



Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, July 6, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

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(Meeting ID: 220 512 125 556 696 / Passcode: on9P2bB7)

Dial in by phone [+1 929-352-2940,,730522150#](#)

I. 4:30 PM - Executive Session

Under C.R.S. §§ 24-6-402(4)(b) and (f) to receive legal advice and to discuss personnel matters related to Chief of Police Jeff Worley, and Officer James Deschryver, the subject officer in an internal affairs investigation; and under C.R.S. §§ 24-6-402(4)(b) and (e) to receive legal advice and to determine positions relative to matters that may be subject to negotiations, develop negotiations strategy and instruct negotiators regarding the sewer system at the Gemenskap development in Park County, discuss the settlement of Sallie Williard's potential claim, and to take any necessary related action(s).

II. 6:00 PM - Regular Meeting Call to Order

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Consent Agenda

This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.

A. Approval of expenditures for all Town funds from June 1, 2026 to June 30, 2026 in the amount of \$242,850.95. (A)

B. Approval of Electronic Payments for all Town Funds for month of April 2026 in the amount of \$90,916.82. (A)

C. Approval of Minutes of Prior Regular Meeting of June 1, 2026. (A)

VII. Citizen Comments

This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.

VIII. Proclamations, Presentations and Updates

A. Presentation by High Rockies Community School with Request for Sponsorship for The July 25 Burro Days Great Llama Race.

IX. New Business

A. ARCHITECTURAL REVIEW HEARING - CASE 2026-COA-004: Consider application from Jen Boley / GOBO South Park Place, LLC for a Certificate of Appropriateness for decorative railings/fencing and sand set concrete pavers for Java Moose Coffee House & Deli location at 730 Main Street, Fairplay, CO. (QJ)

B. ARCHITECTURAL REVIEW HEARING - CASE 2026-COA-005: Consider application from Lisa and Mike Lapp / Fetlock Investments, LLC for a Certificate of Appropriateness for outdoor seating, and new windows, doors, siding, trim and paint, and a new outdoor seating/service area for 611 Main Street, Fairplay, CO. (QJ)

X. Public Hearings

- A. Should the Board of Trustees for the Town of Fairplay, Colorado approve adoption of Ordinance No. 2, Series of 2026, entitled "AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO ADOPTING A NEW SECTION 8-1-80 OF THE FAIRPLAY MUNICIPAL CODE CONCERNING THE VIOLATION OF VEHICLE REGISTRATION REQUIREMENTS, TO ALLOW FOR THE CITATION OF VEHICLE REGISTRATION VIOLATIONS INTO THE TOWN OF FAIRPLAY'S MUNICIPAL COURT."? (L)
- B. Should the Board of Trustees for the Town of Fairplay, Colorado approve adoption of Ordinance No. 3, Series of 2026, entitled "AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO AMENDING SECTIONS 1-4-20 AND 1-4-30 OF THE FAIRPLAY MUNICIPAL CODE CONCERNING THE TOWN'S GENERAL PENALTY PROVISION TO COMPLY WITH RECENT COLORADO SUPREME COURT CASE LAW AND TO DECRIMINALIZE TOWN CODE VIOLATIONS."? (L)

XI. Adjournment

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on Thursday, July 2, 2026. This Agenda May Be Amended.

Date	Pmt Amt	Memo	Vendor Name
6/4/2026	61.95	PW/UTILITIES UNIFORMS	CINTAS
6/4/2026	652.64	Propane - Water Plant	Ferrellgas
6/4/2026	140.00	Vacuum Pump Contact Relays	Pelicans LLC
6/4/2026	8,287.42	Electric for Facilities, Signs and Lights	Xcel Energy
6/5/2026	36.84	Policy POV 107B4 May 2026 Premium	Aflac
6/5/2026	308.67	AT&T Office at Hand Fees - May 2026	AT&T
6/5/2026	134.90	April Utility Invoices Postage	BDS Valli Info System
6/5/2026	345.12	April Newsletter Postage	BDS Valli Info System
6/5/2026	83.14	Water Plant Telephone Line	CenturyLink
6/5/2026	42.60	Work Clothing Reimbursement	Chris Bannister
6/5/2026	1,300.00	CMCA Institute Registration - C. Thurmond	Colorado Municipal Clerks Association
6/5/2026	21.00	03-20-2026 Case 26-0043 Restitution	DOLLAR GENERAL STORE #22273
6/5/2026	225.00	Refund for 2026 Burro Days Booth	Gwendolyn E Miller
6/5/2026	578.00	Turbidity Meter Service Program	Hach Company
6/5/2026	130.00	Backflow Device Inspection Tests	Kathleen White
6/5/2026	4,993.30	Accounting/Audit/AP Monthly Support Services 5/1-5/26/2026	P&M Holding GroupLLP
6/5/2026	3.50	Water Locates	Utility Notification Center of Colorado
6/5/2026	3.50	Wastewater Locates	Utility Notification Center of Colorado
6/5/2026	1,500.00	Monthly Water ORC Fees - May 2026	WATTERS h2o SERVICES
6/5/2026	451.04	Dumpster Fees	Western Waste Holdings Inc
6/8/2026	412.40	Statements	BDS Valli Info System
6/8/2026	24.00	Water Testing	Colorado Analytical Laboratory
6/8/2026	694.95	Monthly Fiber Visitor Center, Town Hall, PW	Highline
6/8/2026	235.00	General Planning Services May 2026	Hunn Planning & Policy LLC
6/8/2026	746.90	General Legal Counsel Fees - May 2026	Murray Dahl Beery Renaud LLP
6/8/2026	6,652.50	General Legal Counsel Fees - May 2026	Murray Dahl Beery Renaud LLP
6/8/2026	1,974.50	General Legal Counsel Fees - May 2026	Murray Dahl Beery Renaud LLP
6/8/2026	3,853.64	Fuel - April	Park County Road Bridge Department
6/8/2026	130.00	Mayor Gabby Lane sign	Riverside Trophies LLC
6/9/2026	61.95	PW/UTILITIES UNIFORMS	CINTAS
6/10/2026	1,280.00	Sludge Pond Removal/Disposal Services for Line Repair	Black Cat Pumping
6/10/2026	750.00	Monthly Cleaning Bunkhouse, Town Hall, Visitor Center	Elevated Cleaning Co
6/10/2026	4,740.00	Balance DueTown Flowers - Planting & Growing	Mountain Grown Gardens
6/11/2026	61.95	PW/UTILITIES UNIFORMS	CINTAS
6/11/2026	63.80	PW/UTILITIES UNIFORMS	CINTAS
6/11/2026	605.00	Water Testing	Colorado Analytical Laboratory
6/11/2026	254.30	06/12/2026 Pay Withholding Account 15890460	Family Support Registry
6/11/2026	1,631.85	HomeServe Water Line Coverage Premiums	HomeServe USA Corp
6/12/2026	5,750.00	May 2026 WWTP ORC Services	AWT Consulting LLC
6/12/2026	14,496.98	Building official/CAA Contract	Charles Abbott Associates Inc
6/12/2026	471.00	Wastewater testing	Colorado Analytical Laboratory
6/12/2026	146.13	501 Main Natural Gas 05/01/2026-06/01/2026	Colorado Natural Gas, Inc.
6/12/2026	166.64	Food Truck Refund JR'S	JRS Pizza Place LLC
6/12/2026	4,680.95	On-Call Engineering Services - Water & Wastewater Projects	Ken Hardesty
6/12/2026	163.72	Copy Fees - Leased Copiers	Konica Minolta Business Solutions USA Inc
6/12/2026	4,700.00	General Legal Counsel Fees - May 2026	Murray Dahl Beery Renaud LLP
6/12/2026	4,140.00	Monthly Portolets Fees	Patriot Portables Events LLC
6/12/2026	3,699.00	Impact Fees Services (Grant)	Schmueser Gordon Meyer Inc
6/12/2026	225.00	Work Session Fees	Schmueser Gordon Meyer Inc
6/12/2026	3,981.40	General Engineering Fees	Schmueser Gordon Meyer Inc
6/16/2026	61.95	PW/UTILITIES UNIFORMS	CINTAS
6/16/2026	15,728.00	2025 Workers Compensation Payroll Audit Premium Adjustment	CIRSA
6/17/2026	100.00	Pest Control Town Hall	Central Mountain Pest Control
6/17/2026	100.00	Pest Control PW Office	Central Mountain Pest Control

6/18/2026	93,800.00	WWTP Dewatering - 501,745 Gallons	TerraGenesis llc
6/18/2026	7,000.00	WWTP Dewatering Change Order (Liner Repair)	TerraGenesis llc
6/22/2026	189.00	Off-Site Vital Records Storage Fees	Iron Mountain
6/25/2026	346.84	utility bills	BDS Valli Info System
6/25/2026	159.10	Newsletter for billing	BDS Valli Info System
6/25/2026	760.00	FPD Patches With A Purpose Donation	BOYS GIRLS CLUB OF THE HIGH ROCKIES
6/25/2026	600.00	Community Connect Custom Forms	Caselle LLC
6/25/2026	3,496.16	Programs Monthly Maintenance & Support Fees	Caselle LLC
6/25/2026	63.80	PW/UTILITIES UNIFORMS	CINTAS
6/25/2026	63.80	PW/UTILITIES UNIFORMS	CINTAS
6/25/2026	25.00	Water Testing	Colorado Analytical Laboratory
6/25/2026	62.00	Water Testing	Colorado Analytical Laboratory
6/25/2026	675.00	TGIF June Concert Sound Crew	Continental Divide Productions
6/25/2026	254.30	06/26/2026 Pay Withholding Account 15890460	Family Support Registry
6/25/2026	1,684.57	parts for equipment repair in sewer plant	HD Supply Inc
6/25/2026	842.60	Chlorine for water treatment.	High Country Aqua Tech
6/25/2026	200.00	June Concert Kids Activities	High Rockies Community School
6/25/2026	1,000.00	Audit Final Billing	Hinkle & Company PC
6/25/2026	235.00	General Planning Services May 2026	Hunn Planning & Policy LLC
6/25/2026	2,995.43	General Planning Services May 2026	Hunn Planning & Policy LLC
6/25/2026	225.00	JT's Beeldschoon Woods Burro Days Refund for 1 booth	Jeane Tucker
6/25/2026	2,750.00	Balance Due for Boogie Machine 4th of July Band	Jerry Bergeson
6/25/2026	166.64	Refund of Food Truck License Fees	Josiah Renz
6/25/2026	411.52	Reimbursement for Sam's Club Purchases	Kelsey Sprys
6/25/2026	2,162.68	PIIP Program Reimbursement for Mtn Essentials - 549 Front Street	Nicole McChesney
6/25/2026	7,850.00	Accounting/Audit/AP Monthly Support Services 5/1-5/26/2026	P&M Holding GroupLLP
6/25/2026	3,544.11	Fuel - May	Park County Road Bridge Department
6/25/2026	4,564.60	Monthly Managed ISP Fees	Phoenix Technology Group
6/25/2026	750.00	WWTP Pumping Change Order (Liner Repair)	TerraGenesis llc
6/25/2026	900.00	Thirst Magazine Ad Summer 2026	The Publishing House
6/25/2026	1,500.00	Monthly Water ORC Fees - April 2026	WATTERS h2o SERVICES
6/26/2026	245.00	CAA Services for May 2026	Charles Abbott Associates Inc
6/26/2026	440.87	Repairs, Parts & Equipment	Fairplay Auto Supply
6/29/2026	742.00	Sequest for infiltration gallery	Aqua Smart, Inc.
6/30/2026	63.80	PW/UTILITIES UNIFORMS	CINTAS
	<u>\$ 242,850.95</u>		

APRIL 2026 EXPENSES PAID BY ACH OR OTHER ELECTRONIC MEANS

<u>Vendor Name</u>	<u>Paid Amount</u>	<u>Description</u>	<u>Paid On</u>	<u>Bill Line Item Account Name</u>
FPPA - Fire & Police Pension Association of Colorado	7,911.12	FPPA PPE 3/28/26	4/8/2026	POLICE PENSION PAYABLE
FPPA - Fire & Police Pension Association of Colorado	7,911.12	FPPA PPE 4/11/26	4/17/2026	POLICE PENSION PAYABLE
CRA - Colorado Retirement Association	1,786.79	401A - PPE 3/28/26	4/7/2026	401A/457 PAYABLE
CRA - Colorado Retirement Association	630.22	457 - PPE 3/28/26	4/7/2026	401A/457 PAYABLE
CRA - Colorado Retirement Association	1,840.19	401A - PPE 4/11/26	4/21/2026	401A/457 PAYABLE
CRA - Colorado Retirement Association	653.52	457 - PPE 4/11/26	4/22/2026	401A/457 PAYABLE
CRA - Colorado Retirement Association	1,838.48	401A - PPE 4/25/26	4/30/2026	401A/457 PAYABLE
CRA - Colorado Retirement Association	653.09	457 - PPE 4/25/26	4/30/2026	401A/457 PAYABLE
Standard Insurance Company	3,740.81	STD/LTD Premiums Mar-May 26	4/20/2026	EMPLOYEE HEALTH INSURANCE
Delta Dental of Colorado	2,086.82	Employee Vision & Dental Premiums - Apr '26	4/2/2026	EMPLOYEE HEALTH INSURANCE
American Fidelity Assurance Attn Flex Account	257.68	EE FSA Pay Period 2/3/26	4/15/2026	FSA PAYABLE
US Bank National Association	6,525.59	Apr 2026 P-card statement	4/30/2026	MISCELLANEOUS
ADP Inc	138.75	ADP Payroll Fees-Workforce Now	4/3/2026	MISCELLANEOUS
ADP Inc	219.65	ADP Payroll Fees-PPE 3/28/26	4/10/2026	MISCELLANEOUS
ADP Inc	206.25	ADP Payroll Fees-PPE 4/11/26	4/24/2026	MISCELLANEOUS
US Bank National Association	123.05	Mar 2026 Bank Analysis Fees	4/14/2026	BANK/CREDIT CARD FEES
US Bank National Association	123.05	Mar 2026 Bank Analysis Fees	4/14/2026	BANK/CREDIT CARD FEES
American Fidelity Assurance	805.62	Feb 26 Premiums	4/11/2026	EMPLOYEE HEALTH INSURANCE
American Fidelity Assurance	805.62	Mar 26 Premiums	4/11/2026	EMPLOYEE HEALTH INSURANCE
American Fidelity Assurance	402.81	Apr 26 Premiums-partial 1 of 2	4/22/2026	EMPLOYEE HEALTH INSURANCE
PathPoint Merchant Services	793.82	Utilities - Mar 26	4/13/2026	BANK/CREDIT CARD FEES
PathPoint Merchant Services	301.54	General - Mar 26	4/13/2026	BANK/CREDIT CARD FEES
PathPoint Merchant Services	11.48	Fines - Mar 26	4/13/2026	BANK/CREDIT CARD FEES
Xpress Bill Pay	562.28	XBP Merchant Fees-Mar 26	4/7/2026	BANK/CREDIT CARD FEES
Xpress Bill Pay	562.28	XBP Merchant Fees-Mar 26	4/7/2026	BANK/CREDIT CARD FEES
Xcel Energy	18,229.60	Mar 26 statement & past due	4/1/2026	ELECTRIC STREET LIGHTS & SIGNS
Gravie	25,608.09	May 2026-Health Insurance	4/28/2026	EMPLOYEE HEALTH INSURANCE
BidNet	6,187.50	Vehicle Purchase	4/28/2026	EQUIPMENT PURCHASE
	\$ 90,916.82			



Official Minutes
Regular Board of Trustees Meeting
June 1, 2026
901 Main Street, Fairplay, CO 80440

I. Call to Order

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, June 1, 2026, at 6:04 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

II. Pledge of Allegiance

Mayor Douglas led the pledge of allegiance.

III. Roll Call

Roll call was conducted with the following members being present: Mayor Ray Douglas (online), Mayor Pro Tem Sheyanne Bossert, Trustee Megan Permakoff and Trustee Erik Baum (online).

IV. Approval of Agenda

MOTION: To approve the agenda as presented was made by Trustee Permakoff and seconded by Mayor Douglas. Passed unanimously.

V. Consent Agenda

A. Approval of expenditures for all Town funds from May 1, 2026 to May 31, 2026 in the amount of \$200,134.42. (A)

MOTION: To approve the Consent Agenda as presented with the expenditures as stated was made by Trustee Permakoff and seconded by Mayor Douglas. Passed unanimously.

VI. Citizen Comments - None.

VII. Public Hearings

A. Location & Extent review of Colorado Department of Transportation Mobility Hub to be located at 401 Main Street. (A)

Mayor Pro Tem Bossert introduced a Location and Extent Review for the proposed Colorado Department of Transportation (CDOT) Mobility Hub to be constructed at 401 Main Street. Staff explained the Town had adopted a Location and Extent review process for public projects and that the proposal was subject to that review.

Town Planner Scot Hunn explained the statutory Location and Extent review process and noted that the Board's role is to review the project for consistency with the Town's Comprehensive Plan.

Mr. Hunn concluded that:

- The project supports transportation and economic development goals.
- Public improvements are consistent with the Comprehensive Plan.
- Waivers from landscaping standards are appropriate due to the operational needs of the project.

Hunn announced that Staff was recommending approval with a condition encouraging coordination on decorative planters to improve aesthetics.

CDOT Transit Project Manager Scott Skinner presented the proposed Mobility Hub project. He explained that CDOT recently acquired the property after completing the required appraisal and environmental review process. The project is included in CDOT's long-range transportation plan and is intended to provide a permanent transit hub serving both Bustang and Summit Stage. He noted that proposed project improvements included:

- Construction of a 34-space public parking lot, including two ADA-accessible spaces.
- New sidewalks, curb and gutter, ADA ramps, and pedestrian connections.
- Paving of the adjacent alley.

- Drainage improvements with stormwater infrastructure.
- Installation of LED lighting with shielding to minimize impacts on neighboring properties.
- Underground electrical service and relocation of an existing utility pole.
- Future installation of a transit shelter and passenger information displays.
- Water service abandonment for former structures on the site.

Mr. Skinner explained that the project requires relief from certain Town landscaping and setback standards in order to maximize parking capacity and accommodate bus operations. CDOT does not propose landscaping islands or perimeter landscaping because of maintenance concerns and operational requirements for snow removal.

Board discussion focused on parking capacity and circulation, overnight parking policies, drainage improvements, transit shelter, lighting impacts to adjacent properties, use of the lot during Town events, public restroom availability and future maintenance responsibilities. CDOT indicated that the project would remain available for public use and that the Town could continue using the lot for community events. A separate discussion centered on the future Intergovernmental Agreement between the Town and CDOT for maintenance and snow removal. CDOT clarified that it would remain responsible for major infrastructure repairs, including pavement, drainage, damaged lighting, and other capital improvements and a draft agreement was anticipated later in the summer.

The floor was open to public comment. No comments against the project were received and questions focused on:

- Bus circulation and turning movements and potential impacts to Front Street from bus traffic.
- Electrical costs associated with site lighting.
- Long-term maintenance responsibilities.
- Snow removal responsibilities during winter operations.

CDOT responded to each question and indicated that maintenance responsibilities would be addressed through the forthcoming IGA. The floor was closed to public comment.

The Board of Trustees expressed support for the project and noted the potential economic benefit of bringing transit riders closer to downtown businesses.

MOTION: To approve the Colorado Department of Transportation Location and Extent Application for the Mobility Hub parking lot project located at 401 Main Street, subject to conditions to be formalized through a future Intergovernmental Agreement was made by Mayor Pro Tem Bossert and seconded by Trustee Avery. Passed unanimously.

VIII. New Business

- A. Should the Board of Trustees for the Town of Fairplay, Colorado, approve the adoption of Resolution No. 26, Series of 2026, entitled "**A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, awarding a Proposal to RICK Engineering Company for the Town of Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project.**" (A)

Town staff presented the resolution formalized awarding a professional services agreement for the Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project. Staff summarized the consultant selection process, explaining that six proposals were received and the evaluation committee narrowed the proposals to four firms using an established scoring rubric. In person interviews were conducted which reduced the field to two finalists who received individual questions, and based on the evaluation process and Trustee feedback, Staff recommended awarding the contract to RICK Engineering Company. Staff noted that RICK Engineering submitted a proposal totaling \$224,900, representing one of the lowest-priced proposals while demonstrating strong qualifications and available staffing resources.

Board members expressed support for the recommendation, citing strong communication, availability of experienced project leadership, a large multidisciplinary staff capable of completing the project, availability of bilingual staff to improve community outreach, positive references from other municipalities as well as an

existing professional working relationship between Town Planner Scot Hunn and a project team member. Both the Board and Staff expressed confidence that the firm would be a good fit for the Fairplay community.

MOTION: To approve Resolution No. 26, Series 2026, as presented awarding a proposal for the Fairplay Unified Development Code and Comprehensive Plan Update Project to RICK Engineering Company was made by Trustee Baum and seconded by Trustee Permakoff. Passed unanimously.

- B.** Should the Board of Trustees for the Town of Fairplay, Colorado, approve adoption of Resolution No. 27, Series of 2026 entitled "**A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, approving the First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route Between Summit County Government, Park County Government, and the Towns of Fairplay, Alma and Breckenridge.**"? (A)

Town staff presented Resolution No. 27, Series 2026, explaining that the agreement updates the existing arrangement by simplifying future amendments and incorporating an annual cost-of-living adjustment to the Town's annual contribution, which will increase from approximately \$18,000 to approximately \$18,500 for 2027. Staff noted that the Town's contribution supports the Summit Stage commuter service, which continues to provide fare-free regional transit.

The Board discussed the proposed agreement, including the annual financial contribution, automatic cost-of-living increases, the three-year term with automatic renewals, and the requirement to provide 180 days' notice to terminate participation. Trustees also questioned language regarding Park County's responsibility for applying for state grant funding and whether the Town would have any obligations under that provision. Additional discussion focused on Summit Stage bus stop locations within Town, future use of the new CDOT Mobility Hub, and opportunities to improve passenger convenience and pedestrian safety. The Board expressed general support for continuing regional transit service but agreed to continue consideration to a future meeting to allow staff to obtain clarification regarding the grant funding language, termination provisions, and other questions raised during the discussion.

Board of Trustee and Staff Reports

Trustees reported on recent and upcoming Colorado Municipal League district meetings and discussed participation in the Municipal Leadership Academy. Staff encouraged interested Trustees to apply and noted that training funds are available within the Town's budget.

Staff provided updates on several upcoming community events, including the Fourth of July celebration, the River Park dedication ceremony scheduled for June 18, Town Cleanup Days, and local business ribbon cuttings and first-dollar presentations. Staff also reported the annual flowers would be installed throughout downtown as weather conditions permit and that businesses would be asked to assist with watering.

The Board discussed community cleanup efforts and encouraged continued volunteer participation. Staff reviewed available cleanup services, recycling opportunities, and ongoing efforts to improve participation by residents, businesses, and community organizations.

Staff also announced that the Town's DOLA Best & Brightest Intern/Fellow would begin work in July and would take the lead on the Unified Development Code and Comprehensive Plan update funded through the Department of Local Affairs Local Planning Capacity Grant and also be integral to the 2027 Budget planning process.

The Board agreed to hold a special meeting on July 15, 2026, at 3:00 p.m. for an executive session followed by ethics and liability training with CIRSA beginning at 4:00 p.m.

MOTION: To schedule a Special Meeting and Executive Session on July 15, 2026, at 3:00 p.m. was made by Trustee Permakoff and seconded by Trustee Baum. Pass unanimously.

Staff reported that Public Works is investigating a significant water system leak after an unexpected drop in the Beaver Creek storage tank level. Crews inspected PRVs and other facilities, and meter readings are being reviewed to help isolate the leak. Staff advised that a leak detection contractor could be brought in to help locate the source.

Staff also updated the Board on ongoing repairs to the Wastewater lagoon liner. Dewatering operations were continuing while crews were working to expose and repair the damaged liner. Staff noted that long-term planning for construction of an additional wastewater lagoon remains necessary to improve system reliability and facilitate future maintenance.

- IX. Adjournment** There being no further business before the Fairplay Board of Trustees, Mayor Pro Tem Bossert declared the meeting adjourned at 8:27 PM.

Board of Trustees, Fairplay, Colorado

ATTEST:

Raymond A. Douglas, Mayor

Janell Sciacca, Town Clerk



Dear Park County Community Partners & Friends,

On behalf of High Rockies Community School, thank you for considering sponsorship of The Great Llama Race on Saturday, July 25, 2026, during Fairplay's world-famous Burro Days celebration. The Great Llama Race is one of Park County's most beloved traditions, bringing together racers, spectators, volunteers, businesses, and visitors for a day filled with teamwork, laughter, costumes, and community spirit. Last year's event was a tremendous success, raising important funds for High Rockies Community School while drawing participants and spectators from across Colorado.

Thanks in part to the support generated through last year's event, our team successfully opened the Barn Learning Center at Sacramento Creek Ranch as a flexible indoor learning space for students. This exciting milestone has expanded opportunities for hands-on, place-based learning and represents an important investment in the future of our school and community.

As part of Burro Days, The Great Llama Race offers sponsors a unique opportunity to connect with both local residents and the thousands of visitors who travel to Fairplay each year for this iconic event. Your support not only helps make the race possible but also demonstrates your commitment to education, community, and the future of Park County.

High Rockies Community School is a tuition-free public charter school serving families throughout Park County. Our mission is to provide individualized educational options where students and teachers engage in playful, exploratory learning while building knowledge, resilience, and meaningful connections to the world around them. In Fall 2026, HRCS is excited to expand its offerings with the addition of an outdoor, nature-based preschool program, helping meet a growing need for early childhood education in our community.

The Great Llama Race is more than just a fun day during Burro Days. Every sponsorship, donation, and fundraising effort helps create meaningful educational opportunities for local students while continuing a quirky and unforgettable community tradition.

Details regarding sponsorship levels and recognition opportunities can be found in the enclosed Sponsorship Opportunities Form. Sponsors confirmed in the coming weeks will receive the greatest promotional exposure leading up to the event.

Thank you for your time, consideration, and support of High Rockies Community School. We would be honored to partner with you for this year's Great Llama Race.

Should you have any questions, please contact Kendra.Tully@highrockiescommunityschool.org or at (719) 838-1525.

With gratitude,

Laurel Dumas
Executive Director
High Rockies Community School



2026 Sponsorship Opportunities Form

Run. Laugh. Give Back

- **Platinum Sponsor - \$2,500+**

- Premier logo placement on event banner, website, registration page, and printed marketing materials
- Featured Sponsor spotlight on HRCS social media
- Recognition in event emails leading up to race day
- Shout-out from the MC during opening announcements and awards
- Opportunity to display a banner or promotional materials at the event
- Logo featured in event recap and school newsletter
- Certificate of appreciation from HRCS

- **Gold Sponsor - \$1,000**

- Logo placement on event banner, website, and registration page
- Recognition on HRCS social media
- Recognition in school newsletter
- Verbal recognition during race-day announcements
- Logo included in event recap communications
- Certificate of appreciation from HRCS

- **Silver Sponsor - \$500**

- Business name listed on website and registration page
- Thank-you shout-out on social media
- Name included in school newsletter
- Recognition on sponsor signage at the event

- **In-Kind Sponsor**

Businesses may contribute products or services in place of a monetary sponsorship. In-kind sponsors receive recognition based on the value of their contribution.

Examples include:

- Snacks & Water for racers and volunteers
- Race Prizes such as gift certificates, merchandise, experiences, or services
- Media & Marketing support including advertising, photography, videography, or promotion
- Printing Services for banners, flyers, programs, and event signage
- Swag & Giveaways for racer packets and awards

Commitments must be confirmed prior to July 1st to ensure recognition on print marketing, if applicable.

Sponsorship opportunities will close on July 7th. NO other sponsor benefits are implied or guaranteed.



HRCS Presents: The Great Llama Race Sponsorship / Donation Commitment Form

Please indicate how you/your company would like to support the 2026 Llama Race event.

Desired Sponsorship Level: please select one

- ☐ Platinum - \$2,500+
- ☐ Gold - \$1,000
- ☐ Silver- \$500
- ☐ In-kind Donation - any amount

Sponsor/Donor Information: please complete the following sponsor contact information

Company (if applicable):

Contact:

Mailing Address:

City/State/Zip:

Phone:

Email:

Social Media preferred # and @ handles:

Platinum and Gold Sponsors, please send a high resolution logo and/or branding info to
kendra.tully@highrockiescommunityschool.org

In-Kind Donations: additional details needed

In-kind Item Donation Description:

(approx. value): \$

Media Donation (please provide any details):

☐ Print ☐ Radio ☐ Television

(approx. value): \$

Payment Options

1. Check: Please make checks payable to "High Rockies Community School". Mailing Address: HRCS, PO BOX 802, Fairplay, CO 80440. Please include a copy of this form if you mail in a check.
2. Credit Card: A separate link will be provided upon request.

Submit ASAP with a commitment deadline of July 7th, 2026

Questions? Please call or email Kendra Tully, Board Treasurer, at (719) 838-1525 or kendra.tully@highrockiescommunityschool.org

Fairplay Planning Department
Fairplay Town Hall
901 Main Street
Fairplay, Colorado 80440



Fairplay Board of Trustees
Mayor – Ray Douglas
Mayor Pro Tem – Sheyanne Bossert
Courtney Avery
Erik Baum
Megan Permakoff

Town Board of Trustees / Architectural Review Hearing

Java Moose Coffee House & Deli Certificate of Appropriateness – Town Center Zone District 730 Main Street

Hearing Date: July 7, 2026
Case # and Process: COA 2026-COA-004/ Certificate of Appropriateness
Owner/Applicant: GOBO South Park Place, LLC. / Jen Boley
Representative: Same
Location/Legal: 730 Main Street / To9 R77 S33 SE4 Fairplay, Blk 14 Lot 8
Zoning/Structure: Town Center Overlay Zone District / Commercial
Staff Member: Scot Hunn, Town Planner
Staff Recommendation: Approval

I. Summary of Request:

The Applicant, Jen Boley of Java Moose Coffee House & Deli, requests review of a Certificate of Appropriateness (2026-COA-004) at 730 Main Street in the Town Center (TC) Overlay Zone District for the following:

1. New decorative, black metal railings/fence to be placed around an existing paved area between Main Street and the front of the restaurant.
2. Additional area of sand set square concrete pavers between the existing sidewalk and the existing concrete patio area at the front of the property.

II. Summary of Applicable Standards:

Generally, the proposed improvements, as described and depicted in the application, are consistent with the Town Center Overlay Design Standards which are attached to this report for reference. Per the Design Standards, the following statements are relevant to the Town Board of Trustees' review:

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.

And,

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectation for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

Additionally, while the Guidelines do not specifically address or contemplate exterior patio areas, streetscapes or landscaping, the following sections of the Standards apply to this review.

Authenticity (p. 2)

Under "Authenticity," the following standards apply to this proposal:

The Fairplay Town Center Overlay District has value because of its authentic architectural styles and elements. Constructing copies of historic buildings or using duplicate historic features lessens the integrity of the District.

Standards:

- ***The design of a new building or exterior modification to an existing structure should not be an exact duplication of a historic building.***
- ***Renditions of historic design are encouraged while "mirror" renditions are not encouraged.***

Sidewalks and Porches (p. 4)

Under "Sidewalks and Porches," the following standards apply to this proposal:

Sidewalks and boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. They are an integral part of the business district's historic character. Several wood frame buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

Standards:

- *Wooden boardwalks are allowed but must meet the Town of Fairplay design standards and accessibility standards of the Americans with Disabilities Act (ADA).*
- *Consider using synthetic materials that simulate wood.*
- *Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.*
- *Other appropriate sidewalk materials would be stone or brick.*

Exterior Materials (p. 5)

Under “Exterior Materials,” the following standards apply to this proposal:

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Standards:

- *Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.*
- *Preferred wood materials are horizontal wood siding and board and batten siding.*
- *Brick and stone are acceptable exterior materials.*

Staff Response:

The Applicant is proposing to enclose an existing concrete patio area located in the front yard portion of the property - between the front of the restaurant and the sidewalk – with a decorative metal fence. The Applicant proposes to bolt the fence to the existing concrete along the edge of the existing concrete patio/pad.

The style, construction, and detailing of the fence – particularly the top rail – is appropriate for the Town Center Overlay District and represents a historic design rather than a modern design. The design, materials, and color of the fence compliments the District and the Java Moose building.

Additionally, the addition of square concrete pavers between the sidewalk and the existing patio area will be an improvement to the existing condition, will serve to enhance the overall appearance of the property and the District, while adding to the convenience and safety of patrons walking from the sidewalk to the restaurant.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

III. Summary of UDC Requirements and Town Center Overlay Design Standards:

Certificate of Appropriateness Requirements and Standards

The following sections of Article VIII – *Town Center Overlay District*, Unified Development Code (UDC) are applicable to the request:

Findings:

Section(s) 16-8-10, *Purpose*, and 16-8-70, *Findings*, of the UDC below outline the intent of the Design Guidelines and the findings necessary for the approval of a Certificate of Appropriateness:

Section 16-8-10 – Intent

The purpose of the Town Center Overlay District is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in the Town Center Overlay District. The requirements applicable to properties located in the Town Center Overlay District are in addition to the requirements and limitations of the underlying zone district designation of the property. Anyone seeking to renovate the exterior of or add to an existing structure or building, or construct a new building in the Town Center Overlay District shall be subject to the Architectural Review Committee approval. In promoting the general purposes of this Chapter, the specific intent of this Article is to:

- A. Protect the historic and architectural qualities of the Town's historic building stock;*
- B. Promote development and building consistent with the policies of the comprehensive plan;*
- C. Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;*
- D. Improve the general quality of the historic environment and promote conservation of the historic resources of the Town;*
- E. Encourage land uses which are orderly, functionally efficient, healthful and convenient to the historic sections of the Town;*
- F. Encourage the development of structures that are compatible within the historic districts;*
- G. Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts;*
- H. Encourage the preservation of pre-1910 and Victorian styles of architecture; and*
- I. Promote visual relief throughout the historic districts by preservation of mountain vistas and open space.*

Section 16-8-70 – Findings

- A. *In reviewing all proposed plans, the Committee is required to consider the Town Center Overlay District Design Guidelines and shall be guided by the protection, safety and preservation, as nearly as is practicable, of the historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject development and historic district.*
- B. *In order to disapprove or deny a project, the Committee shall make findings relating to the project's inconsistency with one (1) or more of the Town Center Overlay District Design Guidelines or the goals and policies set forth for the district or as stated in this Article.*

Staff Response:

The proposed fence enclosure as well as the proposed concrete paver installation conform to the purpose and intent of the Design Standards, specifically:

- *Improve the general quality of the historic environment and promote conservation of the historic resources of the Town; and*
- *Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts.*

IV. Staff Recommendation:

The application for the Certificate of Appropriateness for the Java Moose Coffee House & Deli property meets the Town's criteria and necessary findings.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

Suggested Motion:

In the event the Town Board votes to approve the Certificate of Appropriateness request, staff respectfully recommends the following motion:

“I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by Jen Boley for exterior modifications at the Java Moose Coffee House & Deli property located at 730 Main Street within the Town Center Overlay Zone District, because the proposal meets the Town's criteria and standards for approval; and that the Board direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved (*or approved with modifications*) by the Committee.”

Attachments:

- Applicant Submittal Packet
- Design Guidelines

CERTIFICATE OF APPROPRIATENESS

Property Address/Location: <u>730 Main St Fairplay, CO 80440</u>			
Applicant: <u>Jawa Moose</u>		Property Owner of Record (if other than Applicant): <u>Jennifer Bolney</u>	
Mailing Address: <u>8209 S Dudley St</u>		City, State, Zip: <u>Littleton CO 80128</u>	
Telephone: <u>303 495 5553</u>	Email: <u>gobojawa@moosebiz@gmail.com</u>	Telephone:	Email:
Property Zone District: <u>Town Center</u>		(Attach additional owners information if necessary)	

Provide a brief description of proposed work:

- installing steel railing with vertical Balusters every 4" mounted to Existing concrete slab. Post mounted to slab. Post base mounted with 4 3/8 Anchors into slab (No digging required)
- If allowed in 6' setback area between sidewalk and concrete slab I would like to install pavers. Not permanent! IT would only be dug down 1-1/2 (paver thickness).

ADDITIONAL ITEMS REQUIRED

In addition to this application and fee, the following items must be submitted (Town staff may require additional items, depending on the nature of the request):

SITE PLAN

- ___ Elevation drawings, 3D depiction or similar plans sufficient to allow effective design review
- ___ Vicinity map
- ___ North arrow
- ___ Scale
- ___ Property line dimensions
- ___ Adjacent streets indicated
- ___ Building location: Existing, proposed and proposed removal
- ___ Footprints of structures on adjacent properties
- ___ Driveway width dimension, existing and proposed curb cuts and parking spaces
- ___ Existing, proposed removed or relocated landscaping

NONRESIDENTIAL

- ___ Total site area in square footage
- ___ Number of buildings on site and total
- ___ Square footage for each and percent covered
- ___ Number of stories of each building
- ___ Parking spaces: existing and proposed
- ___ Landscaping: total area in square footage and percent of total site

MULTIPLE-FAMILY RESIDENTIAL

- ___ Total site area in square footage
- ___ Number of buildings and units to be removed
- ___ Number of buildings and stories proposed on site
- ___ Square footage of each unit and number of bedrooms
- ___ Building, coverage in square footage and percent of total site
- ___ Parking spaces proposed
- ___ Landscaping: materials used and total area in square footage and percent of total site

ARCHITECTURAL PLANS

- ___ Scale: Drawn to a commonly accepted scale suitable to the size of project
- ___ Elevation drawings, 3D depiction or similar plans adequate to describe concept and allow effective design review
- ___ Major materials indicated

APPLICANT INFORMED TO BRING TO MEETING

- ___ Quality photos of site, surrounding areas, structures and streetscape of neighborhood, appropriately labeled
- ___ A total of three sets of plans are needed at the meeting (one in the file and the applicant brings two sets of plans to the meeting)
- ___ Asbestos Free statement and executed CDPHE application with proof of paid fees (if demolition is required)

DEMOLITION REQUESTS ONLY:

Please describe the reason for the demolition request and the proposed land use after demolition.

CERTIFICATION

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this application on their behalf. I understand and acknowledge that a Certificate of Appropriateness is not a permit to begin work. If a Certificate of Appropriateness is issued for my project, I will obtain all required licenses and permits prior to commencing work.

Applicant Signature

Date

6/10/26

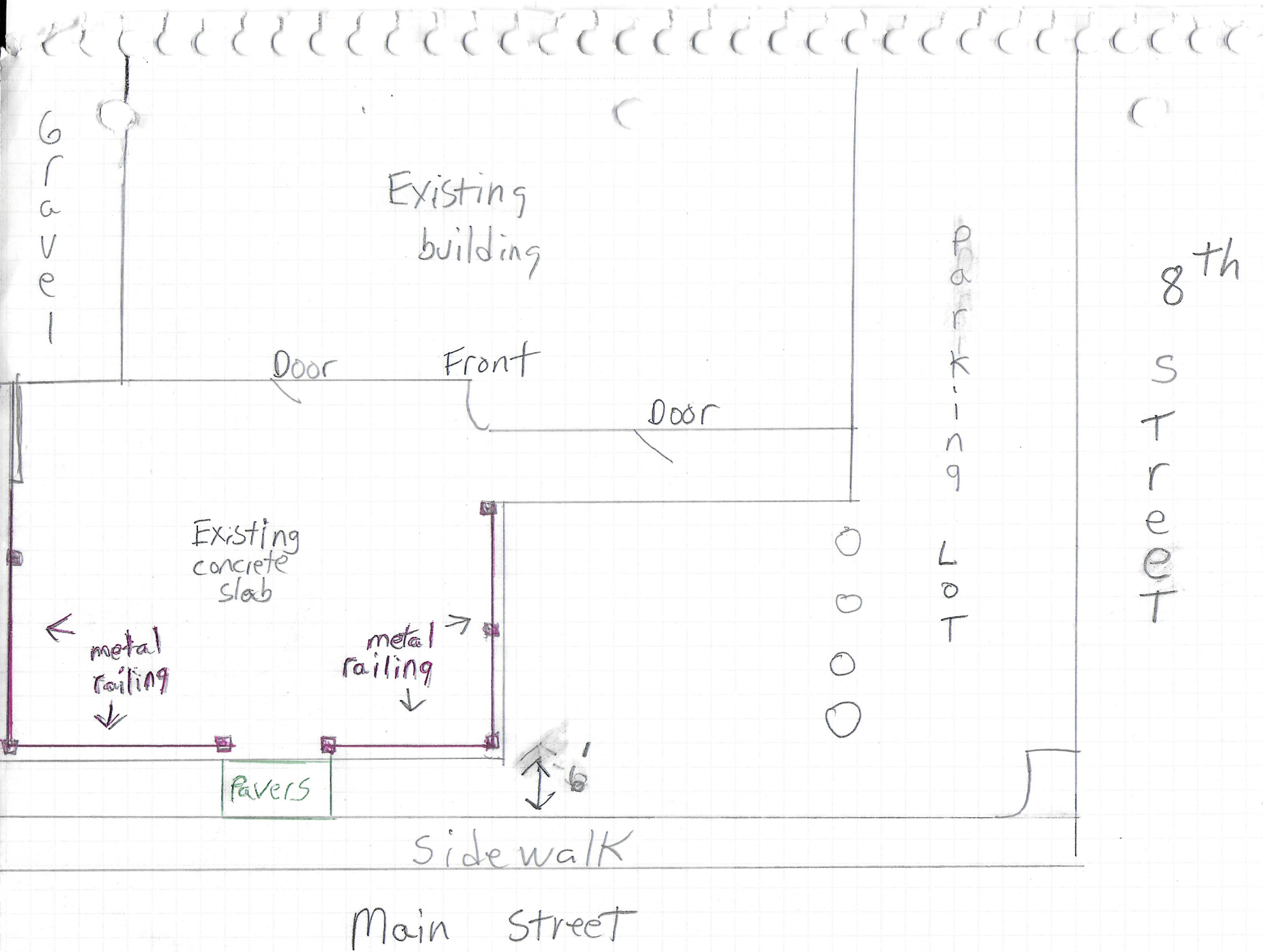
OFFICE USE ONLY

Date Received 6/10/2026 By JLS File Number 2026-COA-004

Level of Review Architectural Review Committee X
Town Staff X

Action Approved as Submitted
Approved with Conditions
Denied

Date of Action

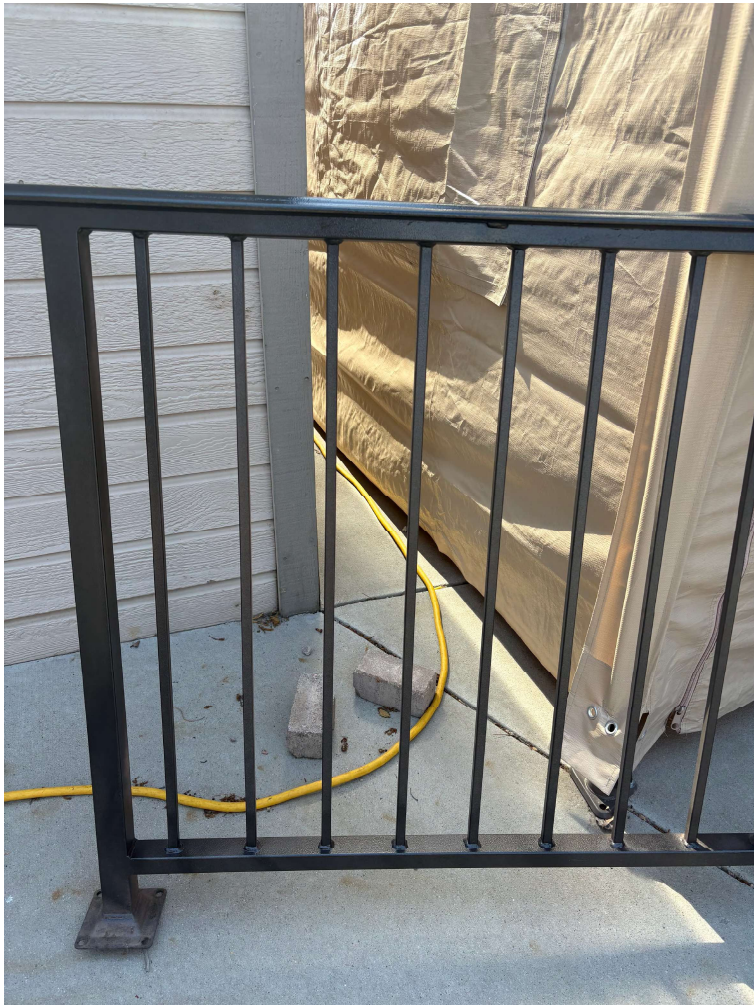






Sent from my iPhone







Fairplay Planning Department
Fairplay Town Hall
901 Main Street
Fairplay, Colorado 80440



Fairplay Board of Trustees
Mayor – Ray Douglas
Mayor Pro Tem – Sheyanne Bossert
Courtney Avery
Erik Baum
Megan Permakoff

Town Board of Trustees / Architectural Review Hearing

Lapp Property Certificate of Appropriateness – Town Center Zone District 611 Main Street

Hearing Date:	July 7, 2026
Case # and Process:	COA 2026-COA-005/ Certificate of Appropriateness
Owner/Applicant:	Fetlock Investments, LLC. / Lisa and Michael Lapp
Representative:	Same
Location/Legal:	611 Main Street / To9 R77 S33 SE4 Fairplay, Block 07 Lot 13 AND SW 12' OF LOT 14
Zoning/Structure:	Town Center Overlay Zone District / Commercial
Staff Member:	Scot Hunn, Town Planner
Staff Recommendation:	Approval

I. Summary of Request:

The Applicants, Lisa and Michael Lapp, request review of a Certificate of Appropriateness (2026-COA-004) at 611 Main Street in the Town Center (TC) Overlay Zone District for the following:

1. Major interior and exterior remodel of the existing building – conversion to restaurant space with outdoor seating.
2. New windows and doors.
3. New siding, trim, and paint.
4. New outdoor seating area with serving area/bar, trellis structure, landscaping, exterior lighting, and fencing.

II. Summary of Applicable Standards:

Generally, the proposed improvements, as described and depicted in the application, are consistent with the Town Center Overlay Design Standards which are attached to this report for reference. Per the Design Standards, the following statements are relevant to the Town Board of Trustees' review:

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.

And,

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectation for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

Additionally, while the Guidelines do not specifically address or contemplate exterior patio areas, streetscapes or landscaping, the following sections of the Standards apply to this review.

Authenticity (p. 2)

Under "Authenticity," the following standards apply to this proposal:

The Fairplay Town Center Overlay District has value because of its authentic architectural styles and elements. Constructing copies of historic buildings or using duplicate historic features lessens the integrity of the District.

Standards:

- ***The design of a new building or exterior modification to an existing structure should not be an exact duplication of a historic building.***
- ***Renditions of historic design are encouraged while "mirror" renditions are not encouraged.***

Sidewalks and Porches (p. 4)

Under "Sidewalks and Porches," the following standards apply to this proposal:

Sidewalks and boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. They are an integral part of the business district's historic character. Several wood frame buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

Standards:

- *Wooden boardwalks are allowed but must meet the Town of Fairplay design standards and accessibility standards of the Americans with Disabilities Act (ADA).*
- *Consider using synthetic materials that simulate wood.*
- *Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.*
- *Other appropriate sidewalk materials would be stone or brick.*

Exterior Materials (p. 5)

Under “Exterior Materials,” the following standards apply to this proposal:

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Standards:

- *Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.*
- *Preferred wood materials are horizontal wood siding and board and batten siding.*
- *Brick and stone are acceptable exterior materials.*

Staff Response:

As part of a major interior and exterior renovation of the existing building located at 611 Main Street, the Applicants have taken great care to develop proposed exterior improvements that embrace and embody the spirit, intent, and specific goals and standards of the Town Center Overlay District Design Standards.

As depicted within the application, images show the transformation of the existing building – via siding, trim, windows, doors, paint and other elements that respect (without duplicating) traditional building techniques, styles, and materials found in and around Fairplay. In particular, the proportions and dimensions of siding and trim elements are appropriate for the size and scale of the existing building.

The color palette presented is also appropriate and should compliment the general area of the District.

The conversion of an existing concrete patio fronting on Main Street into outdoor seating and service area, accented with low level lighting as well as new landscaping and fencing may serve to transform this property as viewed from Main Street and the public sidewalk.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

III. Summary of UDC Requirements and Town Center Overlay Design Standards:

Certificate of Appropriateness Requirements and Standards

The following sections of Article VIII – *Town Center Overlay District*, Unified Development Code (UDC) are applicable to the request:

Findings:

Section(s) 16-8-10, *Purpose*, and 16-8-70, *Findings*, of the UDC below outline the intent of the Design Guidelines and the findings necessary for the approval of a Certificate of Appropriateness:

Section 16-8-10 – Intent

The purpose of the Town Center Overlay District is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in the Town Center Overlay District. The requirements applicable to properties located in the Town Center Overlay District are in addition to the requirements and limitations of the underlying zone district designation of the property. Anyone seeking to renovate the exterior of or add to an existing structure or building, or construct a new building in the Town Center Overlay District shall be subject to the Architectural Review Committee approval. In promoting the general purposes of this Chapter, the specific intent of this Article is to:

- A. Protect the historic and architectural qualities of the Town's historic building stock;*
- B. Promote development and building consistent with the policies of the comprehensive plan;*
- C. Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;*
- D. Improve the general quality of the historic environment and promote conservation of the historic resources of the Town;*
- E. Encourage land uses which are orderly, functionally efficient, healthful and convenient to the historic sections of the Town;*
- F. Encourage the development of structures that are compatible within the historic districts;*
- G. Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts;*

- H. *Encourage the preservation of pre-1910 and Victorian styles of architecture; and*
- I. *Promote visual relief throughout the historic districts by preservation of mountain vistas and open space.*

Section 16-8-70 – Findings

- A. *In reviewing all proposed plans, the Committee is required to consider the Town Center Overlay District Design Guidelines and shall be guided by the protection, safety and preservation, as nearly as is practicable, of the historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject development and historic district.*
- B. *In order to disapprove or deny a project, the Committee shall make findings relating to the project's inconsistency with one (1) or more of the Town Center Overlay District Design Guidelines or the goals and policies set forth for the district or as stated in this Article.*

Staff Response:

The proposed exterior renovation project at 611 Main Street conforms to the purpose and intent of the Design Standards, specifically:

- *Protect the historic and architectural qualities of the Town's historic building stock.*
- *Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures.*
- *Improve the general quality of the historic environment and promote conservation of the historic resources of the Town.*
- *Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts.*
- *Encourage the preservation of pre-1910 and Victorian styles of architecture.*

IV. Staff Recommendation:

The application for the Certificate of Appropriateness for the Lapp property meets the Town's criteria and necessary findings.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

Suggested Motion:

In the event the Town Board votes to approve the Certificate of Appropriateness request, staff respectfully recommends the following motion:

“I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by Lisa and Michael Lapp for exterior modifications at the Lapp property located at 611 Main Street within the Town Center Overlay Zone District, because the proposal meets the Town’s criteria and standards for approval; and that the Board direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved (*or approved with modifications*) by the Committee.”

Attachments:

- Applicant Submittal Packet
- Design Guidelines

TOWN OF FAIRPLAY
CERTIFICATE OF APPROPRIATENESS

Property Address/Location 613A Main Street, Fairplay, CO 80440			
Applicant Michael and Lisa Lapp		Property Owner of Record (if other than Applicant) Fetlock Investments, LLC	
Mailing Address 2845 South Ogden St	City, State, Zip Englewood, CO 80113	Mailing Address 2845 South Ogden Street	City, State, Zip Englewood, CO 80113
Telephone 3038803900	Email mblapp@comcast.net	Telephone 3038803900	Email mblapp@comcast.net
Property Zone District: Town Center		<i>(Attach additional owners information if necessary)</i>	

Provide a brief description of proposed work:

Renovation of the exterior of building at 613A Main Street. The purpose of this renovation is to make the building into a restaurant that will serve the citizens of Fairplay, tourists and visitors to the area. The exterior renovation will include the restoration of the siding, trim windows, doors, and paint to match the original look and feel of the original structure. A pergola will be added to the West side of the building to offer shaded dining. A structure will be added to the West side to enclose a cooking area and bar seating. On the East side of the building will be an additional outdoor dining area.

**ADDITIONAL
ITEMS
REQUIRED**

In addition to this application and fee, the following items must be submitted *(Town staff may require additional items, depending on the nature of the request)*:

SITE PLAN

- ☒ Elevation drawings, 3D depiction or similar plans sufficient to allow effective design review
- ☐ Vicinity map
- ☐ North arrow
- ☐ Scale
- ☐ Property line dimensions
- ☐ Adjacent streets indicated
- ☐ Building location: Existing, proposed and proposed removal
- ☐ Footprints of structures on adjacent properties
- ☐ Driveway width dimension, existing and proposed curb cuts and parking spaces
- ☐ Existing, proposed removed or relocated landscaping

NONRESIDENTIAL

- ☒ Total site area in square footage
- ☒ Number of buildings on site and total
- ☒ Square footage for each and percent covered
- ☒ Number of stories of each building
- ☒ Parking spaces: existing and proposed
- ☒ Landscaping: total area in square footage and percent of total site

MULTIPLE-FAMILY RESIDENTIAL

- ☐ Total site area in square footage
- ☐ Number of buildings and units to be removed
- ☐ Number of buildings and stories proposed on site
- ☐ Square footage of each unit and number of bedrooms
- ☐ Building, coverage in square footage and percent of total site
- ☐ Parking spaces proposed
- ☐ Landscaping: materials used and total area in square footage and percent of total site

ARCHITECTURAL PLANS

- _____ Scale: Drawn to a commonly accepted scale suitable to the size of project
- _____ Elevation drawings, 3D depiction or similar plans adequate to describe concept and allow effective design review
- _____ Major materials indicated

APPLICANT INFORMED TO BRING TO MEETING

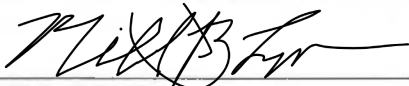
- _____ Quality photos of site, surrounding areas, structures and streetscape of neighborhood, appropriately labeled
- _____ A total of three sets of plans are needed at the meeting (one in the file and the applicant brings two sets of plans to the meeting)
- _____ Asbestos Free statement and executed CDPHE application with proof of paid fees (if demolition is required)

DEMOLITION REQUESTS ONLY:

Please describe the reason for the demolition request and the proposed land use after demolition.

CERTIFICATION

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this application on their behalf. I understand and acknowledge that a Certificate of Appropriateness is not a permit to begin work. If a Certificate of Appropriateness is issued for my project, I will obtain all required licenses and permits prior to commencing work.


Applicant Signature

07/01/26

Date

OFFICE USE ONLY

Date Received May 28, 2026 By JLS File Number 2026-COA-005

Level of Review Architectural Review Committee X
Town Staff X

Action Approved as Submitted _____
Approved with Conditions _____
Denied _____

Date of Action _____

613A Main Street Exterior Plan

July 6th, 2026

Mike and Lisa Lapp

Fetlock Investments, LLC

Current – Looking South From Main Street



Current – Looking East from Parking Lot



Color Palette

SW 7005 Pure White Locator Number: 255-C1	SW 9166 Drift of Mist Locator Number: 238-C2
SW 6185 Escape Gray Locator Number: 215-C3	SW 9131 Cornwall Slate Locator Number: 216-C4
SW 6186 Dried Thyme Locator Number: 215-C5	SW 6208 Pewter Green Locator Number: 217-C6



SHERWIN-WILLIAMS®

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

Siding Type



1X6

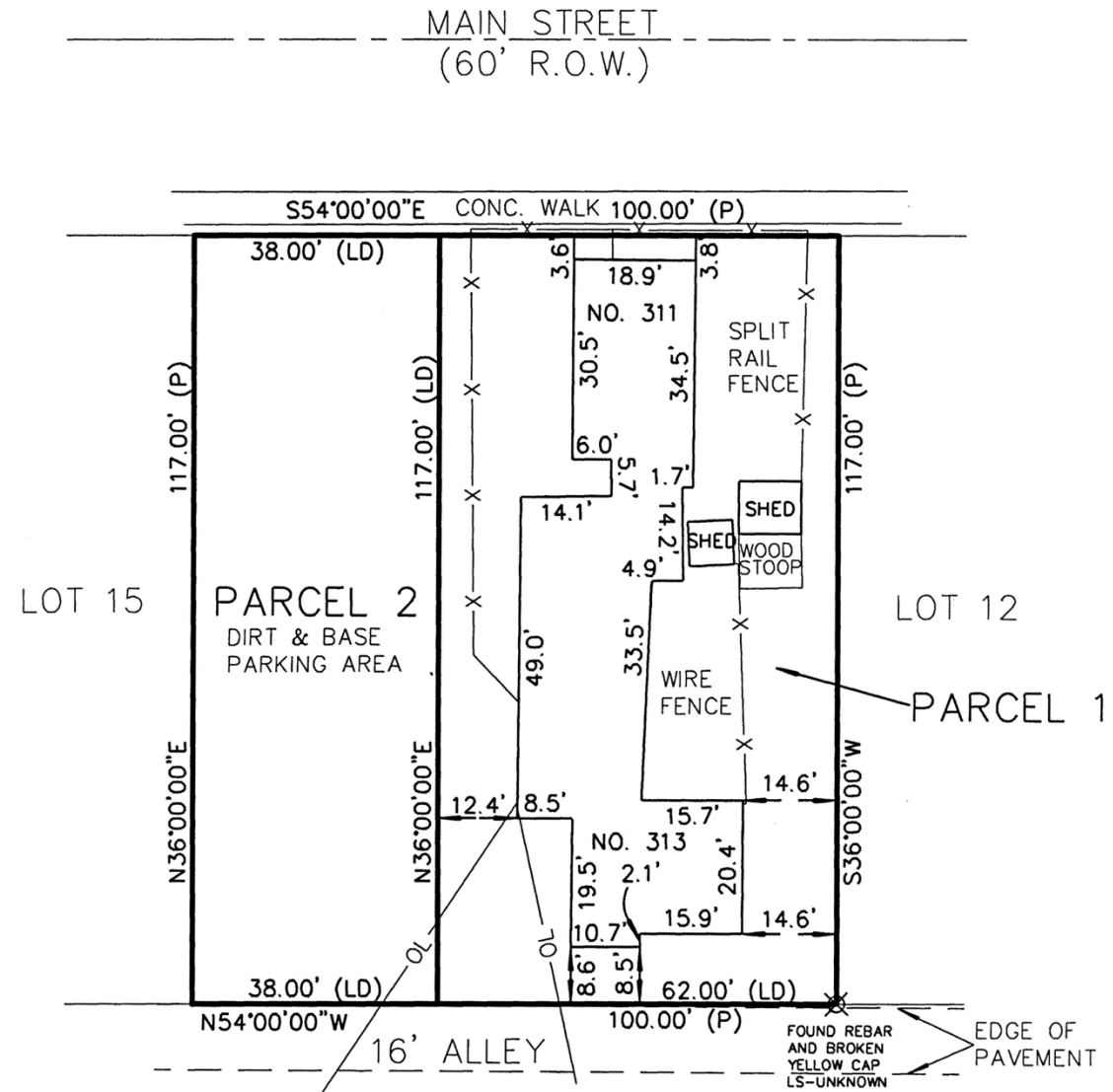


GERMAN SIDING YP

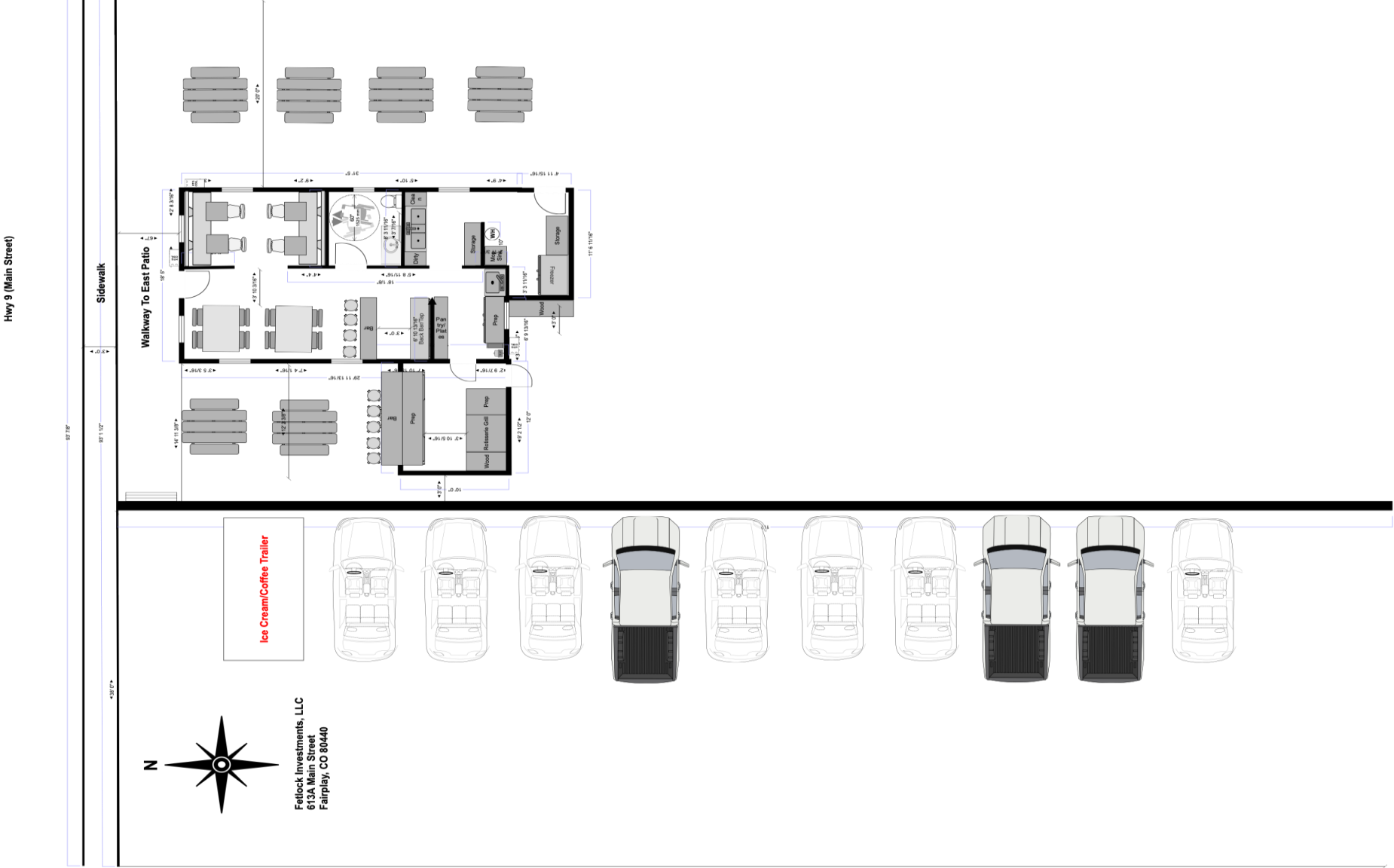
1X8



Plat Survey



Floorplan



Looking South From Main Street



Looking East from Parking Lot





Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](http://www.fairplaycolorado.com)

Staff Memorandum

To: Board of Trustees

From: Joe Rivera, Town Attorney

RE: Should the Board of Trustees for the Town of Fairplay, Colorado approve adoption of Ordinance No. 2, Series of 2026, entitled "**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO ADOPTING A NEW SECTION 8-1-80 OF THE FAIRPLAY MUNICIPAL CODE CONCERNING THE VIOLATION OF VEHICLE REGISTRATION REQUIREMENTS, TO ALLOW FOR THE CITATION OF VEHICLE REGISTRATION VIOLATIONS INTO THE TOWN OF FAIRPLAY'S MUNICIPAL COURT.**"? (L)

Date: 7/6/2026

Background/Analysis:

Prior to 2025, municipalities were unable to cite offenses related to vehicle registrations into municipal court. This changed with the passage of HB 25-1112, which removed this prohibition and expressly permits local governments the power to enforce the state's vehicle registration laws. It is the Police Department's desire to establish this enforcement system within the Town's Code. Other municipalities around the state have chosen to avail themselves of this newfound power and it should be expected that more and more municipalities will continue to adopt local registration penalties as the years pass. Now, when an officer makes a traffic stop for speeding and notices an old registration, the officer will be able to add on additional charge to the citation, which will (for the most part) be for zero points and a \$100 fine.

Recommendation:

Staff recommends adopting Ordinance No. 2, Series of 2026, as presented.

Attachments:

1. Ord 2, Series of 2026

TOWN OF FAIRPLAY, COLORADO

**ORDINANCE NO. 2
(Series of 2026)**

**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO ADOPTING A
NEW SECTION 8-1-80 OF THE FAIRPLAY MUNICIPAL CODE CONCERNING
THE VIOLATION OF VEHICLE REGISTRATION REQUIREMENTS, TO
ALLOW FOR THE CITATION OF VEHICLE REGISTRATION VIOLATIONS
INTO THE TOWN OF FAIRPLAY'S MUNICIPAL COURT.**

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, Section 42-4-110(1)(b), C.R.S., authorizes Colorado municipalities to adopt by reference a model traffic code embodying the rules of the road and vehicle requirements set forth in Article 4 of Title 42, C.R.S., and such additional local regulations as are provided for in Section 42-4-111, C.R.S.; and

WHEREAS, the Town has previously adopted (and amended) the Model Traffic Code for Colorado, 2010 edition, as the traffic code for the Town; and

WHEREAS, Colorado House Bill 25-1112, by its amendment of C.R.S. Section 42-4-110, has authorized Colorado municipalities to enforce state motor vehicle registration violations in their municipal courts; and

WHEREAS, the Board of Trustees finds, determines, and declares that the enforcement of state vehicle registration laws in the Town's Municipal Court will facilitate the enforcement of such laws generally, and will improve the safety and welfare of the citizens of the Town.

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

Section 1. Article I, Chapter 8, of the Code is hereby amended through the establishment of a new Section 8-1-80 to read in its entirety as follows:

Sec. 8-1-80. - Violation of Registration Provisions of Colorado Statutes.

(a) It is unlawful to commit any of the following acts:

(1) To operate or permit the operation, upon a public right-of-way, of a motor vehicle or trailer that is not registered pursuant to the requirements of Title 42, Article 3 of the Colorado Revised Statutes, as amended, and does not display the number plates or validation stickers issued for the vehicle or trailer for the current year, except for motor vehicles and trailers owned by a licensed dealer or licensed manufacturer while being held for sale or resale or while operated on the public right-of-way with dealer plates or depot tags authorized pursuant to Colorado Revised Statutes § 42-3-116, as amended;

(2) To display or permit to be displayed, to have in possession, or to offer for sale a certificate of title, validation tab or sticker, or registration number plate knowing the same to be fictitious or to have been stolen, cancelled, revoked, suspended, or altered; or

(3) To lend or knowingly permit the use by one not entitled thereto a certificate of title, registration card, or registration number plate issued to the lending or permitting person.

(b) A person who violates paragraph (a) or (c) of subsection (1) of this section commits a class B traffic infraction, as defined by Colorado statutes, and shall be penalized in an amount no greater than the penalty amount allowed by Colorado statutes for such infractions. A person who violates paragraph (2) of subsection (a) of this section commits a class 2 misdemeanor traffic offense, as defined by Colorado statutes, and shall be penalized in an amount no greater than the penalty amount allowed by Colorado statutes for such offenses.

Section 2. Safety Clause. The Town Board hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provisions, the intention being that the various sections and provisions are severable.

Section 4. This Ordinance shall become effective 30 days following publication.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the Town of Fairplay by the Board of Trustees this day of 6th day of July, 2026.

TOWN OF FAIRPLAY, COLORADO

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca, Town Clerk CMC



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](http://www.fairplaycolorado.com)

Staff Memorandum

To: Board of Trustees

From: Joe Rivera, Town Attorney

RE: Should the Board of Trustees for the Town of Fairplay, Colorado approve adoption of Ordinance No. 3, Series of 2026, entitled "**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO AMENDING SECTIONS 1-4-20 AND 1-4-30 OF THE FAIRPLAY MUNICIPAL CODE CONCERNING THE TOWN'S GENERAL PENALTY PROVISION TO COMPLY WITH RECENT COLORADO SUPREME COURT CASE LAW AND TO DECRIMINALIZE TOWN CODE VIOLATIONS.**"? (L)

Date: 7/6/2026

Background/Analysis:

The Colorado Supreme Court issued its decision in *People v. Camp*, which held that municipal penalties for certain offenses cannot exceed Colorado statutory penalties when the municipal ordinance and state statute address identical conduct, e.g. the municipal penalty for theft cannot be greater than the state penalty for theft.

Fairplay Municipal Code (Code) Section 1-4-20 establishes the general penalty for violations of municipal ordinances. This Ordinance amends Section 1-4-20 to comply with the *Camp* decision. Specifically, it introduces a new subsection aligning the penalties.

HB 26-1134 requires Towns to provide legal services to incarcerated or indigent defendants who are in custody or face jail based on a municipal code offense. The Ordinance decriminalizes the Town's code to eliminate the possibility of jail as a sanction, which eliminates the Town's obligation to provide legal services to incarcerated or indigent defendants who are in custody or face jail based on a municipal code offense.

The passage of this Ordinance will likely not have much effect on current operations because jail is rarely imposed as a sanction for a violation of the Town's code. However, upon passage of this Ordinance, the Town's Code will reflect the new legal standards for municipal court penalties.

Recommendation:

Staff recommends adoption of Ordinance No. 3, Series of 2026, as presented.

Attachments:

1. Ord 3, Series of 2026

TOWN OF FAIRPLAY, COLORADO

**ORDINANCE NO. 3
(Series of 2026)**

**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO AMENDING
SECTIONS 1-4-20 AND 1-4-30 OF THE FAIRPLAY MUNICIPAL CODE
CONCERNING THE TOWN’S GENERAL PENALTY PROVISION TO COMPLY
WITH RECENT COLORADO SUPREME COURT CASE LAW AND TO
DECRIMINALIZE TOWN CODE VIOLATIONS**

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. 13-10-101, *et seq.*, the Town, acting through its Board of Trustees ("Board"), has the authority to legislate upon, provide, and regulate the creation of a municipal court for the Town and to define and regulate the jurisdiction, powers, and duties thereof; and

WHEREAS, pursuant to such authority, the Board previously adopted general penalty provisions for violations of the Fairplay Municipal Code ("Code"), codified as Code Sections 1-4-20 and 1-4-30; and

WHEREAS, on December 22, 2025, the Colorado Supreme Court issued its decision in *People v. Camp*, holding that municipal penalties may not be in excess of statutory sentencing caps for certain offenses when the offender violates a municipal ordinance that corresponds to a state offense prohibiting identical conduct; and

WHEREAS, the Board finds that it is necessary and prudent to amend Code Sections 1-4-20 and 1-4-30 to ensure compliance with *Camp* decision; and

WHEREAS, the Board also desires to decriminalize the Town’s Code to eliminate associated rights and privileges for defendants that arise from the possibility of a jail sentence.

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

Section 1. Article IV, Chapter 1, Section 1-4-20, subsection (a), of the Code, concerning the Town’s general penalty, is hereby amended by the deletion of the struck through language and addition of the capitalized language to read in its entirety as follows:

Sec. 1-4-20. - General penalty for violation.

(a) Any person who shall violate or fail to comply with any provision of this Code for which a different penalty is not specifically provided shall, upon conviction thereof, be punished by a fine not exceeding two thousand six hundred fifty dollars (\$2,650.00) ~~or by imprisonment not exceeding one (1)~~

~~year, or by both such fine and imprisonment, except as hereinafter provided in Section 1-4-30 below.~~ In addition, such person shall pay all costs and expenses in the case, including attorney fees. Each day such violation continues shall be considered a separate offense.

(1) NOTWITHSTANDING SUBSECTION (a), THE MUNICIPAL COURT IS LIMITED TO THE PENALTY LIMITS SET FORTH IN CRS 18-1.3-501(a.5) AND 503(1.5) FOR OFFENSES UNDER THIS CODE WHEN SUCH OFFENSES ARE FOR CONDUCT IDENTICAL TO A STATE OFFENSE. THE LIMITATIONS ON THE PENALTY AUTHORITY OF THE MUNICIPAL COURT IN SUCH CASES SHALL BE AS FOLLOWS:

- MISDEMEANORS CLASS I: UP TO \$1000 FINE.
- MISDEMEANORS CLASS II: UP TO \$750 FINE.
(INCLUDING THEFT OF VALUE BETWEEN \$300 AND \$999).
- MAXIMUM CONSECUTIVE SENTENCE IN A SINGLE CASE IS 24 MONTHS.
- PETTY OFFENSES: UP TO \$300 FINE.

Section 2. Article IV, Chapter 1, Section 1-4-30 of the Code, concerning the Town's general penalty for juveniles, is hereby amended by the addition of the capitalized language to read in its entirety as follows:

Sec. 1-4-30. - Application of penalties to juveniles.

SUBJECT TO THE LIMITATIONS PROVIDED BY CODE SECTION 1-4-20(A)(1), every person who, at the time of commission of the offense, was at least ten (10) but not yet eighteen (18) years of age, and who is subsequently found liable, convicted of or pleads guilty or nolo contendere to, a violation of any provision of this Code, shall be punished by a fine of not more than one thousand dollars (\$1,000.00) per violation or count. Any voluntary plea of guilty or nolo contendere to the original charge or to a lesser or substituted charge shall subject the person so pleading to all fines and/or penalties applicable to the original charge. Nothing in this Section shall be construed to prohibit incarceration in an appropriate facility, at the time of charging, of a juvenile violating any section of this Code.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provisions, the intention being that the various sections and provisions are severable.

Section 4. This Ordinance shall become effective 30 days following publication.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the Town of Fairplay by the Board of Trustees this 6th day of July, 2026.

TOWN OF FAIRPLAY, COLORADO

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca, Town Clerk CMC