



Town of Fairplay Colorado

Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, May 4, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

[Join Meeting by Teams](#)

(Meeting ID: 280 839 817 975 684 / Passcode: W3Hz7Vd7)

Dial in by phone [+1 929-352-2940,,187674549#](#)

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Agenda

V. 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 April 3, 2026 to April 30, 2026 in the amount of \$105,660.56. (A)**
- B. Approval of ACH expenditures for the month of March 2026 in the amount of \$91,476.74. (A)**
- C. Approve adoption of Findings of Fact, Conclusions and Order regarding approval of application from The Hand Hotel, LLC, for a new Hotel and Restaurant Liquor License for The Outpost Cafe located at 531 Front Street, Fairplay, CO. (A)**
- D. Approve Permit Application and Report of Changes application from MAAF, LLC for Change of Location from 702 Main Street to 501 Front Street for Hotel and Restaurant Liquor License for Mr. Burro Cafe. (A)**

VI. 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.

VII. Proclamations, Presentations and Updates

- A. Presentation from Town Events Coordinator Kesley Sprys regarding 2026 Events.**

VIII. New Business

- A. Should the Board of Trustees of the Town of Fairplay, Colorado adopt Resolution No. 22, Series of 2026, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, DESIGNATING THOSE PERSONS AUTHORIZED TO SIGN ON TOWN BANK ACCOUNTS."? (A)**

IX. Other Business

- A. Discussion regarding Town of Fairplay provision of cellular phones and computer devices for Board of Trustee members.**
- B. Discussion regarding drought and wildfire conditions and potential impacts on Town of Fairplay events and beautification.**

- C. **Update on Local Planning Capacity Grant project for updating of Unified Development Code and Comprehensive Plan Request for Proposal process with review of possible code language for adoption of Proposition 123-compliant expedited development review process.**
- D. **Determination of dates/times for Unified Development Code and Comprehensive Plan RFP short list interviews.**

X. Adjournment

(A) Administrative: Day-to-day operational decisions, implementation of policies, and enforcement of existing laws.

(L) Legislative: Policy-making decisions of a permanent or general character, such as adopting ordinances, setting tax rates, and approving budgets.

(QJ) Quasi-Judicial: Decisions involving applying existing policies or regulations to specific facts or individuals (e.g., land use variances, rezoning of an area, or granting of licenses or licensing appeals).

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on Friday, May 1, 2026. This Agenda May Be Amended.

BILLS PAID FROM APRIL 3, 2026 TO APRIL 30, 2026

Vendor Name	Payment Date	Payment Amount	Payment Description
Brian Rogers	4/3/2026	254.85	Clothing Reimbursement
CINTAS	4/3/2026	61.95	PW/UTILITIES UNIFORMS
CenturyLink	4/3/2026	83.24	WaterPlant Phone Line
Ferrellgas	4/3/2026	683.22	WTP Heater Propane
Glasco UV LLC	4/3/2026	2,090.80	Ultraviolet Lamps for wastewater treatment
Jane Koerner	4/3/2026	1,000.00	Restitution Pass Through
McMaster-Carr	4/3/2026	137.84	Steel Fittings for pump near sludge pond
Studio Neujahr	4/3/2026	575.00	Town Map & Event Postcard Design
International Institute for Municipal Clerks	4/7/2026	220.00	IIMC Annual Membership Fee -Sciaccas (13205)
Colorado Analytical Laboratory	4/9/2026	24.00	Drinking Water testing
American Fidelity Assurance	4/11/2026	805.62	Feb 26 Premiums
American Fidelity Assurance	4/11/2026	805.62	Mar 26 Premiums
AT&T Mobility	4/13/2026	2,210.68	VoIP, BodyCam, Cellular & MDT Monthly Fees
Pelicans LLC	4/13/2026	171.80	Vacuum Pump Contact Relays
Aflac	4/14/2026	36.84	Policy POV 107B4 Feb 2026 Premium
Aflac	4/14/2026	36.84	Policy POV 107B4 Mar 2026 Premium
Alpine Civil Construction	4/14/2026	630.00	Service Call 3/12/2026 UPS Installation
Canyon Systems Inc	4/14/2026	2,628.36	Influent and Circulation Pump Seals
Connie Gray	4/14/2026	250.00	Election Judge Pay
David Santo	4/14/2026	250.00	Election Judge Pay
England Fence Co LLC	4/14/2026	44.92	Hinges for Water Plant gate
High Rockies Community School	4/14/2026	412.96	Mardi Gras 10% Donation of Ticket & T-shirt Sales
HomeServe USA Corp	4/14/2026	1,636.55	Monthly Water Line Premiums
Konica Minolta Business Solutions USA Inc	4/14/2026	121.03	Acct 899250 - Inv 9010764219
Konica Minolta Premier Finance	4/14/2026	496.48	Acct 1660510 - Inv 596183437
Konica Minolta Premier Finance	4/14/2026	595.44	Acct 1660510 - Inv 595767133
Minimal Impact Events LLC	4/14/2026	1,736.25	Deposit for Waste/Recycling Services Burro Days
ORourke Media Group	4/14/2026	80.64	Election Notices
ORourke Media Group	4/14/2026	117.00	Mardi Gras Ad
ORourke Media Group	4/14/2026	199.00	People's Choice Award Thank You
Park County Road Bridge Department	4/14/2026	2,208.71	FEBRUARY 2026 Fuel
Sarah Ernst	4/14/2026	50.00	Ernst Monthly Cell Phone Reimbursement April 2026
Standard Insurance Company	4/14/2026	1,248.11	STD/LTD Premiums Mar '26
Standard Insurance Company	4/14/2026	1,234.67	STD/LTD Premiums Apr '26
Stop Stick, LTD	4/14/2026	574.00	Stop Stick
Town of Alma	4/14/2026	1,990.00	1st Qtr 2026 Citation Revenue Payment
Utility Notification Center of Colorado	4/14/2026	99.75	Sewer locates
Utility Notification Center of Colorado	4/14/2026	126.00	Water Locates
WATTERS h2o SERVICES	4/14/2026	1,500.00	Monthly ORC Fees - Feb-26
Western Waste Holdings Inc	4/14/2026	429.56	Roll Off Fees
Western Waste Holdings Inc	4/14/2026	436.22	Roll Off Fees
Colorado Analytical Laboratory	4/15/2026	439.00	Wastewater testing
AWT Consulting LLC	4/16/2026	5,750.00	March 2026 WWTP ORC Services
WATTERS h2o SERVICES	4/16/2026	1,500.00	Monthly ORC Fees - Mar-26
CINTAS	4/17/2026	61.95	PW/UTILITIES UNIFORMS
J & M Displays Inc	4/17/2026	20,000.00	4th of July 2026 Fireworks Display
ShredAmerica Colorado LLC	4/17/2026	29.37	Monthly Shredding Console Service
Town of Fairplay	4/17/2026	123.20	Utilities 1507 COUNTY ROAD 16
Town of Fairplay	4/17/2026	161.70	Utilities 1190 Park County Rd 16
Town of Fairplay	4/17/2026	183.20	Utilities 501 Main Street
Colorado Natural Gas, Inc.	4/20/2026	208.39	2039734 - Natural Gas
Colorado Natural Gas, Inc.	4/20/2026	289.74	2039735 - Natural Gas
Colorado Natural Gas, Inc.	4/20/2026	886.98	2041422 - Natural Gas

Colorado Natural Gas, Inc.	4/20/2026	206.33	2041429 - Natural Gas
Colorado Natural Gas, Inc.	4/20/2026	713.40	2375322 - Natural Gas
Hayes Poznanovic Korver LLC	4/20/2026	2,609.00	Water Counsel Legal Fees - March 2026
Hazel Miller Entertainment, LLC	4/20/2026	1,750.00	TGIF Burro Days Kickoff Concert 50% deposit
Highline	4/20/2026	694.95	Monthly Broadband Fees
Hunn Planning & Policy LLC	4/20/2026	2,030.00	General Planning Services - Mar 2026
Ken Hardesty	4/20/2026	6,444.82	On-Call Engineering Services - Water Projects
Murray Dahl Beery Renaud LLP	4/20/2026	10,798.75	Legal Counsel Fees
Salida Hospital District	4/20/2026	953.00	Cost of Casework RE 26-0011
Schmueser Gordon Meye Inc	4/20/2026	1,580.50	General Engineering Services
Schmueser Gordon Meye Inc	4/20/2026	688.50	General Engineering Services - Impact Fee (DOLA Grant)
Schmueser Gordon Meye Inc	4/20/2026	1,125.00	General Engineering Services - 715 Pharmacy (In-Kind)
South Park Ace	4/20/2026	516.51	Acct 1106 - Inv 03/25/2026
The Wagon Wheel Inc	4/20/2026	332.50	Printing - Business Cards, Election Notices
Elevated Cleaning Co	4/21/2026	750.00	Town Hall, 501 Main & Bunkhouse Cleaning
Family Support Registry	4/21/2026	254.30	Acct 15890460 - Inv 15890460 04-17-2026
Konica Minolta Business Solutions USA Inc	4/21/2026	166.96	Acct 899250 - Inv 9010797909
Park County Road Bridge Department	4/21/2026	3,184.10	MARCH 2026 Fuel
E-470 Public Highway Authority	4/22/2026	9.20	Toll Fee
Fairplay Auto Supply	4/23/2026	181.58	Acct 5004 - Inv 02/28/2026
Fairplay Auto Supply	4/23/2026	730.33	Acct 5004 - Inv 03/31/2026
Sensus USA Inc.	4/23/2026	4,699.00	4/13/2026 - 4/13/2027 Coverage
Utility Notification Center of Colorado	4/23/2026	47.77	Sewer locates
Newman Signs	4/27/2026	838.00	Signage - AVIS Enforcement
Watts Uplifting Inc	4/28/2026	446.60	Upfitting Expense - Logos for Used Explorer
4rivers Equipment	4/30/2026	307.31	Skidsteer Blad
CINTAS	4/30/2026	61.95	PW/UTILITIES UNIFORMS
Family Support Registry	4/30/2026	254.30	Acct 15890460 - Inv 15890460 05-01-2026
Ferrellgas	4/30/2026	502.75	Waterplant Propane
Iron Mountain	4/30/2026	189.00	Monthly Vital Records Storage Fees
Utility Associates Inc	4/30/2026	4,666.67	BWC annual fees
		\$ 105,660.56	

TOWN OF FAIRPLAY EXPENSES PAID VIA ACH FOR THE MONTH OF MARCH, 2026

Vendor Name	Paid On	Line Item	Paid Amount	Payment Description
US Bank National Association	3/2/2026		7,124.01	Feb 2026 P-card statement
Gravie	3/2/2026		24,870.64	Mar 2026-Health Insurance
Delta Dental of Colorado	3/3/2026		2,086.82	Employee Vision & Dental Premiums - Mar '26
Xpress Bill Pay	3/6/2026		306.74	XBP Merchant Fees-Feb 26
Xpress Bill Pay	3/6/2026		306.74	XBP Merchant Fees-Feb 26
CRA - Colorado Retirement Association	3/10/2026		1,897.30	401A - PPE 2/28/26
CRA - Colorado Retirement Association	3/10/2026		657.45	457 - PPE 2/28/26
FPPA - Fire & Police Pension Association of Colorado	3/11/2026		8,125.91	FPPA PPE 2/28/26
ADP Inc	3/12/2026		1,000.00	ADP Amended Return Fees
ADP Inc	3/12/2026		262.56	ADP Q4 2025 Tax Reporting & W2s
ADP Inc	3/12/2026		358.40	ADP Payroll Fees
PathPoint Merchant Services	3/12/2026		7.85	Fines - Feb 26
PathPoint Merchant Services	3/12/2026		406.96	General - Feb 26
PathPoint Merchant Services	3/12/2026		713.46	Utilities - Feb 26
ADP Inc	3/13/2026		192.85	ADP Payroll Fees
US Bank National Association	3/13/2026		66.82	Feb 2026 Bank Analysis Fees
US Bank National Association	3/13/2026		66.83	Feb 2026 Bank Analysis Fees
CRA - Colorado Retirement Association	3/19/2026		1,865.08	401A - PPE 3/14/26
CRA - Colorado Retirement Association	3/19/2026		657.68	457 - PPE 3/14/26
FPPA - Fire & Police Pension Association of Colorado	3/20/2026		7,911.14	FPPA PPE 3/14/26
ADP Inc	3/27/2026		226.35	ADP Payroll Fees
US Bank National Association	3/30/2026		5,282.16	Mar 2026 P-card statement
Gravie	3/30/2026		25,608.09	Apr 2026-Health Insurance
Gravie	3/30/2026		1,474.90	Feb & Mar 26 Adj
			\$ 91,476.74	

**BOARD OF TRUSTEES
TOWN OF FAIRPLAY**

IN RE: APPLICATION OF THE HAND HOTEL, LLC. FOR
A NEW HOTEL AND RESTAURANT LICENSE
FOR THE OUTPOST CAFÉ, 531 FRONT STREET, FAIRPLAY

FINDINGS OF FACT, CONCLUSIONS AND ORDER

THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, acting as the local liquor licensing authority, enters the following Findings of Fact, Conclusion and Order.

FINDINGS

1. This matter comes on for hearing upon the application of The Hand Hotel, LLC, (the “Applicant”) for a Hotel and Restaurant Liquor License.
2. The application is complete and contains all the information required by the Colorado Liquor Code. The Board further finds that the Applicant, its officers and/or shareholders are of good moral character.
3. Notice of a public hearing on the application was given in the manner prescribed by C.R.S. § 44-3-311.
4. A public hearing was held on the application on April 20, 2026, at which the Applicant and all interested parties were allowed to present testimony and evidence regarding the application and particularly the criteria for issuance of a license set forth in C.R.S. § 12-47-312.
5. A background check was completed on Catherine Ambrose, Managing Member, the results of which showed no criminal history. The building plans and specifications are a true representation of the facilities and the premises comply with applicable zoning, building, health, and fire regulations as related to historic structures. Proof of possession of the premises has been provided.
6. For purposes of determining the needs and desires of the neighborhood, the entire corporate limits of the Town of Fairplay have been determined to be the neighborhood. If approved, this liquor license would not appear to be a detriment to the neighborhood. There are multiple other Retail Liquor Licenses on Front Street, but this location has not previously been licensed for alcohol service. The Board of Trustees did

not feel issuing this license would create an undue concentration of the same class of license or increased need for law enforcement resources in Fairplay.

CONCLUSIONS

1. Based on the evidence adduced at the public hearing the Board concludes that the requirements set forth in the Colorado Liquor Code have been met.
2. The Board further concludes that there was persuasive evidence that the desires of the adult inhabitants of the neighborhood favor issuance of the license.

ORDER

Based on the Findings and Conclusions set forth above, the application for a Hotel and Restaurant Liquor License is GRANTED.

DATED this 4th day of May, 2026.

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca, Town Clerk

Instruction Sheet for Permit Application and Report of Changes

For All Sections, Complete Questions on Page 2

Section A

To Register or Change Managers, check the appropriate box in section A and complete question 10 on page 6. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

Section B

For a Duplicate license, be sure to include the liquor license number in section B on page 1 and proceed to page 8 for Oath of Applicant signature.

Section C

Check the appropriate box in section C and proceed below.

For a Retail Warehouse Storage Permit, go to page 4 complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

For a Wholesale Branch House Permit, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

To Change Trade Name or Corporation Name, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

To modify Premises, or add Sidewalk Service Area, go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

For Optional Premises go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County).

To Change Location, go to page 5 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit permit application or report of change to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

Noncontiguous or Primary Manufacturing Location Change, go to page 6, and complete questions in the section. Use this section to make a current Noncontiguous Manufacturing Location into a Primary Manufacturing Location, or a Primary Manufacturing Location into a Noncontiguous Manufacturing Location. To be eligible for a Noncontiguous or Primary Manufacturing Location Change, you must be a Colorado state licensed manufacturer pursuant to section 44-3-402 or 44-3-403, C.R.S.

Campus Liquor Complex Designation, go to page 8 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature.

To add another Related Facility to an existing Resort or Campus Liquor Complex, go to page 8 and complete questions in the section.

Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

Applicant is a Corporation Individual Partnership Limited Liability Company

License Number

03-19953

Name of Licensee

MAAF LLC

Trade Name of Establishment (DBA)

Mr. Burro Cafe

Address of Premises (specify exact location of premises)

501 Front St

City

Fairplay Colorado

County

Park County

State

CO

ZIP Code

80440

Business Email Address

mr.burrocafe@gmail.com

Business Phone Number

719-837-2028

Select the Appropriate Section Below and Reference the Instructions on Page 1.

Section A – Manager

- Manager's Registration (Hotel & Restaurant)..... \$30.00
- Manager's Registration (Tavern)..... \$30.00
- Manager's Registration (Lodging Facility)..... \$30.00
- Manager's Registration (Entertainment Facility)..... \$30.00
- Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging Facility, Entertainment Facility, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

Section B – Duplicate License

- Duplicate License \$50.00

Section C

- Retail Warehouse Storage Permit (each)..... \$100.00
- Wholesale Branch House Permit (each)..... \$100.00
- Change Corporation or Trade Name Permit (each)..... \$50.00
- Change Location Permit (each)..... \$150.00
- Noncontiguous or Primary Manufacturing Location Change..... \$150.00

- Change, Alter or Modify Premises.....\$150.00 x Total Fee:
- Addition of Optional Premises to Existing Hotel/Restaurant\$100.00 x Total Fee:
- Addition of Related Facility to an Existing Resort or Campus Liquor Complex.....\$160.00 x Total Fee:
- Campus Liquor Complex Designation..... No Fee
- Sidewalk Service Area..... \$75.00

Do Not Write in This Space – For Department of Revenue Use Only

Date License Issued	License Account Number	Period
<input style="width: 100%; height: 100%;" type="text"/>	<input style="width: 100%; height: 100%;" type="text"/>	<input style="width: 100%; height: 100%;" type="text"/>

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

Total Amount Due..... \$.00

Storage Permit

Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

Retail Warehouse Permit for:

On-Premises Licensee (Taverns, Restaurants etc.)

Off-Premises Licensee (Liquor stores)

Wholesalers Branch House Permit

Address of Storage Premises

City

County

ZIP Code

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name

Change of Trade Name/DBA only

Corporate Name Change (Attach the following supporting documents)

1. Certificate of Amendment filed with the Secretary of State, or
2. Statement of Change filed with the Secretary of State, and
3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

New Trade Name

Old Corporate Name

New Corporate Name

Change of Location

Note to Retail Licensees: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

April 29, 2024

Date of Hearing

N/A - Not Required By Code

Address of current premises.

Address

702 Main St

City

Fairplay Colorado

County

Park County

ZIP Code

80440

Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

501 Front St

City

Fairplay Colorado

County

Park county

ZIP Code

80440

New mailing address if applicable.

Address

N/A

City

County

State

ZIP Code

✓ Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Noncontiguous or Primary Manufacturing Location Change

Select the option that applies to your situation:

- Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); or
- Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

Address of Location 1:

Address

City

County

ZIP Code

Address of Location 2:

Address

City

County

ZIP Code

Change of Manager

Change of Manager or to Register the Manager of a Tavern, Hotel and Restaurant, Lodging Facility and Entertainment Facility liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

Change of Manager

Former Manager's Name

New Manager's Name

Date of Employment

Has manager ever managed a liquor licensed establishment?..... Yes No

Does manager have a financial interest in any other liquor licensed establishment?..... Yes No

If yes, give name and location of establishment

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

Note: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed

(b) If the modification is temporary, when will the proposed change:

Start (month/day/year)

End (month/day/year)

Note: The total state fee for temporary modification is \$300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... Yes No

(If yes, explain in detail and describe any exemptions that apply)

(d) Is the proposed change in compliance with local building and zoning laws?..... Yes No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises?..... Yes No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services
I wish to designate my existing:

Liquor License Type	Liquor License Number
<input type="text"/>	<input type="text"/>

to a Campus Liquor Complex..... Yes No

Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

Address of Related Facility

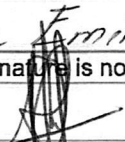
Address

<input type="text"/>			
City	State	ZIP Code	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Outlined diagram provided..... Yes No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Print Name	Title
<i>Mayra Emilia Ayala Romero</i>	<i>Owner</i>
Electronic signature is not accepted, physical signature is required.	
	Date (MM/DD/YY)
	<i>04/29/2026</i>

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

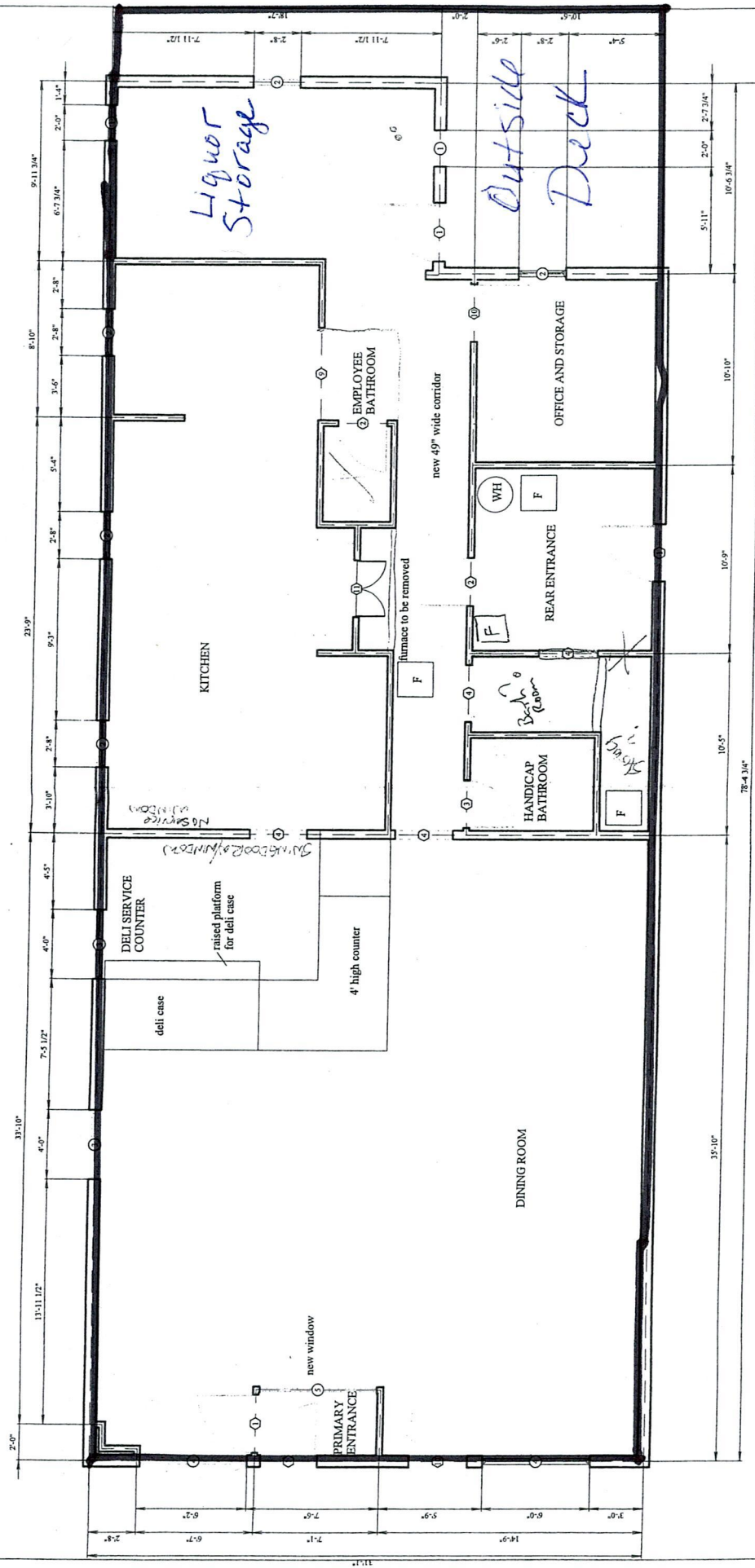
Local Licensing Authority (City or County)	Date filed with Local Authority	
<input type="text"/>	<input type="text"/>	
Signature	Title	Date (MM/DD/YY)
<input type="text"/>	<input type="text"/>	<input type="text"/>

Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Electronic signature is not accepted, physical signature is required.	Title	Date (MM/DD/YY)
<input type="text"/>	<input type="text"/>	<input type="text"/>

REVISION		
NO.	DESCRIPTION	DATE



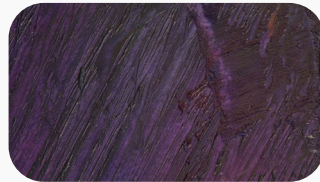
PROPOSED FLOOR PLAN

BSW Design & Construction Inc.
 PO Box 8435
 Breckenridge, CO 80424
 501 Front Street
 Fairplay, CO 80440

DATE	11/27/05
SCALE	1/4" = 1'-0"
PROJECT	11/27/05
SHEET	11/27/05

FAIRPLAY

SPECIAL EVENTS



Kelsey Sprys

Special Events Coordinator



RESPONSIBILITIES

Events

Visitor
Center

Marketing

Volunteers

EVENT TIMELINE

FEBRUARY

**FAIRPLAY'S MOUNTAIN
MARDI GRAS**

3RD SATURDAY

JUNE

TOWN CLEAN-UP

1ST FULL WEEKEND

**TGIFAIRPLAY
CONCERT**

4TH FRIDAY

JULY

**FAIRPLAY'S
INDEPENDENCE DAY
CELEBRATION**

JULY 4TH

**TGIFAIRPLAY
CONCERT**

FRIDAY OF BURRO DAYS

BURRO DAYS

LAST FULL WEEKEND

AUGUST

NATIONAL NIGHT OUT

1ST TUESDAY

**TGIFAIRPLAY
CONCERT**

4TH FRIDAY

SEPTEMBER

**FAIRPLAY FALL
FESTIVAL**

3RD SATURDAY

DECEMBER

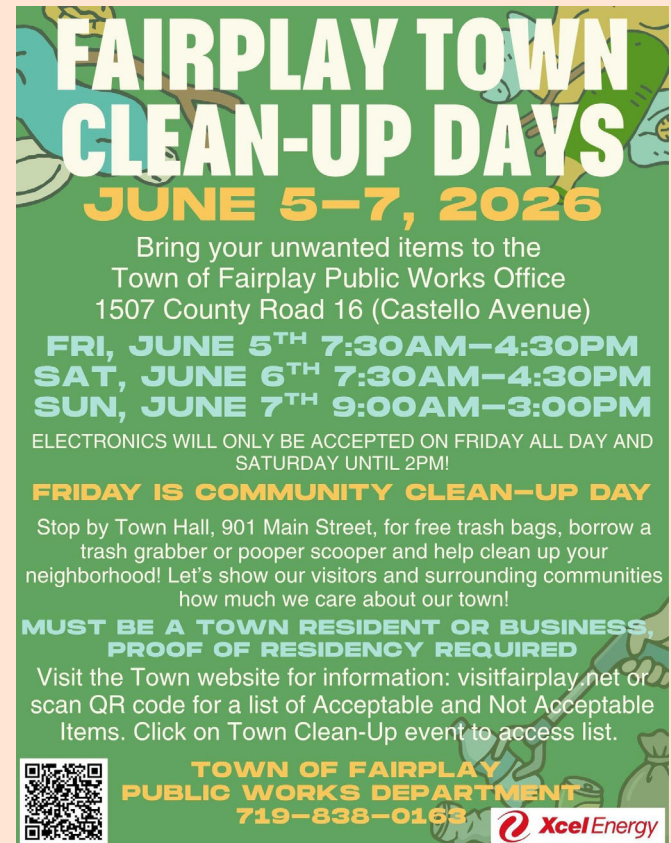
**A REAL CO CHRISTMAS
FESTIVAL OF TREES**

1ST SATURDAY

TOWN CLEAN-UP

June 5th - 7th

- 30-yd Dumpsters, Metal Recycling, Electronics Recycling, Tires, Appliances
- No Shredding
- Snacks instead of Lunch
- Tire Grant for 2027



**FAIRPLAY TOWN
CLEAN-UP DAYS**
JUNE 5-7, 2026

Bring your unwanted items to the
Town of Fairplay Public Works Office
1507 County Road 16 (Castello Avenue)

FRI, JUNE 5TH 7:30AM-4:30PM
SAT, JUNE 6TH 7:30AM-4:30PM
SUN, JUNE 7TH 9:00AM-3:00PM

ELECTRONICS WILL ONLY BE ACCEPTED ON FRIDAY ALL DAY AND
SATURDAY UNTIL 2PM!



FRIDAY IS COMMUNITY CLEAN-UP DAY

Stop by Town Hall, 901 Main Street, for free trash bags, borrow a
trash grabber or pooper scooper and help clean up your
neighborhood! Let's show our visitors and surrounding communities
how much we care about our town!

**MUST BE A TOWN RESIDENT OR BUSINESS
PROOF OF RESIDENCY REQUIRED**

Visit the Town website for information: visitfairplay.net or
scan QR code for a list of Acceptable and Not Acceptable
Items. Click on Town Clean-Up event to access list.

**TOWN OF FAIRPLAY
PUBLIC WORKS DEPARTMENT
719-838-0163**



TGIFAIRPLAY FREE CONCERT SERIES

June 26th, July 24th, August 28th

- A Brother's Fountain – June 26th
- Hazel Miller & the Collective – July 24th
- Chris Daniels & the Kings – August 28th
 - Their last year touring (maybe)
- Maverick Mountain BBQ
- High Rockies Community School
- Community Vendor Booth Opportunities
- 2027 possibilities – Martin Sexton, Tragedy, Runaway Fire, Be Kind Rewind
- Brannan and Xcel Sponsor



FAIRPLAY'S INDEPENDENCE DAY CELEBRATION

July 4th

- Updated 5k Course, 10 signed up
- Team Poppy
- More food trucks
- 250/150 Shirt
- Buena Vagrants & Boogie Machine
- Fireworks new location and plan B, C, D for fire ban
- Brannan Sponsor



77TH BURRO DAYS

July 25th - 26th

- Kid's Pack Dog Race - 3 age categories
- Llama Event - new name pending
- 101 Vendors, 24% new, 22 on waitlist
- Little Moses Jones
- Time Cut Off at Checkpoint 6 - pending
- 19 signed up for race, 3 for long course
- Hand Hotel hosting and catering banquet
- Rider Justice and Brannan Sponsor



FAIRPLAY FALL FESTIVAL

September 19th

- Split Window headlining
- Meeting with non-profits in May
- Chamber hosting chili cook-off after event at the Fire Station



A REAL CO CHRISTMAS & FESTIVAL OF TREES

December 5th

- Festival of Trees will continue at Holiday Bazaar, good fit in 2025
- Early interest from new decorators already



FAIRPLAY'S 8TH MOUNTAIN MARDI GRAS

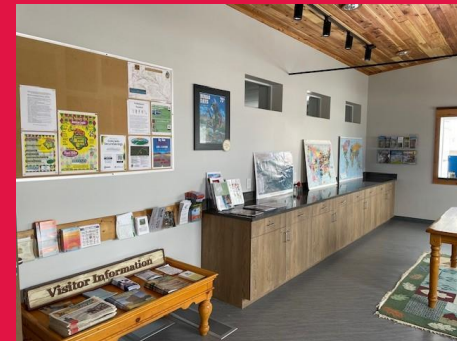
February 20, 2027

- Staff awaiting go ahead to plan for next year
- Hazel Miller would be excited to return, just need to make the booking



VISITOR CENTER & BURRO RACE MUSEUM

- 501 Main location opened to public in September 2024, Kelsey's office is here!
- Burro Race Museum opened July 2025
- Conference Room reservations available
- Current Springs Hours
 - Tue-Sat 10am-2pm
- Summer Hours, after Memorial Day
 - Mon 9am-12:30pm, Tue-Fri 9am-4pm, Sat 9am-2pm
- Colorado Tourism Office (CTO) Community Partner
- Merchandise & Gold Pan Permits
- Burro Race History donations accepted



MARKETING

- Town Map & Brochure
- Event Schedule Postcard & Banners
- Social Media
- Website Edits
- Event Flyer Design & Distribution
- Relocation Guide & Services
- Town Rack Card
- Newsletter & Announcements
- Magazine, Newspaper, Online Ads
- Senior Banners & Radio Salute
- Outreach Events & More!

Aug 22 Free **TGIFairplay** Concert Series **6-9 PM**

Hazel Miller & The Collective
Colorado-based music icon (and Fairplay favorite) Hazel Miller has a reputation for "bringing it" whether the event is a club setting, concert, festival, or non-profit fundraiser. Hazel has toured North America, Europe, the Far East, the Middle East, and Central America. Her powerful voice stands out and her beautiful spirit shines through to the delight of her loyal fans.

Free Peaches & Ice Cream Social
Starting at 6PM (while supplies last)
Food & Adult Beverages - Cash or Credit Card
No Outside Alcohol or Glass - Friendly Pets Welcome
5th Street between Main & Front
Rain, snow or shine

visitfairplay.net
719-839-6119

TGIFairplay!
Events 2026

June 5-7	Town Clean-Up for Town of Fairplay residents and businesses	July 24-26	77th Barro Days Celebration - Barro, Dog, Llama & Outhouse Races, Parade, Cowboy Church, Rides, Live Music, Vendors & Barro Race Museum
June 6	Huck Finn Day at the Fairplay Beach, Free Fishing in Colorado Weekend, 7am-12pm	Aug 1	Sheep Mountain Trail Runs, Human Potential Running Series
June 26	Free Concert on 5th Street, w/ A Brother's Fountain, a genre all its own, <i>Campfire Folk</i>	Aug 4	National Night Out, a fun event with FREE food & kids activities, improving relationships between neighbors and law enforcement
June 27	2nd Annual Ice Cream Social Fundraiser - Come join Park County Animal Control for a day full of fun, food, ice cream!	Aug 8-9	Living History Days at the South Park City Museum
July 3	Singerwriters at Sunset on the Fairplay Beach w/ Grayson Capps, Dean Misantoni & Friends - FREE to Public, 7pm	Aug 28	Free Concert on 5th Street w/ Chris Daniels & the Kings with Freddy Gowdy, celebrating 42 years!
July 4	Fairplay's Independence Day Celebration - Barro Buster Sk, Parade, Food, Kids Activities, Strut Your Mutt, Fireworks & Free Concert w/ Boogie Machine, 70s Disco Tribute Band	Sept 19	3rd Annual Fairplay Fall Festival - Pumpkin Patch, Food, Libations, Live Music, Vendor Market, Family Games & Activities
July 10-11	Silverheels Trail Runs, Human Potential Running Series	Oct 10	Open House at NWFPD Station 2, Celebrate Fire Prevention Week with your local firefighters 11-2pm
July 10-18	Park County Fair - Vendors, Carnival, Animals, 4-H Project Shows & Rodeo	Oct 31	Halloween Spectacular Hosted by Boys & Girls Clubs of the High Rockies
July 23-24	Fairplay Gem, Mineral & Jewelry Show at the River Park Event Site	Oct 31	Halloween Museum at South Park City Museum
July 24	Free Concert on 5th Street w/ Hazel Miller & The Collective, Colorado Music Hall of Fame Artist	Dec 5	A Real Colorado Christmas & Festival of Trees, Holiday Bazaar
July 25	Free Concert on 5th Street w/ Little Moses Jones, 90s & 2000s R&B and Hip-Hop - Reimagined Live		

For More Event Info: 719-839-6119
visitfairplay.net

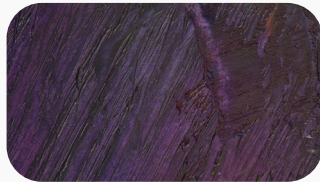
Experience South Park Adventure
719-839-6119
visitfairplay.net

VOLUNTEERS

- 4-5 year-round and 9-10 summer volunteers at the Visitor Center
- 100+ volunteers cover event shifts throughout the summer
- Welcome Back Lunch & Orientation in June
- Gifts for volunteers in August



QUESTIONS?





Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Should the Board of Trustees of the Town of Fairplay, Colorado adopt Resolution No. 22, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, DESIGNATING THOSE PERSONS AUTHORIZED TO SIGN ON TOWN BANK ACCOUNTS.**"? (A)

Date: 5/4/2026

Background/Analysis:

Following the election held on April 7, 2026, and changes in Town Staffing, it is necessary to update the Town signers for Bank accounts.

The signers recommended and traditionally approved are:

1. Mayor
2. Mayor Pro Tem
3. Town Administrator/Clerk/Treasurer
4. Special Events Coordinator

Therefore, Staff is requesting that the Board re-authorize the same people / positions as signers for the Town's accounts with US Bank and TBK Bank.

Recommendation:

To approve adoption of Resolution No. 22, Series of 2026, as presented designating Mayor Ray Douglas, Mayor Pro Tem Sheyanne Bossert, Special Events Coordinator Kelsey Sprys, and Town Administrator/Clerk Janell Sciacca as signers on the Town's bank accounts.

Attachments:

1. 2026-22 Designation of Signers for Town Accounts

TOWN OF FAIRPLAY, COLORADO

**RESOLUTION NO. 22
(Series of 2026)**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, DESIGNATING THOSE PERSONS AUTHORIZED TO SIGN ON TOWN BANK ACCOUNTS.

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, C.R.S. 31-15-302 provides that the Board of Trustees shall have general powers in relation to the finances of the Town; and

WHEREAS, the Town of Fairplay Municipal Code Section 4-2-10 sets forth rules and regulations for the custody and management of funds; and

WHEREAS, following the April 7, 2026, election it has become necessary to update the current list of Town Staff and Board of Trustee members who are authorized to sign financial instruments for the Town;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:

Section 1. The foregoing recitals are hereby incorporated as conclusions, determinations, facts, and findings of the Board of Trustees.

Section 2. The following persons are hereby authorized to sign instruments for all bank or financial institution accounts maintained by the Town of Fairplay:

Raymond Douglas, Mayor
Sheyanne Bossert, Mayor Pro Tem
Kelsey Sprys, Special Events Coordinator
Janell Sciacca, Town Administrator/Town Clerk

All checks or other instruments evidencing the withdrawal of Town funds from any bank or other financial institution shall be signed by either Raymond Douglas, Mayor, or Sheyanne Bossert, Mayor Pro Tem, and by either Janell Sciacca, Town Administrator/Town Clerk, or Kelsey Sprys, Special Events Coordinator.

Section 3. This resolution shall become effective upon adoption.

ADOPTED the 4th day of May, 2026.

TOWN OF FAIRPLAY, COLORADO

ATTEST:

Raymond A. Douglas

Janell Sciacca, Town Clerk CMC



Town of Fairplay

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Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Discussion regarding Town of Fairplay provision of cellular phones and computer devices for Board of Trustee members.

Date: 5/4/2026

Background/Analysis:

The Town has not previously provided laptops or cellular phones for Board members. This has been brought up in the past and the prior Board members elected to continue use of paper packets or personal devices. Because this is a new Board, Staff is proposing that the matter be re-discussed to determine if the current sitting Mayor and Trustees feel differently.

Staff will provide some information on pros and cons as well as potential costs during the discussion.

Recommendation:

Discuss and provide Staff feedback and direction on whether or not Town should provide Board of Trustee members cellular and computer devices.

Attachments:

None



Town of Fairplay

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[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Discussion regarding drought and wildfire conditions and potential impacts on Town of Fairplay events and beautification.

Date: 5/4/2026

Background/Analysis:

With the current drought conditions Colorado and Fairplay are experiencing, and with extreme wildfire concerns, the Town should begin discussing possible changes for 2026 as they relate to beautification efforts, bulk water sales, fireworks, etc. While the Staff is optimistic that July will see predicted monsoon weather to reduce the drought and wildfire potential, the Board must consider what is in the best interests of the community now and begin to discuss possible watering restrictions and what happens if the Town is not able to proceed with its planned 4th of July fireworks display.

Recommendation:

Discuss current conditions and provide Staff feedback on beautification, watering restrictions, events, etc.

Attachments:

None



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[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Update on Local Planning Capacity Grant project for updating of Unified Development Code and Comprehensive Plan Request for Proposal process with review of possible code language for adoption of Proposition 123-compliant expedited development review process.

Date: 5/4/2026

Background/Analysis:

Per the Grant Agreement executed January 21, 2026 by the State of Colorado, and subsequently accepted by the Town of Fairplay via adoption of Resolution No. 2026-11 on March 6, Staff initiated the RFP process to select a firm to help us complete a 1.5-2 year process of updating the Comprehensive Plan and Unified Development Code. As part of the acceptance of the grant, the Town agreed to adopt a Proposition 123-compliant expedited development review process, and if done so by June 30, 2026, the Town would be eligible for incentive awards up to \$45,000, with no local match required. That \$45,000 could be used to reduce the Town's \$112,500 share of the total project expense.

In past discussions, there were concerns expressed about the language and implications of binding the Town to approve applications. Staff is presenting the attached DRAFT language for the current Board's review and discussion and would like to revisit the potential of adopting this language in order to hopefully obtain that \$45,000 incentive money.

Recommendation:

Discuss potential adoption of Proposition 123-compliant expedited development review process prior to June 30, 2026 to qualify for incentive awards up to \$45,000.

Attachments:

1. Prop 123 Expedited Review Template Resolution Sample

RESOLUTION NO. 2025-_____
 TOWN TRUSTEES,
 OF _____, COLORADO

A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by [C.R.S. 29-32-104](#); and

WHEREAS, Town of _____, Colorado is a [statutory/home rule] [municipality/county] duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of _____, has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of _____ has set a baseline and commitment to increase affordable housing as defined in [C.R.S. 29-32-105](#); and

WHEREAS, the Town of _____’s current process for reviewing proposed housing development projects already meets the requirement for a 90-calendar day review process; and

WHEREAS, the Town of _____ also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within 90-calendar days of a complete application in alignment with the requirements of [C.R.S. 29-32-105\(2\)](#) et seq., as determined by the [Planning Department or other relevant department]; and

WHEREAS, The Town of _____ recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential units as affordable, as defined in statute ([C.R.S. 29-32-101](#) and [C.R.S. 29-32-105\(2\)](#)), would be eligible for expedited review; and

WHEREAS, The Town of _____ recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications, and... [list other application types used locally]; and

WHEREAS, The Town of _____’s expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

WHEREAS, The Town of _____ recognizes the allowable extensions in [C.R.S. 29-32-105\(2\)\(b\) and \(c\)](#), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended.

NOW, THEREFORE, BE IT RESOLVED by the Town Trustees of _____, Colorado, creates the following policy to implement a system to expedite the development review process for

affordable housing. The Trustees establish a formal policy that any complete application received by the Town for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90-calendar days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

Adopted this _____ day of _____, 2025.

ATTEST: TOWN OF _____, STATE OF COLORADO:

Name, Town Clerk

Name, Mayor



Town of Fairplay

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Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator
Scot Hunn, Town Planner

RE: Determination of dates/times for Unified Development Code and Comprehensive Plan RFP short list interviews.

Date: 5/4/2026

Background/Analysis:

Staff has received 6 proposals in response to the RFP published on March 9. Town Planner Hunn and I are working through those in order to provide a short list for the Board to interview. Trustee Baum has also been enlisted to provide comments.

The window for interviews was set as May 4 - May 15 in hopes of awarding the RFP at the Board's May 18 regular meeting and kicking off the project in early June. Staff therefore needs to obtain the Board's availability for conducting interviews. We anticipate this will be an hour per entity. If the Board would like to interview each entity, we would need to set aside an entire day. Otherwise, Staff is anticipating narrowing the short list to 3-4 entities, which could be done in one evening between approximately 4PM and 9PM. Staff is suggesting Monday, May 11, but is open to other dates based on the Board's individual schedules.

Recommendation:

Discuss preferences for selection of RFP entities and determine date(s) for interviews.

Attachments:

None