed analysis be conducted before any changes are made, including a full impact assessment, a clear development plan, and detailed public records of all discussions and responses. Without these important steps, the process lacks the clarity and transparency that residents and stakeholders expect.

Thank you for considering these concerns. I look forward to your response and a more thorough examination of the matter.

Sincerely,

Keri Aasmundstad

305 Linden Street

352-396-9556

Audem Gonzales

From: Audem Gonzales
Sent: Friday, April 11, 2025 10:13 AM
To: Audem Gonzales
Subject: FW: 320 Maple Street Rezone Notice NOT Legibly Posted to Public

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February 9, 2025

Town Planning Commission
Frederick, Colorado

Dear Members of the Town Planning Commission,

I am writing to express my concern regarding the recent rezoning application for the property located at 320 Maple Street. It has come to my attention that the public notice, as required by the **Frederick Land Code, Article 4, Subdivision Regulations, Section 4.5, General Procedures**, has not been properly posted.

According to **Section 4.5(7)(a)** of the Frederick Land Code, when notice is required, the applicant must:

1. Post the notice on weatherproof signs that have been approved by the Town.
2. Place the signs on the property subject to the application.
3. **Ensure that the signs remain in place and legible during the period leading up to the public hearing** or, in the case of minor applications, during the period leading up to the Decision-Making Body's final action.

However, it appears that these procedures have not been followed, as there is no legible notice posted on the subject property, as evidenced in the photos below. This oversight has prevented the public from being properly notified about the proposed rezoning and has limited opportunities for community input, which is a critical aspect of maintaining transparency in the planning process.

In light of this, I respectfully request that the Planning Commission review this matter and ensures that the applicant follows the necessary notification procedures, as outlined in the Frederick Land Code, to allow for full public participation.

Thank you for your attention to this important issue. I trust that the Commission will take the necessary steps to address this concern and ensure compliance with the regulations.

Sincerely,

Keri Aasmundstad
305 Linden Street
352-396-9556

Development Application Under Requiring Public Hearing

Solicitud de Desarrollo en Revisión Requiriendo Audiencia

Town of Frederick Planning
720.382.5500
planneronduty@frederickco.go



Photos taken on Saturday, February 8th, at 2:29 pm of signs posted on corner of 320 Maple Street adjacent to parking lot of 340 Maple Street and on corner of Maple Avenue and Fourth Street.

March 10, 2025

Town of Frederick
401 Locust Street
Frederick, CO 80530

Subject: **Third Formal Complaint Regarding the Rezoning of 320 Maple Street**

Dear Members of the Planning Commission, Board of Trustees, Town Manager, and Deputy Town Attorney:

I strongly oppose the proposed rezoning of 320 Maple Street from Public to R-2, as it disregards community priorities, contradicts the vision and priorities set forth in Frederick's Comprehensive Plan, and diminishes vital open space that residents overwhelmingly value.

Survey data clearly demonstrates that the community highly values open spaces, nature preservation, and outdoor gathering areas. Specifically:

- **Survey 1, Question 8:** 45.4% of respondents indicated that natural lands and open space were among the most important park amenities, ranking third overall behind only walking and bike paths and a recreation center.
- **Survey 1, Question 9:** 35.6% of residents identified nature preservation and viewing areas as a top priority for improvement and expansion—again, ranking third only to walking and bike paths and splash pads/swimming pools.
- **Survey 2, Question 12:** 40.4% of residents ranked "residential developments need to include outdoor gathering areas" as the most important factor in planning and development decisions.
- **Survey 3, Question 1:** A significant 61.3% of residents indicated they either disliked the proposed Comprehensive Plan or would support it only with modifications, demonstrating widespread dissatisfaction but without opportunity for further input.
- **Survey 3, Question 14:** When ranking "Big Action Plans," the highest-ranked priorities (with a 6 or 7 rating) included parks, community open spaces, and outdoor living, as well as directing development to the south and west, away from historic downtown Frederick. While affordable housing was rated the lowest priority (a ranking of 3), residents indicated there is a need for more affordable housing in Frederick but, again, that these developments should be south and west of downtown.

It is evident from these responses that residents overwhelmingly prioritize maintaining open spaces and nature preservation over additional residential development—especially in areas near the historic downtown core. The proposed rezoning directly contradicts these expressed preferences and does not represent the vision set forth by the Comprehensive Plan.

Additionally, there are concerns regarding the methodology used in these surveys. Were they conducted in a manner that ensured a truly random and representative sample of Frederick's population? Were all citizens adequately informed and given an opportunity to participate? It is critical to address these questions to ensure that rezoning decisions genuinely reflect the will of

the community. Frederick residents deserve transparent, participatory decision-making that respects their priorities.

The lack of site-specific public engagement in the Comprehensive Plan as it affects potential rezoning is unacceptable. Mass reclassification of parcels to "Adaptive Neighborhoods" in the Comprehensive Plan were undertaken without site-specific public input. This sweeping approach does not consider the unique characteristics of individual locations, nor does it respect the intent of previous zoning designations that served specific community needs.

There are better ways to fulfill the vision of the Comprehensive Plan that align with the values and priorities of Frederick residents. Rezoning this parcel eliminates a rare and valuable public space in Frederick, replacing it with private residential development that serves a narrow private interest while failing to serve the broader community.

I urge all decision-makers to reject this rezoning proposal outright. This decision must reflect the clear, data-backed preferences of Frederick residents, who have repeatedly voiced their opposition to such changes.

Thank you for your time and consideration.

Sincerely,
Keri Aasmundstad

Good evening Members of the Planning Commission,

My name is Keri Aasmundstad. Thank you for the opportunity to address you this evening. I am here to speak in opposition to the proposed rezoning of 320 Maple Street from its current "Public" to "R2 Residential." As a resident of this community, I bought my home nearly 10 years ago with the understanding that the land behind it—currently designated for public use—would remain as such. The proposed change raises several concerns that I believe deserve serious consideration.

First, it's important to acknowledge that this land was originally dedicated as open space under Colorado law with the legal restriction that it be used "for public use forever hereafter." This deed restriction, formalized in 1993, still holds. No evidence has been presented showing that this legal commitment can be disregarded. If this rezoning is approved, it could set a dangerous precedent where dedicated public land can easily be altered for private development. This undermines the integrity of our town's zoning system and erodes the trust of residents who rely on the protection of public spaces.

Second, while I understand that the owner has the right to develop their property, it's crucial to respect the zoning codes and the public space commitment in place. Changing this land from "Public" to "R2 Residential" will have significant long-term consequences, not just for this specific property but for the future of public land across Frederick. The change could open the door for higher-density housing that doesn't align with the surrounding neighborhood's character, potentially introducing multi-family units or townhomes into an area that has long been established as low-density residential. This shift will strain infrastructure, such as water, parking, and traffic, and will change the entire dynamic of the neighborhood.

Additionally, the process that led to this proposed rezoning is concerning. The change from public to "Adaptive Neighborhood" in the Comprehensive Plan was made with minimal neighborhood input. The lack of transparency and community engagement in this decision-making process is troubling. Rezoning should not happen in isolation or without full public involvement, especially when it involves land that has been set aside for the collective benefit of the community.

I urge the commission to consider the broader impact of this decision. Once a property is rezoned, we let the genie out of the bottle and the town has limited control over the type of development that follows. Without clear conditions or limitations, the potential for inappropriate developments, such as multi-family complexes or other high-density projects is a real possibility. This will forever alter the fabric of our community in a way that is not in the best interest of residents.

Finally, I respectfully ask that the Planning Commission uphold the current zoning designation of "Public" for this property. The land was dedicated for public use, and that commitment must be honored. I also urge you to reject the rezoning proposal and conduct a thorough review of the

process that led to this decision, ensuring that all legal requirements are met and that community concerns are properly addressed.

Thank you for your time and consideration. I trust that you will prioritize the interests of the community, preserving the character of Frederick and protecting our valuable public spaces.

April 1, 2025

Town of Frederick
401 Locust St.
Frederick, CO 80530

Subject: Fourth Formal Complaint Regarding the Rezoning of 320 Maple Street

Dear Members of the Planning Commission, Board of Trustees, Town Manager, and Town Attorney,

I am writing to formally oppose the rezoning request for 320 Maple Street from Public to R2, as proposed by JJ Investments more specifically in their second submission of the pre-application. While the applicants claim that their primary reason for seeking the rezone is to develop more housing options given Frederick's growth, the proposed changes will have significant negative impacts on the surrounding community, and the rezoning request fails to adequately address these concerns. Below outline the key points in opposition to the proposed rezoning:

1. Need for Rezoning:

While the applicants claim that there is a need for more housing near downtown Frederick, the specific area of 320 Maple Street is currently zoned Public for a reason, and its conversion to R2 zoning will drastically alter the character of the surrounding area. The existing public zoning serves important civic and community functions that are integral to the fabric of Frederick. Rezoning the lot will disrupt the balance of land use in this area, and the claimed "need" for more housing does not outweigh the loss of valuable public space. Additionally, with other residential developments underway or planned in the area, there are better ways to meet this objective, and this argument does not justify the rezoning.

2. Impacts on the Surrounding Area:

The proposed development of up to six duplex buildings (12 units total) will significantly increase the density of this area, which is primarily characterized by single-family residences. While the developers mention plans for landscaping and land buffers, this is unlikely to sufficiently mitigate the visual, noise, and privacy concerns that will arise from this increased density. The character of the neighborhood, which includes lower-density homes, will fundamentally be altered by this development. This type of high-density residential development does not align with the existing residential feel of the neighborhood, nor does it affiliate with the character of Frederick around and near downtown.

3. Traffic and Access Concerns:

The claim that the rezoning will improve connectivity and accessibility to downtown Frederick is overly optimistic. The additional traffic generated by 12 new units will significantly impact local roads, particularly given the already-congested traffic patterns near Maple Street with only a few thru-roads and the school traffic. The proposal fails to address the increased demand for parking, traffic congestion, and the potential strain on existing infrastructure. Furthermore, there has been no mention of traffic studies or plans to mitigate the increased traffic burden. This oversight raises concerns about the long-term sustainability of this proposed development in terms of traffic flow and accessibility.

4. Availability of Utilities:

While the applicants note the presence of utility infrastructure, including water, sewer, and gas, the fact that these services are already in place does not negate the fact that increased demand on these utilities will strain the system. The development of 12 new units will add substantial demand to the existing water and sewer systems, and it remains unclear whether these systems can accommodate the increase without requiring costly upgrades. Moreover, the availability of electricity on the perimeter of the property does not guarantee that the infrastructure can handle the new development's energy needs, which may require additional investments.

5. Impacts on Public Services:

The projected increase of 36 new residents is conservative at best, and could more accurately reflect 50-72 new residents in this area. This will place additional strain on public services, such as schools, parks, emergency services, and sanitation. While the developers acknowledge the potential for increased demand on safety services, they do not provide any concrete plans to address the impacts of this added strain. As a result, there is a significant concern that the town's existing public services will be overburdened, leading to a decrease in service quality for current residents.

6. Discrepancy with the Comprehensive Plan:

The Comprehensive Plan 2050 emphasizes growth but also stresses the importance of maintaining community character and ensuring that developments align with the needs of the town. Rezoning 320 Maple Street to R2 will not adequately meet these goals, particularly given the negative impacts on the surrounding area. The development is more of an opportunistic request rather than one rooted in the long-term planning and careful consideration of the community's needs.

7. Public Benefits and Community Fit:

The applicants' suggestion that this development will lead to a "15-minute neighborhood" is a highly idealistic claim. The reality is that the proposed location of the development is not well-positioned to support a truly walkable neighborhood as defined here outside of the amenities in downtown Frederick, which is a benefit residents of this neighborhood all presently enjoy and a huge reason we chose to purchase homes and live where we

do. There is nothing novel that the rezone brings to back up this argument. Furthermore, the density of the proposed development will disrupt the small-town character that makes Frederick so desirable to current residents, and the increased density will not foster the sense of community that the developers envision, but rather lead to overcrowding and further strain on existing resources.

8. Zoning Criteria:

The rezoning request does not meet the criteria established by the Town of Frederick for amendments to the zoning map. The proposal does not address a manifest error, nor does it reflect changing conditions in the area that necessitate such a drastic change. Twelve housing units dropped into the middle of a low-density zoned area is not supported by public interest and will diminish the quality of life that is currently enjoyed by residents in this neighborhood. In no way does this small platt of land make sense in addressing the broader scope that is additional and more affordable housing. There are other and more appropriate areas designated for housing to support future growth within the Comp Plan west of Colorado Boulevard and south to Highway 52. The rezoning also contradicts the goal of maintaining a balance between residential and public spaces, which will be disrupted by this development.

The proposed rezoning to R-2 is not supported by the applicants' claims. The negative impacts of this rezoning are significant; the increased density, traffic concerns, impact on public services, and disruption to the community character make this rezoning inappropriate for the area. I respectfully urge the Town of Frederick to reject the rezoning request for 320 Maple Street.

Thank you for your consideration.

Regards,
Keri Aasmundstad

April 6, 2025

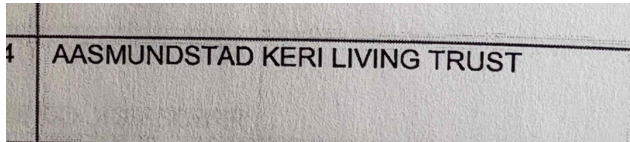
Town of Frederick
401 Locust Street
Frederick, CO 80530

Dear Members of the Planning Commission, Board of Trustees, Town Manager, and Town Attorney,

I am writing to formally raise concerns regarding potential violations of the Frederick Land Use Code in relation to the rezone application currently under review for 320 Maple Street. Specifically, I want to highlight the issues surrounding notification requirements outlined in **Article 4, Subdivision Regulations, Section 4.5** of the Frederick Land Use Code, which I believe have not been fully adhered to in this case.

Violation of Written Notice Requirements (Section 4.5(6) (b1) and (d1))

According to **Section 4.5(6)(b1)**, written notices must be mailed to all property owners within 1000 feet of the property under review for rezone. Additionally, the notices must be sent by U.S.P.S. First Class mail per **Section 4.5(6)(d1)**. I have included a photo of my address on the mailing list the applicant used when mailing notices of the January 6th Neighborhood Meeting, as well as a picture of the envelope I received. First, my name is incomplete, which is highly unprofessional, and it was sent Presort Standard, which violates the Land Use Code written notice requirement. My notice looked like junk mail and easily could have been tossed in the trash. Many residents within the 1000 feet requirement report not having received any notification via mail. Unfortunately, because these were sent standard mail as opposed to the required first class, there were no forwarding or return services. It is unclear whether the letters were actually sent or if other citizens' envelopes looked like mine, it is conceivable that they did think it junk mail and just tossed it. The applicant needs to be held accountable for this misstep in the application process. The Land Use Code is very clear in its written notice requirements and it is critical that ALL property owners and stakeholders are informed in a timely manner and in accordance with the Code. As a result of this violation, there are many citizens who were unaware of the Neighborhood Meeting and did not attend. **I would argue that this misstep alone warrants that the rezone application process should begin anew with ALL residents within 1000 feet of the property properly notified and given opportunity to attend and have their comments and concerns recorded in the official meeting minutes.**



This same violation was repeated with the most recent written notice of the Public Hearing on April 17th. Again, I have included a photo of the envelope I received. While the address is much more nicely done, it was still sent standard mail.



Violation of Posted Notification Requirements (Section 4.5(7))

Section 4.5(7)(a) requires that notices be posted on weatherproof signs at the proposed rezone property and remain legible throughout the notification period. I emailed Audem Gonzales on February 9th and included these two photos where the applicant was in violation of this code:



Audem reached out to the applicants and the signs were fixed on February 10th. However, this was not the last violation. Strong wind blew the white and black sign off its metal holder and instead of putting it back on the metal holder, the applicants placed the sign on the front porch of their adjacent property at 340 Maple Street where it was tucked away behind a couch for nearly two weeks. This situation was not rectified until, once again, a citizen emailed Audem Gonzales. Where is the level of accountability for town staff to monitor the application process to ensure adherence by applicants to the Land Use Code? Why did it require private citizens to report non-compliance with the Code when this is the job of staff overseeing the pre-application process? Again, this violation warrants a restart to the application process where it is conducted correctly and in adherence with the Frederick Land Use Code.

Furthermore, all notices of a public hearing should be posted no later than 15 days before the hearing. Currently, the public hearing is scheduled for April 17th, 12 days from today. I have not observed any signs posted to this effect on the property of 320 Maple Street. Once again, this failure to post these critical notices as mandated undermines public awareness and participation in the process. Additionally, the applicant is required to certify in writing that the notice was posted correctly. It is my concern that such certification has either not been provided, was accepted but not monitored or enforced by town staff, or was not submitted in accordance with the timeline set forth in the code. This failure to post the notices as required calls into question the transparency of the process and undermines the role that private citizens are supposed to play in it. **Once again, I would argue that this misstep warrants a complete restart to the rezone application process. At the very least, there should not be a public hearing on April 17th as adequate notice to citizens of Frederick has not been given.**

In light of the above concerns, I respectfully request that the Planning Commission thoroughly review the requirements outlined in **Article 4, Sections 4.5.6, and 4.5.7** of the Land Use Code as they pertain to the specifics in this letter. I urge the Commission to take the necessary steps to ensure full compliance with the Land Use Code, including requiring the applicant to restart the application process and/or reschedule the public hearing to provide adequate notice and opportunity for community input.

Thank you for your attention to this matter. I look forward to your action response to ensure that the public is properly notified and given a fair opportunity to participate in the process.

Sincerely,
Keri Aasmundstad

305 Linden Street

From: [Keri Aasmundstad](#)
To: [Audem Gonzales](#)
Subject: Letter to Carbon Valley Consumer Report Regarding 320 Maple Street Rezone Concerns
Date: Wednesday, March 12, 2025 8:36:59 PM

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Please make note in the public record. My concerns reflect those that should be considered by all decision-makers about how this proposed rezone would detrimentally impact our neighborhood.

March 12, 2025

Kelly Martindale
Owner & Publisher
Carbon Valley Consumer Report

Dear Ms. Martindale,

I am writing to you on behalf of the citizens of Frederick to express our deep concerns regarding the proposed rezoning of 320 Maple Street from Public to R-2. We believe this rezoning would have a detrimental impact on our neighborhood and the character of our town, and we would like to respectfully ask for print time and space in the *Carbon Valley Consumer Report* to voice our concerns and present specific arguments against this rezoning.

The area surrounding 320 Maple Street is zoned R-1, and this proposed change to R-2 would conflict with the character and integrity of the neighborhood. The R-2 zoning would allow for higher-density development, which is inconsistent with the existing homes. This change would dramatically alter the community's landscape and feel, further straining resources to include water, parking, traffic, space and diminish the neighborhood's character by encouraging new residential buildings that may not align with the established architectural style or scale of the area. This change could impact the neighborhood's overall aesthetic and atmosphere, potentially affecting the harmony between modern development and the historic downtown district.

Moreover, we are deeply concerned about how this rezoning aligns with Frederick's Comprehensive Plan. Public surveys have consistently shown that our community overwhelmingly favors public spaces, parks, and open areas. The current zoning of 320 Maple Street as Public was intended to reflect this desire for communal space. Changing the zoning to R-2 would go against the very values expressed by the public and could set a dangerous precedent for future decisions that prioritize short-term development over long-term community welfare.

Additionally, this rezoning could have long-lasting consequences that cannot be undone.

"You can't put the genie back in the bottle"; once the R-2 zoning is established, it would open the door for similar rezonings throughout the town, potentially undermining the quality of life and historic character of Frederick.

The en masse reclassification of plats throughout the town to "Adaptive Neighborhoods" has been non-specific, failing to take into account the concerns of the community and the potential impact on surrounding neighborhoods. The lack of consideration for public input in this process is alarming, as it appears that the potential consequences of such broad classifications have not been fully evaluated.

For these reasons, we are asking the *Carbon Valley Consumer Report* to provide us with an opportunity to present our concerns in print, ensuring that the voices of the residents who oppose this rezoning are heard and considered.

Thank you for your consideration of this matter. We would appreciate the opportunity to work with you to share our perspectives with the greater community.

Sincerely,

Keri Aasmundstad

kaasmundstad@yahoo.com

352-396-9556

From: [Mark Novak](#)
To: [Ali van Deutekom](#); [Audem Gonzales](#); [Bryan Ostler](#); [Bailey Arvizu](#); [Tracie Crites](#)
Subject: Maplewood rezone
Date: Monday, February 17, 2025 11:08:58 AM

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As a 22 year resident and home owner in the Maplewood area I am concerned about the rezoning being considered. Regarding the teleconference meeting on January 6th, which I could not attend, why was there not a summation of the answers given to the questions posed by the citizens? Where can I view these answers? Without answers this meeting only raised valid questions

Going forward, I hope real face to face meetings are held. Some people may not have the knowledge to attend these virtual meetings. Transparency is crucial when this proposal will be a major impact to the Maplewood neighborhood and the town in general.

Thank you
Mark Novak

Good evening

I am Mark Novak and have owned and lived in my house in the Maplewood neighborhood for 22 years.

The proposed rezone and development would negatively impact this area and damage the character of the surrounding neighborhoods that, according to Comprehensive Plan 2050, Frederick wants to :

Preserve and enhance Frederick's small town character.

The proposed development by JJ Investments under the R-2 rezone, would include 6 duplexes and a conservative estimate of 36 more people on this small plot of land. In context of the surrounding neighborhoods this is not medium density, it is high density. In their statement they say that developing this small piece of land will "greatly benefit the neighborhood and its residents". I can not agree with that statement.

You will have no control over what is built there as long as it is within the R-2 designation. JJ Investments could easily decide that it would be more profitable to build a 3 story apartment building and there would be nothing to stop them.

Since this plot was designated as open space "for public use forever" under Colorado law, in 1993, this needs to be honored. Perhaps Frederick could actually buy this for open space or turn it into a Pocket Park as mentioned in Comprehensive Plan 2050. This would finally resolve the issue of this property

The overall character of Frederick will be drastically changed with the proposed 1800 homes in the Silverstone development and the out of place Brigit's Village. This should be more than adequate growth for quite sometime, without developing the small plot at 320 Maple.

Frederick residents rely on you to do what is right for the existing communities. So please make that your priority, not the interests of developers.

Thank you

From: [Mark Novak](#)
To: [Audem Gonzales](#)
Subject: 320 Maple rezone
Date: Monday, April 7, 2025 12:07:25 PM

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Hi Audem, The proposed rezone and development of 320 Maple would negatively impact this area and damage the character of the surrounding neighborhoods that, according to the Comprehensive Plan 2050, Frederick wants to :

“Preserve and enhance Frederick’s small town character.”

Provide “ neighborhoods and districts with distinct character”, and have a “parks and open space system serving the Frederick area”.

None of these stated goals will be served by developing the small plot at 320 Maple. As you know the proposed development by JJ Investments under the R-2 rezone, would include 6 duplexes and a conservative estimate of 36 more people on this small plot of land. In the context of the surrounding neighborhoods, this is not medium density, it is high density.

This is a proposal, and JJ investments is not obligated to do this. They could easily decide a 3 story apartment building would make them more money and there is nothing to stop them if this is rezoned to R-2

I am wondering if you can shed some light as to the inconsistencies between Frederick’s statements and the proposal of JJ investments.

In their statement, JJ Investments say that developing this small piece of land will **“greatly benefit the neighborhood and its residents”**. Can you explain how this statement has any validity? It will only add traffic, noise, strain on infrastructure and increase the danger to all the children walking past this property on their way to and from school, not to mention the destruction of the character of the neighborhood.

The Comprehensive plan states Frederick wants to keep **“A distinct character, avoiding the cookie-cutter nature of most communities along the Front Range”**

The overall character of Frederick will be drastically changed with the proposed 1800 homes in the Silverstone development and the out of place Brigit’s Village. I drove by Berthoud on 287 and it is surrounded by cookie cutter developments that have destroyed the small town character of Berthoud and I am concerned that Frederick is headed in the same direction.

There is more than adequate growth for Frederick, without developing the small plot at 320 Maple.

Do you know if Frederick would consider buying this for open space or turn it into a Pocket Park as mentioned in Comprehensive Plan 2050? This would finally resolve the issue of this property.

Please make this part of the public record.

Thanks, Mark Novak

From: [Keri Aasmundstad](#)
To: [Audem Gonzales](#); [Ali van Deutekom](#); [Board of Trustees](#); [Kevin R. Brown](#); [Mark Lamach](#); [Adam Mahan](#); [Dan March](#); [Chad TeVelde](#); [Windi Padia](#); [Bryan Ostler](#); [Jason Meyers](#)
Subject: Second Formal Complaint Regarding Rezoning Application 320 Maple Street
Date: Sunday, February 23, 2025 7:52:53 AM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

February 23, 2025

Town of Frederick

401 Locust St.
Frederick, CO 80530

Subject: Second Formal Complaint Regarding the Rezoning of 320 Maple Street

Dear Members of the Planning Commission, Board of Trustees, Town Manager, and Town Attorney,

I am writing to express my opposition to the proposed rezoning of 320 Maple Street from public space to R-2 in the middle of this section of Frederick. While the goal of fostering an Adaptive Neighborhood, as outlined in the Comprehensive Plan, is commendable, rezoning on a micro-targeted, arbitrary basis is not the right approach. There are more thoughtful, effective, and sustainable ways to achieve this vision.

The decision to rezone a single parcel to R-2, especially in such a specific and isolated context, is an activist and arbitrary move, rather than an adaptive one. It extends the downtown core too far and begins encroaching on the single-family residential character that has been the backbone of the surrounding area. This is not a progressive or thoughtful adaptation, but rather a disruptive one that risks damaging the established fabric of the neighborhood.

One of the primary concerns with rezoning, particularly without clear conditions, is that once the genie is out of the bottle, it cannot be put back. Once a property is rezoned, the Planning Commission and the Town of Frederick have limited control over the type of developments that can occur on that parcel. Without conditions, the potential for unwanted or incompatible projects to include a dozen or more townhomes, a multi-family apartment complex or even a halfway house or other forms of group living becomes a real possibility. These types of developments will introduce higher densities of people and traffic, which in turn will place additional strain on an already taxed infrastructure and the surrounding community. Depending on the project, these examples may be permitted or might require conditional approval under the current zoning code, but they are still significant concerns to consider.

The Comprehensive Plan, particularly in its discussion of Single Family Oriented Residential land use categories (see p.25 of the Frederick Forward Comprehensive Plan 2050), acknowledges that there are many types of development that would better fit the

neighborhood without compromising its character. These projects should be more conservatively constructed under R1 use cases, maintaining the integrity of the community while still allowing for responsible development.

Rezoning public or R-1 space to R-2 could have drastic and irreversible effects on the long-term character of the neighborhood. If rezoning ultimately leads to higher property values for those selling or buying properties for speculative purposes, it may encourage development that prioritizes profit over preserving the unique character of our town. This could result in the erosion of our community, rather than its thoughtful, intentional growth.

There are numerous examples from other cities across the country that illustrate the unintended consequences of rezoning in the wrong places. Towns like Lakewood, Colorado, Issaquah, Washington, Bozeman, Montana, Nampa, Idaho, and Bastrop, Texas, have experienced significant issues with increasing density and mixed-use developments in areas ill-suited for such changes. The backlash in Lakewood, in particular, is an ongoing situation we would be wise to avoid in Frederick.

Rather than taking a risky, potentially destructive step by rezoning parcels in the heart of Frederick, we should adopt a more conservative approach. We must prioritize the preservation of public space and carefully consider whether a permanent change in land designation is truly in the best interest of the community. This careful approach will allow us to plan for a more thoughtful, sustainable future.

There are certainly better locations for R-2 projects that would not disrupt the heart of our city. We can still grow our tax base and community, but this can be better achieved by placing multi-family and mixed R-1/R-2 developments in areas specifically designated for new development. This allows the city to tailor infrastructure investments and mitigate risks.

I urge the city to work with developers to explore alternative locations that would be more appropriate for such projects. This would not only allow for more effective and less disruptive development, but also allow the city to scale investment and benefit in ways that are more fitting for the community.

Thank you for your consideration in this important matter. I hope that you will take a thoughtful approach and reject the rezoning of this public space at 320 Maple Street to R-2.

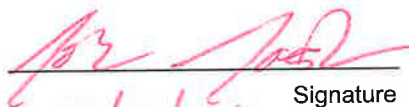
Sincerely,

Keri Aasmundstad
305 Linden Street
352-396-9556

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

12/12/2024
12:35:28 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.


Signature
12/16/24
Date

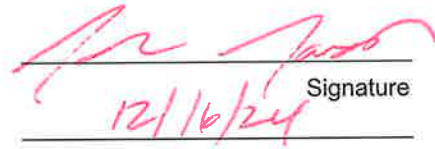
Property Owners Within 1000 Feet of Parcel # 131131141001

Account	Parcel	Owner	Mailing Address
R8285900	131130013001	LISK MICHAEL	
R8285900 ✓	131130013001	LISK ELISSA	101 HAWTHORN ST FREDERICK, CO 805306022
R8286000	131130013002	BAND DIANA E	
R8286000 ✓	131130013002	BAND JASON B	103 HAWTHORN ST FREDERICK, CO 805306022
R8286200	131130013004	FREDERICK TOWN OF	PO BOX 435 FREDERICK, CO 805300435
R5514586 ✓	131130323039	QUIROZ JULIO	112 MAPLE DR FREDERICK, CO 805308011
R5514686	131130323040	GRUBBS AUDREY	
R5514686 ✓	131130323040	GRUBBS KEVIN	110 MAPLE DR FREDERICK, CO 805308011
R5514786	131130323041	SALGADO SANDRA E MENDOZA	

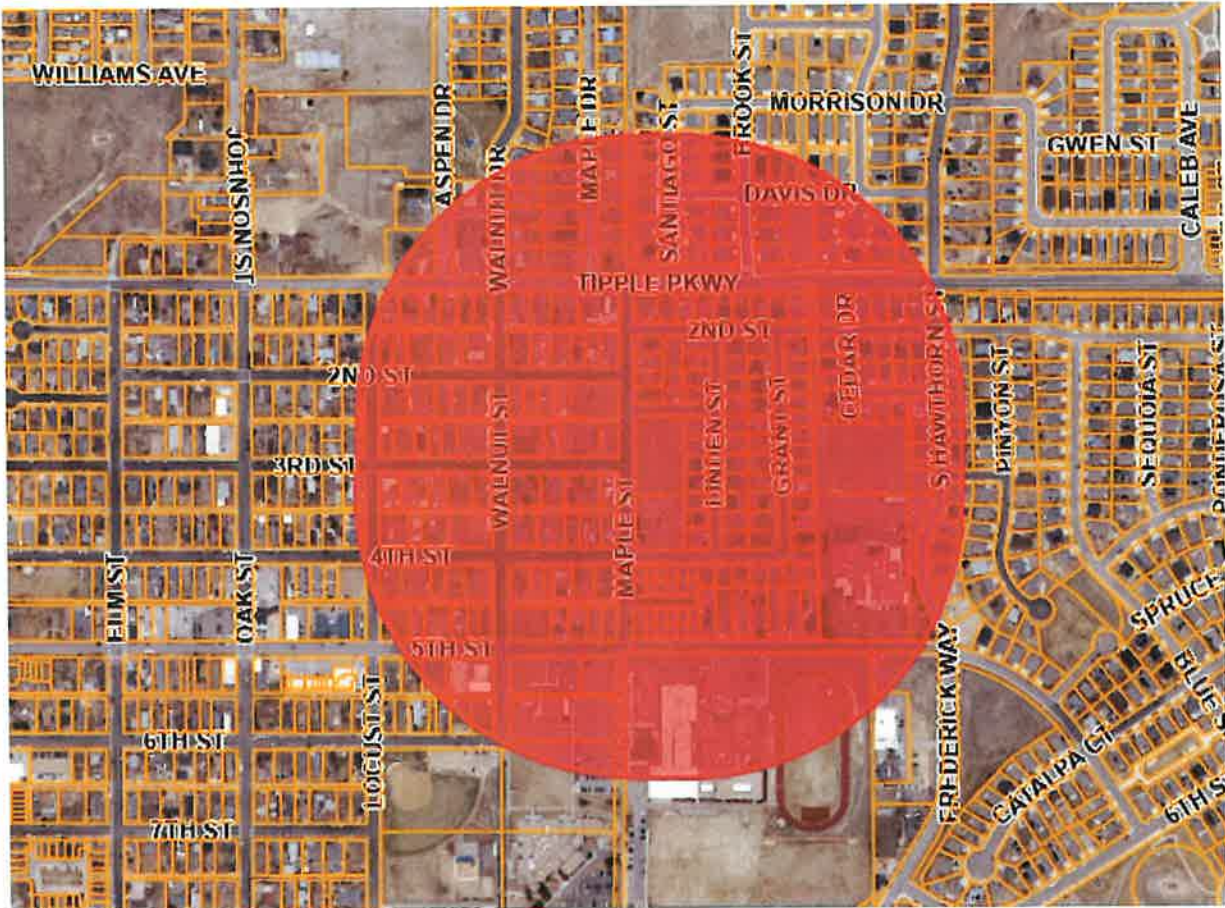
WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

12/12/2024
12:35:30 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.


Signature
12/16/24
Date

Property Owners Within 1000 Feet of Parcel # 131131141001



Parcels: 316

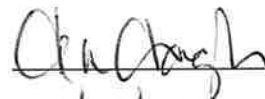
Owner Records: 486

Page 55 of 55

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

1/23/2025
10:05:56 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.


1/28/25
Signature
Date

Property Owners Within 1000 Feet of Parcel # 131131141001

Account	Parcel	Owner	Mailing Address
R8285900 ✓	131130013001	LISK MICHAEL	
R8285900 ✓	131130013001	LISK ELISSA	101 HAWTHORN ST FREDERICK, CO 805306022
R8286000 ✓	131130013002	BAND DIANA E	
R8286000 ✓	131130013002	BAND JASON B	103 HAWTHORN ST FREDERICK, CO 805306022
R8286200 ✓	131130013004	FREDERICK TOWN OF	PO BOX 435 FREDERICK, CO 805300435
R5514586 ✓	131130323039	QUIROZ JULIO	112 MAPLE DR FREDERICK, CO 805308011
R5514686 ✓	131130323040	GRUBBS AUDREY	
R5514686 ✓	131130323040	GRUBBS KEVIN	110 MAPLE DR FREDERICK, CO 805308011
R5514786	131130323041	SALGADO SANDRA E MENDOZA	

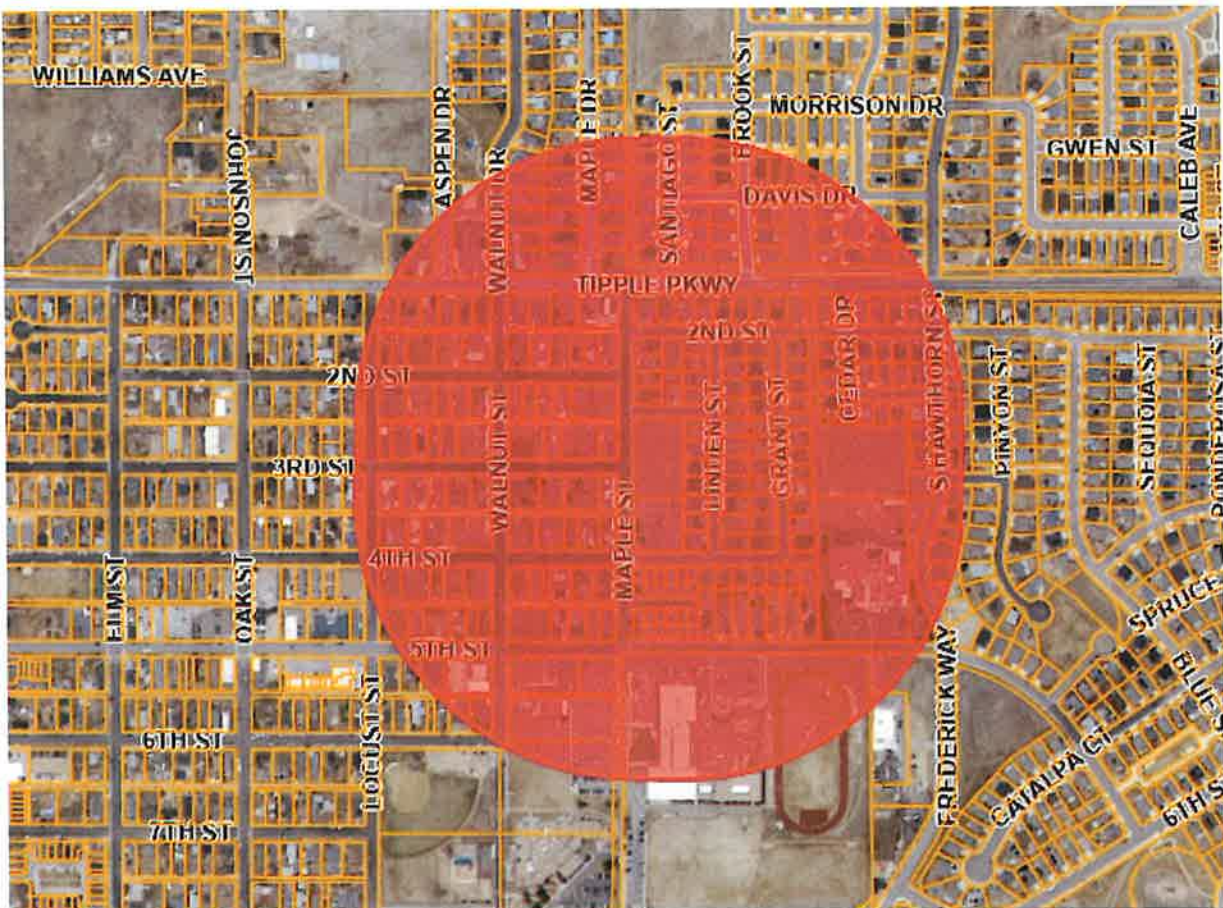
WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

1/23/2025
10:05:58 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.


Signature
1/28/25
Date

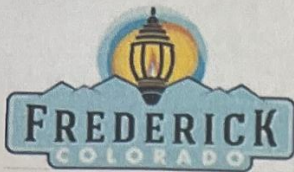
Property Owners Within 1000 Feet of Parcel # 131131141001



Parcels: 316

Owner Records: 485

Page 55 of 55



Certificate of Property Posting

I, Jennifer Jaquish, certify that one (1) sign is posted on each street frontage of the
Print Name
subject property located at:

320 Maple Street, Frederick CO 80530
Project Address

The signs are posted for the application identified as:

Project Name

The posted signs are compliant with all standards listed in Section 4.5.7 of the Town's Land Use Code and all standards listed in the On-Site Noticing Guide.

I certify (or declare) under penalty of perjury that the foregoing information is true and correct.

<u>Jennifer Jaquish</u> Signature	<u>1/27/2025</u> Date
---	---

Vicinity Map







NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a PUBLIC HEARING commencing on Thursday, April 17th at 6:30 pm. This meeting will be held both in person and virtually (please see <https://www.frederickco.gov/1100/Agenda-Portal> to access the published agenda and link to the meeting's live stream). No public comment can be received via the live stream. The public hearing will be held upon application made by JJ Investments, Inc., 7973 Strohm Road, Parker, CO, 80134; for the purpose of considering the 320 Maple St. Rezoning land use application pursuant to the Codes of the Town of Frederick and applicable State Statutes.

The affected property is located at 320 Maple Street.

The legal description of the property is: Lot 1, Maplewood Subdivision Filing No. Two Amendment A.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input is able to be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audem Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 27th day of March, 2025

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call March 29, 2025-2106590

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

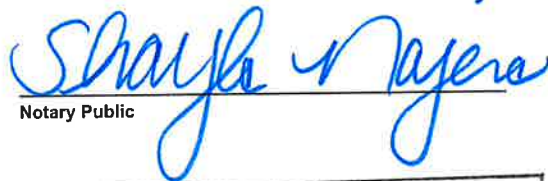
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Mar 29, 2025


Signature

Subscribed and sworn to me before me this
31st day of March, 2025.


Notary Public

(SEAL)

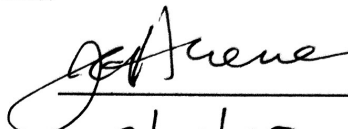
SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1051151
Ad Number: 2106590
Fee: \$38.57

WELD COUNTY COLORADO LAND RECORDS
 AFFIDAVIT OF INTERESTED LAND OWNERS
 SURFACE ESTATE

3/26/2025
 10:01:35 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within ~~500~~ feet of 1,000 feet the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.


3/29/25 Signature
 Date

Property Owners Within 1000 Feet of Parcel # 131131141001

Account	Parcel	Owner	Mailing Address
R8285900	131130013001	LISK MICHAEL	
R8285900	131130013001	LISK ELISSA	101 HAWTHORN ST FREDERICK, CO 805306022
R8286000	131130013002	BAND DIANA E	
R8286000	131130013002	BAND JASON B	103 HAWTHORN ST FREDERICK, CO 805306022
R8286200	131130013004	FREDERICK TOWN OF	PO BOX 435 FREDERICK, CO 805300435
R5514586	131130323039	QUIROZ JULIO	112 MAPLE DR FREDERICK, CO 805308011
R5514686	131130323040	GRUBBS AUDREY	
R5514686	131130323040	GRUBBS KEVIN	110 MAPLE DR FREDERICK, CO 805308011
R5514786	131130323041	SALGADO SANDRA E MENDOZA	

Parcels: 316

Owner Records: 484

Page 1 of 55

NOTICE OF PUBLIC HEARING
BOARD OF TRUSTEES
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Board of Trustees will hold a PUBLIC HEARING commencing on Tuesday, May 13th at 7:00 pm. This meeting will be held both in person and virtually (please see www.frederickco.gov/civicmedia to access the Agenda Center, meeting location and Zoom link.) No public comment can be received via the live stream. The public hearing will be held upon application made by JJ Investments, Inc., 7973 Stroh Road, Parker, CO, 80134; for the purpose of considering the 320 Maple St. rezoning land use application pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is located at 320 Maple Street, southeast of the Maple Street and 3rd Street intersection within the Town of Frederick.

The legal description of the property is: Lot 1, Maplewood Subdivision Filing No. Two Amendment A.

Interested and affected parties are encouraged to attend. The Board of Trustees will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input is able to be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audem Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 16th day of April, 2025

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call April 25, 2025-2110842

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Apr 25, 2025

Shayla Najera
Signature

Subscribed and sworn to me before me this

25th day of April, 2025

Melissa L Najera
Notary Public

MELISSA L NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2026
(SEAL)

Account: 1051151
Ad Number: 2110842
Fee: \$40.60



Affidavit of Mailing

I, Danya Apostolope, being or representing an applicant to the Town of Frederick for the 320 Maple Street Rezoning, (project name & application type) make the following statements:

1. I am over 18 years of age, of sound mind, and am otherwise competent to make this Affidavit.
2. On April 23, 2025, I mailed notice of Public Hearing 320 Maple St. Rezoning. [description of notice] through the United States Post Office, U.S.P.S First Class Mail, to the names and addresses attached hereto as **Exhibit A**.

Danya Apostolope
Applicant/Representative Signature

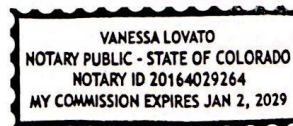
4/24/25
Date

Firestone
Town of ~~Frederick~~)
)
State of Colorado)

ACKNOWLEDGED BEFORE ME THIS 24th Day of April, 2025
BY Danya Apostolope AS Agent

WITNESS MY HAND AND OFFICIAL SEAL:

Vanessa Lovato
NOTARY PUBLIC

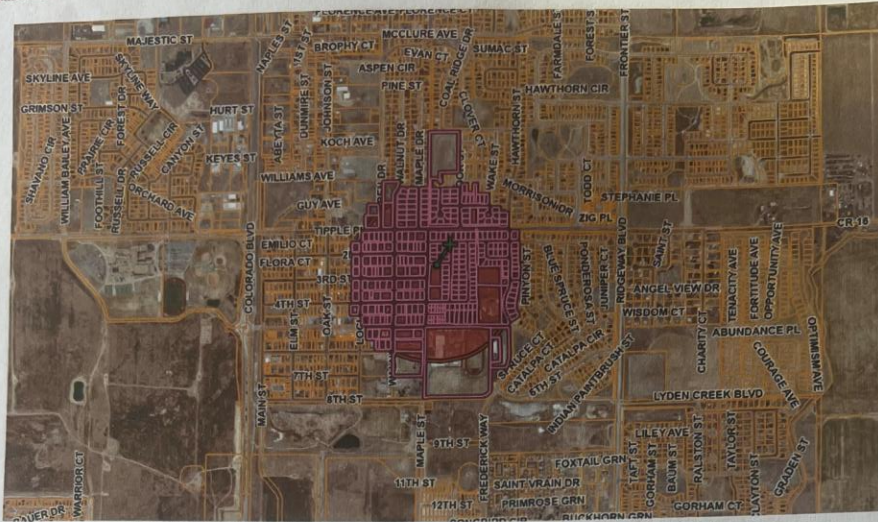


MY COMMISSION EXPIRES: January 2, 2029



Selected Parcels Report

4/21/2025
12:25:01 PM



Dan

4/23/25

Account	Owner	Physical Address
R8285900	LISK ELISSA	101 HAWTHORN ST FREDERICK
R8285900	LISK MICHAEL	101 HAWTHORN ST FREDERICK
R8286000	BAND JASON B	103 HAWTHORN ST FREDERICK
R8286000	BAND DIANA E	103 HAWTHORN ST FREDERICK
R8286200	FREDERICK TOWN OF	
R5514586	QUIROZ JULIO	112 MAPLE DR FREDERICK
R5514686	GRUBBS KEVIN	110 MAPLE DR FREDERICK
R5514686	GRUBBS AUDREY	110 MAPLE DR FREDERICK
R5514786	SALGADO SANDRA E MENDOZA	18 MAPLE DR FREDERICK
R5514786	CASTILLO LUIS ARELLANES	18 MAPLE DR FREDERICK
R5514886	BARNHOLDT STEVEN F	16 MAPLE DR FREDERICK
R5514886	BARNHOLDT SHERI J	16 MAPLE DR FREDERICK
R5514986	JACKSON ANGELA	14 MAPLE DR FREDERICK
R5514986	JACKSON WAYNE	14 MAPLE DR FREDERICK
R5515086	MOLLENDOR MARK A	12 MAPLE DR FREDERICK
R5515086	LORMAN JACELYN M	12 MAPLE DR FREDERICK
R5515186	CARVER ZACHARYAH	10 MAPLE DR FREDERICK

This map is a user generated static output from the Weld County Property Portal mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Town of Frederick

Memorandum

TO: Town of Frederick Planning Department

FROM: Christine Francescani, Deputy Town Attorney

RE: Memorandum to File Regarding 340 Maple Street Parcel

DATE: September 5, 2024

This memorandum is intended to memorialize the status of the property located at 340 Maple Street in the Town's Maplewood Subdivision.

The property located at 340 Maple Street ("Property"), which is zoned "Public," was first subdivided in 1987 when the Town approved the Maplewood Subdivision plat ("1987 Plat"). The "Public" zone district is distinct from the dedication of property for public use. The Certificate of Ownership in the 1987 Plat contains standard language referencing dedication "for public use forever hereafter the street, alleys, public walkways, parks and open space as are laid out and designated on this plat." To make dedications, the designation of a dedication must be explicitly called out in a plat on the area being dedicated. The 1987 Plat contains street dedications, but the Maplewood Plat does not contain a "public" or "parks and open space" dedication or designation.

Also in 1987, the Town and Grant Brothers entered into a subdivision agreement ("Agreement") to govern the development of the Property. The Agreement makes reference to a dedication of land owned by Carbon Valley Parks and Recreation District ("District") for "public use." The District did not own the Property at that time, and this does not appear as a dedication on the plat.

In 1993, the Town approved subdivision plat filing 2, which replatted the Property and moved Linden Street to the east allowing for a number of platted lots immediately to the east of the Property ("1993 Plat"). The 1993 Plat contains the same Certificate of Ownership language regarding parks and open space, but contains no additional dedication or designation regarding the Property. At that time, a new Subdivision Improvement Agreement ("2nd Agreement") noted that "No dedication of land for public sites or open space . . . is required for this filing of the Maplewood Subdivision," indicating that the land

impacted by the replat, including the Property, was not subject to a public or open space dedication requirement.

A review of the record evidences that at no time was the Property owned by the subdivision itself or a homeowners association, and that in 2019 the Recreation District conveyed the Property to a private entity. The Town cannot speak to the nature of the conveyance, and the Property has since then been conveyed to JJ Investments Inc., which is seeking the Tiny Tykes use. The proposed Tiny Tykes use is within the uses allowed on the Property through its Public zoning, which allows for uses such as parks, golf courses, and schools. At this time, the Town does not intend to purchase open/park space in this area.



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-31 for the Adoption of Fine Schedule for Commercial Vehicle Violations

Agenda Date: Board of Trustees May 13, 2025

Attachments:

1. Commercial Vehicle Fee Schedule 5-13
2. CMV Fine Schedule Resolution 25-R-31
3. 2025 Commercial Vehicle Fine Schedule Presentation

Reviewed By: Bryan Ostler, 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:



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.

Summary Statement:

A fine schedule is needed for municipal traffic infractions and offenses pertaining to commercial vehicles. The Police Department is planning to facilitate commercial vehicle inspection checkpoints this coming summer in partnership with the Colorado State Patrol and in order to issue summonses, we will require a structured schedule.

Detail of Issue/Request:

As part of the Police Department's strategic goals for 2025, one key initiative is the establishment of a dedicated Commercial Vehicle Enforcement Team. This specialized unit will consist of officers certified to stop and inspect commercial vehicles for compliance with state statutes and local traffic ordinances. Due to the technical nature of these regulations, they are not typically enforced by standard patrol officers.

Over the past several months, Officers Dale Woods and Chad Berry have worked diligently to complete the necessary training and certification to perform commercial vehicle inspections. The certification process has been rigorous, requiring completion of an intensive week-long course followed by extensive field training. This hands-on training took place at designated commercial vehicle checkpoints along the I-25 corridor and included the successful completion of 32 supervised inspections, overseen by instructors from the Colorado State Patrol and the Fort Collins Police Department.

Earlier this year, both officers successfully completed their certification and are now authorized to conduct commercial vehicle inspections within the Town of Frederick. We plan to begin conducting these checkpoints this summer along Highway 52 in various areas.

To facilitate enforcement efforts within the Town's jurisdiction, a structured fine schedule for commercial vehicle violations is necessary. While officers currently have the authority to enforce these violations, there is no established fine structure to issue penalties to drivers. Staff respectfully requests that the Board review and approve the attached fine schedule to support the full implementation of the Commercial Vehicle Enforcement Team.

Legal Comments:

The Town Attorney's Office has consulted on drafting of the fine schedule, and all fines are within the statutory fine limits.

Alternatives/Options

One alternative option that was discussed was to make all commercial vehicle offenses require a court appearance at the Municipal Court. However, Judge Ronald Arguello was consulted and asked that we create a fine schedule in order to prevent an overflow of people appearing for court who would normally be sentenced to pay a monetary fine anyway.

Financial Considerations

When considering this item, the primary motivator correlates more to compliance and preservation of the town's road infrastructure rather than revenue generation. That said, there are trends in the region for how the fine schedule could look and Staff reviewed the fine schedules of other communities as well as the Colorado State Patrol for guidance before arriving at the recommended fine schedule.

Staff Recommendation

The Police Department recommends that the Board review and approve the attached fine schedule.

Community Impact

The attached fine schedule will allow officers and the Court to work efficiently towards making the roads and highway in Frederick more safe for commuters. This entire project is geared towards enforcing commercial drivers to remain in compliance with the law and will help provide our team with the tools necessary to get the job done.

Violations	Municipal Court Cost: PAI = \$35.00	Muni Code	Muni Fine	Surcharge	Severity	Court Cost	PTS	Com Code
DRIVER'S LICENSE								
DIRECTED - Directed operation of vehicle contrary to law		1704	CRT	0	CRT	CRT	0	74
DRIVING UNDER RESTRAINT- for outstanding judgement (Do not reduce points from 3 for this violation		1402.1	100	35	PAI	35	3	86
MISUSE of wireless telephone (Under 18)		239(2)	100	35	PAI	35	1	587
MINOR DRIVER- Driver/Occupant no seat belt in use		237(2)	100	35	PAI	35	2	580
MINOR DRIVER-Child Restraint		236(2a)	100	35	PAI	35	2	580
MINOR DRIVER – More passengers than seat belts available/More than 1 passenger in front seat		116(4)	CRT	0	CRT	CRT	2	468
MINOR operated vehicle w/unauthorized psngr <21 non family- 1st 6 months		116(1a)	CRT	0	PAI	CRT	2	169
MINOR operated vehicle w/unauthorized psngr <21 non family 6 months to 1 yr (1 passenger allowed)		116(1b)	CRT	0	PAI	CRT	2	169
MINOR operated vehicle between 12am-5am 1st year of license		116(2a)	CRT	0	PAI	CRT	2	168
REGISTRATION								
LICENSE PLATE – Displayed only one		240(1)	25	0	PAI	35	0	37
ATTACHED – No license plates		240(1)	25	0	PAI	35	0	35
EXPIRED PLATES – Displayed 1 to 29 days		240(2) 1-29 DAYS	35	0	PAI	35	0	38
EXPIRED PLATES – Displayed 30 to 59 days		240(2)30-59 DAYS	50	0	PAI	35	0	38
EXPIRED PLATES – Displayed 60 + days		240(2) 60+ DAYS	75	0	PAI	35	0	38
EXPIRED TEMPORARY PLATE – Displayed 1 to 29 days		240(2)1-29 Days	35	0	PAI	35	0	39
EXPIRED TEMPORARY PLATE – Displayed 30 to 59 days		240(2)30-59 Days	50	0	PAI	35	0	39
EXPIRED TEMPORARY PLATE – Displayed 60+ days		240(2) 60+ Days	75	0	PAI	35	0	39
PLATE OBSTRUCTED- by DEVICE		240(4)	75	35	PAI	35	3	49
VISIBILITY – License plates attached improperly/obstructed/dirty/not clearly visible		240(3)	25	0	PAI	35	0	36
INSURANCE								
Failed to show proof of insurance upon demand		1409(3)	CRT	0	CRT	CRT	4	957
Operated an uninsured vehicle/low pwered scooter on roadway		1409(2)	CRT	0	CRT	CRT	4	956
Owner operated or permitted operation of an uninsured vehicle/low powered scoote		1409(1)	CRT	0	CRT	CRT	4	954
BACKING / CARELESS / RECKLESS / OTHERS ACTIONS								
RECKLESS – Willful / wanton disregard for lives / property		1401	CRT	0	CRT	CRT	8	140
CARELESS – Without due regard		1402	CRT	0	CRT	CRT	4	141

AIDING/ABETTING – Same penalty as offense	1703	CRT	0	CRT	CRT	varies	998
BACKING – Unsafe/Improper	1211(1)	50	35	PAI	35	2	153
BACKING – On shoulder of controlled access highway	1211(2)	50	35	PAI	35	2	154
CROWDING OR THREATENING a bicyclist	1008.5	100	35	PAI	35	4	141
COASTING – Down grade with gears in neutral	1009(1)	75	35	PAI	35	3	147
DOOR – Opened door into traffic	1207	25	0	PAI	35	0	916
FIRE HOSE – Crossed unlawfully	1404	100	0	PAI	35	0	150
FOLLOWING – Too closely	1008(1)	100	35	PAI	35	4	142
FOLLOWING – Too closely behind fire apparatus (500 ft)	1403	75	35	PAI	35	3	149
FUNERAL PROCESSION – Drove through a	1417	100	0	PAI	35	0	162
HIGHWAY – Improper entrance or exit from	1010(2a)	100	35	PAI	35	3	228
IMPROPER STARTING – From parked/stopped position	1201	75	35	PAI	35	3	144
MEDIAN – Unlawfully or unsafe crossover	1010(1)	75	35	PAI	35	3	227
MEDIAN/DIVIDED HIGHWAY - Improper turn across	1010(1)	75	35	PAI	35	3	279
MOTORCADE – Following too closely in a	1008(3)	100	35	PAI	35	4	143
OBSTRUCTING – Intersection / crosswalk / R.R. crossing	709	50	0	PAI	35	0	151
OVERTAKING BICYCLIST-Failed to give 3 feet of separation when	1003(1)(b)	75	35	PAI	35	3	193
TRAILERS – Unlawfully to ride in	1405(1)	100	0	PAI	35	0	156
BICYCLES							
ATTACHING – Self or bicycle to another vehicle	2109(3)	CRT	0	CRT	CRT	0	925
BICYCLE RODE WHERE PROHIBITED – Failed to use Bike Path	2110(3)	50	0	PAI	35	0	926
BRAKES REQUIRED-Mechanical Brake not present	2107(4)	50	0	PAI	35	0	931
CARELESS RIDING- Without due regard	2102	50	0	PAI	35	0	925
DISMOUNT VIOLATION-rode in dismount area	2106(2)	50	0	PAI	35	0	926
DISREGARDED TRAFFIC CONTROL DEVICE-Stop Sign	2101(1)	50	0	PAI	35	0	924
DISREGARDED TRAFFIC CONTROL DEVICE-Red Light	2101(1)	50	0	PAI	35	0	924
FRONT LAMP – Required on bicycle	2107(1)	50	0	PAI	35	0	931
HANDS – Failed to ride with at least 1 hand on handlebar	2109(5)	CRT	0	CRT	CRT	0	925
HAND SIGNAL – Failed to use proper	2105(1)	CRT	0	CRT	CRT	0	925

LEFT TURN – Made improper	2105(2)	CRT	0	CRT	CRT	0	925
LEFT TURN – FTYROW to oncoming traffic during	2105(2)	CRT	0	CRT	CRT	0	925
LANE USAGE – Failed to ride in right hand lane	2104(2)	CRT	0	CRT	CRT	0	925
LANE USAGE – More than 2 abreast in a lane	2104(1)	CRT	0	CRT	CRT	0	925
PARKING - On sidewalk where prohibited	2108(1a)	CRT	0	CRT	CRT	0	925
PARKING – On roadway where prohibited	2108(1c)	CRT	0	CRT	CRT	0	925
PARKING – Bike impeded vehicles on roadway	2108(1d)	CRT	0	CRT	CRT	0	925
PARKING – Inhibited pedestrians on sidewalk	2108(1b)	CRT	0	CRT	CRT	0	925
RECREATION TRAIL – Failing to give warning while passing on	2106(1)	CRT	0	CRT	CRT	0	925
RED REFLECTOR – Required on rear of bicycle	2107(2)	CRT	0	CRT	CRT	0	931
RIDERS – Manner of upon or astride a permanent or regular	2109(1)	CRT	0	CRT	CRT	0	925
RIDERS – Number not to exceed number or design as equipped	2109(2)	CRT	0	CRT	CRT	0	931
ROADWAY/PATHWAY – Rode upon or across where prohibited by sign	2106(2b)	50	0	PAI	35	0	926
R.O.W. – Failed to yield ROW to pedestrian	2106(2a)	CRT	0	CRT	CRT	0	925
SIDE REFLECTIVE – Material or lamp required	2107(3)	50	0	PAI	35	0	931
SIDEWALK – Rode where prohibited by sign on	2106(2)	50	0	PAI	35	0	926
SIREN / WHISTLE – Unlawful use of on bicycle	2107(6)	50	0	PAI	35	0	931
SUDDENLY LEFT A PLACE OF SAFETY-Into path of oncoming traffic	2103	50	0	PAI	35	0	925
EMERGENCY EQUIPMENT							
DISOBEYED – Obedience to police or emergency services personnel	1413(1)	CRT	0	CRT	CRT	3	900
DUE REGARD – Emergency vehicle to use	107(4)	CRT	0	CRT	CRT		
EMERGENCY EQUIPMENT – Minimum required or insufficient	213	25	0	PAI	35	0	545
FAILED TO USE – Emergency lights / siren equipment as required	107(3)	CRT	0	CRT	CRT		
GREEN LIGHT – Improper/Unauthorized use of	213(4)	25	0	PAI	35	0	539
EMISSIONS							
FICTITIOUS – Possesses fictitious emissions form	301(4)	CRT	0	CRT	CRT	0	674
VISIBLE EMISSIONS – Gas car emitted visible emissions	302(1)	CRT	0	CRT	CRT	0	573
Nuisance Exhibition of Motor Vehicle Exhaust (Non-Comercial >14K GVWR)	303(2)	100	0	PAI	35	0	563
EQUIPMENT (other than lights or reflectors)							

BRAKES – Required	223(1a)	50	35	PAI	35	2	548
BRAKE – Trailer of 3000+ lbs. to have breakaway brakes	223(1c)	25		PAI	35	0	549
CHILD RESTRAINTS – Required on child <40 lbs and <4 yoa	236(2a)	50	0	PAI	35	0	577
CHILD <16 yoa – Seat belts required anywhere in vehicle	236(2b)	50	0	PAI	35	0	574
CHAIN / ROPE / WIRE – Projecting / dragging from vehicle	503(3)	100	0	PAI	35	0	561
DEFECTIVE VEHICLE – Drove an unsafe or	202(1)	50	35	PAI	35	2	542
EARPHONES – Prohibited while driving	1411(1)	25	0	PAI	35	0	467
HORN – None or defective	224(1)	25	0	PAI	35	0	550
INSIGNIA – Unauthorized official government	610	25	0	PAI	35	0	541
MIRRORS – No rearview	226(1)	25	0	PAI	35	0	553
MUFFLERS – Defective or none	225(1)	25	0	PAI	35	0	552
MUFFLERS – Modified increasing noise level	225(1)	25	0	PAI	35	0	552
MUFFLER REQUIRED - Engine brake	225(2)	25	0	PAI	35	0	581
RED FLAG / LIGHT – Req. on rear loads extending beyond 4'	209	25	0	PAI	35	0	543
SEAT BELTS – Required on driver & front seat passengers	237(2)	50	0	PAI	35	0	575
SEAT BELTS – Required on driver & front seat passenger (Minor Driver)	237(2)	CRT	0	CRT	CRT	2	580
SIREN – Unauthorized use of	224(2)	25	0	PAI	35	0	551
SLOW MOVING EMBLEM – Misuse by other than (25mph or less)	234(3)	25	0	PAI	35	0	565
SLOW MOVING EMBLEM – Required or failed to display	234(1)	25	0	PAI	35	0	565
SPLASH GUARDS – Required on certain vehicles and trailers	1407.5(2)	25	0	PAI	35	0	579
TIRES – Unsafe due to wear or improper for street use	228(5a)	25	0	PAI	35	0	556
UNSAFE VEHICLE – Drove a defective or	202(1)	50	35	PAI	35	2	542
UNSAFE VEHICLE – Spot inspection by police officer	203(1)	CRT	0	CRT	CRT	2	576
WINDSHIELD – Required of front of vehicle	229(4)	25	0	PAI	35	0	557
WIPERS – Defective or none	227(2)	50	0	PAI	35	0	555
LANE USAGE							
BICYCLE LANE –Drove vehicle in	1013	75	35	PAI	35	3	229
CENTER LANE – Drove unnecessary or prohibited in	1007(1b)	75	35	PAI	35	3	224
DESIGNATED LANE – Failed to drive in	1007(1c)	75	35	PAI	35	3	225

IMPROPER ENTRANCE OR EXIT – From interstate or highway	1010(2a)	100	35	PAI	35	4	228
MERGING – Unsafe	1007(1a)	75	35	PAI	35	3	152
PASSED ON SHOULDER	1007(1b)	100	35	PAI	35	4	222
UNSAFE LANE CHANGE – Vehicle made an	1007(1a)	75	35	PAI	35	3	221
High Occupancy Vehicle Lane (HOV) -Drove unauthorized vehicle in	1012(1a) #	100	35	PAI	35	0	232
Lane Change Where Prohibited by Official Traffic Control Device	1007(1d)	75	35	PAI	35	4	300
UNSAFE LANE CHANGE – Commercial motor vehicle	1007(1a)	75	35	PAI	35	3	773
WEAVING – Failed to drive in a single lane	1007(1a)	75	35	PAI	35	3	223
LIGHTS / REFLECTORS							
ANIMAL DRAWN VEHICLE – Not equipped w/lamps or reflectors	211(7)	25	0	PAI	35	0	627
AUX. FIRE LAMPS/SIREN – Misuse of	222(1)	25	0	PAI	35	0	644
BRAKE LIGHTS/TURN SIGNALS – None or defective	208(1)	25	0	PAI	35	0	623
CLEARANCE/SIDE MARKERS – Vehicle not equipped with	207(1)	25	0	PAI	35	0	620
EMERGENCY FLASHERS – Comm. veh. failed to use	230(2)	25	0	PAI	35	0	558
FAILED TO DIM HEADLIGHTS – Approaching with 500'	217(1a)	50	35	PAI	35	2	632
FAILED TO DIM HEADLIGHTS – Following within 200'	217(1b)	100	35	PAI	35	2	632
FARM VEHICLE – Not equipped with lamps or reflectors	211	25	0	PAI	35	0	627
FOG LAMPS – Improperly aimed	212(2)	25	0	PAI	35	0	544
HEADLAMPS – Failed to use, btwn sunset and sunrise or visibility <1000'	204(1)	50	35	PAI	35	2	611
HEADLAMPS – Not properly aimed	217(1)	25	0	PAI	35	0	632
HEADLAMPS – Defective or none	202	50	0	PAI	35	0	609
LICENSE PLATE LAMP – Defective or none	206(3)	25	0	PAI	35	0	619
NUMBER OF LIGHTS – Used combination of more than 4 lamps	219	25	0	PAI	35	0	635
PARKING LAMPS – Used when headlamps required	231	25	0	PAI	35	0	642
RED/BLUE LIGHTS OR DEVICE – Illegal use or possession	238(1)	CRT	0	CRT	CRT	0	M9A
REFLECTORS – Comm. Vehicle with insuff. or no	207 (4a)	25	0	PAI	35	0	620
RED REFLECTORS – Vehicle not equipped with as required	206(5)	25	0	PAI	35	0	617
SAFETY TRIANGLES – Comm. veh. required on or failed to use	230(1)	25	0	PAI	35	0	640
SERVICE VEHICLE LAMPS – Caution to be used in the vicinity of	214(3)	25	0	PAI	35	0	645

SERVICE VEHICLE LAMPS – Misuse of or failed to use when required	214(2)	25	0	PAI	35	0	645
AUXILIARY/SPOT LAMPS – Improperly aimed	212(1)	25	0	PAI	35	0	628
TAIL LAMPS – Defective, none or improper	206(1)	25	0	PAI	35	0	615
TURN SIGNALS – Vehicle not equipped as required (mc/low powered scooter exempt)	215(2)	25	0	PAI	35	0	
TURN SIGNALS – Defective or wrong color on front or rear	215(2)	25	0	PAI	35	0	
MOTORCYCLES/LOW POWERED SCOOTERS							
ATTACHING/ CLINGING TO – Operator or motorcycle/Low Power Scooter	1504	75	35	PAI	35	3	158
BRAKES – Minimum of one required	223(1b)	50	35	PAI	35	2	548
EYE PROTECTION – Required for driver and passenger	232(1)	25	0	PAI	35	0	161
HELMET - Required for Operator/Passenger under 18 yoa	1502(4.5)(a)	75	35	PAI	35	3	170
FOOTRESTS – Required for passenger	232(2)	25	0	PAI	35	0	161
HEADLAMPS ON MCY – None or more than two (2)	205(2)	25	0	PAI	35	0	614
IMPROPER RIDING-permanent seat designed for 2 at rear/side of operator	1502(1)	75	35	PAI	35	3	157
IMPROPER RIDING-not astride seat,facing forward,leg either side	1502(2)	75	35	PAI	35	3	157
IMPROPER RIDING-carrying package,bundle,article w/o both hands on handlebars	1502(3)	75	35	PAI	35	3	157
IMPROPER RIDING-carrying person in position to interfere w/operation,control,view	1502(4)	75	35	PAI	35	3	157
LANE USAGE – No more than 2 abreast in a single lane	1503(1)	75	35	PAI	35	3	226
LANE SPLITTING – Operated btwn vehicles or lanes of traffic	1503(4)	75	35	PAI	35	3	226
NUMBER OF PASSENGERS – Exceeded limit or seating capacity	1502(1)	25	0	PAI	35	0	925
PASSING – In same lane prohibited	1503(3)	75	35	PAI	35	3	226
LOW POWER SCOOTERS							
ATTACHING OR CLINGING TO ANOTHER VEHICLE– Operator of low power scooter	1504	75	35	PAI	35	3	158
AUDIBLE WARNING DEVICE – Required on Low-Power Scooters	220(1b)	25	0	PAI	35	0	931
BRAKES – Required on Low-Power Scooters	220(1c)	25	0	PAI	35	0	548
IMPROPER RIDING – Low-Power Scooter	1502(2)	75	0	PAI	35	3	157
LAMPS – Low-Power Scooters not equipped as required	220(1a)	25	0	PAI	35	0	931
LANE USAGE – No more than 2 abreast in a single lane	1503(5)	75	35	PAI	35	3	226
NUMBER OF PASSENGERS – Exceeded limit or seating capacity	1502(1)	75	35	PAI	35	3	925
RED REFLECTOR OR LIGHT – Required on rear of Low-Power Scooters	220(1a)	25	0	PAI	35	0	931

SIREN/WHISTLE – Unauthorized use of a on Low-Power Scooters	220(1b)	25	0	PAI	35	0	931
OBSTRUCTED VISION / INTERFERENCE WITH DRIVER							
FROST/SNOW/RAIN/HANGING OBJECTS/SIGNS/WRITING – Driver's vision obstructed by	201(4)	50	0	PAI	35	0	452
DRIVER ALLOWED – Psngrs to interfere with driving/vision	201(5)	50	0	PAI	35	0	454
DRIVER ALLOWED – Unsafe riding by passenger while driving	201(2)	50	0	PAI	35	0	457
HANGING OR ATTACHING – Passenger	201(6)	50	0	PAI	35	0	456
HANGING OR ATTACHING – Driver permitted others to	201(6)	50	0	PAI	35	0	457
HANGING OBJECTS – Obstructed drivers vision	201(4)	50	0	PAI	35	0	463
INTERSECTION/CROSSWALK/RAILROAD CROSSING – Driver obstructed an	709	50	0	PAI	35	0	151
LOAD OBSTRUCTED – Driver's vision	201(1)	50	0	PAI	35	0	462
METTALLIC/MIRRORED WINDOWS – Not allowed	227(1d)	50	0	PAI	35	0	466
NUMBER OF PASSENGERS – In front seat interfered with driver	201(1)	50	0	PAI	35	0	451
PASSENGER(S) – Obstructed drivers vision	201(5)	50	0	PAI	35	0	453
WINDOW TINTING – Below legal limits (SEE TAB BELOW)	227(1)	50	0	PAI	35	0	466
WINDOW TINT INSTALLER – Installed tint below legal limits	227(3b)	CRT	0	CRT	CRT	0	466
TELEVISION – In view of driver	201(3)	50	0	PAI	35	0	465
Person <18 Used Telephone While Operating a Motor Vehicle	239(2)	100	35	PAI	35	1	587
Person <18 Used Telephone While Operating a Motor Vehicle (Subsequent Violatio	239(5b)	200	35	PAI	35	2	588
Person 18 and Over Engaged in Text Messaging While Operating a Motor Vehicle	239(3)	300	35	PAI	35	4	585
OVER HEIGHT / LENGTH / WEIGHT							
Commercial Carrier failed to comply with Dept of Public Safety Standards	235	CRT	0	CRT	CRT	0	713
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 1 - 4000 lbs. over	507(A)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 4001 – 5000 lbs. over	507(B)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 5001 – 6000 lbs. over	507(C)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 6001 – 7000 lbs. over	507(D)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 7001 – 8000 lbs. over	507(E)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 8001 – 9000 lbs. over	507(F)	CRT	0	CRT	CRT	0	522
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 9001 + lbs. over	507(G)	CRT	0	CRT	CRT	0	522
FRONTAL LOAD EXTENDED – Beyond headlamps or bumper	503(2)	CRT	0	CRT	CRT	0	517

FRONTAL OVERHEAD LOAD LENGTH – Extended 4' beyond front grill	503(2)	CRT	0	CRT	CRT	0	517
GROSS VEHICLE WEIGHT 1 - 4000 lbs. over	508(A)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 4001 – 5000 lbs. over	508(B)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 5001 - 6000 lbs. over	508(C)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 6001 – 7000 lbs. over	508(D)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 7001 – 8000 lbs. over	508(E)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 8001 – 9000 lbs. over	508(F)	CRT	0	CRT	CRT	0	523
GROSS VEHICLE WEIGHT 9001 + lbs. over	508(G)	CRT	0	CRT	CRT	0	523
GROSS WEIGHT – Exceeded limits for structure (specify)	513(3)	100	0	PAI	35	0	530
HEIGHT – Exceeded 13'	504(1)	100	0	PAI	35	0	518
RIGHT SIDE LOAD – Extended 6" beyond vehicle's right side	503(1)	100	0	PAI	35	0	516
LEFT SIDE LOAD – Extended beyond vehicle's left side	503(1)	100	0	PAI	35	0	515
LENGTH – Combination exceeded 4 units or 70' overall	504(4)	100	0	PAI	35	0	521
LENGTH – Single vehicle exceeded 45' overall	504(2)	100	0	PAI	35	0	520
PORT-OF-ENTRY – Failed to seek out w/in 5 road miles	509(4)	CRT	0	CRT	CRT	0	702
PORT-OF-ENTRY – Failed to stop or weigh at a	509(3)	CRT	0	CRT	CRT	0	525
REAR LOAD LENGTH – Extended 6' beyond vehicle or extension piece	504(5)	100	0	PAI	35	0	517
WIDTH – Vehicle or load exceeded 8'6" (102")	502(1)	100	0	PAI	35	0	510
HAZARDOUS MATERIALS - Off Route	514	CRT	0	CRT	CRT	0	723
REFLECTORS – Comm. Vehicle with insuff. or no	207(4)(a)(l)	25	0	PAI	35	0	620
PARKING							
ADVERTISING – Parked on road for purpose of	1213(1c)	25	0	PAI	35	0	
ALLEY – Parked in where prohibited	1212(3)	25	0	PAI	35	0	
ANGLE PARKING – Obedience to signs / markings	1205.5	25	0	PAI	35	0	
BRIDGE/TUNNEL – Parked on or in a	1204(1g)	25	0	PAI	35	0	352
CLEARANCE – 2' between vehicles	1204(2f)	25	0	PAI	35	0	
CROSSWALK – Unlawfully parked in	1204(1c)	25	0	PAI	35	0	353
CROSSWALK – Parked within 20' of/at an intersection	1204(2c)	25	0	PAI	35	0	
CURB – Parked more than 12" from	1205(1)	25	0	PAI	35	0	350

DOOR – Opened or left door open to traffic when unsafe	1207	25	0	PAI	35	0	916
DOUBLE PARKED – On roadway	1204(1f)	25	0	PAI	35	0	
DRIVEWAY – Parked within 5' or blocking a private or public	1204(2a)	25	0	PAI	35	0	
FIRE HYDRANT – Parked within 15' of a	1204(2b)	25	0	PAI	35	0	
FIRE STATION – Parked within 20' of entrance to a	1204(2e)	25	0	PAI	35	0	
FOR SALE – Parked on side of road	1213(1a)	25	0	PAI	35	0	
HANDICAPPED – Parked in space reserved for	1208(5)	100	0	PAI	35	0	362
HIGHWAY – Parked on paved portion of	1202	25	0	PAI	35	0	350
INTERSECTION – Parked within an	1204(1b)	25	0	PAI	35	0	
LIVING IN VEHICLE – Parked on roadway for purpose of	1213(2)	100	0	PAI	35	0	
OBSTRUCTING TRAFFIC – Parked	1203	25	0	PAI	35	0	
ON GRADE – Parked without setting brake or turning wheels to curb	1206	25	0	PAI	35	0	350
PARKING- In a Tow-Away zone	1801(10)	100	0	PAI	35	0	
PERMITTED PARKING VIOLATION- Stadium Event	1214.5(6)	100	0	PAI	35	0	
PROPERTY LINE – Parked between curb and	1204(1)(L)	25	0	PAI	35	0	
RAILROAD TRACKS – Parked within 50' of	1204(3a)	25	0	PAI	35	0	361
RAILROAD TRACKS – Parked on	1204(1h)	25	0	PAI	35	0	361
REPAIR – Parked on roadway for	1213(1b)	25	0	PAI	35	0	
RESTRICTED – Parked where restricted by sign or markings	1204(3b)	25	0	PAI	35	0	351
RESIDENTIAL AREA – Parked unauthorized vehicle in a	1214(1)	25	0	PAI	35	0	
SIDEWALK – Parked on a	1204(1a)	25	0	PAI	35	0	353
TRAFFIC CONTROL SIGN OR DEVICE – Parked within 30' of a	1204(2d)	25	0	PAI	35	0	
TWENTY FOOT – Vehicle over 20' in residential zone	1214(1)	25	0	PAI	35	0	
UNATTENDED VEHICLE – Failed to remove key from an	1206	25	0	PAI	35	0	357
WRONG DIRECTION / SIDE – Parked facing	1205(1)	25	0	PAI	35	0	355
PASSING							
CROSSWALK – Passed another vehicle stopped for pedestrian at a	802(5)	75	35	PAI	35	3	203
Failed to Give Way When Overtaken	1003(1c)	75	35	PAI	35	3	193
HILL / CURVE – Passed when view obstructed on a	1005(2a)	100	35	PAI	35	4	197

IMPROPER PASSING – On left side of roadway	1003(1a)	100	35	PAI	35	4	192
IMPROPER PASSING – On right side of roadway	1004	100	35	PAI	35	4	194
Improper Passing on Left	1005(1)	100	35	PAI	35	4	195
INTERSECTION/RAILROAD CROSSING – Passed within 100' of an	1005(2b)	100	35	PAI	35	4	196
ONCOMING NOT CLEAR – Passed on left traffic when	1005(1)	100	35	PAI	35	4	195
ONCOMING TRAFFIC – Failed to pass to the right of	1002(1)	100	35	PAI	35	4	190
PROHIBITED – Passed on left when signs or markings posted	1005(3)	100	35	PAI	35	4	199
RAILROAD CROSSING – Passed within 100' of a	1005(2b)	100	35	PAI	35	4	196
SPED UP – While being passed by another vehicle	1003(1c)	75	35	PAI	35	3	193
TUNNEL / BRIDGE / VIADUCT – Passed within 100' of a	1005(2c)	100	35	PAI	35	4	200
PEDESTRIANS							
DIAGONALLY – Unlawfully crossed roadway	803(4)	25	0	PAI	35	0	406
DUE CARE – Around pedestrians drivers to use	807	100	35	PAI	35	4	381
DISABLED PERSON – Pedestrian/Motorist FTYROW to a	808	200	35	PAI	35	6	380
EMERGENCY VEHICLE – Pedestrian FTYROW to an	805(8)	75	0	PAI	35	0	410
FTYROW – To pedestrian in crosswalk	802(1)	100	35	PAI	35	4	376
HANDICAPPED / WHEELCHAIR – Traveled in roadway when sidewalk was provided	805(1)	25	0	PAI	35	0	408
HITCHHIKING – Not allowed on roadway	805(2)	25	0	PAI	35	0	404
IMMEDIATE HAZARD – FTYROW to vehicles which are an	802(3)	25	0	PAI	35	0	402
LEFT SIDE – On 2 way road, failed to walk facing traffic on	805(1b)	25	0	PAI	35	0	403
OUTSIDE CROSSWALK – FTYROW to vehicles when	803(1)	25	0	PAI	35	0	402
PEDESTRIAN CONTROL SIGNAL – Disobeyed a	801(1)	25	0	PAI	35	0	400
PICKING UP PEDESTRIAN – Endangered or impeded traffic while	805(7)	25	0	PAI	35	0	160
SIDEWALKS – Must be used when provided	805(1)	25	0	PAI	35	0	408
TRAFFIC CONTROL LIGHT – Failed to obey a	801(2)	25	0	PAI	35	0	401
TOYS – Used a sled/skis/skates/roller blades/scooters on highway	1410(1)	25	0	PAI	35	0	901
RIGHT OF WAY (Vehicles and Pedestrians)							
ALLEY/PRIVATE PROPERTY/ROADWAY – FTYROW to vehicles when emerging from an	704	75	35	PAI	35	3	374
ALLEY – FTYROW to pedestrians when emerging from an	710(1)	100	35	PAI	35	4	378

ALLEY – FTYROW to pedestrians when entering an	710(2)	100	35	PAI	35	4	378
EMERGENCY VEHICLE – FTYROW to an	705(1)	100	35	PAI	35	4	375
FLAGPERSON – Disregarded signal or instructions of	712(3)	75	35	PAI	35	3	914
HANDICAPPED PERSON – FTYROW to a	808	200	35	PAI	35	6	380
PEDESTRIAN – FTYROW to pedestrian in crosswalk	802(1)	100	35	PAI	35	4	376
ROADWAY - FTYROW when entering	704	75	35	PAI	35	3	374
RIGHT TURN – FTYROW from a red light when making a	604(1)(c)(I)(a) 3PT	75	35	PAI	35	3	370
STOP SIGN – FTYROW while proceeding from a	703(3)	75	35	PAI	35	3	373
UNCONTROLLED INTERSECTION – FTYROW at	701(1)	75	35	PAI	35	3	371
WALK SIGNAL – FTYROW to pedestrian using a	802(6a)	100	35	PAI	35	4	377
WORK AREA – FTYROW authorized service vehicle in a	712(2)	75	35	PAI	35	3	382
YIELD INTERSECTION – FTYROW at a	703(4)	75	35	PAI	35	3	372
FAILED TO YIELD ROW TO STATIONARY EMERGENCY VEHICLE	705(3)	125	35	PAI	35	4	375
SCHOOL BUSES							
DRIVER – Failed to activate lights	1903(5)	CRT	0	CRT	CRT	3	422
FLASHING RED LIGHTS – Illegally passes a bus when it activated	1903(1)	CRT	35	CRT	CRT	6	420
RAILROAD CROSSING – Failed to stop when required at a	707(1)	100	35	PAI	35	4	317
SIGNALING							
40+MPH – Required to signal at least 200' at	903(2)	50	35	PAI	35	2	430
HAND SIGNAL – Gave improper	609(1)	50	35	PAI	35	2	437
LANE CHANGE – Failed to signal	903(4)	50	35	PAI	35	2	433
PARKED POSITION – Failed to signal when leaving a	903(4)	50	35	PAI	35	2	433
RIGHT or LEFT TURN – Failed to signal a	903(2)	50	35	PAI	35	2	433
URBAN or METRO AREA – Required to signal at least 100' ahead in an	903(2)	50	35	PAI	35	2	431
STOP - failed to signal for	903(3)	50	35	PAI	35	2	435
SPEEDING							
COMMERCIAL VEHICLE – Speeding 10 TO 14 over in a	1101(1)CMV	125	35	PAI	35	4	15
CONDITIONS – Drove too fast for	1101(3)	75	35	PAI	35	3	7
EXHIBITION OF SPEED OR ACCELERATION	1105(2)	CRT	0	CRT	CRT	5	17

EXHIBITION OF SPEED OR ACCELERATION (Aiding or Abetting)	1105(3)	CRT	0	CRT	CRT	5	18
SPEED CONTEST – Engaged in	1105(1)	CRT	0	CRT	CRT	12	1
SPEED CONTEST (Aiding or Abetting)	1105(3)	CRT	0	CRT	CRT	12	10
IMPEDING TRAFFIC	1103(1)	75	35	PAI	35	3	8
SCHOOL ZONE - 1 TO 4 MPH – Over speed limit	1108 0PT	100	0	PAI	35	0	20
SCHOOL ZONE - 5 TO 9 MPH – Over speed limit	1108 1PT	100	35	PAI	35	1	4
SCHOOL ZONE - 10 TO 19 MPH – Over speed limit	1108 4PT	250	35	PAI	35	4	5
SCHOOL ZONE - 20 TO 24 MPH – Over speed limit	1108 6PT	400	35	PAI	35	6	6
SCHOOL ZONE – 25 TO 39 MPH – Over speed limit	1108 6PT	CRT	0	CRT	CRT	6	6
SCHOOL ZONE – 40+ MPH – Over speed limit	1108 12PT	CRT	0	CRT	CRT	12	16
1 TO 4 MPH – Over speed limit	1101(1) 0PT	50	0	PAI	35	0	20
5 TO 9 MPH – Over speed limit	1101(1) 1PT	50	35	PAI	35	1	4
10 TO 19 MPH – Over speed limit	1101(1) 4PT	125	35	PAI	35	4	5
20 TO 24 MPH – Over speed limit	1101(1) 6PT	200	35	PAI	35	6	6
25 TO 39 MPH – Over speed limit	1101(1) 6PT	CRT	0	CRT	CRT	6	6
40+ MPH – Over speed limit	1101(1) 12PT	CRT	0	CRT	CRT	12	16
CONSTRUCTION ZONE - 1 TO 4 MPH - Over limit	1107 0PT	100	0	PAI	35	0	20
CONSTRUCTION ZONE - 5 TO 9 MPH - Over limit	1107 1PT	100	35	PAI	35	1	4
CONSTRUCTION ZONE - 10 TO 19 MPH - Over limit	1107 4PT	250	35	PAI	35	4	5
CONSTRUCTION ZONE - 20 TO 24 MPH - Over limit	1107 6PT	400	35	PAI	35	6	6
CONSTRUCTION ZONE - 25 TO 39 MPH - Over limit	1107 6PT	CRT	0	CRT	CRT	6	6
CONSTRUCTION ZONE - 40 + MPH - Over limit	1107 12PT	CRT	0	CRT	CRT	12	16
SPILLING LOAD / DAMAGING HIGHWAY							
Littering- Burning Matter on highway	1406(1b)	CRT	0	CRT	CRT	0	491
COVER LOAD – Failed to (Load 1” or less / drove more than 2 miles)	1407(2a)	100	0	PAI	35	0	494
DAMAGED – Highway or highway structure	512(1)	CRT	0	CRT	CRT	0	495
DANGEROUS MATERIALS on/along street (SHARP/HUMAN WASTE)	1406(1a)	CRT	0	CRT	CRT	0	490
SPIILLED LOAD – from car/pick-up	1407(1)	100	0	PAI	35	0	498
TOW COMPANY – Failed to clean up glass or injurious material	1406(3)	CRT	0	CRT	CRT	0	999

TOWING							
DRAWBAR – Used an unlawful type of	506(1)	100	0	PAI	35	0	473
FLAG – 12" white square required between vehicles when towing	506(2)	100	0	PAI	35	0	471
RIDING IN TRAILER – Person unlawfully	1405(1)	100	0	PAI	35	0	156
SAFETY CHAIN / CABLE – Failed to use on towed vehicle	506(3)	100	0	PAI	35	0	472
TRAFFIC CONTROL							
BARRICADES – Drove around or through a	614(1)	75	35	PAI	35	3	913
ELECTRONIC DEVICE – Used to interfere with TCD	607(2)	250	35	PAI	35	3	312
ELECTRONIC DEVICE – Possession / Sale of	607(3)	CRT	0	CRT	CRT	0	324
ELECTRONIC DEVICE – Used device causing bodily injury	607(2a)	CRT	0	CRT	CRT	3	323
FLASHING SIGNAL – Disregarded a red or yellow	605(1)	100	35	PAI	35	4	310
INOOPERATIVE SIGNAL LIGHT – Failed to stop or yield at an	612(1)	100	35	PAI	35	4	320
LANE DIRECTIONAL SIGNAL – Disregarded a	604(1e)	100	35	PAI	35	4	220
RAILROAD CROSSING – HAZMAT vehicle failed to stop at a	707(1)	100	35	PAI	35	4	317
RAILROAD CROSSING – Vehicle for hire w/ 6+ psngs failed to stop at	707(1)	100	35	PAI	35	4	317
RAILROAD CROSSING – Moved heavy equipment across a	708(1)	100	353	PAI	35	4	318
RAILROAD SIGNAL – Disregarded gate or flagman or barricade	706(1)	100	35	PAI	35	4	315
RAILROAD STOP SIGN – Disregarded a	706(1)	100	35	PAI	35	4	315
RED SIGNAL LIGHT – Failed to stop at a	604(1c) 4PT	100	35	PAI	35	4	304
RED LIGHT W/GREEN ARROW – Violated a	604(1a) 4PT	100	35	PAI	35	4	304
STOP SIGN – Disregarded a	703(3) 4PT	100	35	PAI	35	4	319
TRAFFIC CONTROL DEVICE – Disregarded or failed to observe a	603(1)	100	35	PAI	35	4	300
TRAFFIC SIGN / DEVICE – Altered/ removed/ defaced/ knock down a	607(1)	100	0	PAI	35	0	314
TRAFFIC SIGN / DEVICE – Displayed an unauthorized	606(1)	100	0	PAI	35	0	311
WRONG PLACE – Stopped at	604(1c)	100	35	PAI	35	4	305
URNS							
MEDIAN – Improper turn across or where prohibited	1010(1)	75	35	PAI	35	3	279
DIVIDED HIGHWAY – Improper turn across or where prohibited	1010(1)	75	35	PAI	35	3	279
LEFT TURN – From wrong position or lane	901(1b)	75	35	PAI	35	3	273

RIGHT TURN – From wrong lane or position	901(1a)	75	35	PAI	35	3	274
LEFT TURN – Made improper multi-lane	901(1b)	75	35	PAI	35	3	280
ONCOMING TRAFFIC – Failed to Yield Right of Way when turning left in front of	702	75	35	PAI	35	3	278
RIGHT TURN – Made on red light where prohibited	604(1c)	100	35	PAI	35	4	271
LEFT TURN - From other than shared lane	901(1c)	75	35	PAI	35	3	280
TURN PROHIBITED BY TRAFFIC CONTROL DEVICE – Made turn where	901(2)	75	35	PAI	35	3	276
U TURN / CURVE OR HILL – Made u turn on a	902(1)	75	35	PAI	35	3	270
U TURN / INTERSECTION - Made unsafe u turn at an	902(2)	75	35	PAI	35	3	270
U TURN / PROHIBITED – Made u turn where	902(3)	75	35	PAI	35	3	270
WRONG WAY / WRONG SIDE							
DIVIDED HIGHWAY – Drove on the wrong side of a	1010(1)	100	35	PAI	35	4	253
LEFT SIDE OF ROADWAY – Drove on	1001(1)	100	35	PAI	35	4	252
ONE-WAY ALLEY – Drove wrong way in a	1006(1)	75	35	PAI	35	3	255
ONE-WAY STREET – Drove wrong way on a	1006(3)	75	35	PAI	35	3	254
ROTARY ISLAND – Drove wrong way around a	1006(2)	75	35	PAI	35	3	256
WRONG SIDE-Drove	1001(1)	100	35	PAI	35	4	250

OVER HEIGHT / LENGTH / WEIGHT	Model Traffic Code Section	Fine	Class	Pts
Commercial Veh failed to comply with Dept of Public Safety Standards	235	100	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 1 - 4000 lbs. over	507(A)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 4001 – 5000 lbs. over	507(B)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 5001 – 6000 lbs. over	507(C)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 6001 – 7000 lbs. over	507(D)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 7001 – 8000 lbs. over	507(E)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 8001 – 9000 lbs. over	507(F)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 9001 + lbs. over	507(G)	See Chart Tab Below	MT2	0
FRONTAL LOAD EXTENDED – Beyond headlamps or bumper	503	100	TIB	0
FRONTAL OVERHEAD LOAD LENGTH – Extended 4' beyond front grill	503	100	TIB	0
GROSS VEHICLE WEIGHT 1 - 4000 lbs. over	508(A)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 4001 – 5000 lbs. over	508(B)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 5001 - 6000 lbs. over	508(C)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 6001 – 7000 lbs. over	508(D)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 7001 – 8000 lbs. over	508(E)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 8001 – 9000 lbs. over	508(F)	See Chart Tab Below	MT2	0
GROSS VEHICLE WEIGHT 9001 + lbs. over	508(G)	See Chart Tab Below	MT2	0
GROSS WEIGHT – Exceeded limits for structure (specify)	513(3)	100	TIB	0
HEIGHT – Exceeded 14' 6"	504(1)	100	TIB	0
LEFT SIDE LOAD – Extended beyond vehicle's left side	503(1)	50	TIB	0
LENGTH – Combination exceeded 4 units or 70' overall	504(4)	100	TIB	0
LENGTH – Single vehicle exceeded 45' overall	504(2)	100	TIB	0
PORT-OF-ENTRY – Failed to seek out w/in 5 road miles	509(4)	100	MT2	0
PORT-OF-ENTRY – Failed to stop or weigh at a	509(3)	100	MT2	0
REAR LOAD LENGTH – Extended 6' beyond vehicle or extension piece	504(5)	100	TIB	0
RIGHT SIDE LOAD – Extended 6" beyond vehicle's right side	503(1)	50	TIB	0
NO RED FLAG/LIGHT REAR	209	50	TIA	0
WIDTH – Vehicle or load exceeded 8'6" (102")	502(1)	100	TIB	0

Penalty Chart for Weight in Excess of Weight (2020 MTC §§ 507 and 508)	Penalty
Excess Weight (Pounds)	
1 - 1,000	\$50.00
1,001 - 3,000	\$100.00
3,001 - 5,000	\$ 0.05 per pound overweight
	rounded to the nearest dollar
5,001 - 7,000	\$ 0.05 per pound overweight
	rounded to the nearest dollar
7,001 - 10,000	\$ 0.07 per pound overweight
	rounded to the nearest dollar
10,001 - 15,000	\$ 0.10 per pound overweight
	rounded to the nearest dollar
15,001 - 19,750	\$ 0.15 per pound
	rounded to the nearest dollar
Over 19,750	\$ 0.25 per pound rounded to the nearest dollar for each 250 pounds
	additional overweight, plus \$ 492.00

***Final fine amounts will be limited to \$1,000 per noncriminal violation and \$2,650 per criminal violation per Town Municipal Code**

Municipal Court Traffic Violations Information

All municipal traffic violations marked CRT are MANDATORY court appearances.
No fine amount is written on the summons with mandatory court.

Non-Appreciable Damage Accident

No Injuries, no alcohol and damage less than \$2000.00.

Write N.A.D. on top of ticket by the case number.

Write the municipal fine amount for accident (ACC) (\$50 in addition to the normal fine) in the appropriate P.A. blocks.

Any municipal traffic violation (PAI/PAM) without a fine listed requires the violator to call the municipal court for the fine amount.

Municipal Court Cost:

PAI = \$35.00

CRT is a mandatory court appearance.

Municipal Court SURCHARGE

\$35.00 SURCHARGE added to all moving violations (ANY VIOLATION WHERE POINTS ARE ASSESSED)

Municipal Point Reduction System

Points are reduced per violation or charge:

3 to 6 point violations are reduced by 2 points. Do not reduce CRT violations

2 point violations are reduced by 1 point

County Court Traffic Violations Information

All county traffic violations marked CRT are MANDATORY court appearances.

Accidents can be either a penalty assessments or mandatory summons.

Penalty assessment fines for accidents are the same as the violation without an accident.

County Court Cost:

TAI/TIB = \$24.00

PAI = \$35.00

CRT is a Mandatory Court Appearance

County Point Reduction System

Points are reduced per violation or charge:

3 to 6 point violations are reduced by 2 points.

2 point violations are reduced by 1 point.

Drivers License - Classifications - Restrictions - Endorsements

Classifications: (CDL and Regular)

A: Any combination of vehicles w/ a GVWR of 26,001 or more lbs. provided the GVWR of towed vehicles is in excess of 10,000 lbs.

B: Any single vehicle w/ a GVWR of 26,001 or more lbs. may tow a vehicle not in excess of 10,000 lbs. GVWR.

This includes psngr. transporting vehicles designed to transport 16 or more psngers including the driver.

C: Any vehicle with a GVWR, or combination of vehicles with a GVWR of less than 26,001 lbs. that is designed to transport 16 or more psngers.

including the driver; or transports hazardous materials in quantities that require placards.

M: Strictly a motorcycle only license.

R: A regular driving license.

Endorsements: (CDL and Regular)

H: Hazardous Materials endorsement.

N: Tank vehicle endorsement (Required for CDL class veh. transporting liquids in bulk (more than 10,000 gals. containers)).

X: Tank/HAZMAT. (This combines the "H" and "N" endorsements).

M: Motorcycle endorsement.

P: Passenger endorsement: P1 - Class C psngr. veh. (less than 26,001 lbs.) P2 - Class B psngr. veh. (more than 26,001 lbs.)

S: School Bus endorsement.

Restrictions: (CDL and Regular)

K: Intrastate only for individuals under 21 yos; or do not meet DOT medical requirements but have a CSP waiver.

Not allowed to operate a CDL outside Colo., transport HazMat. materials requiring placards; or any item of intrastate commerce.

L: Air Brake restrictions: Not allowed to operate a veh. equipped with air brakes.

V: Vision restriction.

M: Left side rear view mirror.

E: Either "V" or "M".

A: Automatic transmission.

H: Hand controls.

D: Daylight driving only.

Vehicle Type Definitions

Autocycle. A three-wheeled motorcycle that does not use handlebars or any other device that is directly connected to a single front wheel to steer and in which the driver and each passenger ride in a fully or partly enclosed seating area that is equipped with safety belts for all occupants. For purposes of this subsection, "partially enclosed seating area" means a seating area that is entirely or partly surrounded on the sides by the frame or body of a vehicle but is not fully enclosed.

Bicycle. A vehicle propelled by human power applied to pedals upon which a person may ride, having two (2) tandem wheels or two (2) parallel wheels and one (1) forward wheel, all of which are more than fourteen (14) inches in diameter.

Electric personal assistive mobility device or EPAMD. A self-balancing, non-tandem two-wheeled device, designed to transport only one (1) person, that is powered solely by an electric propulsion system producing an average power output of no more than seven hundred fifty (750) watts.

Electric scooter. A device weighing less than one hundred (100) pounds with handlebars and an electric motor that is powered by an electric motor and that has a maximum speed of twenty (20) miles per hour on a paved level surface when powered solely by the electric motion. *Electric scooter* does not include an electrical assisted bicycle, electric personal assistance mobility device (EPAMD), motorcycle, or low-power scooter.

Electrical assisted bicycle. A vehicle having two (2) or three (3) wheels fully operable pedals, and an electric motor not exceeding seven hundred fifty (750) watts of power. Electrical assisted bicycles are further required to conform to one (1) of three (3) classes as follows:

"Class 1 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty (20) miles per hour.

"Class 2 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty (20) miles per hour.

"Class 3 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight (28) miles per hour.

Low-power scooter. A self-propelled vehicle designed primarily for use on the roadways with not more than three (3) wheels in contact with the ground, no manual clutch and either of the following:

a cylinder capacity not exceeding fifty (50) cubic centimeters if powered by internal combustion; or

a wattage not exceeding four thousand four hundred seventy-six (4,476) if powered by electricity.

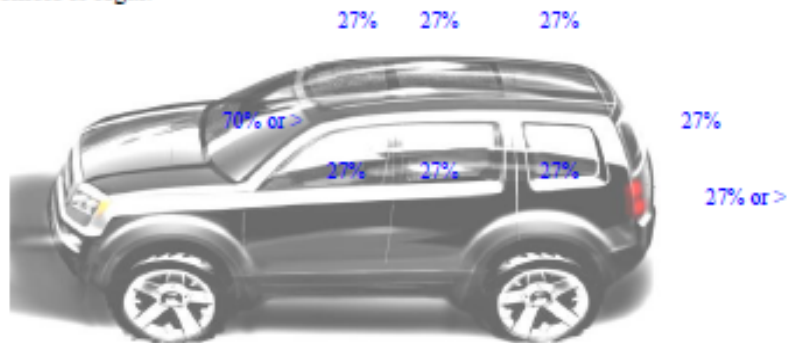
Low-power scooter does not include a toy vehicle, bicycle, electrical assisted bicycle, electric scooter, wheelchair or any device designed to assist people with mobility impairments who use pedestrian rights-of-way.

Toy vehicle. Any vehicle, whether or not home-built by the user, that has wheels with an outside diameter of not more than fourteen (14) inches and is not designed, approved or intended for use on public roadways or highways or for off-road use. *Toy vehicle* includes, but is not limited to, gas-powered or electric-powered vehicles, commonly known as mini bikes, "pocket" bikes, kamikaze boards, go-peds and stand-up scooters. *Toy vehicle* does not include electric scooters, off-highway vehicles or snowmobiles.

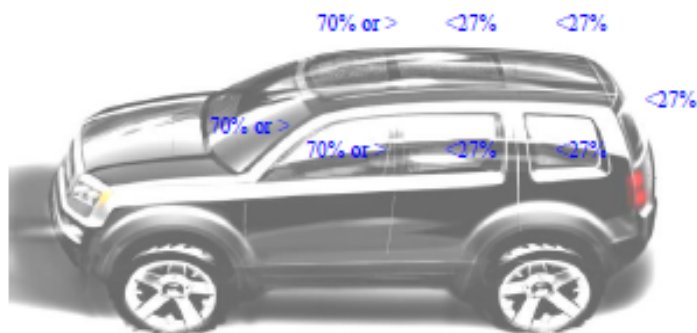
Window Tint Cheat sheet

Tint meters measure the amount of light passing through the glass and are not affected by clouds, sun, night or day.

Example 1- Your tint meter reads 27% or higher on all side and rear windows and 70% or more on the windshield, then the vehicle is legal.



Example 2- If your tint meter reads less than 27% in any one window (side or rear), then the front side windows need to read 70% or more on your tint meter- Legal



227. Windows unobstructed - certain materials prohibited - windshield wiper requirements.

- (1) (a) Except as provided in this Paragraph (a), no person shall operate any motor vehicle registered in Colorado on which any window, except the windshield, is composed of, covered by or treated with any material or component which presents an opaque, nontransparent, metallic or mirrored appearance in such a way that it allows less than twenty-seven (27) percent light transmittance. The windshield shall allow seventy (70) percent light transmittance. The provisions of this Paragraph (a) shall not apply to the windows to the rear of the driver, including the rear window, on any motor vehicle;

however, if such windows allow less than twenty-seven (27) percent light transmittance, then the front side windows and the windshield on such vehicles shall allow seventy (70) percent light transmittance.

- (b) Notwithstanding any provision of Paragraph (a) of this Subsection (1), nontransparent material may be applied, installed or affixed to the topmost portion of the windshield subject to the following:
 - (I) The bottom edge of the material extends no more than four (4) inches measured from the top of the windshield down;
 - (II) The material is not red or amber in color, nor does it affect perception of primary colors or otherwise distort vision or contain lettering that distorts or obstructs vision;
 - (III) The material does not reflect sunlight or headlight glare into the eyes of occupants of oncoming or preceding vehicles to any greater extent than the windshield without the material.
- (c) Nothing in this Subsection (1) shall be construed to prevent the use of any window which is composed of, covered by or treated with any material or component in a manner approved by federal statute or regulation if such window was included as a component part of a vehicle at the time of the vehicle manufacture, or the replacement of any such window by such covering which meets such guidelines.
- (d) No material shall be used on any window in the motor vehicle that presents a metallic or mirrored appearance.
- (e) Nothing in this Subsection (1) shall be construed to deny or prevent the use of certificates or other papers which do not obstruct the view of the driver and which may be required by law to be displayed.
- (2) The windshield on every motor vehicle shall be equipped with a device for cleaning rain, snow or other moisture from the windshield, which device shall be so constructed as to be controlled or operated by the driver of the vehicle. Every windshield wiper upon a motor vehicle shall be maintained in good working order.
- (3)
 - (a) Except as provided in Paragraph (b) of this Subsection (3), any person who violates any provision of this Section shall be punished in accordance with Section 1-15 of the City Code.
 - (b)
 - (I) Any person who installs, covers or treats a windshield or window so that the windshield or window does not meet the requirements of Paragraph (a) of Subsection (1) of this Section shall be punished in accordance with Section 1-15 of the City Code.
 - (II) Subsection (1)(a) through (e) of this Section shall not apply to law enforcement vehicles, police officers, peace officers or other law enforcement officers operating a motor vehicle while in the performance of their official duties.
- (4) This Section shall apply to all motor vehicles, except as provided in Section (3)(b)(II) above. (Ord. 016, 2003 §1; Ord. 031, 2004 §§1, 2)

Penalty Chart for Weight in Excess of Weight (42-4-507 and 42-4-508)		
Excess Weight (Pounds)	Penalty	Surcharge
1 - 1,000	\$20.00	16% of Penalty + \$1
1,001 - 3,000	\$25.00	
3,001 - 5,000	\$ 0.03 per pound overweight rounded to the nearest dollar	
5,001 - 7,000	\$ 0.05 per pound overweight rounded to the nearest dollar	
7,001 - 10,000	\$ 0.07 per pound overweight rounded to the nearest dollar	
10,001 - 15,000	\$ 0.10 per pound overweight rounded to the nearest dollar	
15,001 - 19,750	\$ 0.15 per pound rounded to the nearest dollar	
Over 19,750	\$ 0.25 per pound rounded to the nearest dollar for each 250 pounds	
	additional overweight, plus \$ 492.00	

When the Court Type = Municipal (Fort Collins MUNI only)

Fine & Costs Calculations

If PA/Summons field = Summons for any offense/charge (which also to be consistent with Requires Court box for any mandatory court offenses)

· Also, we requested for a field to check on the ticket, as officers have discretion to change the ticket to a summons for mandatory court on certain offenses. So this field would also need to be taken into account if it was true. I don't believe this has been built yet.

- Do not display any fine information
- Do not display any point reductions, but display points
 - o Should be the sum of Points field for each offense

If PA/Summons Field = Penalty Assessment (and no offenses = summons or the new trigger field is false) then

In First column – If Pled or Found Guilty

- Total fine would be the sum of the following:
 - o Base Fine = Sum of all offenses
 - o Surcharge = If the sum of Points is greater than 0, then a Single \$35 charge (otherwise, this is \$0.00 charge)
 - § FYI on my ticket calculations I just used a MAX function since technically those fields are each populated with 35, but this way if base fine changes some of the coding doesn't need to be updated
 - o Court Costs = Single \$35 charge (again I used the MAX function)
 - o Lastly – if the Accident box is checked on the ticket entry itself, add \$50 to the Base Fine
- Points
 - o Just a sum of the Point column for each offense

In Second column – If Early Settlement is Accepted

- Total fine would be the sum of the following:
 - o Base Fine = Sum of all offenses
 - o Surcharge = Single \$35 charge (using Max function as described above)
 - o Court Costs = \$0 – court cost is removed if they settle early
 - o Lastly – if the Accident box is checked on the ticket entry itself, add \$50 to the Base Fine
- Points
 - o Based on your field you added, would be a sum of Reduced Point
 - § But ... is it necessary to have this field or is this always auto calculated? Just verifying as we'll have to do manual data entry for maintenance going forward, I assume. I also noticed some are wrong – 2 points should get reduced to 1 point (not sure if just data entry error on 42-4-116(1)(a) but we'll do a review and clean this field up.

· I ended doing calculated field – not sure which coding you use on the printed tickets but here's what I have to use in Microsoft Report Builder essentially just adjusting the point values on each offense from 0 - 5

```
=SWITCH(  
CDec(Fields!DLPoints.Value)>6, CDec(Fields!DLPoints.Value)  
,CDec(Fields!DLPoints.Value)=6, CDec(Fields!DLPoints.Value)-2  
,CDec(Fields!DLPoints.Value)=5, CDec(Fields!DLPoints.Value)-2  
,CDec(Fields!DLPoints.Value)=4, CDec(Fields!DLPoints.Value)-2  
,CDec(Fields!DLPoints.Value)=3, CDec(Fields!DLPoints.Value)-2  
,CDec(Fields!DLPoints.Value)=2,CDec(Fields!DLPoints.Value)-1  
,CDec(Fields!DLPoints.Value)=1,CDec(Fields!DLPoints.Value)  
,CDec(Fields!DLPoints.Value)=0, CDec(Fields!DLPoints.Value)  
)
```

Court Date Calculations For All Muni Tickets

- Set court date to be 4 weeks out on a Monday
- o If defendants last name starts with A – D set time at 0830
- o If defendants last name starts with E - I set time at 0930
- o If defendants last name starts with J - P set time at 1300
- o If defendants last name starts with Q-Z set time at 1400

When the Court Type = State

Fine & Costs Calculations

Summons

If PA/Summons field = Summons for any offense (which also to be consistent with Requires Court box for any mandatory court offenses)

- Do not display any fine information
- Do not display any point reductions, but display points
 - o Should be the sum of Points field for each offense

Court Date Calculations for Summons

- Set date to be on a Wednesday 4 weeks out at 0830 hrs.

Penalty Assessment

If PA/Summons Field = Penalty Assessment (and no offenses = summons) then

· Also, we requested for a field to check on the ticket, as officers have discretion to change the ticket to a summons for mandatory court. So this field would also need to be taken into account.

In First column – If Pled or Found Guilty

- Total fine would be the sum of the following:
 - o Base Fine = Sum of all offenses
 - o Surcharge = Sum of Surcharge field for each offense
 - o DNA Surcharge = \$2.50 (flat single DNA charge per ticket)
 - o Court Costs = Varies based on charge, so use a MAX like function to just choose the highest single amount (not a sum)
- Points
 - o Just a sum of the Point column for each offense

In Second column – If Early Settlement is Accepted

- Total fine would be the sum of the following:
 - o Base Fine = Sum of all offenses
 - o Surcharge = Sum of Surcharge field for each offense
 - o DNA Surcharge = \$2.50 (flat single DNA charge per ticket)
 - o Court Costs = \$0.00 as waived in early settlement
- Points
 - o Based on your field you added, would be a sum of Reduced Point
 - § FYI I am using same calculation for reduced points here as well as there is no difference in this calculation for MUNI or STATE.

Court Date Calculations for Penalty Assessment

- Set date to be on a Wednesday 10 weeks out at 0830 hrs.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-31**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO,
ADOPTING FINES FOR VIOLATION OF COMMERCIAL MOTOR
VEHICLE CODES**

WHEREAS, the Town of Frederick Police Department is implementing strategic goals for 2025, which includes a dedicated Commercial Vehicle Enforcement Team as a key initiative; and,

WHEREAS, the Town of Frederick wishes to effectively and efficiently enforce violations of commercial motor vehicle codes, located in the 2020 Model Traffic Code and adopted into Town Municipal Code; and

WHEREAS, a fine schedule will provide predictability in implementation of enforcement of commercial motor vehicle codes.

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

Section 1. The Board of Trustees hereby adopts the attached fine schedule for violations of commercial motor vehicle codes, located in the 2020 Model Traffic Code and adopted into Town Municipal Code.

Section 2. These fines shall remain in full force and effect until changed by resolution duly adopted at a public meeting by the Board of Trustees.

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 SIGNED ____ DAY OF _____ 2025.

ATTEST:

TOWN OF FREDERICK

By _____

By _____

Tricia David, Town Clerk

Tracie Crites, Mayor



Commercial Vehicle Fine Schedule Proposal 2025

Commander Ian Albert, Frederick Police Department

Officer Dale Woods, Frederick Police Department

Deputy Town Attorney Christine Francescani

BUILT ON WHAT MATTERS

Strategic Plan



Safe & Secure

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



Commercial Vehicle Fine Schedule Proposal

- The Police Department is requesting Board approval for a fee schedule for commercial vehicle-related violations
- The Schedule:
 - Mimics state and other municipal police agencies
 - Is within the parameters of municipal enforcement
 - Is comprised of monetary amounts that are fair and effective





Commercial Vehicle Fine Schedule Proposal

- FPD goal for 2025
- Commercial Vehicle Enforcement Team
- Two officers, Dale Woods and Chad Berry
- Completed training in March
- To operate mobile checkpoints for CMVs along Highway 52 with CSP





Commercial Vehicle Fine Schedule Proposal

Currently:

- No municipal fine schedule is in place
- All summonses would be a mandatory court appearance
- Issues with court congestion





Commercial Vehicle Fine Schedule Proposal

What this would do:

- Allow officers to work quickly and efficiently
- Prevent our municipal court from being backed up
- Allow drivers to pay most fines without attending court





Commercial Vehicle Fine Schedule Proposal

OVER HEIGHT / LENGTH / WEIGHT	Muni Code	Fine	Class	Pts
Commercial Veh failed to comply with Dept of Public Safety Standards	235	100	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 1 - 4000 lbs. over	507(A)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 4001 – 5000 lbs. over	507(B)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 5001 – 6000 lbs. over	507(C)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 6001 – 7000 lbs. over	507(D)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 7001 – 8000 lbs. over	507(E)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 8001 – 9000 lbs. over	507(F)	See Chart Tab Below	MT2	0
EXCESSIVE AXLE/WHEEL WEIGHT – Exceeded limits 9001 + lbs. over	507(G)	See Chart Tab Below	MT2	0



Commercial Vehicle Fine Schedule Proposal

OVER HEIGHT / LENGTH / WEIGHT	Muni Code	Fine	Class	Pts
HEIGHT – Exceeded 14' 6"	504(1)	100	TIB	0
LEFT SIDE LOAD – Extended beyond vehicle's left side	503(1)	50	TIB	0
LENGTH – Combination exceeded 4 units or 70' overall	504(4)	100	TIB	0
LENGTH – Single vehicle exceeded 45' overall	504(2)	100	TIB	0
PORT-OF-ENTRY – Failed to seek out w/in 5 road miles	509(4)	100	MT2	0
PORT-OF-ENTRY – Failed to stop or weigh at a	509(3)	100	MT2	0
REAR LOAD LENGTH – Extended 6' beyond vehicle or extension piece	504(5)	100	TIB	0
RIGHT SIDE LOAD – Extended 6" beyond vehicle's right side	503(1)	50	TIB	0
NO RED FLAG/LIGHT REAR	209	50	TIA	0
WIDTH – Vehicle or load exceeded 8'6" (102")	502(1)	100	TIB	0





Commercial Vehicle Fine Schedule Proposal

Excess Weight (Pounds)	
1 - 1,000	\$50.00
1,001 - 3,000	\$100.00
3,001 - 5,000	\$ 0.05 per pound overweight
	rounded to the nearest dollar
5,001 - 7,000	\$ 0.05 per pound overweight
	rounded to the nearest dollar
7,001 - 10,000	\$ 0.07 per pound overweight
	rounded to the nearest dollar
10,001 - 15,000	\$ 0.10 per pound overweight
	rounded to the nearest dollar
15,001 - 19,750	\$ 0.15 per pound
	rounded to the nearest dollar
Over 19,750	\$ 0.25 per pound rounded
	to the nearest dollar for each 250 pounds
	additional overweight, plus \$ 492.00

BUILT ON WHAT MATTERS





Commercial Vehicle Fine Schedule Proposal

Example:

An inspection is done on a commercial vehicle and the following violations are found:

- Gross vehicle weight over by 4,120 lbs. (508A)
- No red flag/light on extended cargo (209)

Gross veh. offense: $4,120 \times \$0.05 = \206

No red flag/light offense: \$50

Court and surcharge fees: $\$25 + \25

Total for both offenses: \$306





Conclusion

Approving a fine schedule for commercial vehicles will:

- Maintain standardization while minimizing court congestion
- Keep officers on scene operating with efficiency
- Allow enforcement to have a significant impact on violators
- Allow pre-court payment for out-of-state drivers
- Assist in officers in keeping roads intact and wear and tear to a minimum





Action Options

- **Approval:**
 - I move to approve Resolution 25-R-31, approving the Adoption of a Fine Schedule for Commercial Vehicle Violations
- **Direct Staff to Make Amendments:**
 - I move to direct staff to make the following amendments to Resolution 25-R-31:
- **No Action:**
 - I move to take no action on Resolution 25-R-31.





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-28 A Resolution for the Award of Contract - 2025 Seal Project Pavement Maintenance Program Project

Agenda Date: Board of Trustees May 13, 2025

Attachments:

1. Resolution 2025 Seal Project-Pavement Maintenance
2. 2025 Seal Project - Pavement Maintenance Program_Bid Summary
3. Westview_Crack Seal
4. Colorado Boulevard_Crack Seal
5. Morningside Estates and Indian Peaks Industrial Park
6. Parkview Estates_Slurry Seal
7. Savannah_Slurry Seal
8. Tipple Parkway_Crack Seal
9. Project Contract Awards_Pavement Maintenance Program

Reviewed By: Bryan Ostler, 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:



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.

Summary Statement:

Bids for the 2025 Seal Project – Pavement Maintenance Program were opened on February 26, 2025, and staff are providing a recommendation for the award of this project to the lowest responsible bidder.

Detail of Issue/Request:

The Town Engineering Department and Public Works use a Pavement Management System to assist in the evaluation of pavement condition, serviceable life and maintenance strategies for Town-owned roads. A Pavement Management System is a set of tools that includes pavement evaluation, software and engineering judgment to budget and plan for maintenance and rehabilitation projects to help minimize costs while improving overall pavement conditions. With this, staff has identified areas within the Town of Frederick requiring pavement maintenance as part of the continuing effort to maintain and improve a critical part of the overall community infrastructure of the Town. The maintenance of asphalt pavement will preserve integrity and expand the life of the roadway preventing more drastic and costly maintenance treatment methods in the future. This year's project will involve the application of crack seal, mastic crack seal and slurry seal to Town roadways in the areas identified as part of the project maps included within your packet.

Slurry sealing involves the applications of a single thin layer of asphaltic oil emulsion and course, sandy aggregate to the entire street. The slurry seal application provides a new surface with improved skid-resistance while extending the life of the roadway.

The Invitation to Bid was issued February 4, 2025, and advertised for two consecutive weeks. The bid opening was February 26, 2025. Two bids were received; staff reviewed the bids, the contractor's qualifications and contacted references as well as reviewed past performance.

Staff is recommending this contract award to Vance Brothers, Inc. as the lowest qualified bidder.

Legal Comments:

Staff followed the Town's Purchasing Manual procedures. The Town Attorney has drafted the resolution.

Alternatives/Options

The Town has the option of awarding the contract for this work to the lowest responsible bidder. Additionally, the Board could reject all quotes and not proceed with the pavement maintenance project this year. The deferred maintenance could result in additional and increased severity of roadway damage, resulting in higher associated treatment costs and increased construction costs. The bids as received are within the adopted budget and performance has been satisfactory by this recommended vendor.

Lastly, the Board could direct staff to re-bid the project with a different contract scope with budgeted funds; late bidding will result in higher construction unit costs. For these reasons, staff do not recommend moving forward with re-bidding the project or rejecting all quotes.

Financial Considerations

The project amount of \$478,880 for these maintenance improvements has been budgeted for within the Capital Improvement Project (CIP) Fund and is within the budgeted amount for the Pavement Maintenance Program of \$950,000.

Staff Recommendation

Staff recommends that the Board award the contract to Vance Brothers, Inc. and approve the attached Resolution 25-R-88.

Community Impact

Pavement maintenance enhances road safety by eliminating hazards like potholes and cracks, resulting in an improved roadway surface. This not only improves the driving experience but also prolongs the life of the roads, leading to long-term cost savings for the Town. However, while essential, the maintenance process can cause temporary disruptions, including detours, traffic delays and road closures, which may frustrate and inconvenience residents and commuters. Additionally, construction activities can create noise, dust, and air pollution, potentially impacting the well-being of nearby residents.

Public notifications for upcoming road projects are shared on the Town's "Current Construction and Roadwork Updates" and "Pavement Maintenance and Rehabilitation Project History and Future Planning" webpages. The Communication and Engagement Department, in collaboration with contractors, typically posts project details on the Town's social media platforms one to two weeks in advance.

Contractors are required to distribute door hangers containing project information. These will be updated to include links to the Town's webpage, along with no parking signs at least 72 hours before work begins. In addition, Town staff, in coordination with Frederick Police Community Service Officers, work to notify owners of vehicles that have remained stationary for an extended period before the project starts.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-88**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, TO AWARD
A CONTRACT FOR 2025 SEAL PROJECT-PAVEMENT MAINTENANCE
PROGRAM AND AUTHORIZING THE TOWN MANAGER TO EXECUTE THE
CONTRACT**

WHEREAS, in accordance with Chapter 4 Article V, the Town has solicited bids for the 2025 Seal Project-Pavement Maintenance Program; and,

WHEREAS, the Board of Trustees finds that the lowest responsible bidder for this contract award is Vance Brothers, Inc.

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

1. The Board of Trustees accepts the bid of Vance Brothers, Inc. in the amount of \$478,880.00 as the lowest responsible bid for the 2025 Seal Project-Pavement Maintenance Program as reflected in the accompanied Action Memorandum and authorizes the Town Manager to sign a contract, subject to finalization and review by the Town Attorney, that is substantively the same as the attached Exhibit A.

**INTRODUCED, READ, PASSED, AND SIGNED THIS ____TH DAY OF _____,
2025.**

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

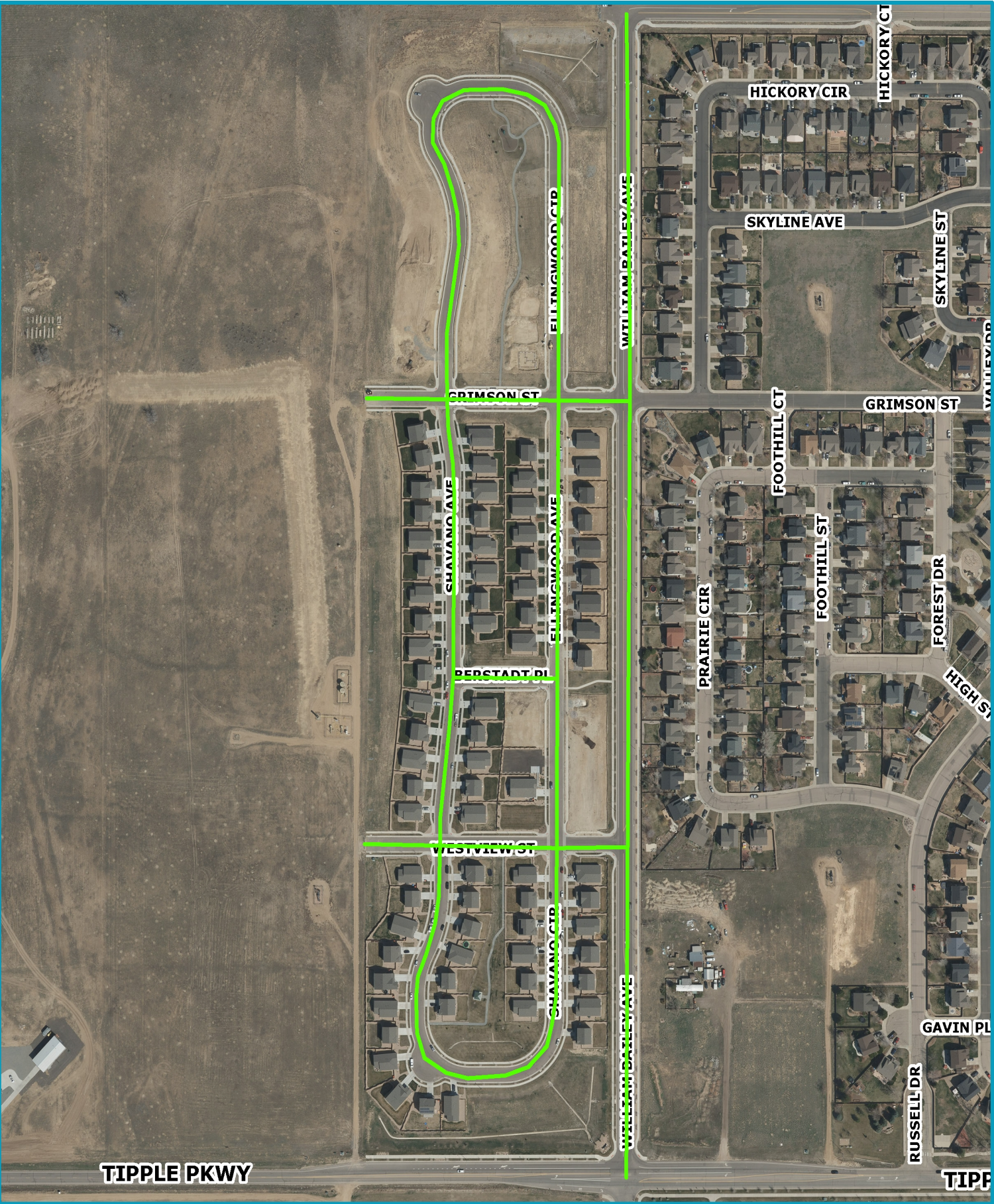
ATTEST:

By: _____
_____, Town Clerk

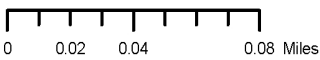
Bid Summary
Frederick 2025 Seal Project - Pavement Maintenance Program

BID SCHEDULE				CKC Operations		A-1 Chipseal		Vance Brothers	
Item		Unit	Quantity	Cost	Extension	Cost	Extension	Cost	Extension
Site Work									
1	Mobilization	LS	1	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 20,000.00	\$ 20,000.00
2	Traffic Control	LS	1	\$ -	\$ -	\$ 55,000.00	\$ 55,000.00	\$ 30,000.00	\$ 30,000.00
3	Crack Seal	TON	40	\$ -	\$ -	\$ 5,800.00	\$ 232,000.00	\$ 4,250.00	\$ 170,000.00
4	Crack Seal - Mastic	TON	10	\$ -	\$ -	\$ 6,000.00	\$ 60,000.00	\$ 4,650.00	\$ 46,500.00
6	Slurry Seal (Type II)	SY	74,000	\$ -	\$ -	\$ 3.38	\$ 250,120.00	\$ 2.87	\$ 212,380.00
Total Project Cost:					\$ -		\$ 632,120.00		\$ 478,880.00

Westview



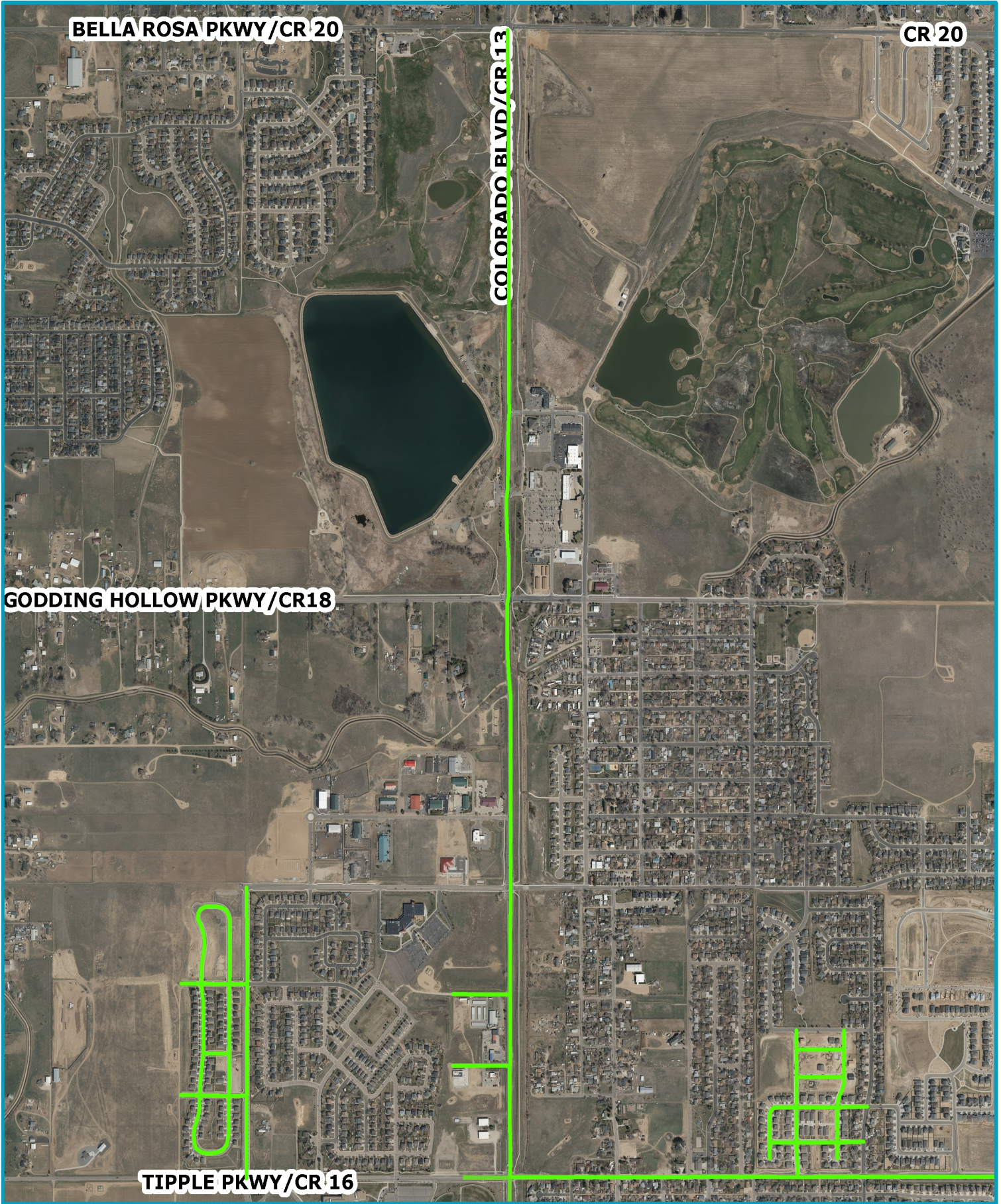
Crack Seal



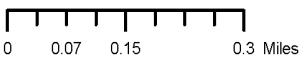
<https://www.frederickco.gov/TermsOfUse>



Colorado Boulevard

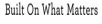


— Crack Seal

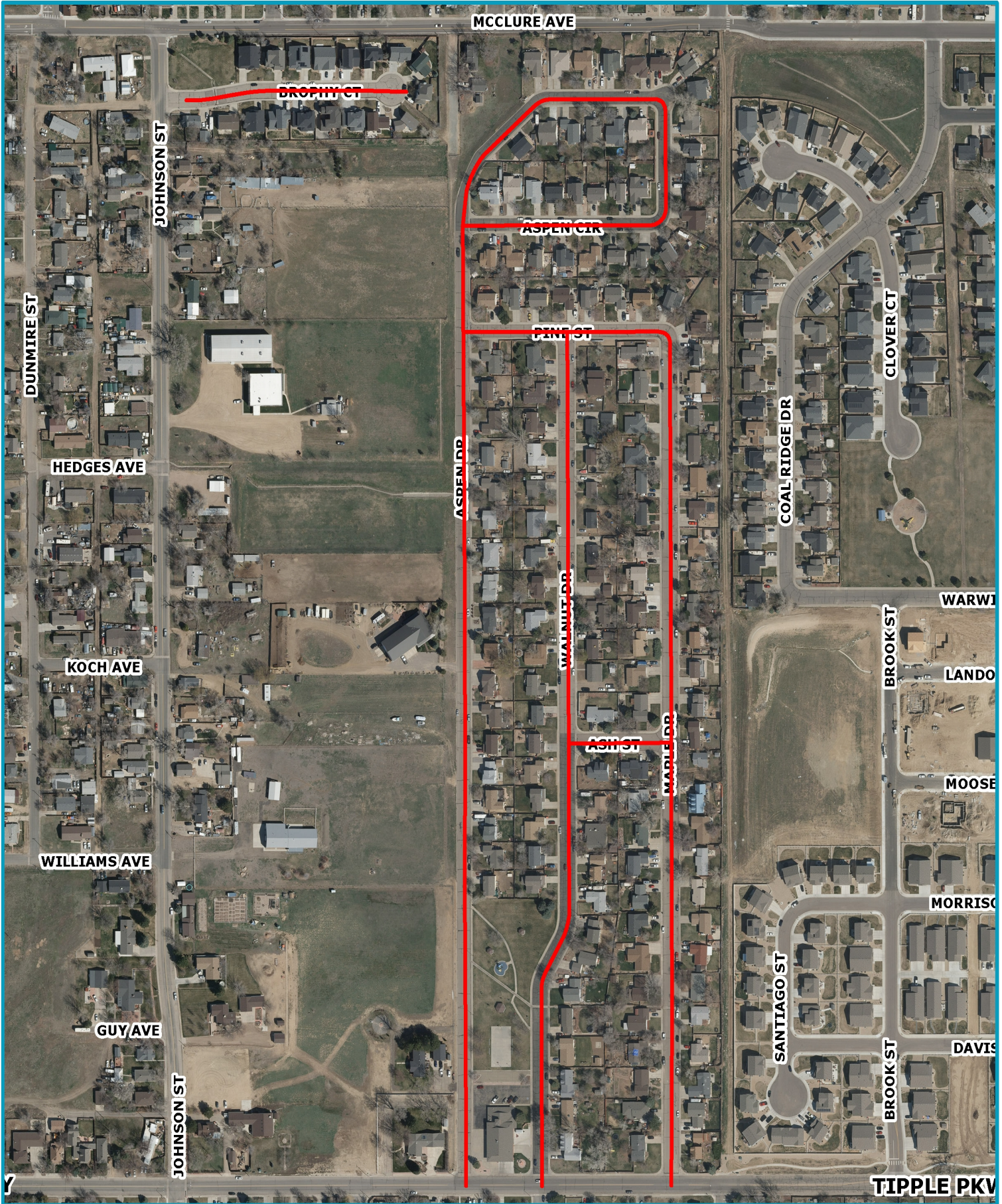


<https://www.frederickco.gov/TermsOfUse>

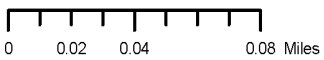




Parkview Estates



— Slurry Seal



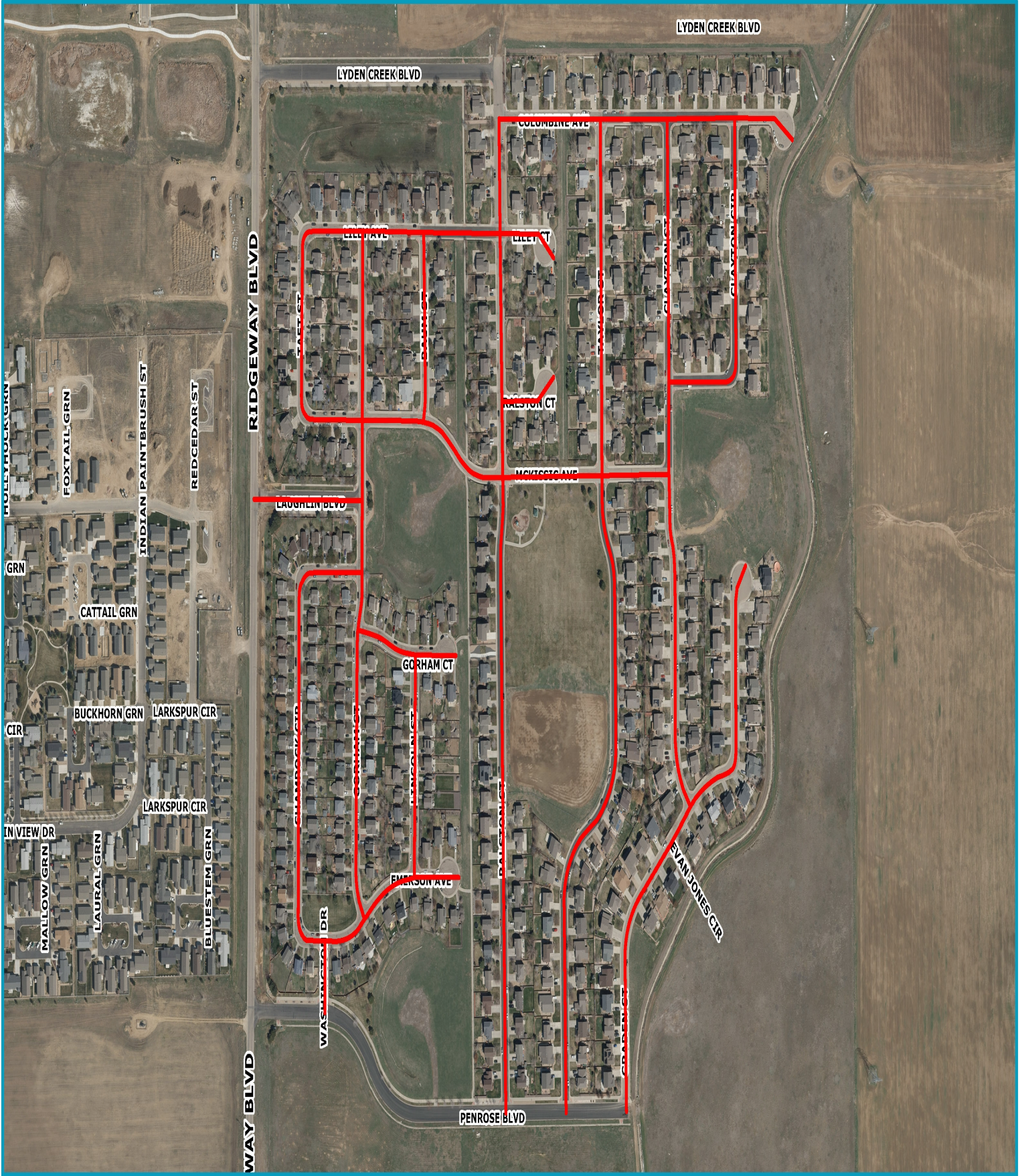
<https://www.frederickco.gov/TermsOfUse>



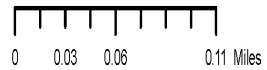


Built On What Matters

Savannah



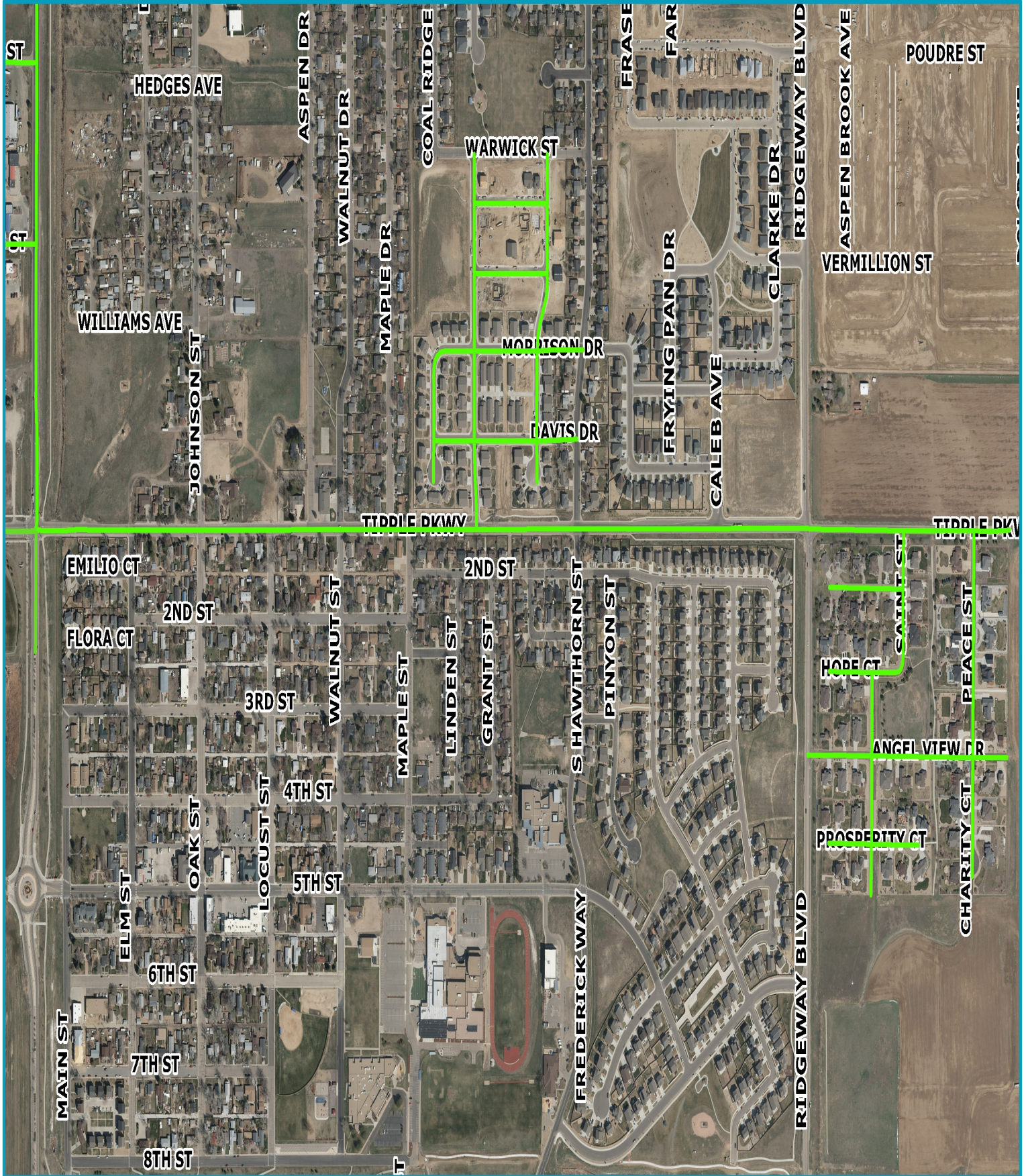
— Slurry Seal



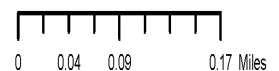
<https://www.frederickco.gov/TermsOfUse>



Tipple Parkway



Crack Seal



<https://www.frederickco.gov/TermsOfUse>





Consideration of Award for Pavement Maintenance Program Projects

Jason Berg, Civil Engineer

BUILT ON WHAT MATTERS

Strategic Plan



Strategic, Reliable & Sustainable Infrastructure:

This request aligns with the Town's Strategic Plan by investing in existing and future transportation.

Built on What Matters.



Details of Issues/Request

The Pavement Maintenance projects determined by the Pavement Management System and staff recommendations includes maintenance and rehabilitation of Town streets. Pavement Maintenance and Rehabilitation Project History and Future Planning is available on the Towns webpage.

<https://frederickco.maps.arcgis.com/apps/MapSeries/index.html?appid=6eeac64686f84d74b5b0611c24a7bcd3>

Built on What Matters.



2025 Pavement Maintenance Projects

Pavement Maintenance and Rehabilitation Project History and Future Planning

Street Rehabilitation

About 2019 2020 2021 2022 2023 2024 2025* 2026* 2027* 2028* 2029*

*Pavement maintenance projects are dependent upon evolving roadway conditions and budget appropriation. Future maintenance areas are anticipated and projected for planning purposes only, all maps are subject to change.

Use your mouse to click on a Treatment Type and a pop-up box will appear with information regarding the Street Name, Treatment Type and Project Year.

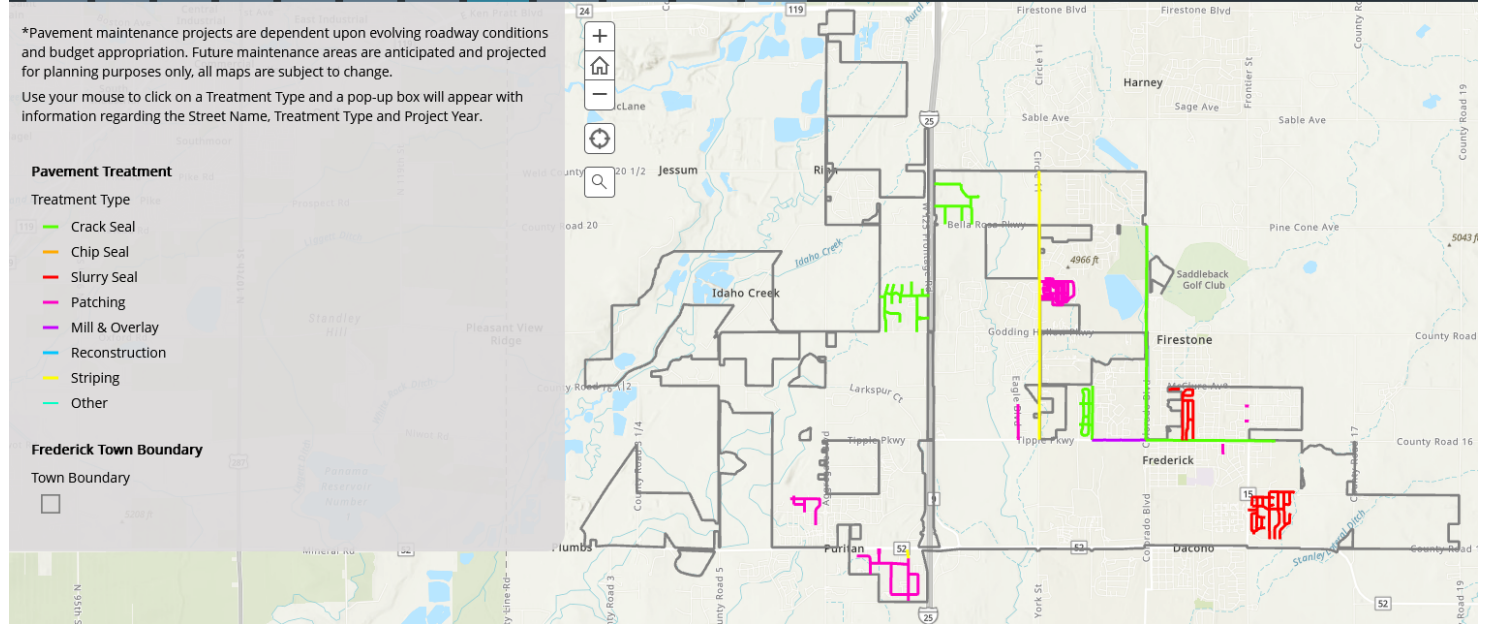
Pavement Treatment

Treatment Type

- Crack Seal
- Chip Seal
- Slurry Seal
- Patching
- Mill & Overlay
- Reconstruction
- Striping
- Other

Frederick Town Boundary

Town Boundary



Built on What Matters.



2024 Pavement Maintenance Projects

Pavement Maintenance and Rehabilitation Project History and Future Planning

Street Rehabilitation

About 2019 2020 2021 2022 2023 2024 2025* 2026* 2027* 2028* 2029*

Use your mouse to click on a Treatment Type and a pop-up box will appear with information regarding the Street Name, Treatment Type and Project Year.

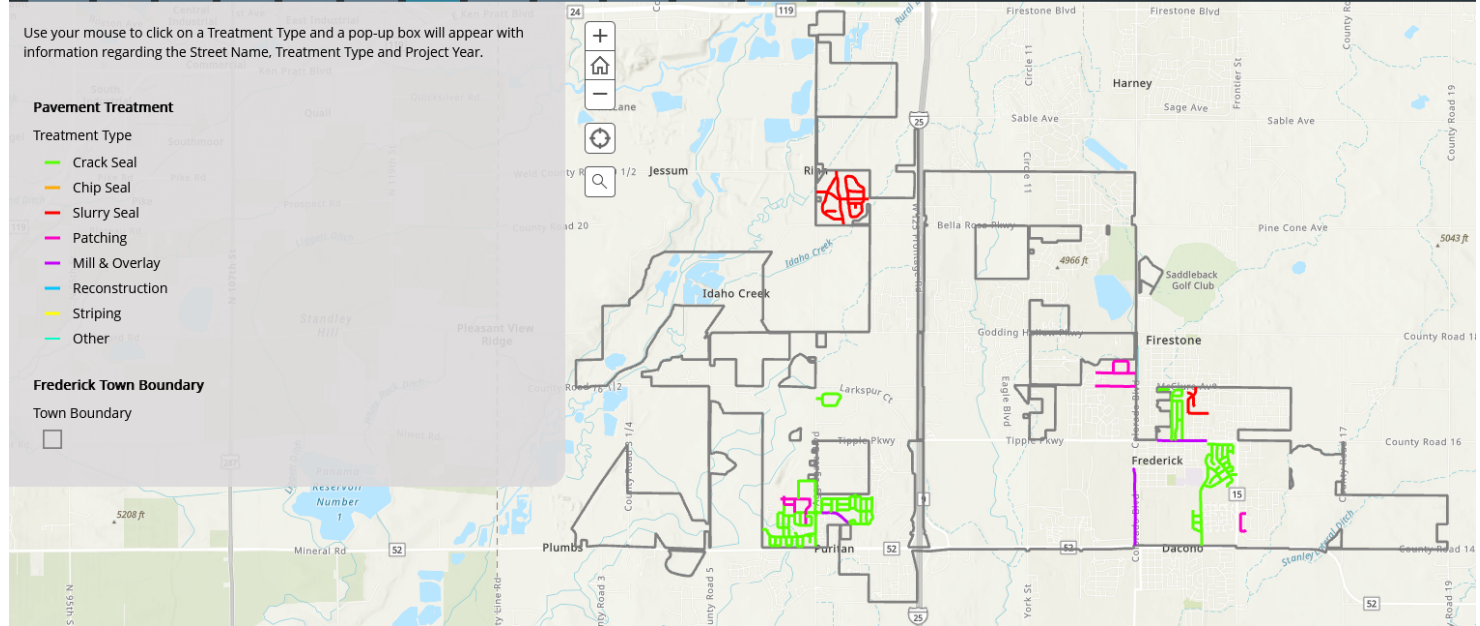
Pavement Treatment

Treatment Type

- Crack Seal
- Chip Seal
- Slurry Seal
- Patching
- Mill & Overlay
- Reconstruction
- Striping
- Other

Frederick Town Boundary

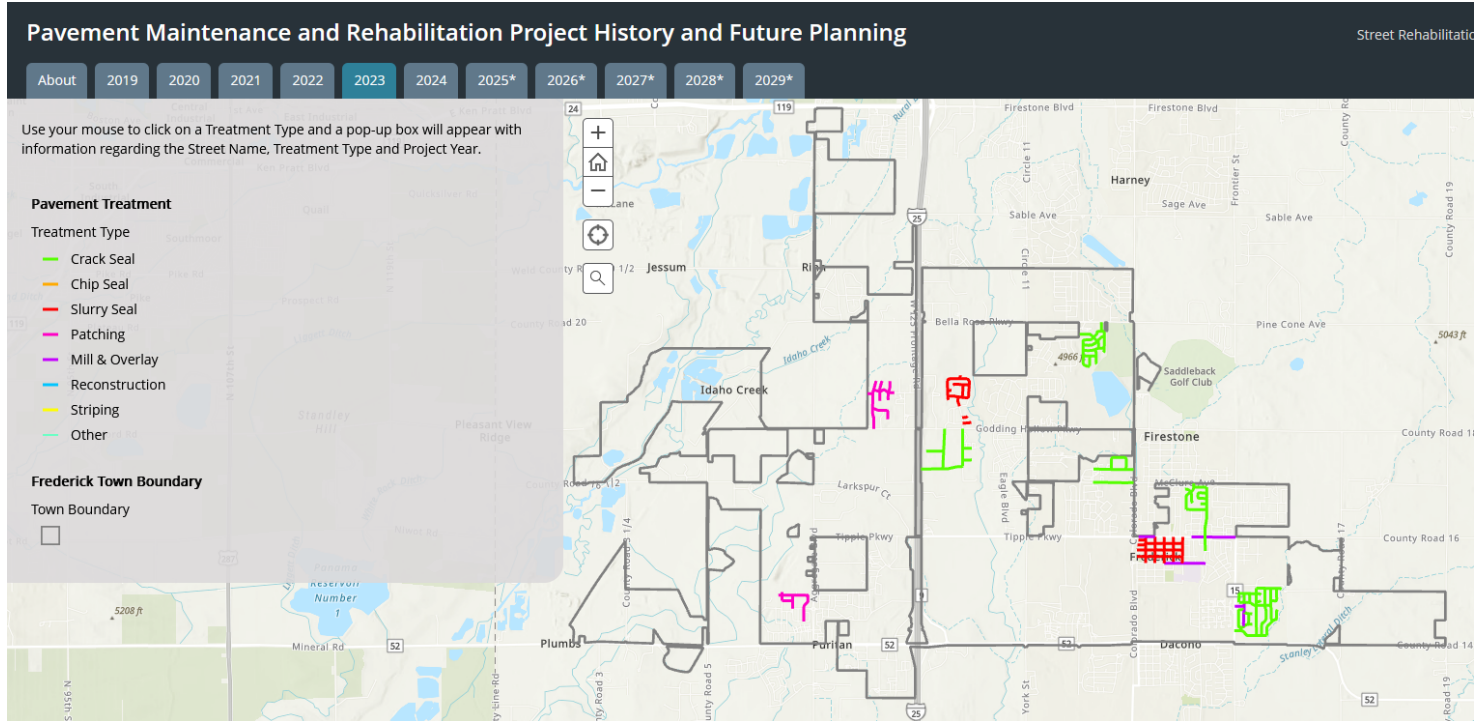
Town Boundary



Built on What Matters.



2023 Pavement Maintenance Projects



Built on What Matters.



2022 Pavement Maintenance Projects

Pavement Maintenance and Rehabilitation Project History and Future Planning

Street Rehabilitation

About 2019 2020 2021 2022 2023 2024 2025* 2026* 2027* 2028* 2029*

Use your mouse to click on a Treatment Type and a pop-up box will appear with information regarding the Street Name, Treatment Type and Project Year.

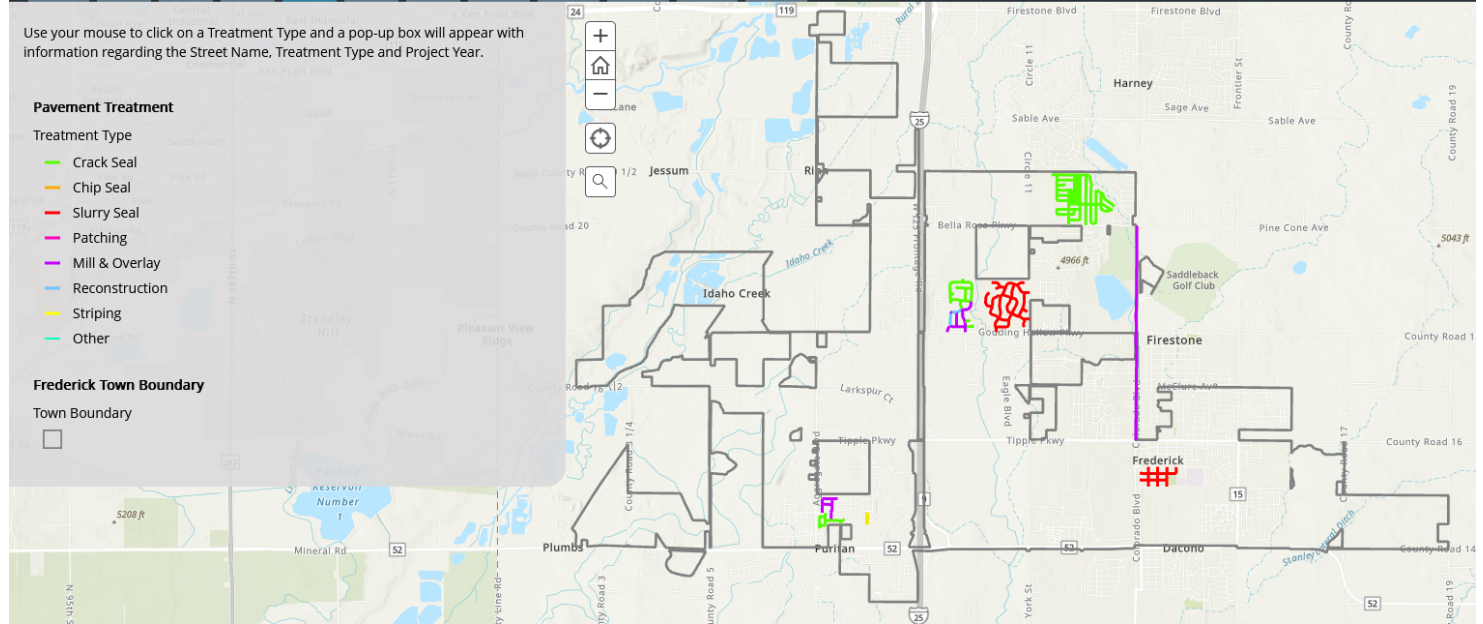
Pavement Treatment

Treatment Type

- Crack Seal
- Chip Seal
- Slurry Seal
- Patching
- Mill & Overlay
- Reconstruction
- Striping
- Other

Frederick Town Boundary

Town Boundary



Built on What Matters.



2021 Pavement Maintenance Projects

Pavement Maintenance and Rehabilitation Project History and Future Planning

Street Rehabilitation

About 2019 2020 2021 2022 2023 2024 2025* 2026* 2027* 2028* 2029*

Use your mouse to click on a Treatment Type and a pop-up box will appear with information regarding the Street Name, Treatment Type and Project Year.

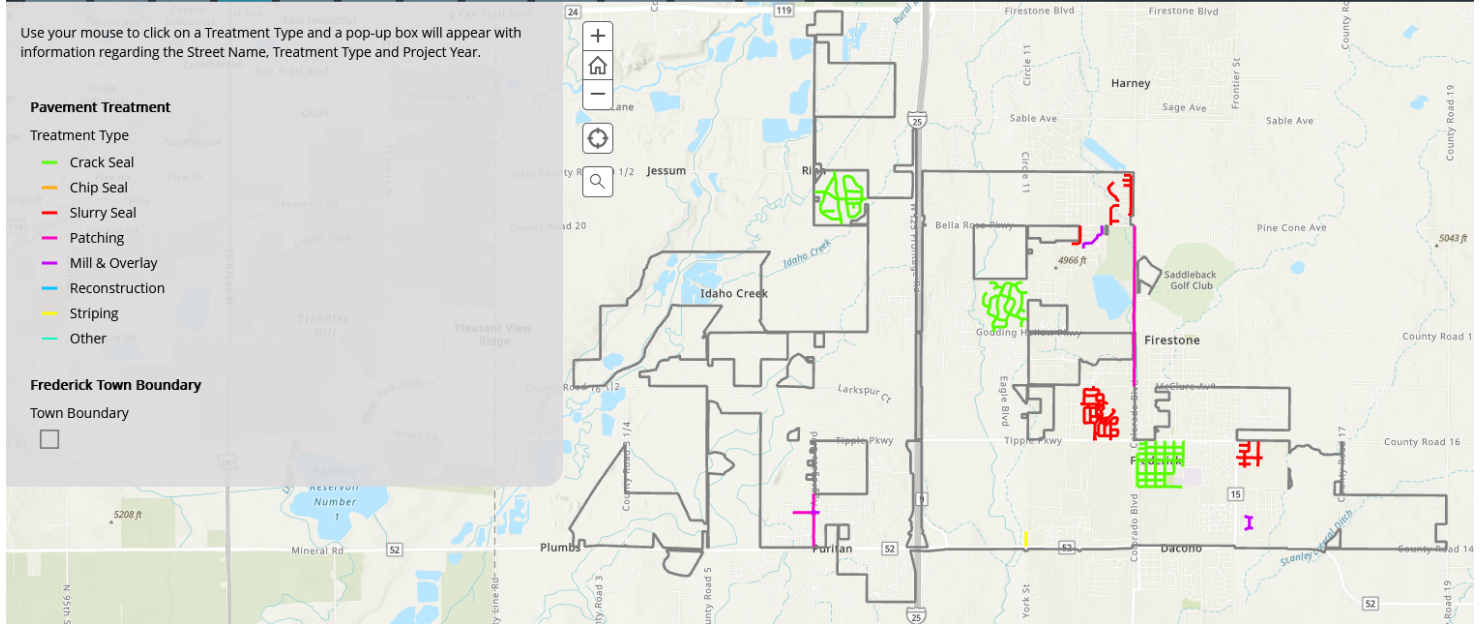
Pavement Treatment

Treatment Type

- Crack Seal
- Chip Seal
- Slurry Seal
- Patching
- Mill & Overlay
- Reconstruction
- Striping
- Other

Frederick Town Boundary

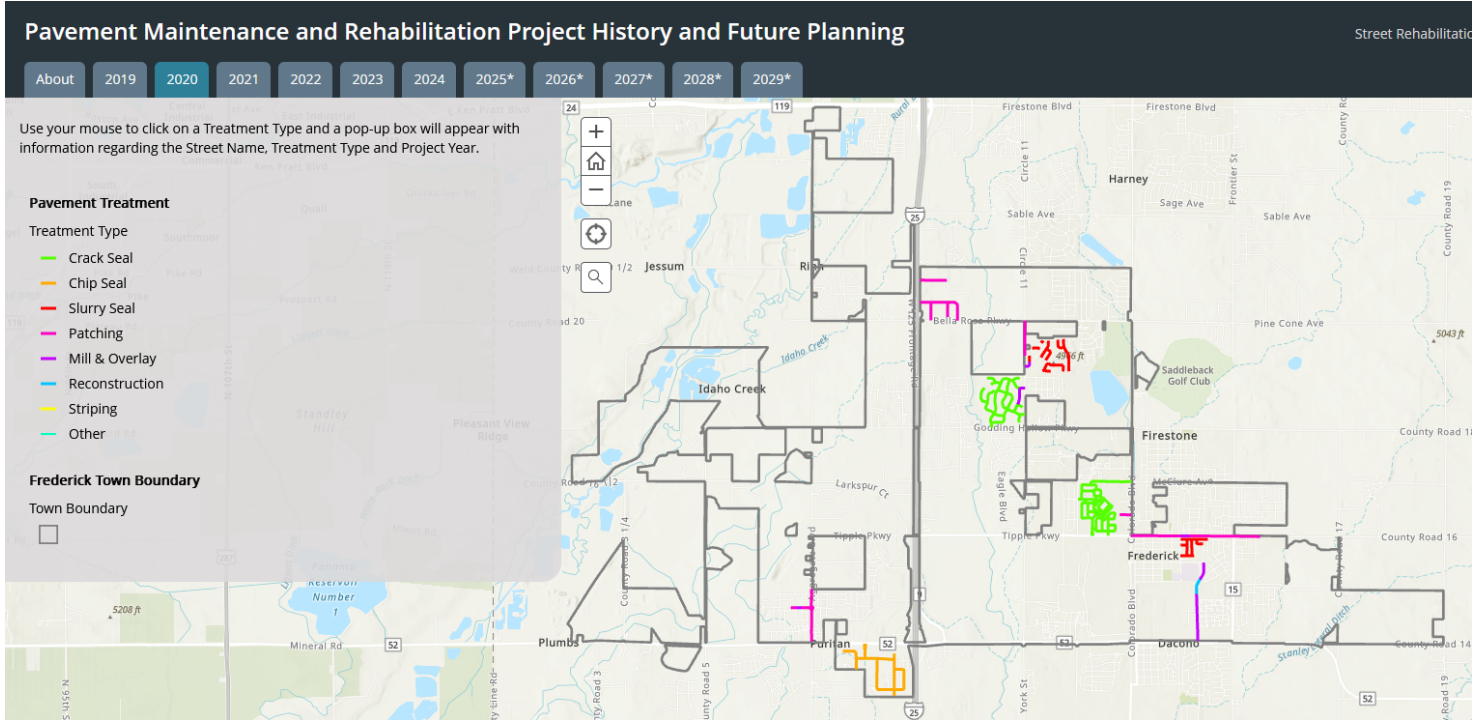
Town Boundary



Built on What Matters.



2020 Pavement Maintenance Projects



Built on What Matters.



Details of Issues/Request

2025 Seal Project – Pavement Maintenance Program will include crack seal and slurry seal.
- Vance Brothers, Inc. was the lowest responsible bidder at \$478,880.

2025 Pavement Maintenance Program will include patching, mill & overlay and striping.
- Asphalt Specialties Company, Inc. was the lowest responsible bidder at \$339,000.

Crack Seal	Slurry Seal	Patching	Mill & Overlay	Striping
Colorado Boulevard	Park View Estates	Eagle Business Park	Tipple Parkway	Silver Birch Boulevard
Tipple Parkway	Savannah	Summit View Estates		Tipple Parkway
Westview		Wyndham Hill		Puritan Way
Morningside Estates		Glacier Business Park		
Indian Peaks Industrial Park		Various Locations		

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Crack Seal



BID SCHEDULE			Vance Brothers	
Item	Unit	Quantity	Cost	Extension
Crack Seal	TON	40	\$ 4,250.00	\$170,000.00
Crack Seal - Mastic	TON	10	\$ 4,650.00	\$ 46,500.00

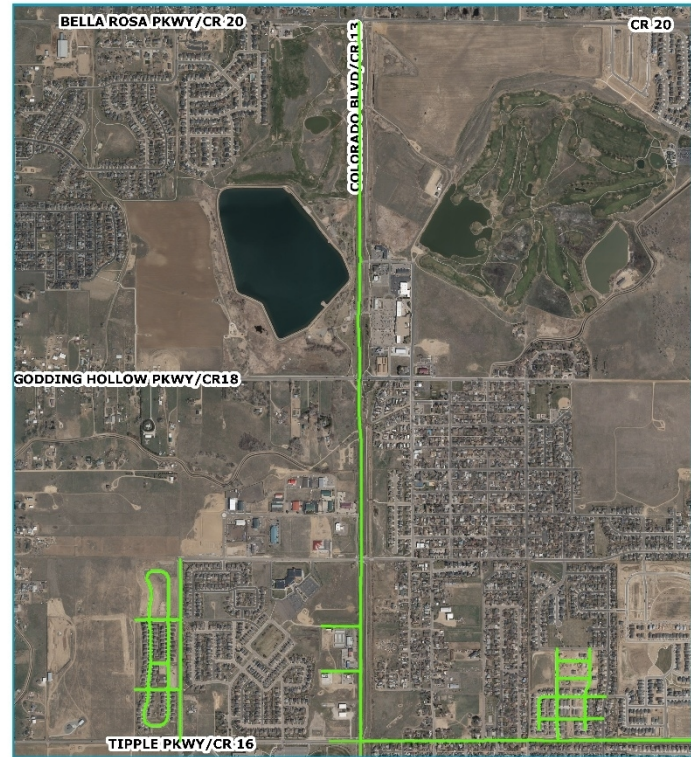
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Project Map



Colorado Boulevard



— Crack Seal

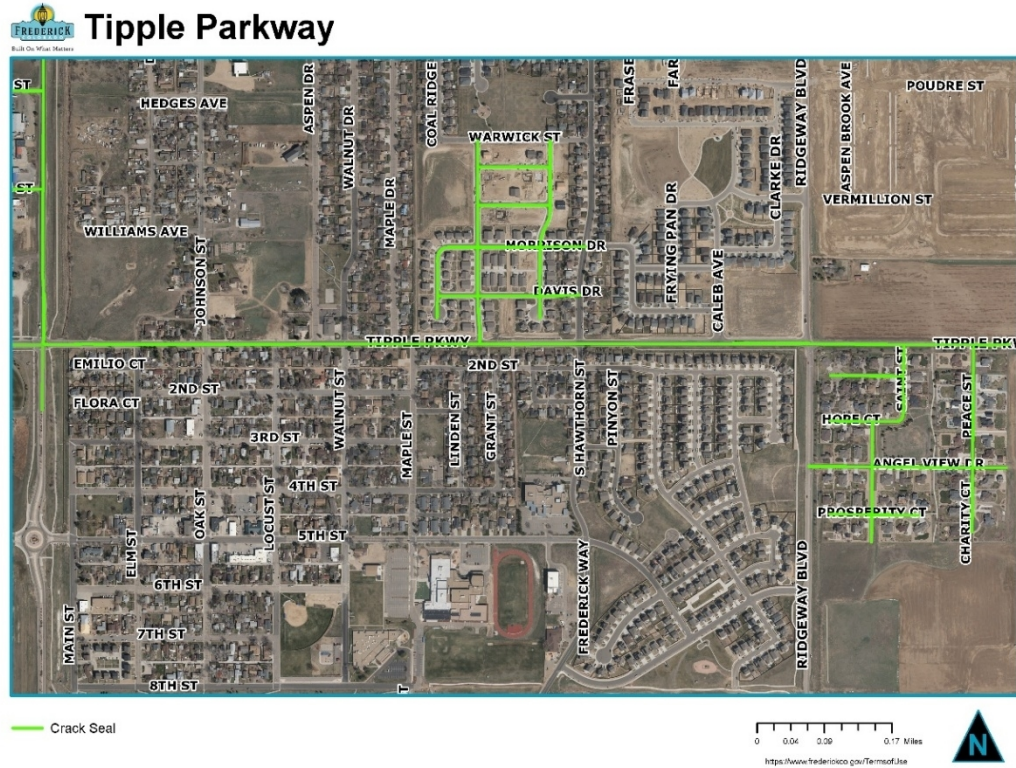
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https://www.frederickco.gov/terms_of_use

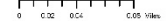


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Project Map

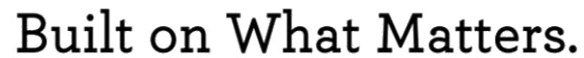


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Page 181 of 224



Slurry Seal



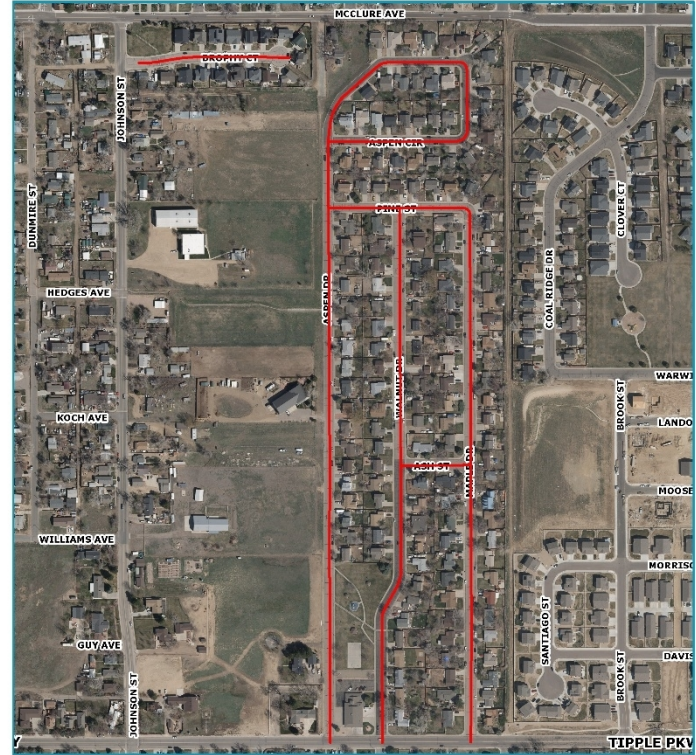
BID SCHEDULE			Vance Brothers	
Item	Unit	Quantity	Cost	Extension
Slurry Seal (Type II)	SY	74,000	\$ 2.87	\$212,380.00

Built on What Matters.

Project Map



Parkview Estates



— Slurry Seal

0 0.02 0.04 0.06 Miles

https://www.frederickco.gov/terms_of_use



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Project Map



Savannah



— Slurry Seal

0 0.02 0.04 0.11 Miles

<https://www.frederickco.gov/TermsOfUse>



Built on What Matters.

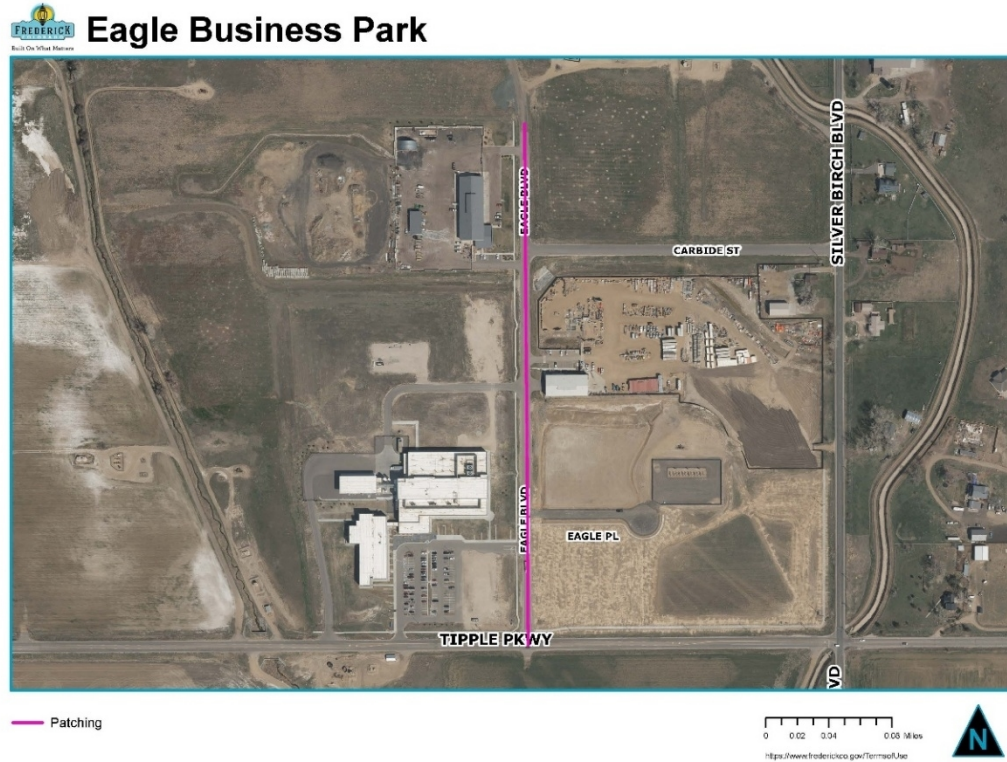
Patching



BID SCHEDULE			Asphalt Specialties	
Item	Unit	Quantity	Cost	Extension
Patching (HBP)(GR SG, S and SX)(PG 64-22)	TON	500	\$ 225.00	\$112,500.00

Built on What Matters.

Project Map

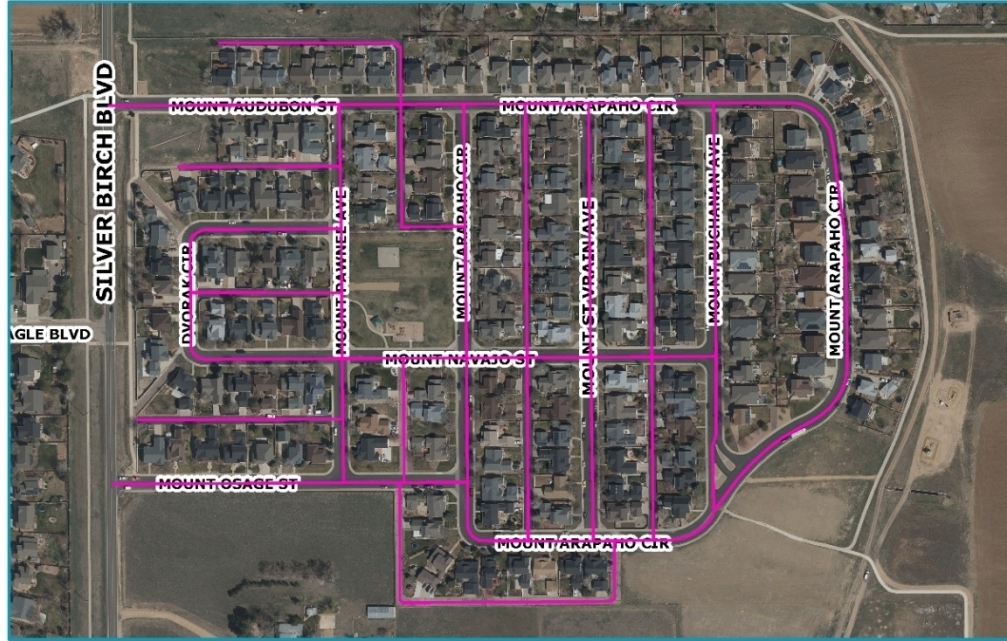


Built on What Matters.

Project Map



Summit View Estates



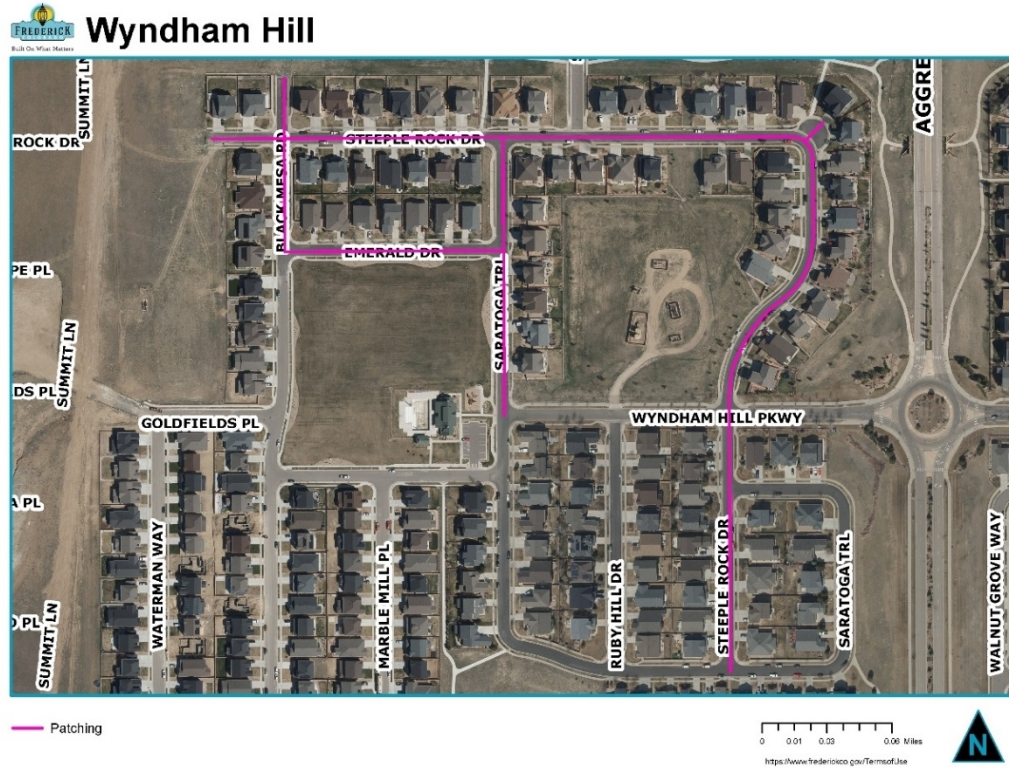
— Patching

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<https://www.frederickco.gov/TermsofUse>

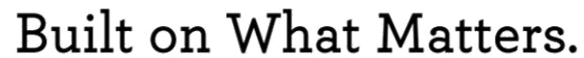


Built on What Matters.

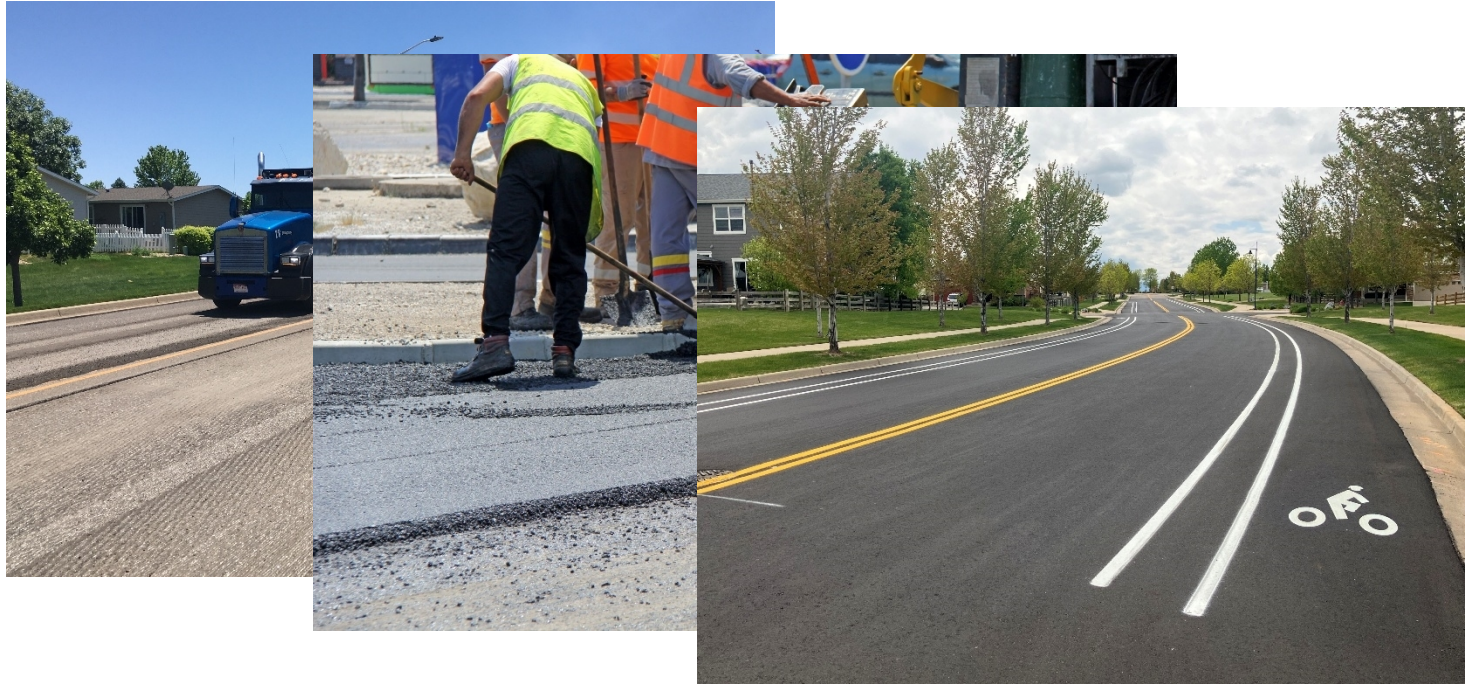
Project Map



Built on What Matters.



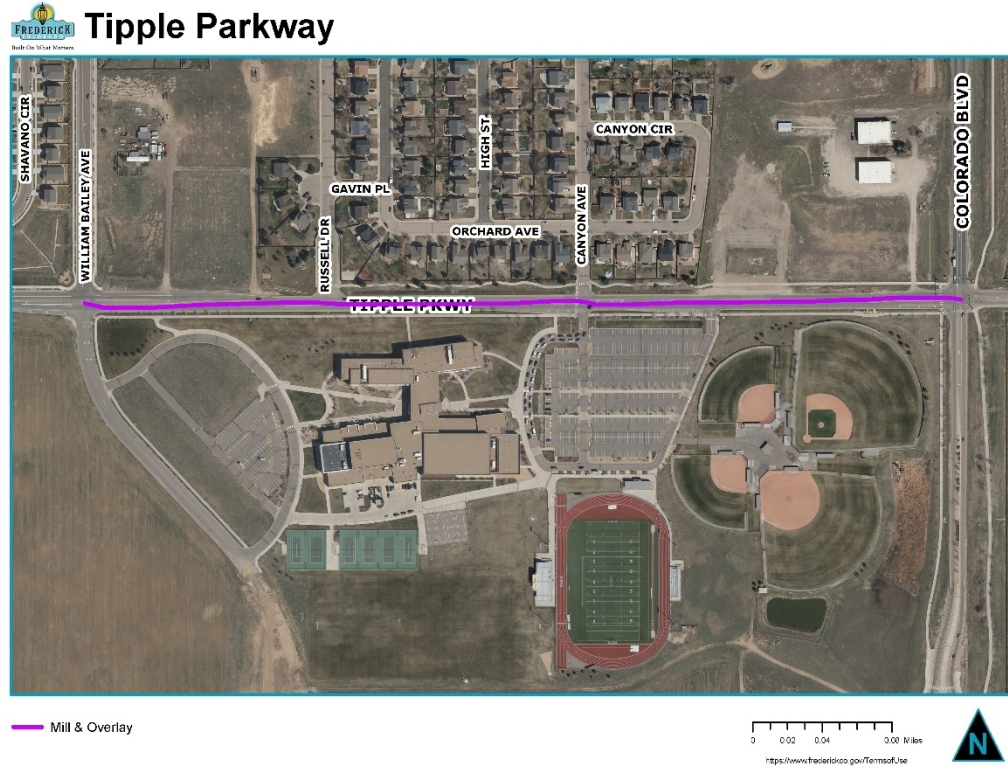
Mill & Overlay



BID SCHEDULE			Asphalt Specialties	
Item	Unit	Quantity	Cost	Extension
Mill and Overlay (HBP)(GR SX)(PG 64-22)	TON	1500	\$ 95.00	\$142,500.00

Built on What Matters.

Project Map



Built on What Matters.



Striping and Pavement Marking



BID SCHEDULE			Asphalt Specialties	
Item	Unit	Quantity	Cost	Extension
Striping (Epoxy)	GAL	140	\$ 190.00	\$ 26,600.00
Thermoplastic Pavement Markings	SF	495	\$ 20.00	\$ 9,900.00

Built on What Matters.

Project Map



Silver Birch Boulevard and Tipple Parkway



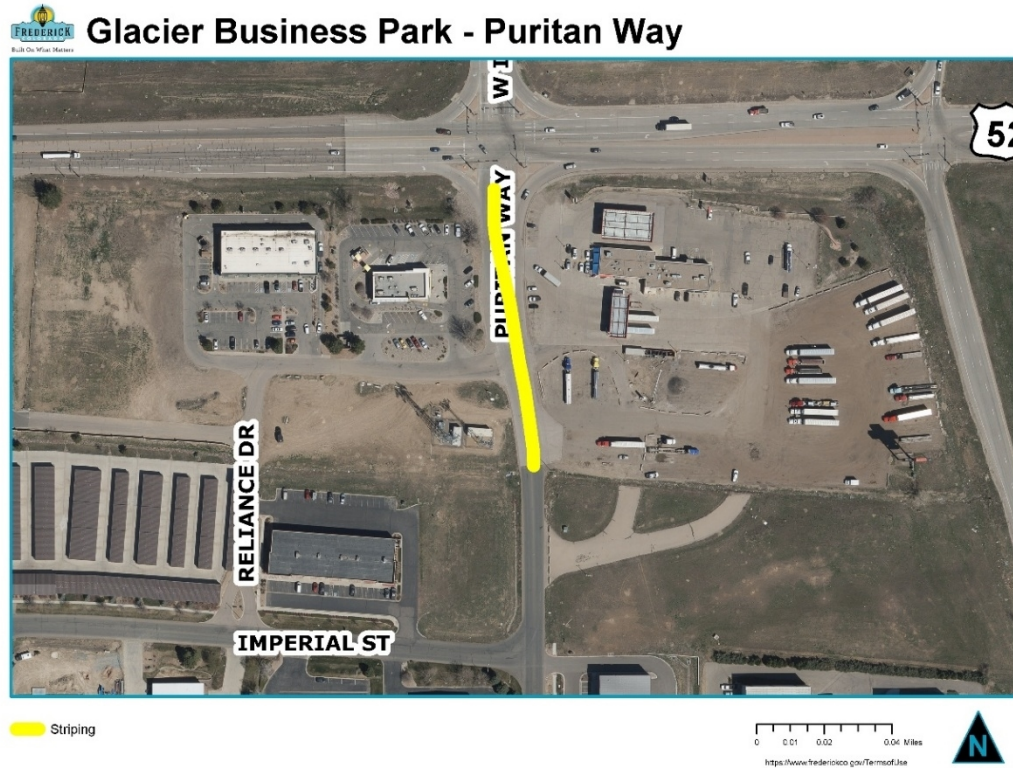
Striping

0 0.1 0.2 0.4 Miles
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Built on What Matters.

Project Map



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Community Engagement

SECTION 01010

SUMMARY OF WORK

PART 1 – GENERAL

General Town of Frederick Construction and Design Standard drawings and specifications shall be applied as noted and referenced as needed. Furnish and install all labor and materials site preparation activities including:

General Town of Frederick Construction and Design Standard drawings and specifications shall be applied as noted and referenced as needed. Furnish and install all labor and materials site preparation activities including:

- 1.01 Staging and Mobilization.
- 1.02 Coordination and Timing:

Coordination of work with school schedules, trash service, area residents, Town events <https://www.frederickco.gov/234/Events>, other Town construction projects, Frederick Police Department, Town of Frederick Engineering and Public Works. Schedule of work to be submitted to Town for public sharing by Communications and Engagement Department. The Town can provide necessary contact information. Schedule of work to be submitted to Town for public sharing by Communications and Engagement Department.

Identified mill and overlay operations are in the area of Frederick High School. Work shall start following the conclusion of the 2025 academic year so as to not disrupt operations. Last day of school year is scheduled for May 23, 2025. Verify prior to start.

SECTION 01010

SUMMARY OF WORK

PART 1 – GENERAL

General Town of Frederick Construction and Design Standard drawings and specifications shall be applied as noted and referenced as needed. Furnish and install all labor and materials site preparation activities including:

- 1.01 Staging and Mobilization.
- 1.02 Coordination and Timing:

Coordinate work with trash service (pick-up on Fridays in area of work), area residents, Town events <https://www.frederickco.gov/234/Events>, other Town construction projects, Frederick Police Department, Town of Frederick Engineering and Public Works. Coordinate work with asphalt patching operations which is to occur prior to seal application. The Town can provide necessary contact information. Schedule of work to be submitted to Town for public sharing by Communications and Engagement Department.

- 1.03 Crack Seal:

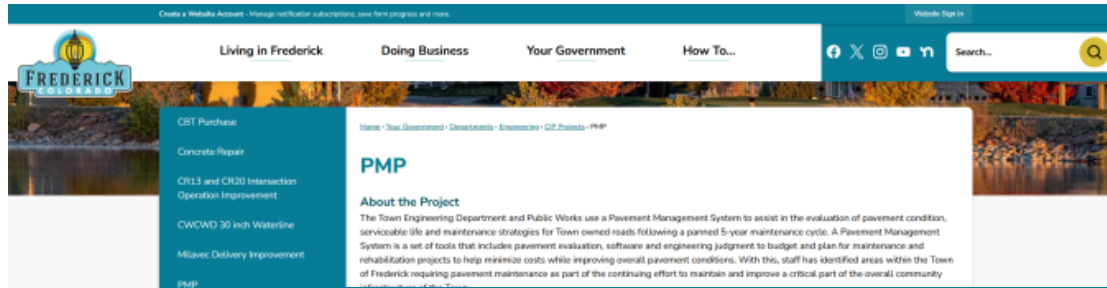
The sealant shall be heated according to the manufacturer's recommendations, applied at the manufacturer's temperature and installed flush with the pavement surface. Immediately after the crack is filled, excess material shall be leveled off of the surface by a squeegee, a shoe attached to the applicator wand, or other suitable means. The squeegeed material shall be centered in the crack and shall not exceed 3-inches in width nor 1/16-inch above the surface of asphalt. Any crack sealer showing settling, shrinkage, or a depression in excess of 1/4-inch

Project Bid Documents

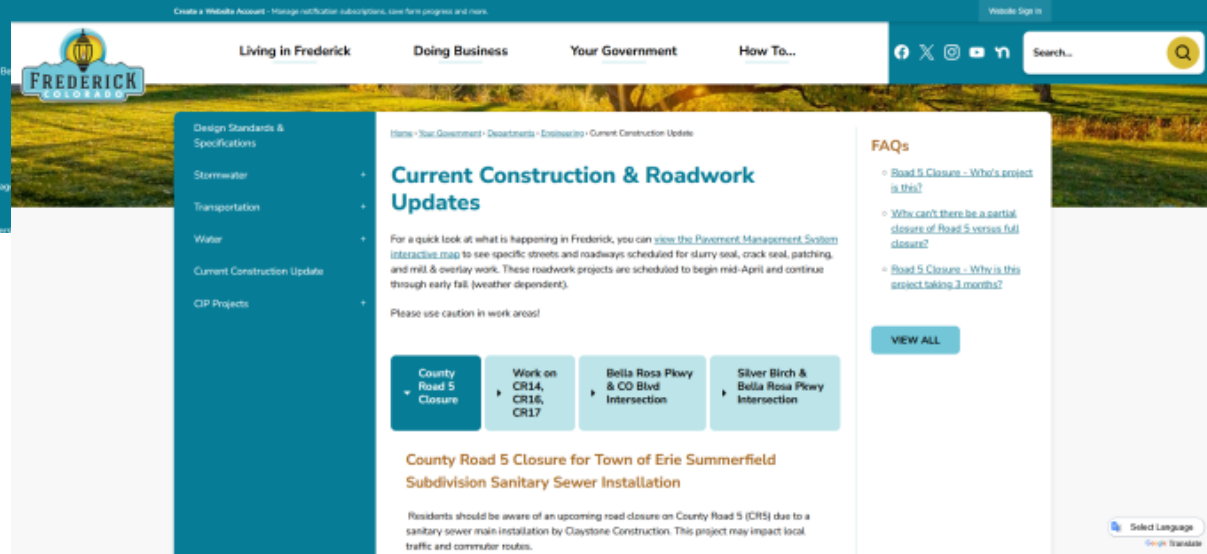
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Community Engagement



Current Construction & Roadway Updates



Capital Improvement Program

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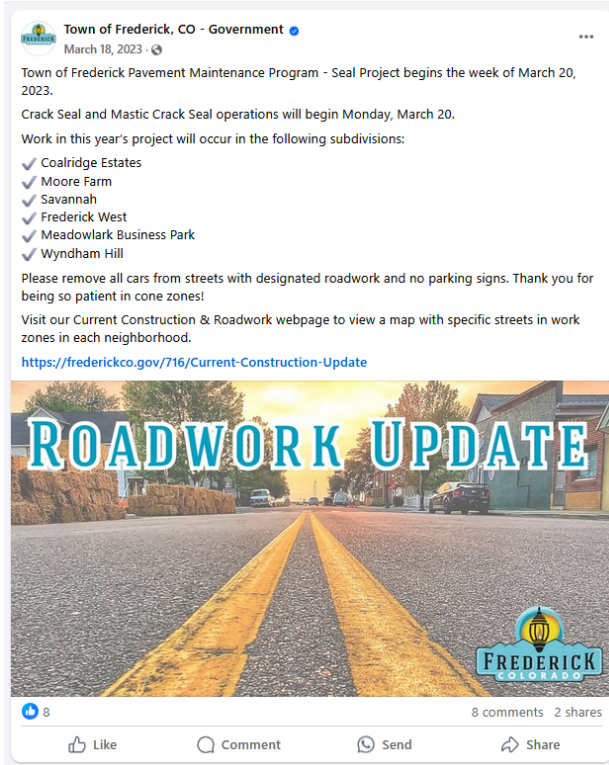
Community Engagement



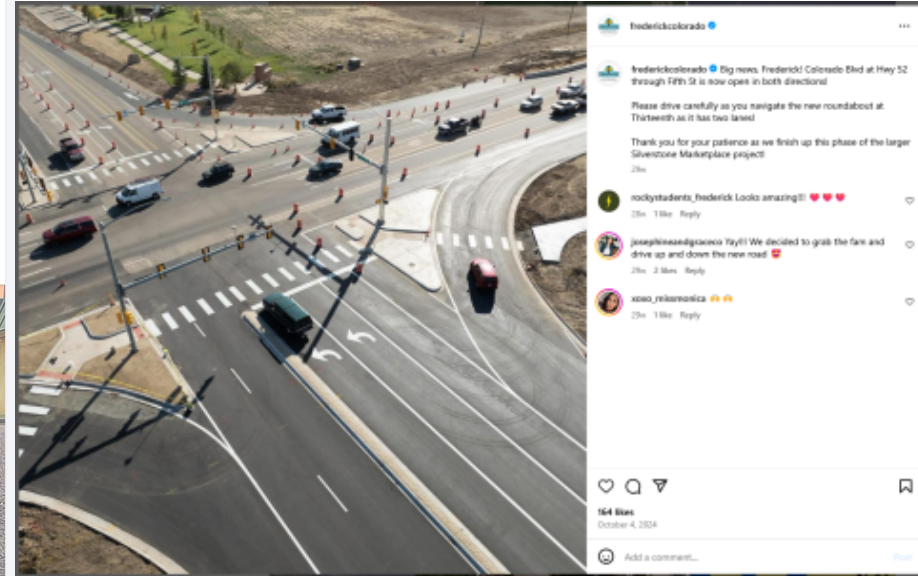
Built on What Matters.



Community Engagement



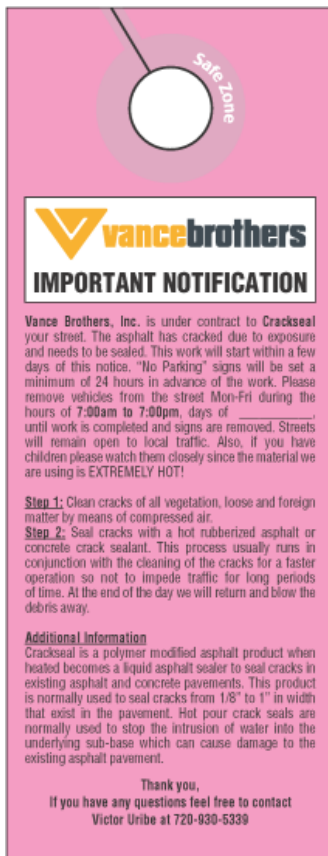
Facebook



Instagram

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Community Engagement



Safe zone

vancebrothers

IMPORTANT NOTIFICATION

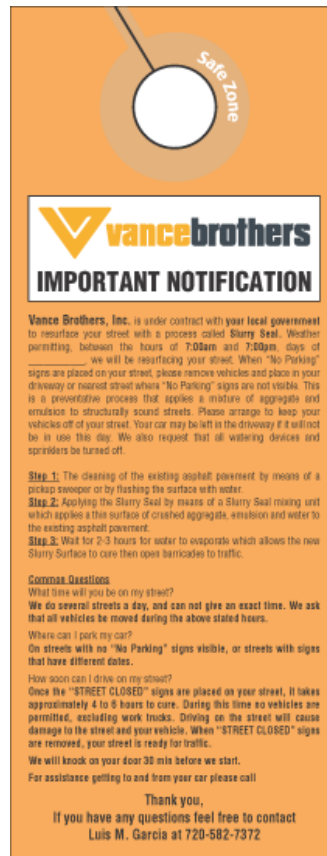
Vance Brothers, Inc. is under contract to Crackseal your street. The asphalt has cracked due to exposure and needs to be sealed. This work will start within a few days of this notice. "No Parking" signs will be set a minimum of 24 hours in advance of the work. Please remove vehicles from the street Mon-Fri during the hours of 7:00am to 7:00pm, days of _____, until work is completed and signs are removed. Streets will remain open to local traffic. Also, if you have children please watch them closely since the material we are using is EXTREMELY HOT!

Step 1: Clean cracks of all vegetation, loose and foreign matter by means of compressed air.

Step 2: Seal cracks with a hot rubberized asphalt or concrete crack sealant. This process usually runs in conjunction with the cleaning of the cracks for a faster operation so not to impede traffic for long periods of time. At the end of the day we will return and blow the debris away.

Additional Information
Crackseal is a polymer modified asphalt product when heated becomes a liquid asphalt sealer to seal cracks in existing asphalt and concrete pavements. This product is normally used to seal cracks from 1/8" to 1" in width that exist in the pavement. Hot pour crack seals are normally used to stop the intrusion of water into the underlying sub-base which can cause damage to the existing asphalt pavement.

Thank you,
If you have any questions feel free to contact
Victor Uribe at 720-930-6339



Safe zone

vancebrothers

IMPORTANT NOTIFICATION

Vance Brothers, Inc. is under contract with your local government to resurface your street with a process called Slurry Seal. Weather permitting, between the hours of 7:00am and 7:00pm, days of _____ we will be resurfacing your street. When "No Parking" signs are placed on your street, please remove vehicles and place in your driveway or nearest street where "No Parking" signs are not visible. This is a preventative process that applies a mixture of aggregate and emulsion to structurally sound streets. Please arrange to keep your vehicles off of your street. Your car may be left in the driveway if it will not be in use this day. We also request that all watering devices and sprinklers be turned off.

Step 1: The cleaning of the existing asphalt pavement by means of a pickup sweeper or by flushing the surface with water.

Step 2: Applying the Slurry Seal by means of a Slurry Seal mixing unit which applies a thin surface of crushed aggregate, emulsion and water to the existing asphalt pavement.

Step 3: Wait for 2-3 hours for water to evaporate which allows the new Slurry Surface to cure then open barricades to traffic.

Common Questions
What time will you be on my street?
We do several streets a day, and can not give an exact time. We ask that all vehicles be moved during the above stated hours.

Where can I park my car?
On streets with no "No Parking" signs visible, or streets with signs that have different dates.

How soon can I drive on my street?
Once the "STREET CLOSED" signs are placed on your street, it takes approximately 4 to 8 hours to cure. During this time no vehicles are permitted, excluding work trucks. Driving on the street will cause damage to the street and your vehicle. When "STREET CLOSED" signs are removed, your street is ready for traffic.

We will knock on your door 30 min before we start.
For assistance getting to and from your car please call

Thank you,
If you have any questions feel free to contact
Luis M. Garcia at 720-582-7372

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Community Engagement



72-hours in advance of work.



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Recommendation

Staff recommends that the Board award the contract to Vance Brothers, Inc. with approve of Resolution 25-R-28 and award the contract to Asphalt Specialties Company, Inc. with approve of Resolution 25-R-29.

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Recommendation

- **Approval:**
 - I move to approve Resolution 25-R-28, awarding a contract for the 2025 Seal Project-Pavement Maintenance Program, and Resolution 25-R-29, awarding a contract for the 2025 Pavement Maintenance Program.
- **Direct Staff to Make Amendments:**
 - I move to direct staff to make the following amendments to Resolutions 25-R-28 and 25-R-29.
- **No Action:**
 - I move to take no action on Resolutions 25-R-28 and 25-R-29.

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Questions?

Built on What Matters.



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-29 A Resolution for the Award of Contract - 2025 Pavement Maintenance Program Project

Agenda Date: Board of Trustees May 13, 2025

Attachments:

1. Resolution 2025 Pavement Maintenance
2. 2025 Pavement Maintenance Program_Bid Summary
3. Tipple Parkway_Mill&Overlay_Popout
4. Wyndham Hill_Patching
5. Eagle_Patching
6. Glacier_Patching
7. Glacier-Puritan Way_Striping
8. Silver Birch Blvd-Tipple Pkwy_Striping
9. Summit View Estates_Patching
10. Tipple Parkway_Striping_West
11. Tipple Parkway_Striping_East

Reviewed By: Bryan Ostler, 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:



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.

Summary Statement:

Bids for the 2025 Pavement Maintenance Program were opened on February 26, 2025 and staff is providing a recommendation for the award of this project to the lowest responsible bidder.

Detail of Issue/Request:

The Town Engineering Department and Public Works use a Pavement Management System to assist in the evaluation of pavement condition, serviceable life and maintenance strategies for Town-owned roads. A Pavement Management System is a set of tools that includes pavement evaluation, software and engineering judgment to budget and plan for maintenance and rehabilitation projects to help minimize costs while improving overall pavement conditions. With this, staff has identified areas within the Town of Frederick requiring pavement maintenance as part of the continuing effort to maintain and improve a critical part of the overall community infrastructure of the Town. The maintenance of asphalt pavement will preserve integrity and expand the life of the roadway preventing more drastic and costly maintenance treatment methods in the future. This year's project will involve asphalt patching, 2.0-inch mill & overlay and restriping in the areas identified as part of the project maps included within your packet.

The Invitation to Bid was issued February 4, 2025, and advertised two consecutive weeks. The bid opening was February 26, 2025. Six bids were received; staff reviewed the bids, each of the contractor's qualifications and contacted references.

Staff is recommending this contract award to Asphalt Specialties Company, Inc. as the lowest qualified bidder.

Legal Comments:

Staff followed the Town's Purchasing Manual procedures. The Town Attorney has drafted the resolution.

Alternatives/Options

The Town has the option of awarding the contract for this work to the lowest responsible bidder. Additionally, the Board could reject all quotes and not proceed with the pavement maintenance project this year. The deferred maintenance could result in additional and increased severity of roadway damage, resulting in higher associated treatment costs and increased construction costs. The bids as received are within the adopted budget and performance has been satisfactory by this recommended vendor. Lastly, the Board could direct staff to re-bid the project with a different contract scope with budgeted funds; late bidding will result in higher construction unit costs. For these reasons, staff do not recommend moving forward with re-bidding the project or rejecting all quotes.

Financial Considerations

The project amount of \$339,000 for these maintenance improvements has been budgeted for within the Capital Improvement Project (CIP) Fund and are within budgeted amount for the Pavement Maintenance Program of \$950,000.

Staff Recommendation

Staff recommends that the Board award the contract to and approve the attached Resolution 25-R-89.

Community Impact

Pavement maintenance enhances road safety by eliminating hazards like potholes and cracks, resulting in an improved roadway surface. This not only improves the driving experience but also prolongs the life of the roads, leading to long-term cost savings for the Town. However, while essential, the maintenance process can cause temporary disruptions, including detours, traffic delays and road closures, which may frustrate and inconvenience residents and commuters. Additionally, construction activities can create noise, dust, and air pollution, potentially impacting the well-being of nearby residents.

Public notifications for upcoming road projects are shared through the Town's "Current Construction and Roadwork Updates" and "Pavement Maintenance and Rehabilitation Project History and Future Planning" webpages. In collaboration with contractors, the Communication and Engagement Department typically posts project details on various social media platforms one to two weeks before the work begins. Additionally, Variable Message Boards are placed one week prior in Mill & Overlay project areas to alert the public of scheduled work and potential delays.

No parking signs are placed at least 72 hours in advance in affected areas, and staff, in coordination with Frederick Police Community Service Officers, work to notify vehicle owners of cars that have remained stationary for an observable period before the project begins. These efforts ensure that residents are well-informed and prepared for upcoming road work.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-89**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, TO AWARD
A CONTRACT FOR 2025 PAVEMENT MAINTENANCE PROGRAM PROJECT
AND AUTHORIZING THE TOWN MANAGER TO EXECUTE THE
CONTRACT**

WHEREAS, in accordance with Chapter 4 Article V, the Town has solicited bids for the 2025 Pavement Maintenance Program Project; and,

WHEREAS, the Board of Trustees finds that the lowest responsible bidder for this contract award is Asphalt Specialties Company, Inc.

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

1. The Board of Trustees accepts the bid of Asphalt Specialties Company, Inc. in the amount of \$339,000.00 as the lowest responsible bid for the 2025 Pavement Maintenance Program Project as reflected in the accompanied Action Memorandum and authorizes the Town Manager to sign a contract, subject to finalization and review by the Town Attorney, that is substantively the same as the attached Exhibit A.

**INTRODUCED, READ, PASSED, AND SIGNED THIS ____TH DAY OF _____,
2025.**

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

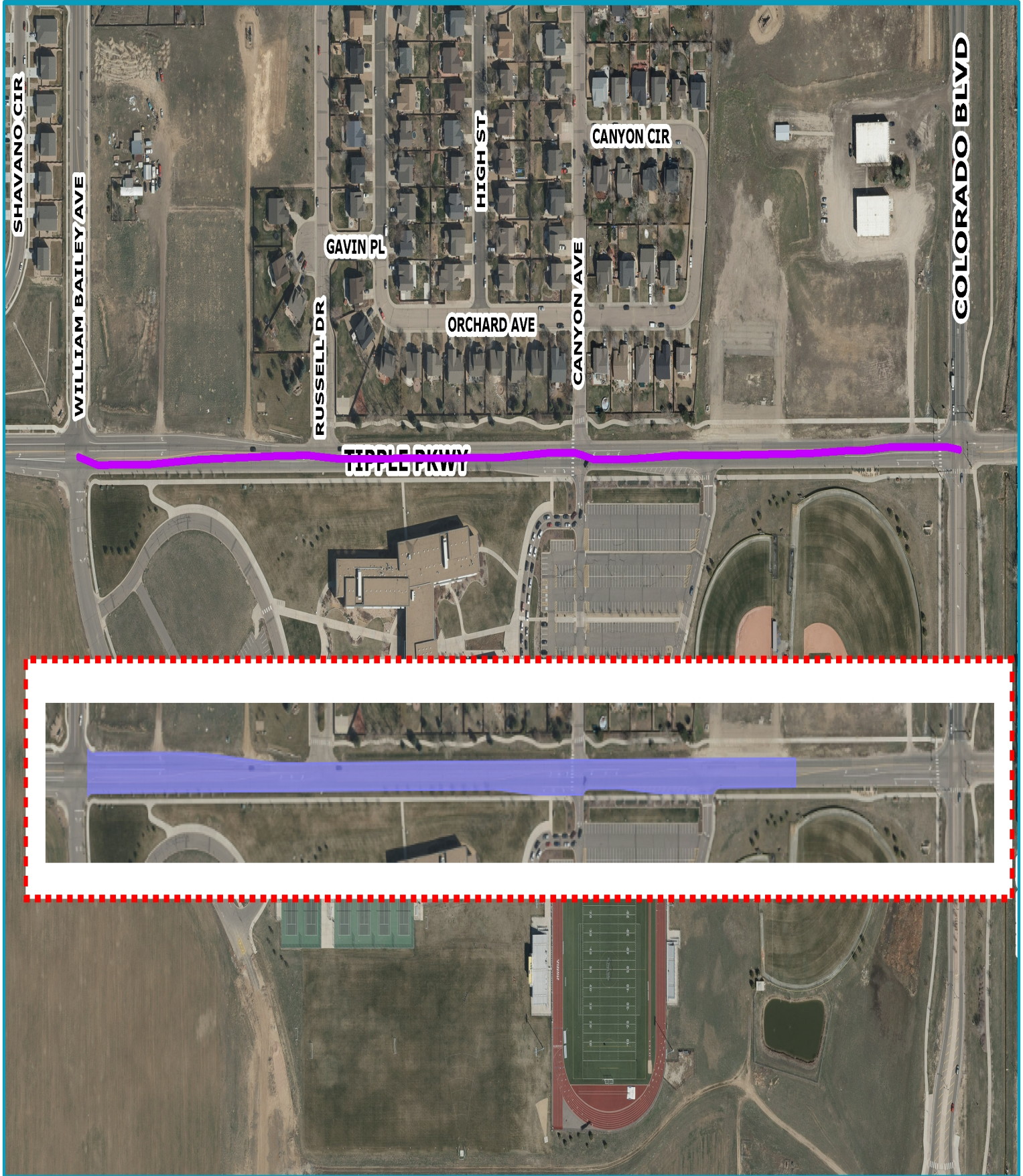
ATTEST:

By: _____
_____, Town Clerk

Bid Summary
Frederick 2025 Pavement Maintenance Program

BID SCHEDULE				All Pro Pavement		Asphalt Specialties Company, Inc		Brannan Sand & Gravel Company		Caraveo Construction LLC		Colorado Paving, Inc.		Elite Surface Infrastructure	
Item		Unit	Quantity	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension
Site Work															
1	Mobilization	LS	1	\$ 15,500.00	\$ 15,500.00	\$ 14,000.00	\$ 14,000.00	\$ 13,250.00	\$ 13,250.00	\$ 17,975.00	\$ 17,975.00	\$ -	\$ -	\$ 27,880.00	\$ 27,880.00
2	Traffic Control	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 33,500.00	\$ 33,500.00	\$ 19,250.00	\$ 19,250.00	\$ 39,963.00	\$ 39,963.00	\$ -	\$ -	\$ 45,200.00	\$ 45,200.00
3	Patching (HBP)(GR SG, S and SX)(PG 64-22)	TON	500	\$ 195.00	\$ 97,500.00	\$ 225.00	\$ 112,500.00	\$ 227.75	\$ 113,875.00	\$ 181.00	\$ 90,500.00	\$ -	\$ -	\$ 197.60	\$ 98,800.00
4	Mill and Overlay (HBP)(GR SX)(PG 64-22)	TON	1,500	\$ 115.00	\$ 172,500.00	\$ 95.00	\$ 142,500.00	\$ 118.75	\$ 178,125.00	\$ 125.03	\$ 187,545.00	\$ -	\$ -	\$ 120.10	\$ 180,150.00
5	Striping (Epoxy)	GAL	140	\$ 325.00	\$ 45,500.00	\$ 190.00	\$ 26,600.00	\$ 250.00	\$ 35,000.00	\$ 339.95	\$ 47,593.00	\$ -	\$ -	\$ 385.00	\$ 53,900.00
6	Thermoplastic Pavement Markings	SF	495	\$ 22.00	\$ 10,890.00	\$ 20.00	\$ 9,900.00	\$ 25.00	\$ 12,375.00	\$ 21.00	\$ 10,395.00	\$ -	\$ -	\$ 26.00	\$ 12,870.00
Total Project Cost:					\$ 371,890.00		\$ 339,000.00		\$ 371,875.00		\$ 393,971.00		\$ -		\$ 418,800.00

Tipple Parkway



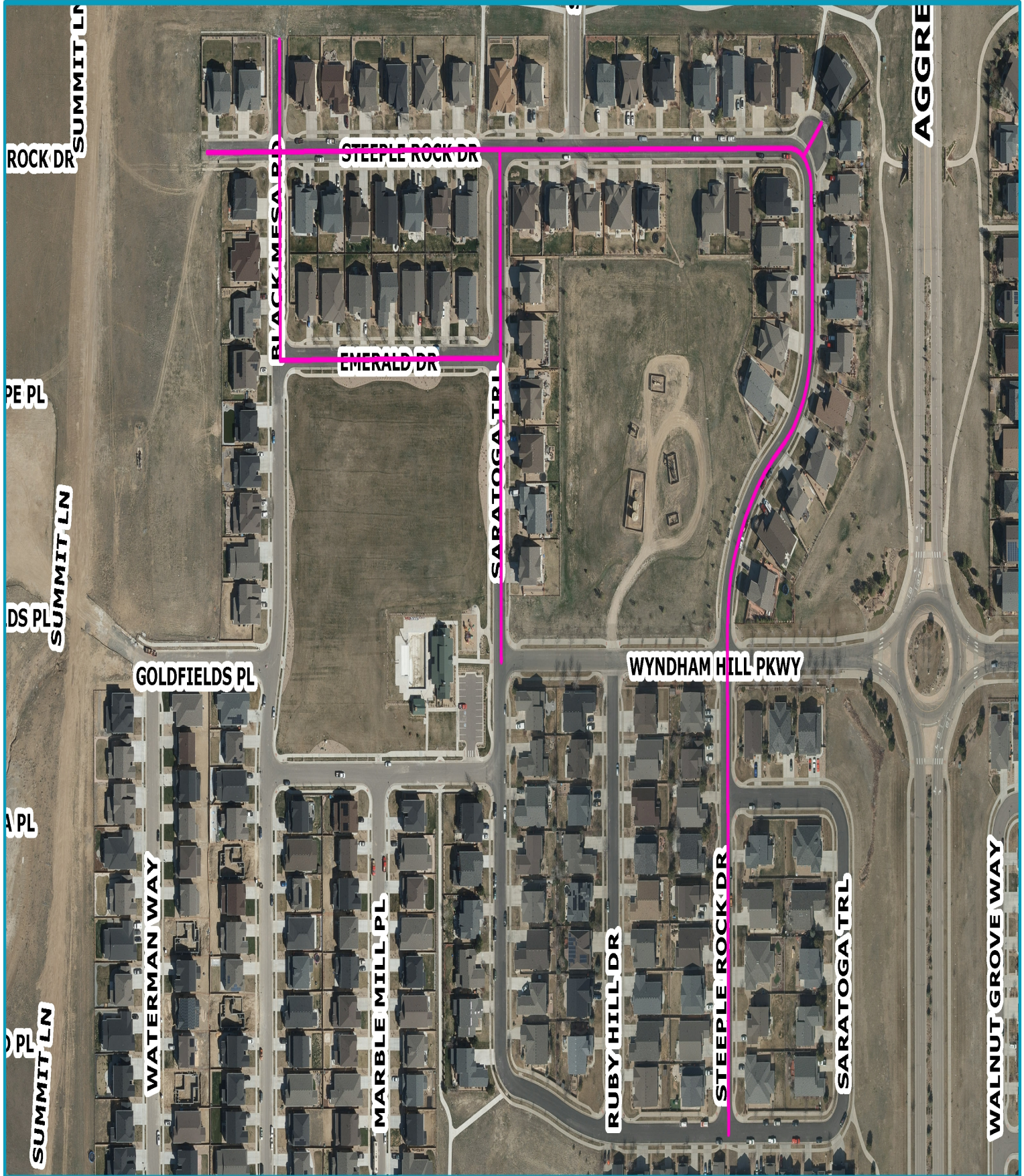
 Mill & Overlay

0 0.02 0.04 0.08 Miles

<https://www.frederickco.gov/TermsOfUse>



Wyndham Hill



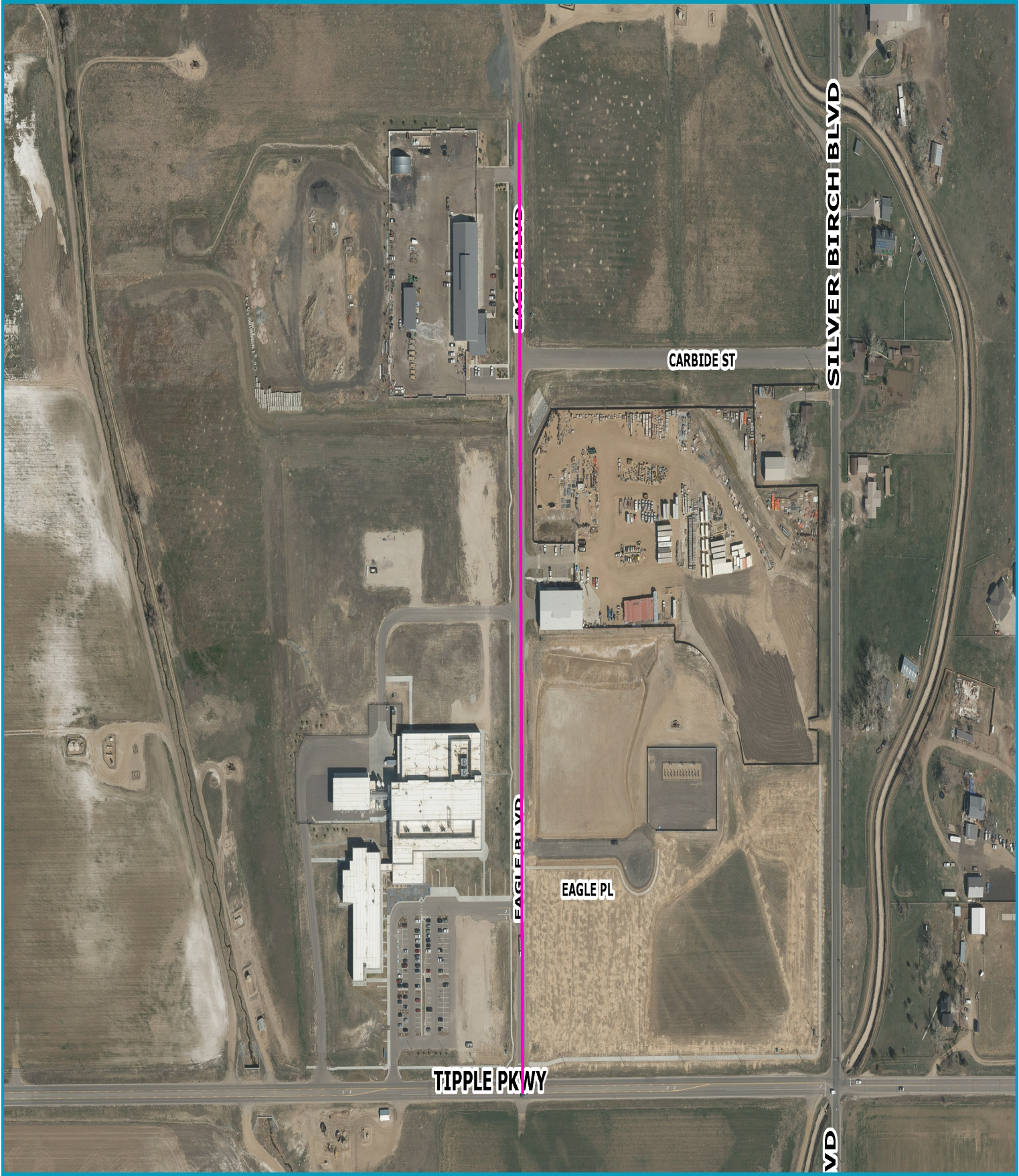
— Patching

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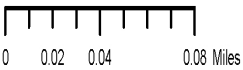
<https://www.frederickco.gov/TermsOfUse>



Eagle Business Park



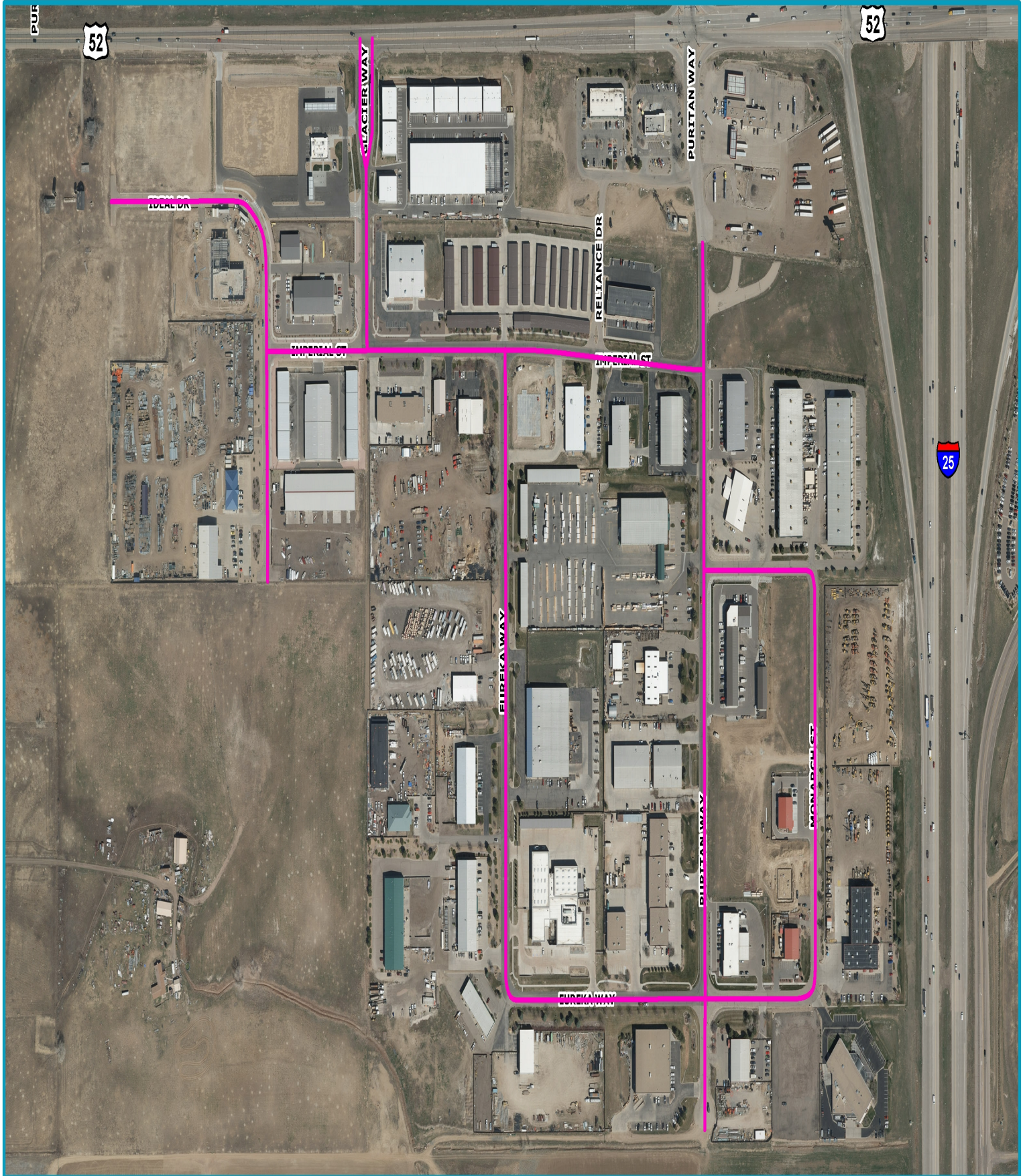
 Patching



<https://www.frederickco.gov/TermsOfUse>



Glacier Business Park



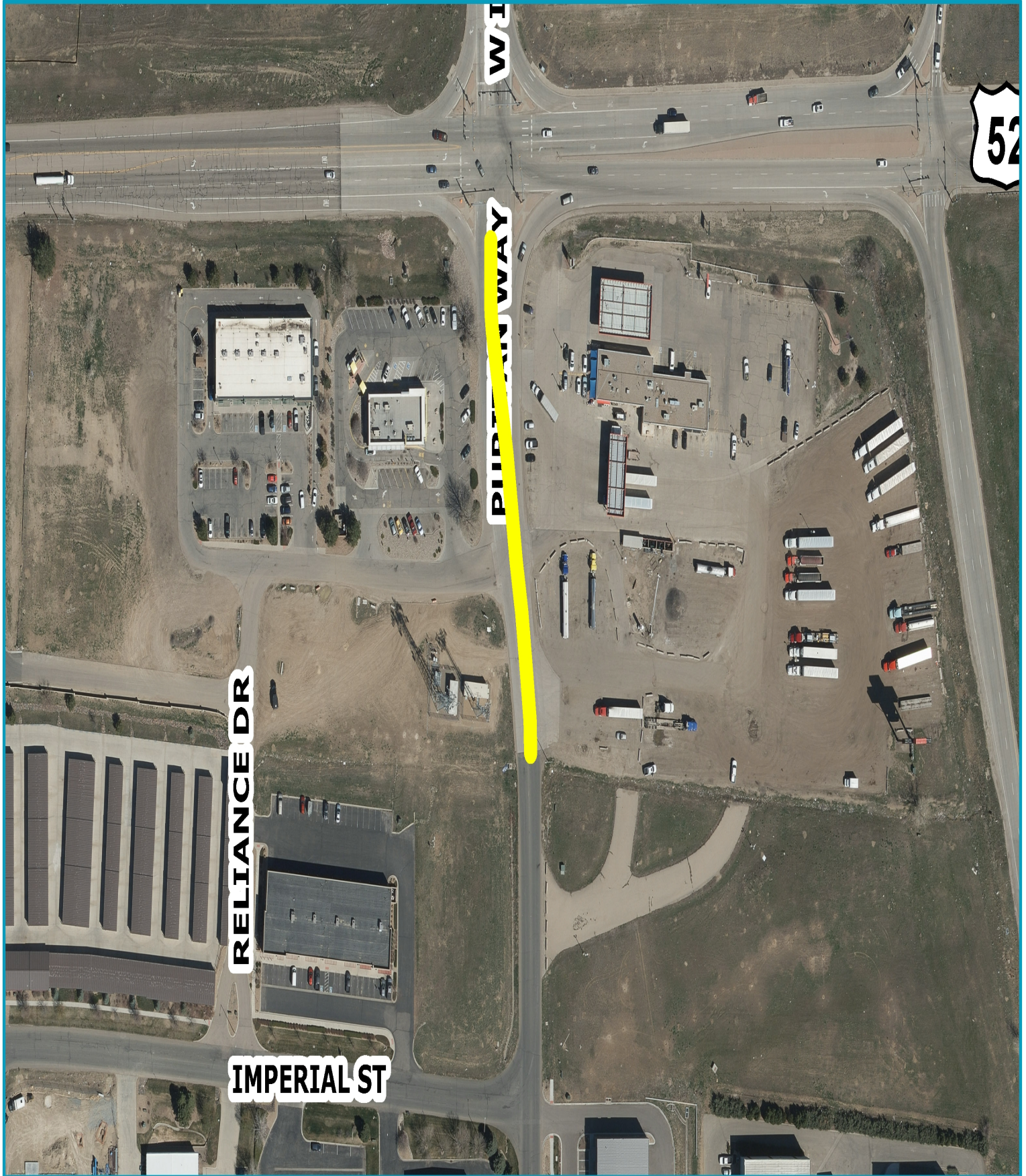
— Patching

0 0.03 0.06 0.11 Miles

<https://www.frederickco.gov/TermsOfUse>



Glacier Business Park - Puritan Way



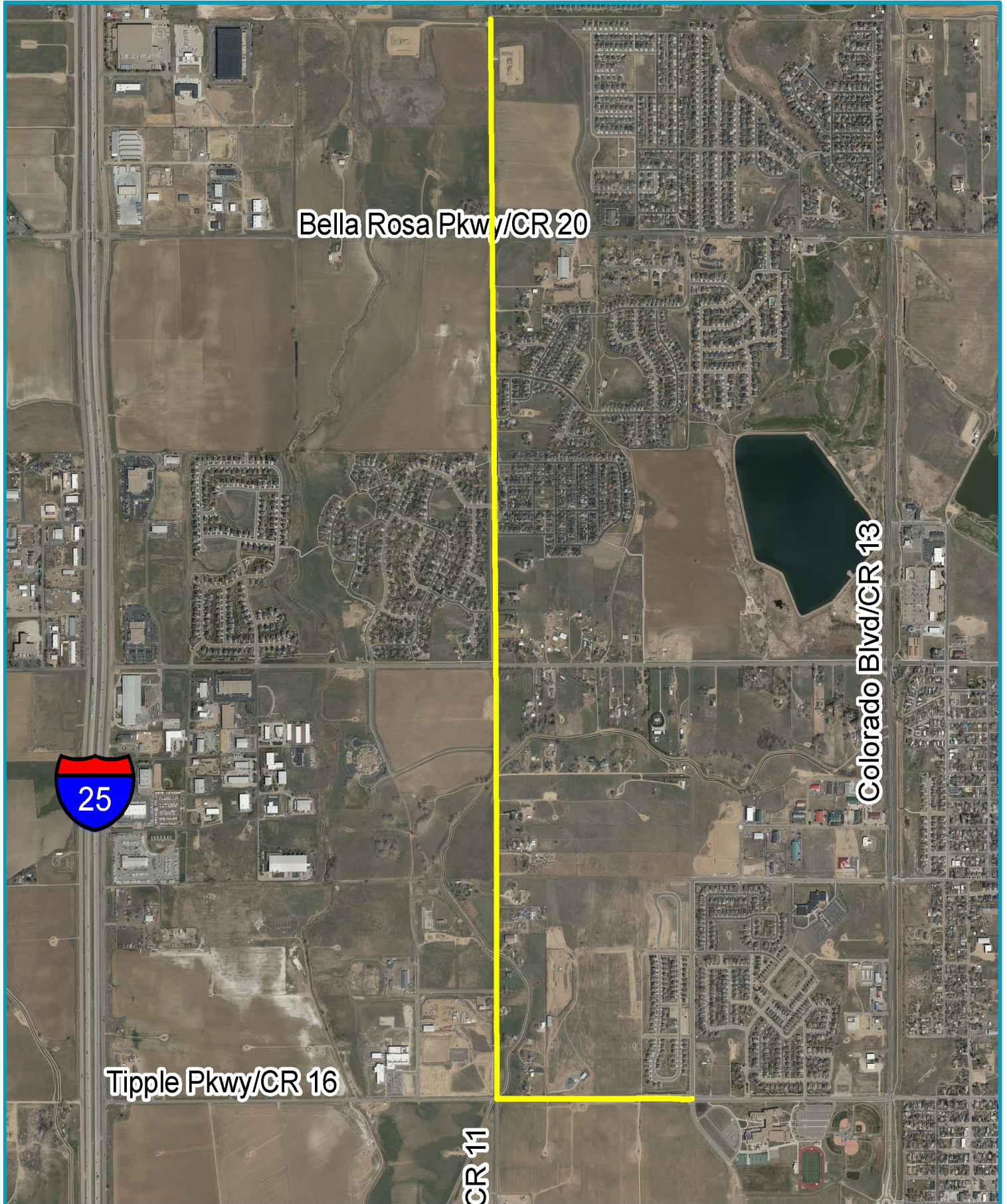
 Striping

0 0.01 0.02 0.04 Miles

<https://www.frederickco.gov/TermsOfUse>



Silver Birch Boulevard and Tipple Parkway



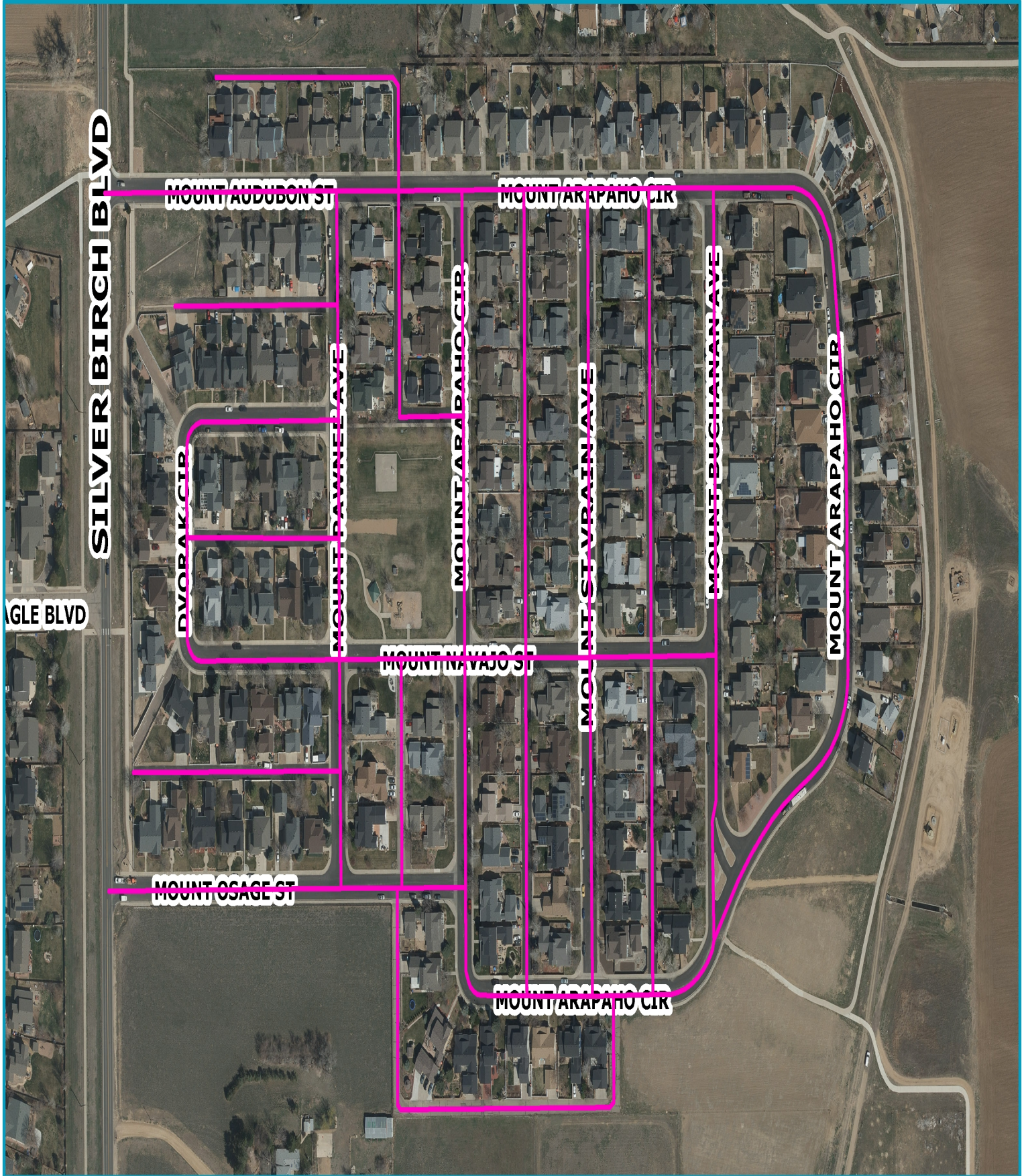
 Striping

0 0.1 0.2 0.4 Miles

<https://www.frederickco.gov/TermsOfUse>



Summit View Estates

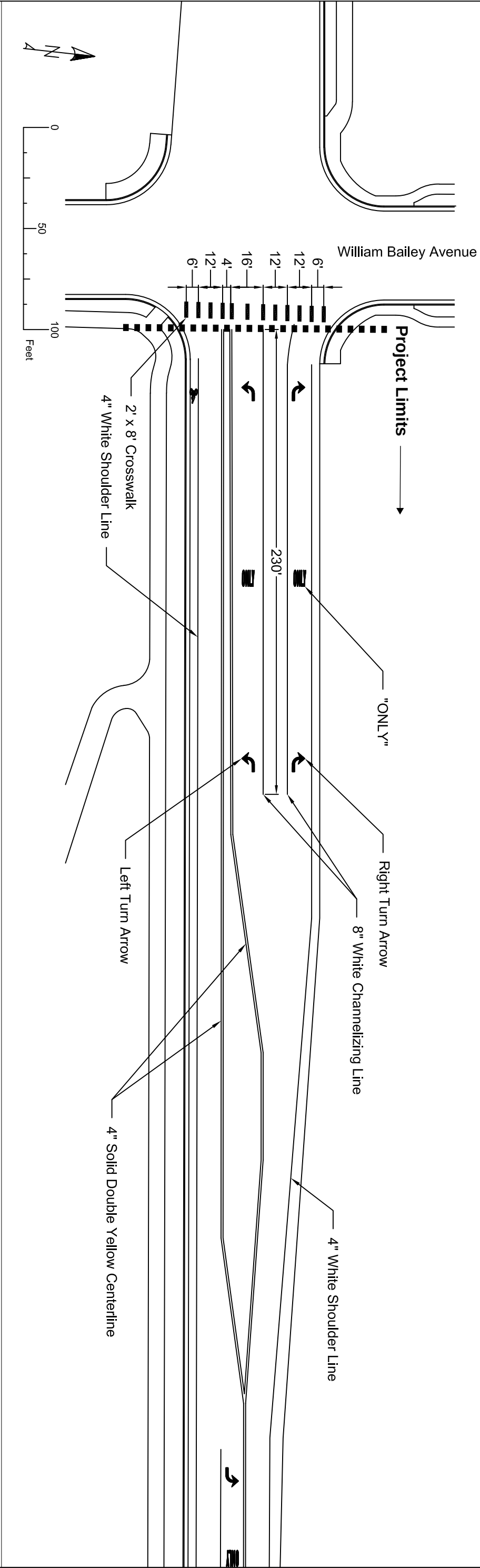
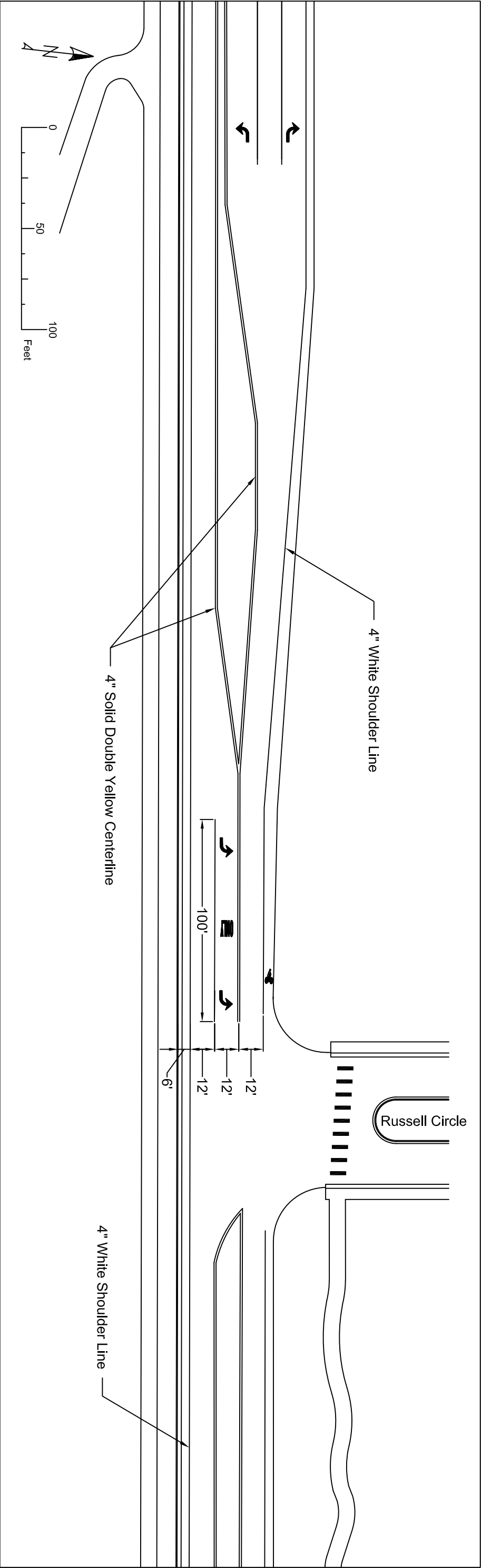


— Patching

0 0.01 0.03 0.06 Miles

<https://www.frederickco.gov/TermsOfUse>



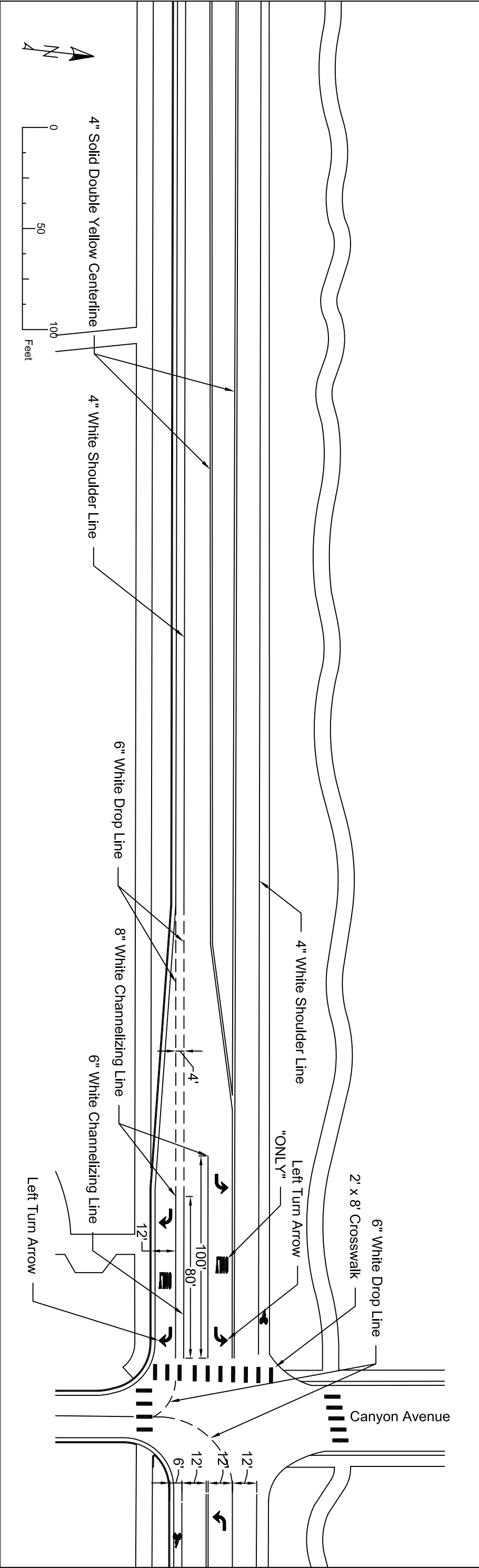
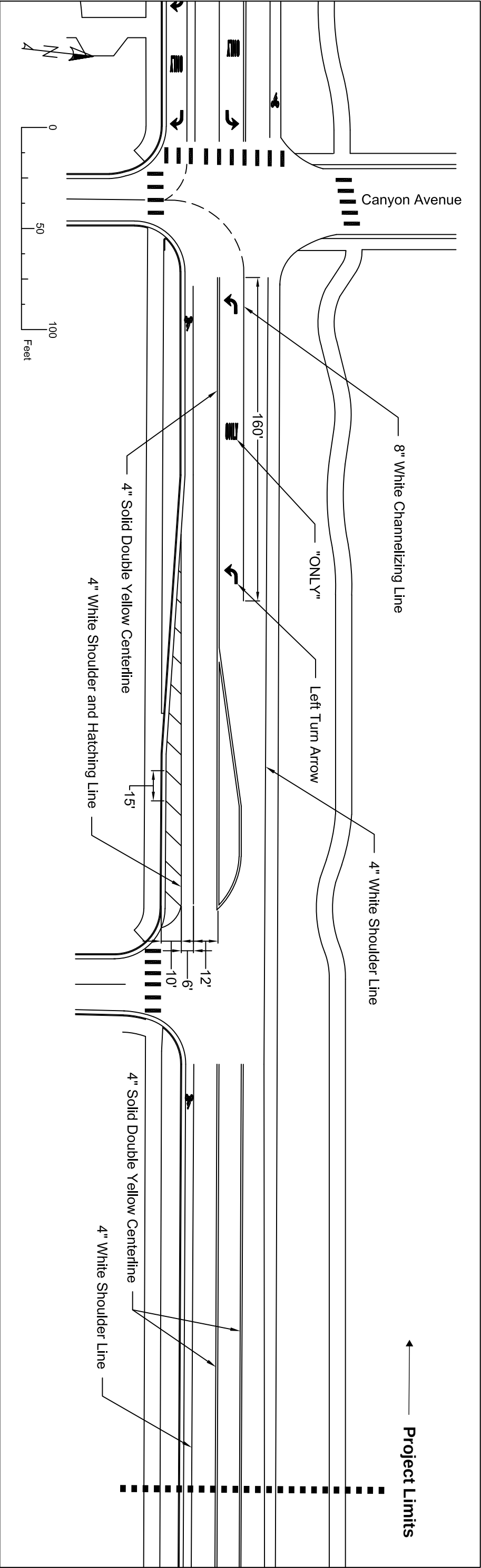


Tiptle Parkway

Striping Plan

TOWN OF FREDERICK





Tipple Parkway

Striping Plan

TOWN OF FREDERICK





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

Youth Conservation Corps Update

Agenda Date: Board of Trustees May 13, 2025

Attachments: None

Reviewed By: Bryan Ostler, Town Manager

Action Type

4) Information: Items that require no specific action and are provided for informational purposes only.

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.

Summary Statement:

The Town of Frederick applied for and was awarded a grant from Great Outdoors Colorado, thru Colorado Youth Corps Association, in partnership with Weld County Youth Conservation Corps to remove invasive woody species at Frederick Recreation Area and replace with native tree species.

Detail of Issue/Request:

The overall vision of the Youth Conservation Corps Project is to assist with the restoration and maintenance of the native riparian and open space communities within the Frederick Recreation Area. This will be accomplished by controlling the non-native noxious weeds, tamarisk and Russian-olive. These efforts will safeguard vital water resources, native habitats and dependent wildlife populations, assist with fire and flood prevention, and promote sustainable outdoor recreation. Additionally, native trees will be planted and established on site to promote a beneficial tree canopy.

To accomplish this project, Town of Frederick staff applied for, and was awarded a grant through Great Outdoors Colorado (GOCO) – the Conservation Service Corps Grant. GOCO releases this grant in collaboration with the Colorado Youth Corps Association, and applicants are required to partner with a youth corps to be eligible for funding. Town of Frederick has partnered with Weld County Youth Conservation Corps, who will be performing the labor associated with the project. A Youth Corps is a group of young people, typically ages 18-35, who are interested in building skills and capabilities in the career of conservation management.

This project has been selected by GOCO and the Conservation Service Corps as their premier project in the entire State under this grant program for 2025. They will be on-site and will highlight the project through various statewide media channels.

A term of the grant application is a requirement to offer educational hours to the Youth Corps. Parks staff have partnered with Colorado State University and other stakeholders to host educational sessions for both the Corps and Town staff.

The control of Russian-olive and tamarisk will be accomplished using integrated pest management, with a combination of mechanical and chemical control. Crews will utilize chainsaws to remove all tamarisk and Russian-olive within Frederick Recreation Area. Once cuts have been made on trees, the stumps will be treated with herbicide to prevent regrowth. Limbs and brush will be mulched and/or disposed of. After project completion, Town of Frederick staff will monitor the site and make foliar applications to any new sprouts to ensure success of the project into the future.

Community engagement for this project has been and will be robust, due to the perception of removal of trees and is described in more detail in the Community Impact section of this report.

Jordan Davison, our Open Space and Trails Manager, identified, applied for, received the grant and has coordinated all work associated with this project from start to finish. His dedication to the Town and his capabilities in land conservation is profound and I thank him for his service to our residents and our public lands (This part by Colby).

Legal Comments:

This grant program has been reviewed by the Town Attorney's Office.

Alternatives/Options

Staff is not requesting any formal action at this time. The Grant does not require any action beyond the approval of the project in the 2025 Budget. The Board may choose to advise staff not to proceed with the project. The Board may advise staff to modify the community engagement for the project.

Financial Considerations

The Town Treasurer has reviewed this grant program and the project was approved in the 2025 Budget.

Staff Recommendation

Staff recommends that we proceed as planned with this project and encourage the Board to provide input on any modifications to community engagement and to help spread the word about this important conservation project.

Community Impact

The perception by the community will be that we are needlessly removing trees in Frederick. Knowing that at the time of project planning, Parks has implemented a robust engagement process to inform the community on the purpose of this project. In short, we are required to remove these species by Colorado law. With that in mind, we are planning to add dozens of native species trees back into the area of removal. We have social and Flash posts ready to go with Communications throughout the project, we have installed small signs at FRA in late April and have a project website for folks to learn more. We'll also have staff on-site throughout the project to answer questions as they arise.