

1. Meeting Material

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**OFFICIAL MINUTES
SPECIAL BOARD MEETING
APRIL 28, 2025
901 MAIN STREET, FAIRPLAY, CO 80440**

5:00 PM – WORK SESSION WITH BRANNAN HOLDINGS, LLC TO DISCUSS POTENTIAL DEVELOPMENT OF VACANT LAND ALONG US-285.

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, April 28, 2025, at 6:14 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 Just led the pledge of allegiance.

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Frank Just, Mayor Pro Tem Ray Douglas, Trustee Erik Baum, and Trustee Josh Voorhis.

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Town Planner Scot Hunn, Town Engineer Deron Diercksen, Streets & Utilities Superintendent Tim Medlin, Chief of Police Jeff Worley and Sergeant Barb Grover.

IV. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

A. APPROVAL OF REGULAR MEETING MINUTES – December 2, 2024

B. APPROVAL OF REGULAR MEETING MINUTES – December 16, 2024

C. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from April 4, 2025, through April 25, 2025, in the amount of \$73,547.22.

Town Administrator Sciacca responded to Board inquiries regarding various expenditures.

MOTION to approve the Consent Agenda as presented with the minutes as written and the expenditures as stated was made by Trustee Voorhis and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS – None.

VII. PROCLAMATIONS, PRESENTATIONS & UPDATES

A. Presentation and update from South Park High School Career & Technical Education Director Erin Ventura.

Ventura reported the South Park High School CTE programs started after a mill levy was passed 4 years ago. The 4 areas of focus are Agriculture, Building trades, Automotive tech and Welding (coming soon). Ventura announced that the Town's 2024 donations were used to install welding booths and the 2025 funds would be split between automotive program (workbench, parts washer) and welding program (consumables). Ventura invited the Board and everyone in attendance to a CTE open house scheduled for Wednesday, 10:00 AM to noon with a ribbon cutting for the automotive program. Attendees can see the ag department, auto program, and building trades projects that are being auctioned off. Ventura thanked the Board for its donations stating they help significantly. Mayor Just invited Ventura to the dais and presented her with both a ceremonial check and actual check.

VIII. NEW BUSINESS

- A. CERTIFICATE OF APPROPRIATENESS** – Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application 2025 COA-003 from Christopher Benson dba JLDyer Public House for a Cold Storage addition at 519 Main Street?

Town Planner Scot Hunn presented. He complimented Benson stating the plans were easy to understand and conformed with Town Center Design Standards with exterior materials complementing the existing building. Hunn reported Staff was recommending approval. Owner Chris Benson claimed the building would be "the best-looking storage building anywhere in North America"

MOTION to approve the application for a Certificate of Appropriateness filed by Christopher Benson for the cold storage addition located at 519 Main Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval, and direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved was made by Trustee Baum and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

- B. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 14, Series of 2025, entitled "A **RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A CONSTRUCTION AGREEMENT WITH PAVEMENT MAINTENANCE SERVICES, INC., FOR THE 6TH STREET REPAIR PROJECT.**"?

Town Administrator Sciacca presented. She reminded of the Town's annual paving program and reported 6th Street was the only road to be improved in 2025. She also reminded that sidewalks were to be installed in this area creating better access to the School ballfields and other Town amenities. Sciacca advised that Staff did try to obtain quotes from other paving companies, but PMS was the only one that provided a quote and Staff was recommending approval as presented. She advised that funds were budgeted for the improvements, but with the sidewalk expenses the line might need to be amended.

MOTION to approve Resolution No. 14, Series of 2025, as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

IX. PUBLIC HEARINGS

- A. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 2, Series of 2025, entitled "AN **ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO REGARDING PRIVATE USE OF PUBLIC RIGHTS-OF-WAY.**"?

Mayor Just announced the ordinance and form of the hearing. Town Attorney Rivera presented reviewing key points that the legislation would revise existing "excavations" portion of town code and was intended to address use of right-of-way as work areas or for storing private property. He noted the permit process applied to utility providers and regular residents, exempts properly registered motor vehicles and certain trailers and limits use to right-of-way adjacent to one's property. Rivera also noted the title was being changed to "Private Use of Public Streets." Discussion ensued regarding "properly registered" and "functioning" vehicles and work area use for short-term projects. Mayor Pro Tem Douglas advised that Section 11 needed to be updated to remove outdated references to the Fairplay Sanitation District.

Mayor Just opened the floor to public comment. Scott Dodge, 1317 Meadow Drive, expressed concern about long-term parking of vehicles and trailers. Casey Schroeder, 1312 Meadow Drive, raised issues about vehicles not moving for months and creating safety hazards. Mayor Just explained interaction with existing parking ordinance and abandoned vehicle code, emphasized need for proper signage and enforcement. He also encouraged residents to report issues for targeted enforcement.

MOTION to approve Ordinance No. 2, Series of 2025, as presented was made by Trustee Baum and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

X. STAFF AND BOARD OF TRUSTEE REPORTS

- A.** Update on Burro Museum Renovations at 501 Main and Discussion on Future Phases of Renovation and/or Roof Repair.

Town Administrator Sciacca reported that JOC Construction encountered some issues with the way the prior floor joists were installed, but repairs were made and the floor was being installed correctly. The project was anticipated to be completed by mid-May. Sciacca reported that an amendment for additional aesthetic improvements, estimated at \$10,000, would be brought back to the Board for approval. She then asked for direction on a future phase advising Staff's proposal was for a creative play and exercise space in the old Clerk & Recorder area with potential uses being birthday parties, painting classes, book clubs, meeting space, etc. The Board generally agreed with the proposal. Sciacca then noted the next phase would depend on potential repairs that were going to be needed

to the roof. She advised that potential hail damage was being investigated, and a Forensic engineer assessment was pending. Depending on the outcome, priority would shift to the roof repair before further interior improvements, and she would keep the Board updated.

The following updates were made by Saff:

Public Works Update

- Water meters:
 - Ongoing diagnostics and troubleshooting
 - Meeting scheduled with Core & Main to discuss potential switch
 - Exploring options to potentially save money
- Shop parking lot improvements noted
- Preparation for upcoming auction
- Sidewalk progression:
 - Minor issues with locates, resolved
 - Concerns about water usage during construction
- Lift stations:
 - Need for cleaning and better maintenance
 - Recent pump trouble resolved
- Water:
 - Preparations to start introduction of Seaquest for water samples
 - Addressing manganese issues in water

Police Department Update

- AVIS citation implementation:
 - Already started, about two weeks behind schedule
 - Full report on number of automated citations expected by next board meeting

Engineering Update

- River Park Trail progress:
 - Clearing and grubbing completed
 - SGM survey crews staked walls on west side
 - Retaining walls base layer installation beginning
- Front Street survey:
 - Survey work ongoing, delayed due to weather
 - Potential for sidewalks well-received by residents

Planning Department Update

- Ongoing work on minor subdivisions and exemption plats
- Highside variance project:
 - Awaiting response from applicant
 - Planning to reach out to remind of short timeline
- RFP for comprehensive plan and UDC update:
 - Draft 95% complete
 - Refining scope of work into different phases
 - Aiming to finalize and present to board soon

Town Attorney Update

- Ongoing work on various projects, including right-of-way and parking ordinances
- Annexation work in progress, to be reported on soon
- Feeling more integrated and aware of town operations

Trustee Reports and Discussion Items

- South Park Rec expansion:
 - Approximately \$10 million expansion planned
 - Plans available for viewing in Rec Center lobby
- Xcel Energy Pole project update: Weather-dependent, hoping for favorable conditions
- Insurance review reminder:
 - Trustee Baum shared personal experience of being underinsured
 - Suggestion to include reminder in monthly mailer for residents to review insurance coverage
 - Discussion on potential legal implications of such a reminder
- School safety drill issues:
 - Miscommunication between main school and preschool during recent drill
 - Trustee Voorhis raised concerns about communication

- Weapons ordinance suggestion:
 - Trustee Voorhis recommended review and updating ordinances on deadly weapons use in town
 - Discussion on including pellet guns and other potentially deadly weapons

Announcements

- Sad announcement of Duane Thompson's passing:
 - Mayor Pro Tem Douglas noted Thompson's dedicated volunteering for town and school events
 - The Board expressed condolences and acknowledged the loss to the community
 - Staff will seek to do something at 501 Main Visitor Center to commemorate contributions to the community

XI. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 7:39 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk





**AGENDA for a Special Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, April 28, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO**

[Join the TEAMS Meeting](#) (Meeting ID: 247 192 062 362 6 / Passcode: YX2Q9Ah2)

**5:00 PM – WORK SESSION WITH BRANNAN HOLDINGS, LLC TO DISCUSS
POTENTIAL DEVELOPMENT OF VACANT LAND ALONG US-285.**

- I. 6:00 PM 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 REGULAR MEETING MINUTES – December 2, 2024**
 - B. APPROVAL OF REGULAR MEETING MINUTES – December 16, 2024**
 - C. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from April 4, 2025, through April 25, 2025, in the amount of \$73,547.22.**
- 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 & UPDATES**
 - A.** Presentation and update from South Park High School Career & Technical Education Director Erin Ventura.
- VIII. NEW BUSINESS**
 - A. CERTIFICATE OF APPROPRIATENESS** – Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application 2025 COA-003 from Christopher Benson dba JL Dyer Public House for a Cold Storage addition at 519 Main Street? *The Board will consider an application for the addition of an attached structure for cold storage on property in the Town Center Overlay District.*
 - B. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 14, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A CONSTRUCTION AGREEMENT WITH PAVEMENT MAINTENANCE SERVICES, INC., FOR THE 6TH STREET REPAIR PROJECT.**”? *The Board will consider approval of a quote for a paving project to repair 6th Street between Bogue Street and the High School Athletic Field.*
- IX. PUBLIC HEARINGS**
 - A. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 2, Series of 2025, entitled “**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO REGARDING PRIVATE USE OF PUBLIC RIGHTS-OF-WAY.**”? *The Board will consider adopting updated code provisions establishing standards for the use of public rights-of-way.*
- X. STAFF AND BOARD OF TRUSTEE REPORTS**
 - A.** Update on Burro Museum Renovations at 501 Main and Discussion on Future Phases of Renovation and/or Roof Repair.
- XI. ADJOURNMENT.**

Upcoming Meetings / Events

South Park High School CTE Open House	April 30, 2025
Board of Trustees Regular Meeting	May 5, 2025
Board of Trustees Regular Meeting	May 19, 2025
Xcel Energy Wildfire Mitigation Project Temporary Power Outage / Pole Replacement	May 28, 2025
Board of Trustees Regular Meeting	June 2, 2025
Town Clean Up Days	June 6-8, 2025
Huck Finn Free Fishing Day at Fairplay Beach	June 7, 2025



**OFFICIAL MINUTES
REGULAR BOARD MEETING
DECEMBER 2, 2024
901 MAIN STREET, FAIRPLAY, CO 80440**

5:00 PM WORK SESSION – 2024 AMENDED AND 2025 PROPOSED BUDGETS.

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, December 2, 2024, at 6:00 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE

Mayor Just led the pledge of allegiance.

ROLL CALL

BOARD MEMBERS PRESENT: Mayor Frank Just, Trustee Ray Douglas (online), Trustee Erik Baum & Trustee Josh Voorhis.

BOARD MEMBERS ABSENT: Mayor Pro Tem Pete Lynn (excused)

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca and Chief of Police Jeff Worley

II. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Trustee Voorhis and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

III. CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from November 15, 2024, through November 26, 2024, in the amount of \$29,340.56.

MOTION to approve the Consent Agenda as presented with the expenditures as stated was made by Trustee Baum and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

IV. CITIZEN COMMENTS

Teri Moore, 255 Potentilla Road, announced the Salvation Army Bell Ringing fundraising campaign schedule and requested volunteers. Moore provided details on how 100% of funds were utilized locally.

Scott Dodge, 1317 Meadow Drive, thanked Kevin and Teri Moore for their efforts on behalf of the Salvation Army and provided additional detail on the organization's efforts and impact in South Park.

V. PROCLAMATIONS, PRESENTATIONS & UPDATES

A. Engagement and acknowledgement of local business owners.

Mayor Just recognized the owners of Prather's Market and Millonzi's Italian Restaurant. James & Crystal Dean and Tim Millonzi were presented with plaques acknowledging their dedication, commitment and generosity and celebrating each's 20 years of business in the community.

VI. PUBLIC HEARINGS

A. CONTINUED FROM NOVEMBER 18, 2024 – THIRD READING – 2024 FY Amended Budget and 2025FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.

Mayor Just announced the 3rd reading of the 2024 FY Amended and 2025FY Proposed Budgets and opened the Public Hearing. Town Administrator Sciacca provided an update on the status of the budgets noting this would typically be the final hearing. However, due to continued reconciling efforts of Plante Moran, a 4th and final hearing would be necessary on December 16. Sciacca reported that Staff was being conservative budgeting for revenues, and there were some concerns about less than expected sales tax from summer events. However, sales tax overall was expected to come in close to target for the current

year. She reported that expense projections for 2025 were also conservative, and the largest expense was going to be the \$1M Multimodal Transportation and Mitigation Options (MMOF) River Park Trail project. She also noted the anticipation of higher costs related to the expanded Police Department but noted some offset with changes to other positions.

Mayor Just stated that he had no significant concerns and felt the budget was being fine-tuned and looked good overall. Trustee Baum expressed concerns about the Town's budget deficit, particularly with the River Park and Police Department expenditures. Sciacca noted that Staff was looking into potential grants for the Police Department and other upcoming projects, and that revenue generation, especially from sales tax, would continue to be prioritized focusing on economic development to try and bring in new businesses.

There was no public input.

MOTION to continue the Public Hearing on the 2024FY Amended and 2025FY proposed budgets to December 16, 2024 was made was made by Trustee Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

B. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 9, Series of 2024, entitled “**AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AMENDING CHAPTER 8 OF THE MUNICIPAL CODE OF THE TOWN OF FAIRPLAY TO ESTABLISH AUTOMATED VEHICLE IDENTIFICATION SYSTEM CORRIDORS TO PROMOTE TRAFFIC SAFETY.**”?

Mayor Just announced the ordinance, provided an overview of the format, and opened the Public Hearing. Chief Worley provided an overview of the Staff Report and presented rationale and data supporting the implementation of automated vehicle identification systems for traffic enforcement. He emphasized benefits including:

- Increased traffic safety.
- Reduced officer bias.
- Non-impact on driver's license points or insurance rates.
- Cost-effectiveness compared to traditional citations.
- 30-day warning period before full enforcement.

Worley clarified that initial enforcement would be limited to mobile units and stationary units were contingent upon CDOT approval to designate safety corridors on Hwy 9 and 285. Speeding thresholds were discussed, and the general Board consensus was set at "more than 10 mph" over the speed limit for citations while there was some discussion regarding different nighttime thresholds.

Mayor Just opened the floor to public comment. Scott Dodge, 1317 Meadow Drive, spoke in favor citing personal observations of excessive speeding and the need for community safety. There being no one speaking in opposition, the floor was closed to comment.

Additional discussion ensued and the following amendments were noted:

1. Section 8-70 – The residential speed limit in Town is 25, not 35.
2. Section 8-72 (1) – Violations of less than ten (10) miles per hour was stricken.
3. Section 8-75 – Adjust the legal appeal process language to specify appeals go to Municipal Court.

MOTION to approve adoption of Ordinance No. 9, Series of 2025, with amendments as stated was made by Trustee Voorhis and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

VII. NEW BUSINESS

A. FIRST READING – Should the Board of Trustees for the Town of Fairplay Approve the Adoption of Resolution No. 43, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING AN AGREEMENT WITH EMERGENT ENFORCEMENT SOLUTIONS, LLC, FOR AUTOMATED TRAFFIC ENFORCEMENT SYSTEMS AND SERVICES.**”?

Chief Worley provided an overview of the Staff Report and recommended approval of the agreement as presented. The Board discussed Section 7. Fees and Payment and general consensus was to proceed with Option 2 which would result in the town only receiving \$26 from each citation but require less Staff time. Potential reevaluation after 90 days could be an option. Chief Worley emphasized that there would be public education and a warning period before full enforcement was started. Outreach would include Facebook, water bills, signage, and potential radio announcements.

MOTION to approve adoption of Resolution No. 43, Series of 2025, as presented was made by Trustee Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

VIII. STAFF AND BOARD OF TRUSTEE REPORTS

Town Administrator Sciacca reported that CDOT requested a meeting to discuss the Town's vision for US-285 improvements. This was scheduled for December 18 (or 19), pending final confirmation with Trustee Douglas and the Mayor attending with Sciacca.

Sciacca reminded of the Town's upcoming Events & Community Engagement:

- Christmas Tree Lighting & Chili Cook-off on December 7.
- Holiday Light Contest Judging on December 12 at 6 PM.

IX. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 7:36 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



**OFFICIAL MINUTES
REGULAR BOARD MEETING
DECEMBER 16, 2024
901 MAIN STREET, FAIRPLAY, CO 80440**

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, December 16, 2024, at 6:00 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE

Mayor Just led the pledge of allegiance.

ROLL CALL

BOARD MEMBERS PRESENT: Mayor Frank Just, Trustee Ray Douglas, Trustee Erik Baum, Trustee Josh Voorhis and Mayor Pro Tem Lynn.

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca and Town Planner Scot Hunn (online)

II. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Trustee Baum and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

III. CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from November 27, 2024, through December 12, 2024, in the amount of \$170,234.61.

MOTION to approve the Consent Agenda as presented with the expenditures as stated was made by Trustee Douglas and seconded by Mayor Pro Tem Lynn.

- Roll call vote: Unanimous approval.

IV. CITIZEN COMMENTS – None.

V. PROCLAMATIONS, PRESENTATIONS & UPDATES

A. Mayor's Proclamation announcing the 2025 Fairplay Mountain Mardi Gras Royalty for the 6th annual event to be held Saturday, February 15, 2025.

Mayor Just welcomed representatives from the Boys and Girls Club of the High Rockies. He recognized Jessica Bartak, Lincoln Mills, Courtney Daniels, and Bonnie Wilson and noted that two additional representatives were unable to attend. Just announced that the Boys and Girls Club of the High Rockies was officially selected as the 2025 Mountain Mardi Gras Royalty and the designation involved fundraising responsibility for the Mardi Gras celebration. Mayor Just read the 2025 Mayoral Proclamation into the record, highlighted the importance of charitable work and community engagement and issued a challenge for the Boys and Girls Club to exceed \$20,000 in fundraising for 2025. He promised a bonus contribution personally if the milestone was met. The Board thanked the Boys and Girls Club for accepting the role and expressed confidence in their ability to represent Fairplay with pride.

VI. PUBLIC HEARINGS

A. CONTINUED FROM DECEMBER 2, 2024 – FOURTH READING – 2024 FY Amended Budget and 2025FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.

Mayor Just announced the 4th reading of the 2024 FY Amended and 2025FY Proposed Budgets and opened the Public Hearing. □ Town Administrator Sciacca provided updated budget documents including final revisions from the Town's Accounting Firm of Plante Moran. She noted that the 2025 budget reflects:

- Increased expenses, largely from Police Department operations and capital projects.
- The \$1 million MMOF grant carryover from 2024 to 2025.
- Expected but unrealized revenues from grants and events, and included a line for automated vehicle enforcement (AVIS).

She highlighted that collaboration with Plante Moran helped identify and resolve financial inconsistencies, there were ongoing efforts to improve reporting and monthly reconciliations and the Town was anticipating increased development revenues in 2025 including impact fees and housing construction. Sciacca also noted cost-saving partnerships & operational changes were being looked as including new collaboration with Park County for discounted fuel purchasing, shared snow plowing and material procurement, and monthly meetings for ongoing coordination. She noted that the Town's infrastructure was aging and there were concerns of underfunded utility services. She suggested the Board consider a minimal capital improvement fee (\$5/month) for utility users, and advised Staff would be looking at the suggestion of Trustee Voorhis of base rates on vacant lots and pursuing a grant for updating meters to ensure accurate billings and capture lost revenue. Sciacca also highlighted that \$100,000 was reserved to support future workforce housing initiatives, Worker's comp increased due new staff positions, vehicle rental payments to ISF increased due to police fleet acquisitions, and sludge disposal costs were expected to decrease post-liner repair. It was also noted that the reserve fund balance was projected around 40%, exceeding typical best practices (25–35%) and that the Town's budget was not deficit-based as fund balance and reserves were sufficient to support planned expenses.

Mayor Just opened the floor to public comment. Scott Dodge, 1317 Meadow Drive, felt the budget was solid and acknowledged the Board and Staff's efforts in managing resources amid growth and capital projects. There were no public comments in opposition and Just closed the floor to comment.

MOTION to continue deliberation and adoption of the 2024FY Amended and 2025FY proposed budgets to later in the meeting was made was made by Trustee Baum and seconded by Mayor Pro Tem Lynn.

- Roll call vote: Unanimous approval.

VII. NEW BUSINESS

A. FIRST READING – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 44, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO ADOPTING THE 2024 UPDATED TOWN OF FAIRPLAY THREE MILE PLAN FOR ANNEXATION.**”?

Town Planner Scot Hunn outlined the statutory requirement for municipalities to adopt an updated Three-Mile Plan annually. He explained the annexation mapping and planning approach and clarified the plan is not an approval for annexation, but a planning tool aligned with the Town's Comprehensive plan. Hunn noted the previous official adoption of a Three-Mile Plan was in 2009 and identified two tiers of properties (Tier 1: more readily serviceable; Tier 2: less immediate). Hunn highlighted confirmed the need for UDC amendments to support annexation procedures. Board discussion took place and comments ranged from strong support to opposition regarding the plan's geographic scope. Trustee Voorhis expressed concern over the appearance of encouraging annexation along Highway 9 and emphasized maintaining Fairplay's small-town character. Hunn clarified that the plan does not constitute annexation approval and is necessary for legal and planning compliance. Hunn suggested possible map modifications (e.g., removing tier color distinctions or adjusting specific property classifications). Trustee Voorhis was concerned about green/yellow designations providing implications of desired development and water and infrastructure capacity. Hunn clarified the plan is required by Colorado law to be updated annually and did not obligate the Town to approve future annexation. Further discussion ensued and Staff was directed to modify the plan to remove tiered color coding and tier distinctions. A work session was scheduled for January 27, 2025 to revisit and further discuss the updated annexation plan, the community growth strategy, and to allow for consultation with the Town's new law firm regarding legal implications and possible adoption at the 1st meeting in February, 2025.

MOTION to continue consideration of Resolution No. 44, Series of 2024, to February 2025 in order to hold a Work Session on January 27, 2025 for review of directed plan updates and to allow for input and guidance from the Town's new law firm was made was made by Trustee Voorhis and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

B. FIRST READING – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 45, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING AN AMENDED 2024 BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO.**”?

Mayor Just introduced the resolution, there was no deliberation.

MOTION to approve adoption of Resolution No. 45, Series of 2024, as presented was made was made by Trustee Baum and seconded by Mayor Pro Tem Lynn.

- Roll call vote: Unanimous approval.

- C. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 46, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE AMENDED 2024 BUDGET.**”?

Mayor Just introduced the resolution, there was no deliberation.

MOTION to approve adoption of Resolution No. 46, Series of 2024, as presented was made was made by Trustee Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

- D. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 47, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.**”?

Mayor Just introduced the resolution, there was no deliberation.

MOTION to approve adoption of Resolution No. 47, Series of 2024, as presented was made was made by Mayor Pro Tem Lynn and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

- E. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 48, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE TOWN OF FAIRPLAY, FOR THE 2025 BUDGET YEAR.**”?

Mayor Just introduced the resolution, there was no deliberation.

MOTION to approve adoption of Resolution No. 48, Series of 2024, as presented was made was made by Mayor Pro Tem Lynn and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

- F. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 49, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO FOR THE 2025 BUDGET YEAR.**”?

Mayor Just introduced the resolution, there was no deliberation.

MOTION to approve adoption of Resolution No. 49, Series of 2024, as presented was made was made by Trustee Douglas and seconded by Mayor Pro Tem Lynn.

- Roll call vote: Unanimous approval.

- G. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 50, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO CERTIFYING DELINQUENT 2024 UTILITY ACCOUNTS TO THE PARK COUNTY TREASURER.**”?

Town Administrator Sciacca provided an overview of the Staff Report and recommended approval as presented. There was no deliberation.

MOTION to approve adoption of Resolution No. 50, Series of 2024, as presented was made was made by Trustee Baum and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

VIII. STAFF AND BOARD OF TRUSTEE REPORTS

- A. Discussion regarding process to solicit candidates for selection of new Trustee to fill an upcoming vacancy on the Board. Town Administrator Sciacca reported that Mayor Pro Tem Lynn had provided indication he would resign in February. The announcement for applications for a replacement would be accepted, and interviews would occur at the first meeting in February.

Mayor Pro Tem Lynn indicated that he would remain on the Board for adoption of the Annexation Plan therefore no opening would be announced until receipt of a future and formal letter of resignation was received.

Town Administrator Sciacca reported that a water leak of approximately 12,000–15,000 gallons per day in the Heights area, and Staff was actively trying to isolate the location; the new Town Hall generator heating elements were been installed to prevent failures during cold weather; and Officer Prickett assisted in a county investigation involving a suspected overdose and a burglary.

There was a discussion on traffic speeds and potential issues with traffic light timings on Highway 285. Sciacca would contact CDOT and the contractor for information and possible resolution.

IX. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 9:10 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk

Report Criteria:

Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/17/2025	21164	Caselle, Inc	Software Support	1	04/01/2025	810.50	517206
04/17/2025	21164		Software Support	2	04/01/2025	810.50	105060
Total 334:						1,621.00	
04/10/2025	21154	O'Rourke Media Group, LL	ORDINACE NO. 1 2025	1	03/14/2025	99.59	106125
04/10/2025	21154		HIGHSIDE VARIANCE PU	1	03/21/2025	10.84	106125
Total 868:						110.43	
04/17/2025	21169	Ferrellgas	propane - water plant	1	04/02/2025	669.09	517495
Total 916:						669.09	
04/10/2025	21142	Galls, LLC	uniforms-Knellinger	1	03/19/2025	35.94	105410
04/10/2025	21142		uniforms M Prickett	1	03/28/2025	158.16	105410
Total 994:						194.10	
04/10/2025	21155	Park County School Distric	Burro Days proceeds-SUP	1	04/09/2025	5,000.00	105162
Total 1582:						5,000.00	
04/17/2025	21176	Postal Pros Southwest, Inc	water billing fees	1	04/09/2025	322.76	517218
04/17/2025	21176		water billing	1	04/09/2025	132.20	517218
Total 1699:						454.96	
04/10/2025	21159	Town of Fairplay	501 Main Street	1	03/31/2025	188.90	105195
Total 2134:						188.90	
04/10/2025	21160	Utility Notification Center	RTL Transmissions	1	03/31/2025	33.93	105670
04/10/2025	21160		RTL Transmissions	1	03/31/2025	36.44	105670
Total 2194:						70.37	
04/17/2025	21178	Xcel Energy	Street Lights	1	04/01/2025	1,001.98	105640
Total 2296:						1,001.98	
04/10/2025	21158	South Park Ace & Lumber	PW SHOP TOOLS	1	03/25/2025	46.58	105630
04/10/2025	21158		PW OFFICE KEYS	2	03/25/2025	7.96	105682
04/10/2025	21158		WTP METER FIX	3	03/25/2025	19.99	517655
04/10/2025	21158		PD DRILL BIT FOR UPFIT	4	03/25/2025	22.99	325810
04/10/2025	21158		PW F550 LIGHTING INST	5	03/25/2025	77.14	105625
04/10/2025	21158		PW SHOP SUPPLIES	6	03/25/2025	19.58	105630
04/10/2025	21158		PD IN SERVICE TRAININ	7	03/25/2025	9.24	105426
04/10/2025	21158		PW TRASH BAGS FOR T	8	03/25/2025	37.57	105830
04/10/2025	21158		VISITOR CENTER - STRA	9	03/25/2025	5.52	105120
04/10/2025	21158		PD OFFICE SUPPLIES	10	03/25/2025	108.96	105445
04/10/2025	21158		PD OFFICE SUPPLIES	11	03/25/2025	66.13	105445

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2405:						421.66	
04/17/2025	21171	KONICA MINOLTA BUSIN	Monthly maint Town Hall C	1	03/31/2025	115.90	105032
04/17/2025	21171		Monthly Maint	2	03/31/2025	12.82	105465
04/17/2025	21171		pW Monthly Maint	3	03/31/2025	9.61	105630
04/17/2025	21171		Events Monthly Maint	4	03/31/2025	9.61	105630
Total 2448:						147.94	
04/17/2025	21168	Family Support Registry	15890460 - 4/16/2025	1	04/16/2025	285.69	102265
04/17/2025	21168		14882492 April 16 2025	1	04/16/2025	210.00	102265
			14128920	2	04/16/2025		102265
Total 2456:						495.69	
04/17/2025	21163	CARD SERVICES	Employee Appriciation and	1	04/01/2025	224.85	105010
04/17/2025	21163		Supplies for Town Hall	2	04/01/2025	287.73	105027
04/17/2025	21163		Town Hall Office Supplies	3	04/01/2025	109.67	105030
04/17/2025	21163		InMotion Domain Registrati	4	04/01/2025	223.15	105060
04/17/2025	21163		Flowers	5	04/01/2025	103.12	105110
04/17/2025	21163		Domain Reg	6	04/01/2025	9.99	105130
04/17/2025	21163		Pack Burro Association	7	04/01/2025	70.00	105162
04/17/2025	21163		PD Vehicle Maint	8	04/01/2025	136.98	105420
04/17/2025	21163		PD Training	9	04/01/2025	869.19	105424
04/17/2025	21163		PD Supplies	10	04/01/2025	74.79	105445
04/17/2025	21163		PD Equipment	11	04/01/2025	2,792.16	105450
04/17/2025	21163		Investigation Services	12	04/01/2025	48.25	105475
04/17/2025	21163		PW VEHICLE REPAIRS &	13	04/01/2025	29.75	105625
04/17/2025	21163		PW Supplies	14	04/01/2025	206.95	105630
04/17/2025	21163		PW TRAINING	15	04/01/2025	147.23	105635
04/17/2025	21163		Cemetary Flag	16	04/01/2025	275.26	105850
04/17/2025	21163		CMC Membership	17	04/01/2025	180.00	106130
04/17/2025	21163		PArk County Advocate	18	04/01/2025	25.00	106165
04/17/2025	21163		Upfit	19	04/01/2025	83.65	325810
04/17/2025	21163		Empleyee Appreciation and	20	04/01/2025	224.84	517010
04/17/2025	21163		office supplies	21	04/01/2025	159.49	517214
04/17/2025	21163		PW EDUCATION	22	04/01/2025	23.98	517425
04/17/2025	21163		CRWA Conference	23	04/01/2025	690.70	517425
Total 2503:						6,996.73	
04/22/2025	21179	Envision Sign and Graphic	senior bannersbanners	1	03/31/2025	1,379.25	105110
Total 2528:						1,379.25	
04/17/2025	21174	NAPA Auto Parts	PD Car Batteries	1	03/31/2025	616.62	105625
04/17/2025	21174		PW Water Filter	2	03/31/2025	15.86	105625
04/17/2025	21174		PW Shop Oil Dry	3	03/31/2025	19.78	105630
04/17/2025	21174		PD Vehicle Oil Change	4	03/31/2025	16.67	105420
04/17/2025	21174		PW Dump truck Fuel Filter	5	03/31/2025	52.26	105625
04/17/2025	21174		PD Vehicle maint	6	03/31/2025	30.95	105420
04/17/2025	21174		PW Safety Lights	7	03/31/2025	47.10	105625
04/17/2025	21174		PD Oil Change	8	03/31/2025	75.62	105420
04/17/2025	21174		PD Vehicle Maint Supplies	9	03/31/2025	32.94	105420

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2608:						907.80	
04/10/2025	21141	Elkhorn Ranch Owners As	ELKHORN HOA DUES - 1	1	03/30/2025	40.00	106130
Total 2653:						40.00	
04/10/2025	21157	Shred America	Monthly Routine Records S	1	04/09/2025	13.82	105030
Total 2793:						13.82	
04/17/2025	21165	CHAFFEE COUNTY APEX	Garbage Service 6yd	1	03/17/2025	299.53	105650
04/17/2025	21165		Garbage Service 2ys	2	03/17/2025	114.78	517675
Total 2801:						414.31	
04/10/2025	21140	Colorado Analytical Lab	Drinking Water Required T	1	03/28/2025	359.00	517475
04/10/2025	21140		WWTP Required Testing S	1	03/25/2025	403.00	517475
04/17/2025	21167		Water Plant Testing	1	04/11/2025	24.00	517475
Total 2864:						786.00	
04/10/2025	21146	Hunn Planning & Policy, LL	General Planning Services	1	04/01/2025	2,281.25	105105
04/10/2025	21146		Bill Back - Highside/Steiner	2	04/01/2025	1,968.75	105107
Total 3183:						4,250.00	
04/17/2025	21177	UniFirst	Visitor Center First Aid Kit/	1	04/07/2025	512.95	105120
Total 3462:						512.95	
04/10/2025	21161	Warm Springs Consulting	Monthly WWTP ORC- und	1	04/03/2025	750.00	517627
Total 3463:						750.00	
04/17/2025	21175	Phoenix Technology Group	Admin Managed IT Service	1	04/16/2025	1,503.15	105060
04/17/2025	21175		PD Managed IT Service M	2	04/16/2025	1,503.15	105465
04/17/2025	21175		PW Managed IT Service M	3	04/16/2025	774.35	105645
04/17/2025	21175		UTILITIES MANAGED IT S	4	04/16/2025	774.35	517206
Total 3580:						4,555.00	
04/10/2025	21144	Hardesty Engineering and	On-Call Engineering Fees	1	02/28/2025	2,550.00	517350
Total 3618:						2,550.00	
04/17/2025	21166	CivicPlus LLC	2025 Codification - Legal R	1	03/31/2025	3,120.00	105075
Total 3622:						3,120.00	
04/10/2025	21138	Charles Abbott Associates,	MARCH 2025 BUILDING I	1	03/31/2025	849.34	105058
Total 3655:						849.34	
04/17/2025	21162	AT&T	Transit Phone	1	04/07/2025	12.57	105250
04/17/2025	21162		PD Phones	2	04/07/2025	216.78	105455
04/17/2025	21162		Admin Phones	3	04/07/2025	28.28	105065

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/17/2025	21162		PW Phones	4	04/07/2025	40.84	105645
04/17/2025	21162		Water Dept	5	04/07/2025	15.71	517226
Total 3690:						314.18	
04/17/2025	21172	Konica Minolta Premier Fin	town hall copier c360i	1	04/07/2025	188.42	105032
04/17/2025	21172		PD copier	2	04/07/2025	58.73	105465
04/17/2025	21172		events copier	3	04/07/2025	67.42	105170
04/17/2025	21172		PW copier	4	04/07/2025	67.42	105630
04/17/2025	21172		Marketing Copier	5	04/07/2025	67.43	105130
Total 3700:						449.42	
04/10/2025	21156	Plante Moran	Monthly Accounting Suppor	1	03/31/2025	11,352.50	106118
04/10/2025	21156		Monthly Account Support	2	03/31/2025	115.09	517355
Total 3774:						11,467.59	
04/10/2025	21147	Iron Mountain	OFF SIGHT RECORDS ST	1	03/31/2025	189.00	106165
Total 3789:						189.00	
04/10/2025	21149	Mantiques Gun Room	PD SBRS	1	03/11/2025	700.00	105450
04/10/2025	21149		ammo	1	03/31/2025	400.00	105432
Total 3807:						1,100.00	
04/10/2025	21143	Global Ordnance	PD FIREARMARY ANEX	1	03/27/2025	1,068.87	105450
Total 3809:						1,068.87	
04/10/2025	21139	COLORADO ACTIVITY CE	rack card distribution	1	04/04/2025	850.00	105130
Total 3825:						850.00	
04/22/2025	21180	Minimal Impact Events, LL	Burro Days Trash & Recycl	1	03/26/2025	1,488.82	105162
Total 3839:						1,488.82	
04/10/2025	21145	Highline	501 Main Monthly Internet	1	04/01/2025	196.00	105195
Total 3855:						196.00	
04/17/2025	21170	HomeServe USA	FEB 2025 WATER LINE IN	1	04/16/2025	1,624.80	517345
04/17/2025	21170		MARCH 2025 WATER LIN	1	04/16/2025	1,629.50	517345
Total 3870:						3,254.30	
04/22/2025	21182	Mission Square 306727	Employee 457 Plan 30627	1	04/21/2025	236.00	102255
04/10/2025	21152		Employee 457 Plan Contrib	1	04/08/2025	236.00	102255
Total 3882:						472.00	
04/22/2025	21181	Mission Square 106501	Employee 401A Plan 1065	1	04/21/2025	1,477.38	102255
04/10/2025	21151		Employee 401A Plan Contr	1	04/07/2025	1,481.94	102255

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3883:						2,959.32	
04/10/2025	21153	NEOTREKS	Plow - Ops	1	12/01/2024	267.00	105670
04/10/2025	21153		Plow - Ops	1	02/01/2025	267.00	105670
04/10/2025	21153		Plow - Ops	1	04/01/2025	267.00	105670
Total 3904:						801.00	
04/17/2025	21173	MURRAY DAHL BEERY &	BILL BACK - STEINERMIL	1	04/09/2025	58.75	105107
04/17/2025	21173		BILL BACK - STEINERMIL	2	04/09/2025	411.25	105107
04/17/2025	21173		GENERAL LEGAL EXP.	3	04/09/2025	9,062.16	105105
Total 3918:						9,532.16	
04/04/2025	21137	THE VIGILANCE PROJEC	JAMES & MASON - UNDE	1	03/11/2025	1,100.00	105424
Total 3929:						1,100.00	
04/10/2025	21148	Lily Frenandez	106 Fuel Transfer Tank & P	1	04/07/2025	500.00	105690
Total 3930:						500.00	
04/10/2025	21150	Mira Safety	EQUIPMENT	1	03/28/2025	303.24	105410
Total 3931:						303.24	
Grand Totals:						73,547.22	

Report Criteria:

Detail report type printed

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



Fairplay Board of Trustees
 Mayor – Frank Just
 Mayor Pro Tem – Ray Douglas
 Erik Baum
 Josh Voorhis

Town Board of Trustees / Architectural Review Hearing

Dyer Public House Cold Storage Shed Addition Certificate of Appropriateness – Town Center Zone District 519 Main Street

Hearing Date:	April 21, 2025
Case # and Process:	COA 2025-003 Certificate of Appropriateness
Owner/Applicant:	Christopher Benson, JL Dyer Public House
Representative:	Same
Location/Legal:	519 Main Street / Lot 13, Block 6, Town of Fairplay
Zoning/Structure:	Town Center Overlay Zone District / Commercial
Staff Member:	Scot Hunn, Town Planner
Staff Recommendation:	APPROVAL

Staff Report

I. Summary of Request:

The Applicant, Christopher Benson, requests review of a Certificate of Appropriateness (COA) at 519 Main Street in the Town Center (TC) Overlay Zone District for a new cold storage addition located and attached at the rear of an existing commercial building associated with the Dyer Public House.

II. Summary of Applicable Standards:

Generally, the proposed improvements which include a new 8' x 10' cold storage shed with covered porch which will be attached to the rear of the existing commercial building are consistent with the Town Center Design Standards which are attached to this report for reference. Per the

Design Standards, the following statements of intent from the Town’s guidelines relate 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.

Exterior Materials (p. 5):

Under “Exterior Materials,” the following standard applies 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 proposes to use siding materials, colors, and finishes that will complement the existing commercial building and which are appropriate. The exterior materials will meet the standards by being similar in scale, texture, and finish to those used traditionally within the Town Center Overlay District.

Staff is recommending approval of the Certificate of Appropriateness.

III. Summary of UDC Requirements and Town Center 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 Valiton 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 structure and exterior design meet the purposes and intents of the Design Guidelines, 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 Dyer Public House Exterior Cold Storage Shed Addition **meets the Town's criteria and necessary findings and staff recommends approval.**

Suggested Motion:

In the event the Town Board, acting as the Architectural Review Committee, votes to approve the Certificate of Appropriateness request, staff recommends the following motion and condition:

“I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by Christopher Benson for the cold storage addition located at 519 Main Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval, and 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

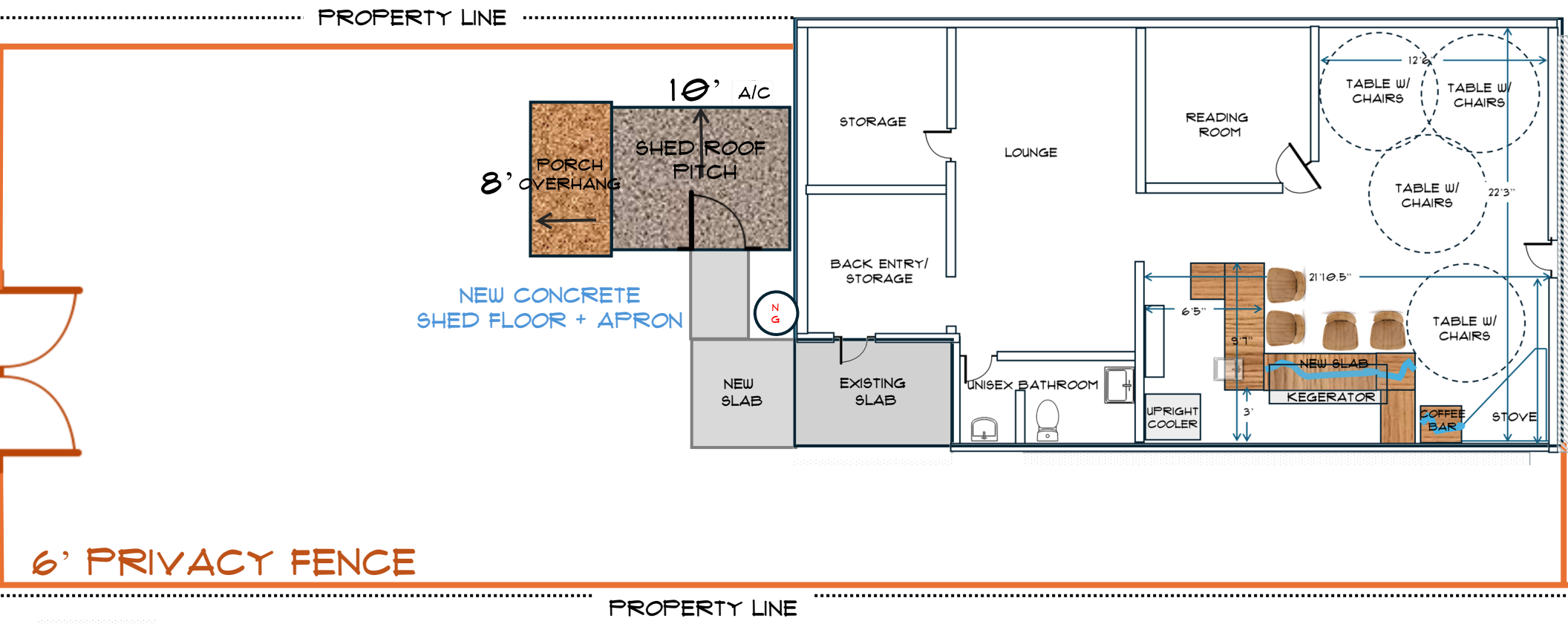
↑
5TH STREET

DYER PUBLIC HOUSE COLD STORAGE SITE PLAN



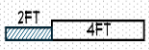
18

ACCESSORY BUILDING LOCATION



6' PRIVACY FENCE

PROPERTY LINE



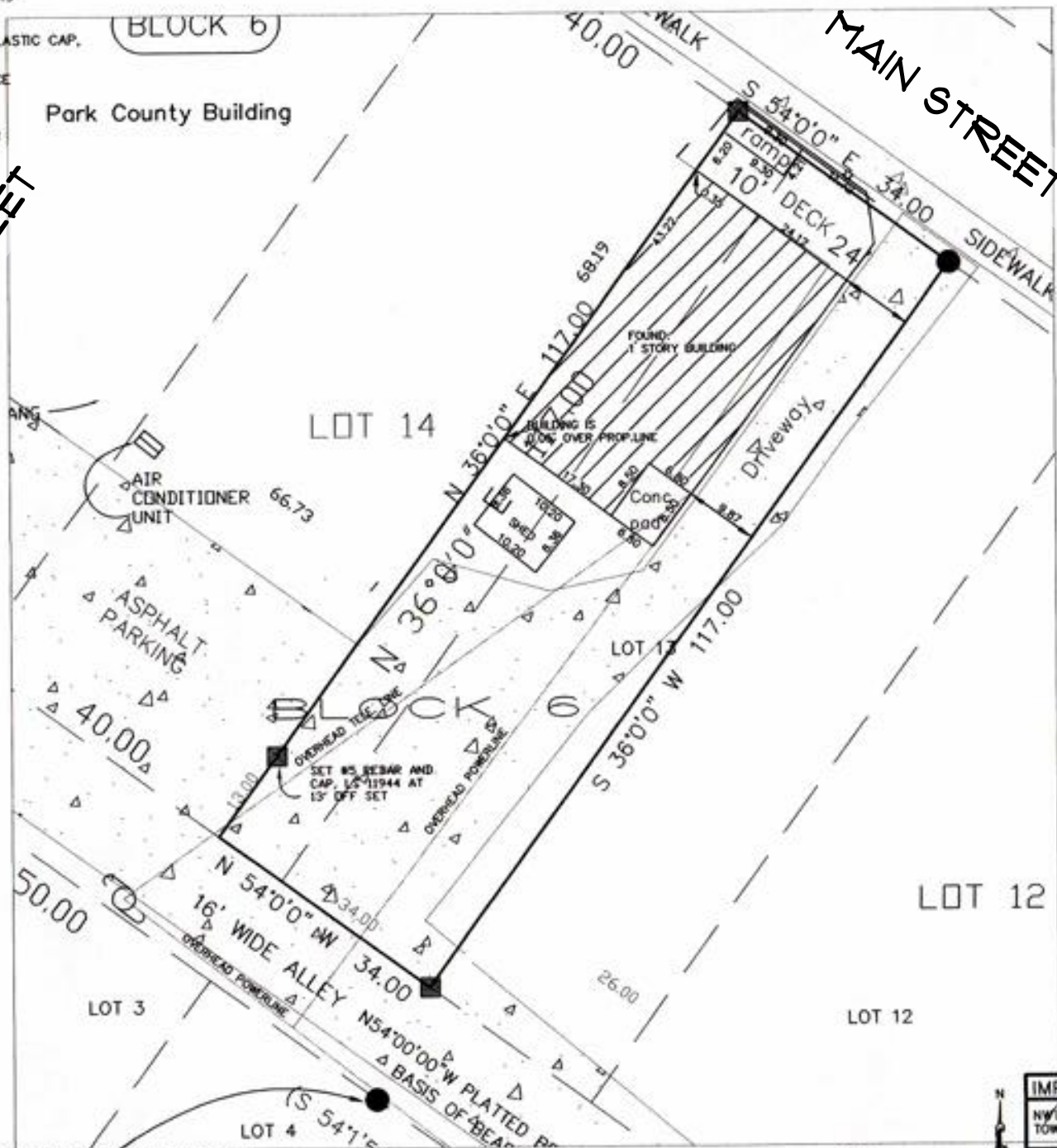
SCALE 1" = 1.25'
1:15

MAIN STREET
→

19

- ALL TIES ARE PERPENDICULAR
TO PROPERTY LINES.

5TH STREET



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THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTRAINT BY THE SURVEYOR OR SURVEYOR'S FIRM. PERFORMED BY: JAMES A. BURNETT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DONALD LEE FIVE B AND FORTY NATIONAL TITLE CO. THAT THE PLAT AND SURVEY HEREON REPRESENTS MY DIRECT RESPONSIBILITY. SURVEYING WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY. SUPERVISION AND CHECKING IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH THE SURVEY PLAT AND TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THE DATE, NOVEMBER 20, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS NOTED, THAT THERE ARE NO ENCROACHMENTS, ERECTIONS, OR OTHER PREMISES BY IMPROVEMENTS ON AN ADJACENT PARCELS, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT ENCROACH OR SIGN OF ANY ENCROACHMENT CROSSING OR SURROUNDING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATED THIS 23 DAY OF NOV 2010
 Thomas J. Smith
 PROFESSIONAL LAND SURVEYOR, GOLD LICENSE NO. 11944
 © 2000 BARNETT LAND SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEPOSITED THIS _____ DAY OF _____ 20____ AT _____
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS
RIGHT-OF-WAY SURVEYS AT PAGE _____ AT RECEPTION
NO. _____

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED
PLAT OF THE TOWN OF FAIRPLAY, AS RECORDED
OCTOBER 25, 1972

NOTES:

- 1) THE BASIS OF BEARING IS THE PLATTED BEARING OF THE LINE FROM THE NE COR. LOT 12 TO THE NE COR. OF THE WESTERLY 24' OF LOT 13 AS BEING S45°00'00"W WITH BOTH CORNERS BE FOUND MONUMENTS AS SHOWN.
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RECORDED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS FIND OR SET THE PROPERTY CORNERS AND LOCATE THE IMPROVEMENTS.
- 4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 5) CERTIFICATION OF ORIGINAL SURVEYOR, SEAL AND SIGNATURE THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN AGREEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 6) ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 8) DEED FOR THIS PROPERTY IS RECORDED AT REG. NO. 715963.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING, INC., RELIES UPON THE TITLE COMMITMENT BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.567-F0693525-361-D41, A&O: NO. 1

IMPROVEMENT SURVEY PLAT

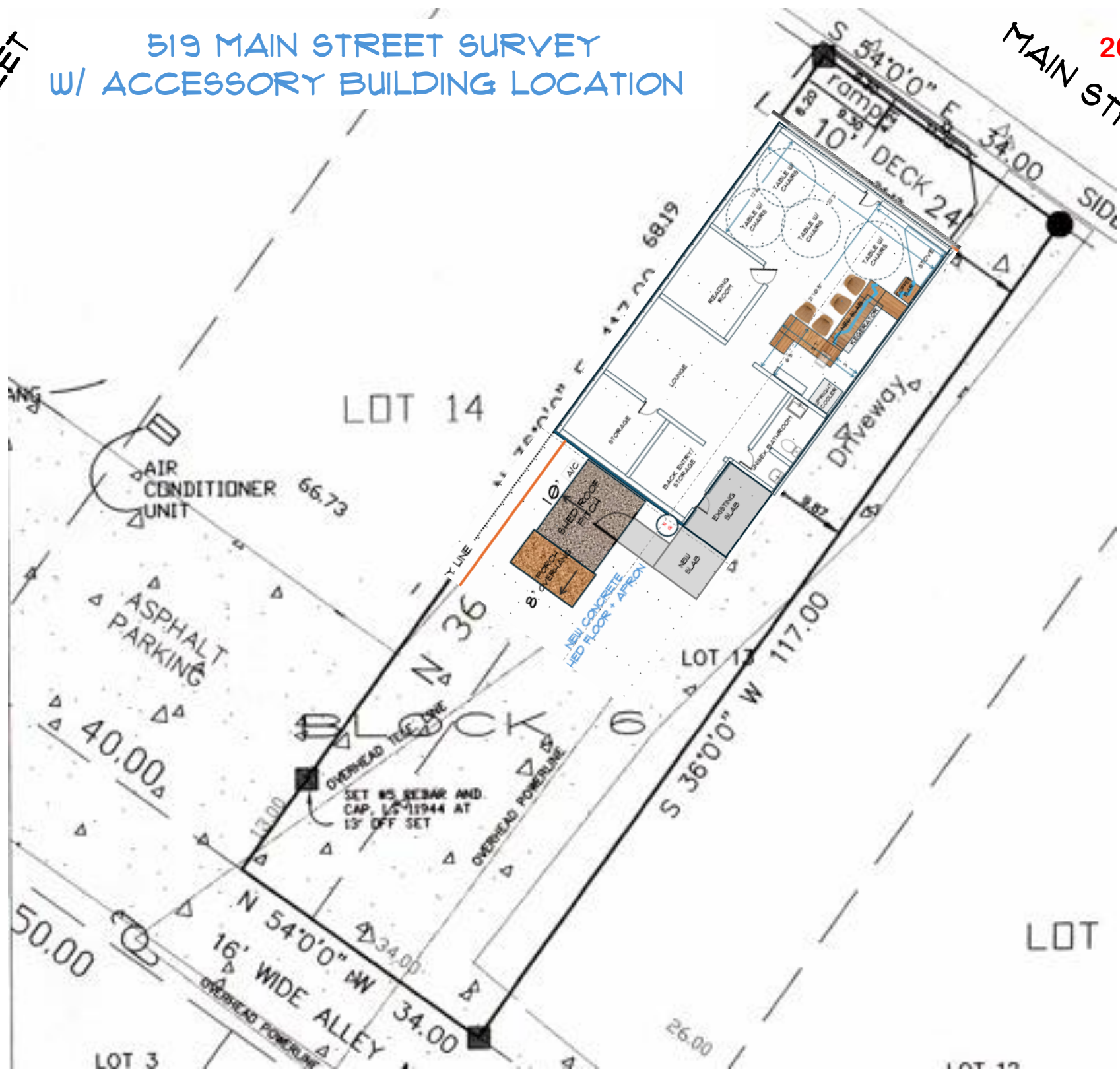
NEWLY 24' LOT 13, SE 1/4 10' LOT 14 BLOCK 6
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

**BURNETT LAND
SURVEYING, INC.**
P.O. BOX 1852, 201 HWY 665, RTE 104
FARMPLAT, COLORADO 80440
(719) 836-1420

NAME: WOLFE, J. L.	DATE: 1-10-77
ADDRESS: 1000 N. 10th St.	PHONE: 214-211-1111
CITY: DALLAS, TEXAS	STATE: TEXAS
COUNTRY: U.S.A.	ZIP: 75201
JOB NO. 20200-470	

5TH STREET

MAIN STREET 20



NEIGHBORING BUILDING IMAGERY²¹
W/ DPH ACCESSORY BUILDING LOCATION

5TH STREET

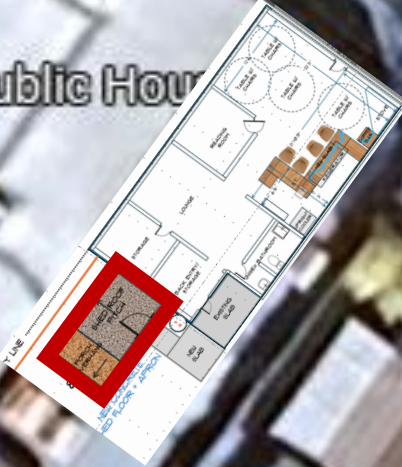
Fairplay Visitor Center

501

Dyer Public House

MAIN STREET

ALLEY



521

GOOGLE MAPS

Summary

Parcel Number 269
 Account Number R0000269
 Property Address 519 MAIN ST
 FAIRPLAY, CO 80440
 Brief Tax Description T09 R77 S33 NE4 FAIRPLAY BLOCK 06 W 24 FT LOT 13 AND E 10 FT OF LOT 14
 (Note: Not to be used on legal documents)
 Class Commercial
 Subdivision FAIRPLAY
 Neighborhood 2
 Tax District District 0002
 Millage Rate 72.5847
 Acres 0.09

(Note: For Zoning information, please contact Park County Planning)

SITE INFO (CURRENT):
 ONE BUILDING (972 SF)
 ONE TEMP STORAGE SHED (80 SF)
 % SITE COVERED = 27%

Owners

Below Average Report Card Investments LLC
 Po Box 1374
 Fairplay, CO 80440

Buildings

Occupancy	Office Building	Roof Type	Gable
Built As	Office Building	Roof Cover	
Square Feet	976	Foundation	
Year Built	1948	Tot # of Rooms	0
Adjusted Year Built	1969	Bed Rooms	0
HVAC	Forced Air	Baths	0
Building Condition	Average	Total Basement Area	0
Building Quality	Average	ExteriorWall	
Interior Stories	1	Value	\$91,744

ALL BUILDINGS SINGLE STORY

Type	Description	Units or Square Footage
Add On	Deck	240

Land

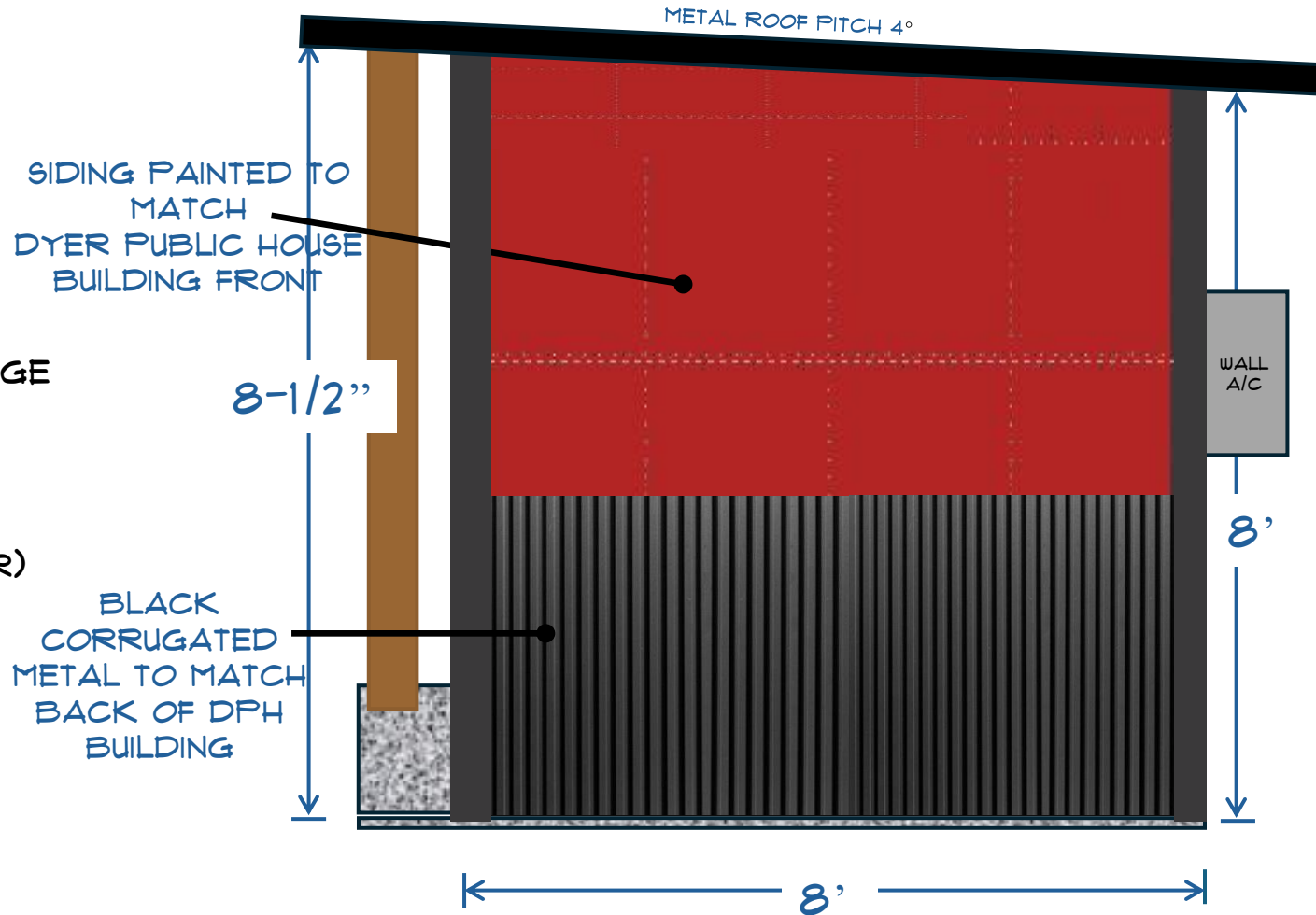
Description	Acres	Square Footage
OFFICES-LAND	0.09	3,920.40

TOTAL SITE SF

DYER PUBLIC HOUSE²³ COLD STORAGE BUILDING EXTERIOR DESIGN*

SPECS:

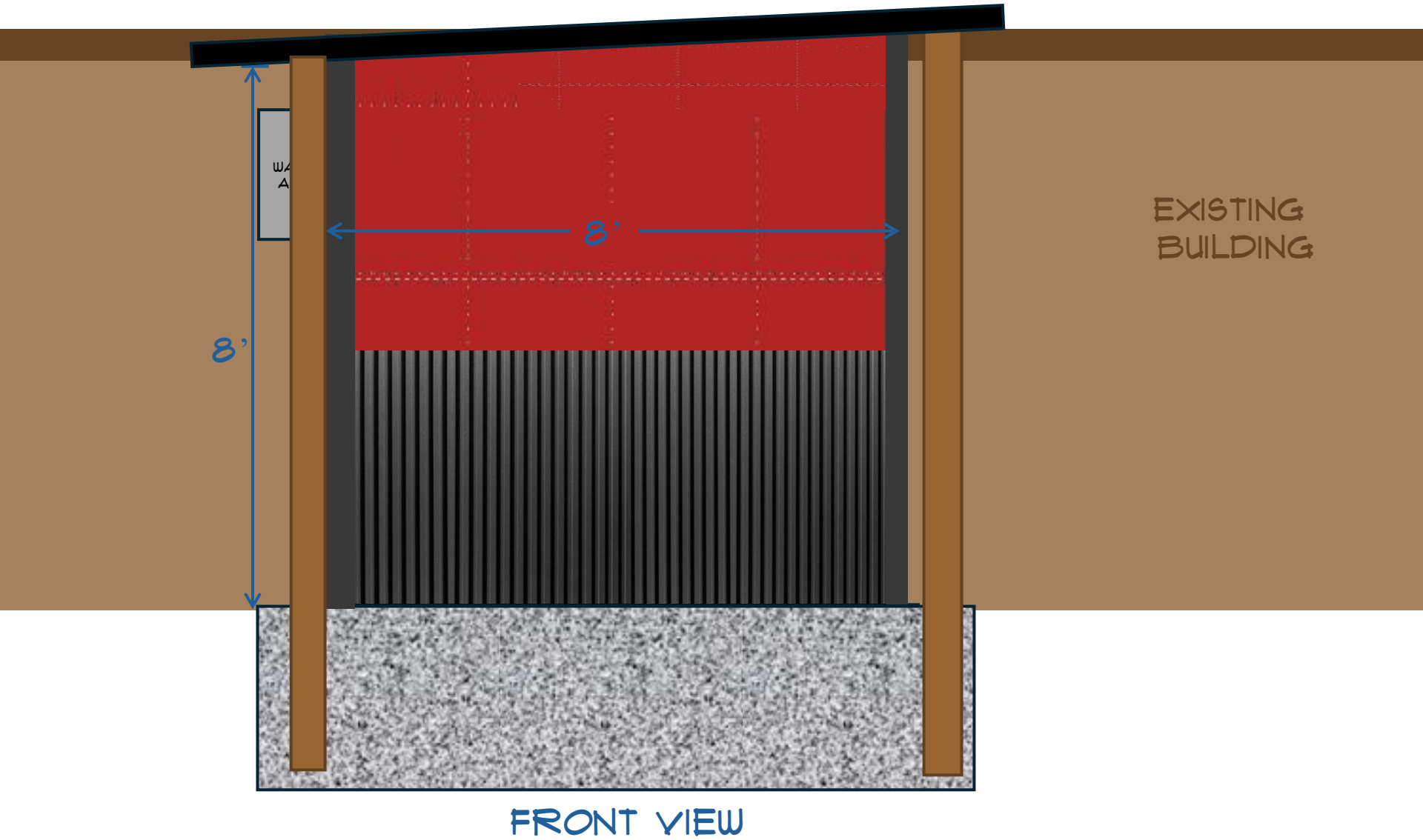
- 8'X10' COLD STORAGE ACCY BLDG
- 2X6 FRAMED
- 2X8 TRUSSES
- 4° PITCH METAL ROOF (LIGHT IN COLOR)
- R25+ INSULATED
- CONCRETE PAD
- 6-8' PORCH OVERHANG

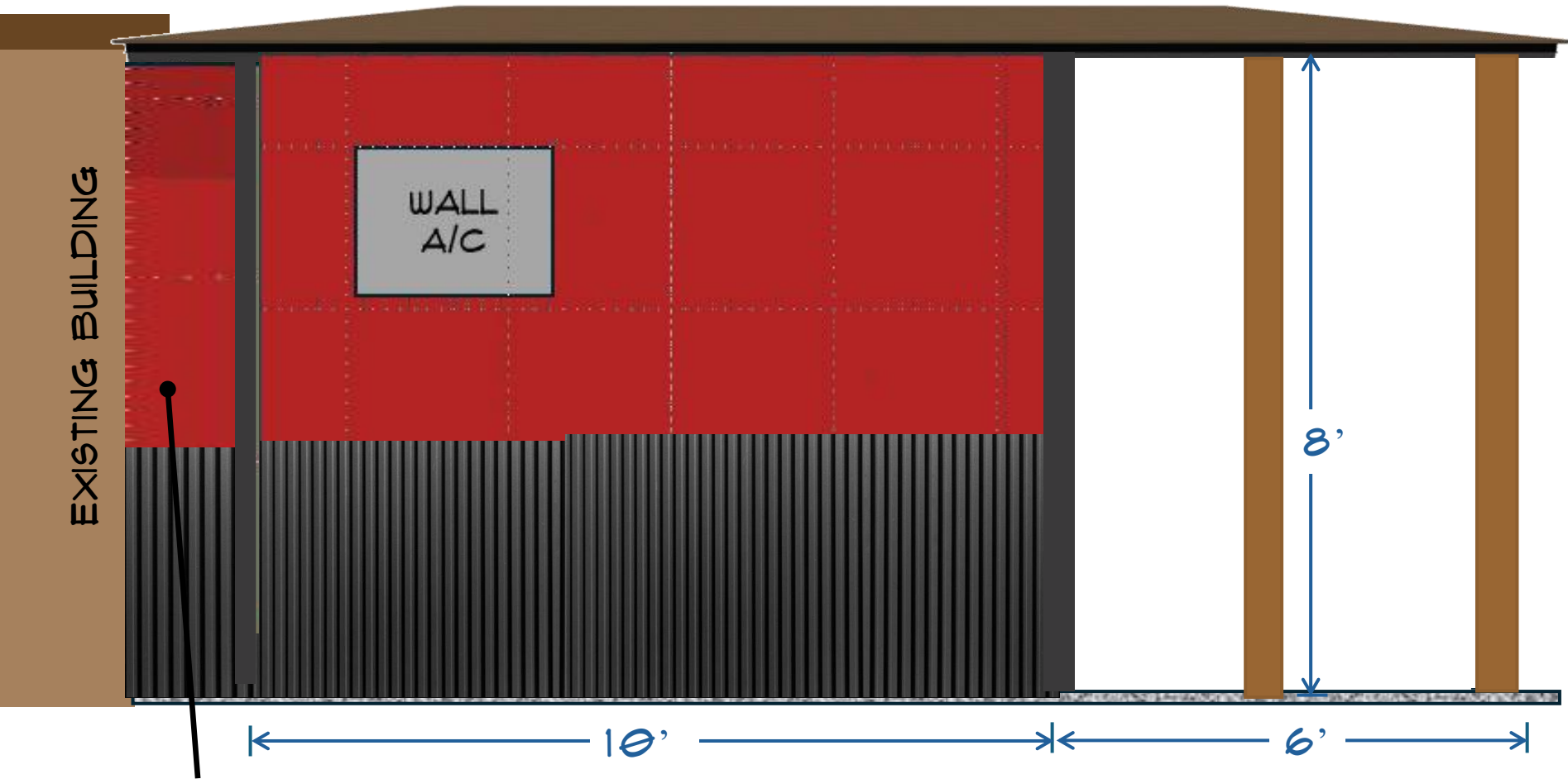


BACK VIEW (ADJACENT/CONNECTED
EXISTING TO BUILDING)

* NOT INTENDED AS
CONSTRUCTION DRAWINGS







ENCLOSED TO
EXISTING BUILDING

LEFT SIDE VIEW

DYER PUBLIC HOUSE
COLD STORAGE BUILDING
EXTERIOR DESIGN
EXISTING BUILDING COLORS

27



- PAINT ACCY BLDG SIDING TO MATCH BUILDING RED



- MATCH BLACK CORRUGATED METAL

Town Center Overlay District DESIGN STANDARDS

The Town Center represents Fairplay's historic community hub, with mining heritage and architecture typified by many of the older buildings. Newer buildings incorporate architectural features that enhance the historic designs of the past. Main Street (State Highway 9) is a major traffic corridor through the Town Center. Front Street is anchored by South Park City on the north. A map defining the district is included. Where the map is defined by a street, the boundary is considered the centerline of the street right of way.

An "Overlay District" is defined as an area within the Town where additional land development requirements are added to the underlying zoning district to protect or enhance the character of the community. Overlay districts are not designed to prevent changes, but to assist in shaping changes that enhance the characteristics that make a town unique. This overlay district encourages consistency in architecture, but does not force "sameness."

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.

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 expectations for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

The Design Standards are used by the Fairplay Staff and the Architectural Review Committee as they review design plans for construction projects within the Town Center Overlay District.

ARCHITECTURAL REVIEW PROCEDURE

All construction work within the Town Center Overlay District that would affect the exterior of a structure and which would require a building permit must obtain a Certificate of Appropriateness before a building permit will be issued.

GENERAL DESIGN STANDARDS

The following Design Standards apply to all construction projects within the Town Center Overlay District, including new construction, additions, and alterations.

CONTEXT

The Fairplay Town Center Overlay District contains a variety of architectural styles, visual patterns, and open spaces that contributes to the overall visual appearance of the town. Both the commercial district and the residential neighborhoods have a degree of visual continuity based on recurrent patterns, spacing, sizes, and shapes. In some

blocks this continuity is very strong. In other blocks there is less continuity, because buildings of different architectural styles or types are located next to each other.

Standards

- *Design of a new building must be compatible with the spirit of the historic character of the Town Center.*
- *Design of an addition or modification must be compatible with the spirit of the historic buildings.*

AUTHENTICITY

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.*

MODERN DEVICES

Modern devices, such as solar panels, skylights, satellite dishes, and wind turbines can detract from the appearance of a Town Center Overlay District. These Standards are not intended to discourage alternative energy sources. It is hoped that these devices will be used, and will be incorporated inconspicuously into building design.

Standards

- *If installing modern devices on a property in the Town Center Overlay District such as skylights or satellite dishes, care must be taken to incorporate them inconspicuously into building design.*
- *A modern device, such as a satellite dish or skylight, should not detract from the historic integrity of the building.*

DEMOLITION

Fairplay has an ordinance governing the issuance of permits for demolitions. A permit must be acquired prior to the demolition of any structure within the Town.

Standards

- *If you plan to demolish and reconstruct, review and a detailed list of ALL salvageable materials from the demolished building shall be provided prior to issuance of a COA and all listed materials, embellishments, hardware, appointments, etc. shall be incorporated into the new construction.*
- *All demolitions shall be performed in accordance with the Town Code.*
- *Speculative demolitions are discouraged.*

NEW CONSTRUCTION

New construction should complement existing historic buildings. The form, height, exterior materials, and decorative elements of a new building should be compatible with those in the surrounding area.

SITE CONSIDERATIONS

The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity of a historic area.

For example, commercial buildings in historic Fairplay were typically rectangular in form, one to two stories in height, built to the front lot line, and placed on a 25' by 100' lot. Residential buildings were typically set back from the front property line.

Standards

- *New construction should complement the size, height, and arrangement of the surrounding buildings.*
- *For new commercial buildings on corner lots, both street-facing walls should be treated as primary facades.*

HEIGHT AND WIDTH

Early commercial buildings in Fairplay were 25 feet wide and had 0 side yard setbacks on the 25-foot-wide lots. Those that occupied multiple lots were broken into 25-foot storefronts. Both masonry buildings and wood frame buildings were one or two stories tall. Log buildings were typically one story in height. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot.

Standards

- *Limit building width to 25 feet, or break up a wider building into smaller storefronts of approximately 25 feet.*
- *Consider the height and width of surrounding buildings.*
- *Do not dwarf neighboring buildings.*

FORM AND MASS

Commercial buildings were rectangular in form and built to the front of the lot line to conform to the long, narrow lot. Historic buildings typically were smaller in mass than today's commercial buildings. This smaller size provided a more human scale, accentuated by sidewalks, boardwalks, large display windows and recessed entries that invited pedestrians down the street and into the stores. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot with a front setback.

Standards

- *Use a solid, rectangular form in design of a new building.*
- *Design a new building so that its mass appears similar to that of the historic structures.*

- ***Break up the façade of a large new building into smaller visual units.***

SCALE AND RHYTHM

Two-story buildings in the Town Center Overlay District had a visual distinction between the ground floor and upper stories. One-story false front buildings generally had a similar horizontal alignment of their façade cornices. Both featured a 25-foot width that provided a visual pattern along the commercial block.

Standards

- ***Include a horizontal division on the building fronts: on two-story buildings between the first and second story, and on one-story buildings between the windows and the false-front façade.***
- ***Repeat horizontal rhythm reflected in adjacent buildings.***

PLACEMENT

The buildings in the Town Center Overlay District were traditionally placed at the front of the lot line to provide ready pedestrian access. Most were fronted by a sidewalk or boardwalk and a few had a shed-roofed porch. Horses and horse-drawn wagons were tied to hitching rails in front of the building.

Guideline

- ***Place a new building to the front of the lot line with the entrance at the front of the building.***

SIDEWALKS AND PORCHES

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.***

SIGNS

Fairplay merchants advertised their wares in a variety of ways. They painted their store name on the building façade, hung a sign from the wall extending over the sidewalk, and painted a sign on the inside of the window glass. They did not have the electrical signage available to today's merchants. The Unified Development Code defines acceptable sign size, type, and placement.

Standards

- *Consider a window sign either painted or hung inside of the window.*
- *Mount signs so they will not obscure any architectural details.*
- *Use sign materials and colors that are compatible with the façade materials and colors. Best are those that appear similar to signs used historically. For example, painted wood and metal are appropriate.*
- *Consider whole building façade as part of an overall sign plan or program. Signs should be in scale with the building front. Avoid a sign that overwhelms the building.*
- *Lighted signs will be evaluated based on the lumen level. Externally lighted signs are preferable to internally lighted signs and the light source should be directed at the sign without visibility of the light source from pedestrians or passing vehicles or creating lighting trespass on adjoining properties.*

ARCHITECTURAL FEATURES

The architectural features of historic commercial and residential buildings reflected both practicality and the popular tastes of the time. Builders selected materials and incorporated roof forms, storefront arrangements, window patterns, and ornamental elements based upon local availability of materials, functional use of the building, and design styles favored elsewhere in Colorado and the United States.

Standards

- *A new building should blend in with its historic counterparts.*
- *A new building should have compatible form, placement, height, and massing.*
- *A new building should include architectural features that complement those on the historic buildings.*

EXTERIOR MATERIALS

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.*

ROOF FORMS, MATERIALS, AND FEATURES

Commercial buildings possessed various roof types; some with false front facades. Masonry buildings had a flat roof that sloped slightly to the rear, with a cornice or

parapet at the front wall. Wood frame buildings possessed a front-gabled roof, many with a false front façade. Both roof forms are acceptable for new construction in the Town Center Overlay District. However, the design should complement the design and exterior materials of the surrounding buildings.

Masonry buildings typically had a cornice at the front roof line, a feature that was both attractive and structural. One-story masonry buildings had a patterned brick cornice with dentiling or corbelling. Some false front façades had metal sheathing.

Standards

- ***Complement the roof forms and materials of nearby historic buildings in your roof design.***
- ***False front façade should be incorporated into the design of new front gabled building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

STOREFRONTS

Most historic business buildings had a first floor storefront that consisted of a recessed entry flanked by large windows with panes. Some store windows had kickplates below to protect the glass and transom windows above to allow sunlight into the far rear reaches of stores. New design may reflect contemporary versions of historic features.

Some historic buildings had cloth awnings. These provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and sometimes served as a location for signs.

Standards

- ***Incorporate large windows with panes on the first floor of your commercial design.***
- ***Consider incorporating a recessed entry into your commercial design.***
- ***Consider including kickplates and transoms in your design.***
- ***Use contemporary versions of historic features, such as cornices or cornice brackets.***
- ***Consider including a shed-roofed porch in your new building design if appropriate to the architectural design of the building.***
- ***Cloth awnings are allowed, if appropriate to the design of your building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

WINDOWS

Second story and side windows were typically tall and narrow. Windows on masonry buildings had stone lintels and sills to support the wall load. Window lintels in masonry buildings often had curved tops that were both structural and decorative. Upper stories typically had more wall surface than window openings. New design should complement this traditional arrangement. Residential windows were typically vertical with window

lights.

Standards

- *Use tall, narrow windows in the upper stories and side walls of building.*
- *Arrange windows in the upper stories of the front façade in a rhythmic pattern.*
- *The arrangement of upper story windows should have more wall surface than windows.*
- *Consider including contemporary renditions of decorative historic window features such as a pediment or lintel.*
- *Use a contemporary rendition rather than an exact duplicate.*
- *Use divided light patterns in windows that complement the original windows.*

DECORATIVE ELEMENTS

Fairplay's historic buildings have decorative features that complement the architectural styles and tastes of the time. New commercial design can incorporate simplified versions of historic ornamentation.

Standards

- *Include a cornice or parapet treatment in your design of a new commercial building.*
- *Include a false front façade or a roof parapet.*
- *Consider including cornice brackets.*
- *Refrain from creating exact duplicates of historic decorative features.*
- *For a building located on a corner lot, use compatible decorative elements for all street-facing walls.*

PRESERVATION & ALTERATION OF HISTORIC BUILDINGS

ARCHITECTURAL FEATURES

Fairplay's historic buildings convey the essence of the town's origins as a mining town. They are an asset, not just of the individual property owners, but of the entire community. Therefore, they must be cared for and preserved. The architectural features of a historic building identify it as a specific architectural style or from a particular period. Collectively, the historic buildings contribute to the community's unique character and its sense of place. These features should be carefully preserved.

Standards

- *Preserve the historic features that distinguish the building. For example, preserve the original storefront arrangement of recessed entrance, large display windows, clerestories, and transoms.*
- *Refrain from removing or altering original materials and details.*
- *Repair rather than replace deteriorated features. If replacement is needed, try to match new material and details to the original.*

- ***Preserve architectural features, such as arched window lintels, window molding, or ornamental cornices, which are examples of skilled craftsmanship that characterize older buildings.***
- ***Changes to buildings and environments over time are evidence of the history of the building and the area. Alterations older than 50 years should be preserved.***
- ***Design new additions or alterations so that the essential form and integrity of the original building remains obvious.***
- ***The document entitled Secretary of Interior's Standards for Historic Preservation, is a good reference for historic preservation projects.***

EXTERIOR MATERIALS

Traditional exterior materials included log, clapboard, board and batten, brick, and stone. Cornices were made of pressed metal or wood. Historic materials should be carefully preserved. New materials should complement those of buildings in the surrounding areas.

Standards

- ***Preserve historic exterior materials.***
- ***Repair wood features by carefully patching or reinforcing the wood.***
- ***Attempt to preserve as much of the original wood as possible.***
- ***Replace extensively deteriorated or missing parts with a compatible substitute material.***
- ***Protect and maintain wood features by providing proper drainage.***

ROOF FORMS, MATERIALS, AND FEATURES

Commercial buildings had one of two roof forms. Masonry buildings had a flat roof with a cornice or parapet at the front wall. Wood frame buildings possessed a front gabled roof, many with a false front façade. Residential buildings had a sloped roof.

Both roof forms are acceptable for new construction in the Town Center Overlay District, but your design should complement surrounding buildings and the building materials used (masonry or wood frame).

Masonry buildings typically had a cornice or parapet at the façade roofline. This feature was attractive and provided structural support. The two-story blocks have cornices with decorative elements. The one-story masonry buildings had a patterned brick cornice with dentils or corbels. The roof forms, materials, and features are an important part of the appearance of a historic building and must be preserved.

Standards

- ***Preserve historic roof forms and features, including cornices, brackets, molding, brick corbels, and dentils.***
- ***Preserve false front façades.***

- ***Install mechanical and service equipment on the roof, so that it is inconspicuous from the public right-of-way and does not damage or obscure the character of the building.***

STOREFRONTS

Turn-of-the-century commercial buildings typically had a recessed entry way flanked by large display windows. The large window space allowed merchants to display their goods and provided interior natural lighting. This arrangement is an important architectural element of commercial buildings and contributes to the visual unity of Front Street's commercial buildings.

Other features of the historic storefront were kickplates below the display windows, and, above, transom windows that offered additional natural lighting to the interior. Several historic buildings also had boardwalks.

Cloth awnings were used on some historic buildings. They provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and served as a location for signs.

Standards

- ***Preserve storefront arrangement, including the recessed entry way, doors, large windows, transoms, and kickplates.***
- ***Preserve the elements that distinguish the first floor from upper stories, such as the horizontal metal lintel.***
- ***Preserve the porch and boardwalk.***
- ***Cloth awnings are allowed.***

DOORS AND WINDOWS

A door centered between large display windows is the typical arrangement for historic commercial buildings. The second story windows on these are tall and narrow, and they are grouped together or are in a rhythmic arrangement.

Standards

- ***Preserve original entrances.***
- ***Preserve the locations and shapes of original window openings.***
- ***Storm windows or double-pane glass are acceptable if the casing emulates the original design.***

DECORATIVE ELEMENTS

The town's historic buildings have ornamental features that reflect the architectural styles and tastes of the time. Elements such as decorative cornices, corbelled or detailed brick cornices, curved window tops, decorative window tops, and ornamental woodworking should be carefully preserved.

Standards

- ***Preserve decorative elements.***

- ***When original decorative elements are gone:***
 - ***If historic photographs are available of your building, reproduce these historic features.***
 - ***If no historic photographs are available, choose a simplified contemporary rendition of an ornamental feature.***
- ***Refrain from adding elaborate decorative elements that were not originally on your historic commercial building.***
- ***Repair and repaint decorative features. If deteriorated, replace with a substitute item of similar design and material.***

ADDITIONS

Many buildings in the Fairplay Town Center Overlay District have evolved over time. An addition to a historic building should be made toward the rear, where it is least visible.

An addition should be smaller than and visually subordinate to the original structure.

Standards

- ***Place any additions toward the rear of the building, if possible.***
- ***Preserve the original form and profile of the building.***
- ***Make an addition so that all the architectural features of the original building are left intact.***
- ***Additions should be clad in exterior material that resembles the appearance, texture, and dimension of the historic materials on the original building.***

APPROPRIATENESS OF USE

Selecting a new use that is similar to a building's original function can help minimize substantial changes to the historic building.

Standards

- ***Seek a new use that is compatible with the historic character of the building.***
- ***Select a new use that requires minimal change to the original structure.***



STAFF MEMO

TO: Board of Trustees

From: Janell Sciacca, Town Administrator
Tim Medlin, Streets & Utilities Superintendent

Date: April 28, 2025

Re: Resolution No. 14, Series of 2025 - Approval of Paving Quote for 6th Street Repairs

PURPOSE:

Staff is seeking Board approval for a paving contract to repair and overlay approximately 1,000 linear feet of 6th Street, starting at the southwest side of Bogue Avenue and extending past the ball field intersection.

BACKGROUND:

The section of 6th Street between Bogue Avenue and the area beyond the ball field intersection has experienced progressive surface degradation and shoulder wear. This portion of roadway serves a high-traffic area, including access to community recreational facilities, and is a priority for maintenance in the current year.

The total project cost of **\$102,648.00** can be funded through the Town's current Street Maintenance Budget, line item 10-56-70, but may require a year end appropriations amendment since this is also the line where the sidewalk improvements are being funded.

RECOMMENDATION:

Staff recommends that the Board of Trustees **adopt Resolution No. 14 approving the paving quote as presented in the amount of \$102,648.00** for the resurfacing and improvements to 6th Street, as outlined above. The project will improve road safety, enhance usability, and maintain key access routes to community amenities.

ATTACHMENTS:

- Resolution No. 14, Series of 2025
- Attachment A – Construction Agreement W/ Quote

TOWN OF FAIRPLAY, COLORADO

**RESOLUTION NO. 14
Series of 2025**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A CONSTRUCTION AGREEMENT WITH PAVEMENT MAINTENANCE SERVICES, INC., FOR THE 6TH STREET REPAIR PROJECT.

WHEREAS, the Town Board of Trustees is committed to ensuring the safety and well-being of the community by providing for well-designed and properly maintained roadways in the Town of Fairplay; and

WHEREAS, each year the Town budgets to perform maintenance of the Town's paved streets; and

WHEREAS, the Staff solicited quotes for the 6th Street Repair Project; and

WHEREAS, the Town received one response from Pavement Maintenance Services, Inc.; and

WHEREAS, the Town Board of Trustees desires to enter into a Construction Agreement with Pavement Maintenance Services, Inc., for said project.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that:

SECTION 1. The Construction Agreement attached hereto as **EXHIBIT A** is approved and the Mayor is authorized to approve the contract between the Town of Fairplay and Pavement Maintenance Services, Inc. in an amount not to exceed \$102,648.00.

RESOLVED, APPROVED AND ADOPTED this 28th day of April, 2025.

TOWN OF FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk

CONSTRUCTION AGREEMENT

This **CONSTRUCTION AGREEMENT** (this “Agreement”) is entered into this 28th day of April, 2025 by and between the Town of Fairplay, Colorado (hereinafter referred to as the “Owner”) and Pavement Maintenance Services, Inc. (hereinafter referred to as the “Contractor”).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 WORK

- 1.01 Contractor shall complete all work as specified or indicated in the Contract Documents (defined below). The work is generally described as follows: 6th Street Repair Project.

ARTICLE 2 THE PROJECT

- 2.01 The project for which the work under the Contract Documents may be the whole or only a part is generally described as follows: “Exhibit A” (the “Project”).

ARTICLE 3 ENGINEER

- 3.01 Streets & Utilities Superintendent Tim Medlin shall serve as construction manager & engineer who is hereinafter called Engineer and who is to act as Owner’s representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the work in accordance with the Contract Documents.

ARTICLE 4 WORKER WITHOUT AUTHORIZATION EMPLOYMENT

- 4.01 Prior to the execution of this Agreement, Contractor shall certify to the Town, by completing the Worker Without Authorization Addendum attached hereto, that at the time of certification, Contractor does not knowingly employ or contract with any worker without authorization who will perform work under this Agreement as well as other certifications therein contained.

ARTICLE 5 CONTRACT TIMES

5.01 Time is of the Essence

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

5.02 Days to Achieve Substantial Completion and Final Payment

- A. Contractor shall achieve Substantial Completion within 45 calendar days of the issuance by the Owner of a Notice to Proceed and shall finally complete the Work so that it is ready for final payment within 60 calendar days of the issuance by the Owner of a Notice to Proceed.

5.03 Liquidated Damages

- A. Contractor understands and agrees that time is an essential condition of this Agreement. Contractor further understands and agrees that delay in completion of the project will cause Owner to suffer substantial losses and damages which cannot be measured, including without limitation the loss of revenues for services, loss of other revenue incidental to the operation of the facility, additional engineering, legal, accounting and administrative costs, reduced public confidence and adverse public relations which would reduce future revenues, and additional interest and financing costs and charges if the Work is not completed within the times specified above, plus any extensions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or mediation proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring proof of such losses and damages, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay two hundred fifty dollars (\$250.00) for each day that expires after the time specified above for Substantial Completion until the Work is substantially complete.
- B. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the contract time or any proper extension thereof granted by Owner, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay two hundred fifty dollars (\$250.00) for each day that expires after the time specified above for final completion and readiness for final payment until the Work is finally complete and ready for final payment.
- C. Owner shall have the right to deduct the liquidated damages from any money in its hands, otherwise due, or to become due, to Contractor, or to sue for and recover compensation for damages for nonperformance of this Contract.
- D. Any liquidated damages payable by Contractor may, at Owner's election be deducted from any amounts owed to Contractor. In the event no funds are due Contractor at a time when Contractor becomes liable to Owner for liquidated damages, then Contractor agrees to pay all accrued liquidated damages to Owner on the first (1st) day and on the fifteenth (15th) day of each month when Contractor is liable to Owner for liquidated damages. Permitting Contractor to continue and finish the Work or any part thereof after the deadline for completion of the Work shall not act as a waiver of these liquidated damages provisions.
- E. The aggregate liability of Contractor to pay liquidated damages pursuant to this Article shall not exceed an amount equal to fifty percent (50%) of the Contract Price. This Article shall not be construed to limit Contractor's other obligations or liabilities arising under or in connection with this Contract.
- F. In the event that this section conflicts with any other provisions regarding liquidated damages within the Contract Documents, this section shall control.

ARTICLE 6 CONTRACT PRICE

6.01 Owner shall pay Contractor 102,648.00 dollars for completion of the Work as full compensation for everything furnished and done by Contractor under this Agreement, including all loss or damage arising out of the work or from the action of the elements; for any unforeseen obstruction or difficulty encountered in the prosecution of the work, including increased prices for or shortages of materials for any reason, including natural disasters; for all risks of every description associated with the work; for all expenses incurred due to the suspension or discontinuation of the work; and for well and faithfully

completing the work as provided in this Agreement.

ARTICLE 7 PAYMENT PROCEDURES

7.01 Submittal and Processing of Payments

- A. Contractor shall submit Applications for Payment to the Owner on a monthly basis, which shall be processed by the Engineer.

7.02 Progress Payments; Retainage

- A. Owner shall make progress payments towards the Contract Price, less five percent (5%) for retainage, on the basis of Contractor's Applications for Payment, as verified and recommended by Engineer, on or about the twenty-fifth (25th) day of each month during performance of the Work. In the Engineer's discretion, the Owner may withhold some or all of a progress payment where the Contractor's Application for Payment does not reflect the actual amount of the Work completed.

7.03 Final Payment

- A. Upon final completion and acceptance of the Work as recommended by the Engineer, Owner shall pay the remainder of the Contract Price, including any retainage previously withheld.

ARTICLE 8 PROJECT WARRANTIES

- 8.01 Contractor's warranties in respect of the Work (the "Project Warranties") are as follows: Contractor warrants to Owner that the Work shall be fit for its intended purposes, that materials and equipment furnished under this Agreement shall be of good quality and new, that all Work shall be free from defects and that all Work shall meet all of the requirements of this Agreement. Contractor shall furnish satisfactory evidence that it has met the Project Warranties. The Project Warranties shall commence on the date Contractor achieves final completion of the Work satisfactorily to Owner. If at any time within two (2) years after the date on which the Project Warranties commenced, any portion of the Work is found to be not in accordance with the Project Warranties, Contractor shall correct it promptly after receipt of notice from Owner to do so unless Owner has previously given Contractor a written acceptance of such condition.

ARTICLE 9 INSURANCE

- 9.01 Insurance Requirements. Contractor shall not commence work under this Agreement until Contractor has obtained all insurance required under this Article and the insurance has been approved by the Town Administrator or his designee. The Town of Fairplay shall be named as an additional insured. Certificates of insurance shall be issued prior to execution of the Notice to Proceed. Additionally, Contractor shall not allow any approved subcontractor to commence work on his or her subcontract until all similar insurance required of subcontractor has been so obtained and approved. The following insurance shall be required:

- A. Commercial General Liability Insurance: At a minimum, combined single limits of \$1,000,000 per occurrence and \$1,000,000 for general aggregate for bodily injury and

property damage, which coverage shall include products/completed operations, independent contractors, and contractual liability each at \$1,000,000 per occurrence.

- B. Workers' Compensation and Employer's Liability: Workers' compensation insurance for all of Contractor's employees engaged in work at the site of the project including occupational disease coverage in accordance with scope and limits as required by the State of Colorado.
- C. Comprehensive Automobile Liability Insurance: Including coverage for all owned, non-owned, and rented vehicles with \$1,000,000 combined single limit for each occurrence.

ARTICLE 10 CONTRACTOR'S REPRESENTATIONS

10.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has obtained and carefully studied (or assumes responsibility for having done so) any examinations, investigations, explorations, tests, studies, and data concerning conditions at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by Contractor, and safety precautions and programs incident thereto.
- E. Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

- J. Contractor warrants and guarantees to Owner and Engineer that all Work will be in accordance with the Contract Documents and will not be defective within two (2) years of Substantial Completion.
- K. Contractor is organized, validly existing and in good standing under the laws of the State of Colorado and has all requisite power to own its properties and assets and carry on its business as now conducted or proposed to be conducted.

ARTICLE 11 CONTRACT DOCUMENTS

11.01 Contents

- A. The Contract consist of the following documents as applicable :
 - 1. This Agreement;
 - 2. Bidding Documents;
 - 3. General Conditions;
 - 4. Supplementary Conditions;
 - 5. Technical Specifications;
 - 6. Measurement and Payment Provisions;
 - 7. Construction Plans;
 - 8. Labor & Materials Payment Bond;
 - 9. Performance Bond;
 - 10. _____;
 - 11. _____; and
 - 12. Any written amendments or work change orders which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto.
- B. There are no Contract Documents other than those listed above in this Article.
- C. The Contract Documents may only be amended, modified, or supplemented by written agreement signed by both parties.

ARTICLE 12 PERFORMANCE BOND

- A. To secure performance of Contractor's obligations under this Agreement, the Contractor shall provide the Owner with a Performance Bond in the amount of the full contract price. Prior to execution of this Agreement, the Contractor shall provide the form of the Performance Bond to the Town for its review and approval. The Town shall be authorized to draw upon the Performance Bond to correct any default by Builder under this Agreement, which default shall be determined and substantiated by an Affidavit of Default signed by the Engineer. The Performance Bond shall be held by the Town through the two (2) year Project Warranties period specified in this Agreement.

ARTICLE 13 MISCELLANEOUS

13.01 Indemnification

- A. The Contractor agrees to indemnify, save, and hold harmless the Owner, its officers, employees, and agents from any and all liability, loss, costs, charges, obligations, expenses, attorney's fees, litigation, judgments, damages, claims, and demands of any kind arising from or out of any

negligent act, error, omission or other tortious conduct of the Contractor, its officers, subcontractors, employees, or agents in the performance or non-performance of its obligations under this Agreement.

13.02 Assignment of Contract

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

13.03 Successors and Assigns

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

13.04 Severability

- A. Any provision or part of the Contract Documents held to be void or unenforceable by any court of competent jurisdiction shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

13.05 Independent Contractor

CONTRACTOR IS AN INDEPENDENT CONTRACTOR AND NOTHING HEREIN CONTAINED SHALL CONSTITUTE OR DESIGNATE THE CONTRACTOR OR ANY OF ITS EMPLOYEES OR AGENTS AS EMPLOYEES OR AGENTS OF THE OWNER.

13.06 No Waiver of Governmental Immunity

Nothing herein is intended as nor shall it be construed as a waiver of the protections and immunities afforded the Owner pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes, or pursuant to any other applicable laws.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Owner and Contractor have signed and executed this Agreement in duplicate on the date first written above. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

TOWN OF FAIRPLAY

Name: Frank Just

Title: Mayor

ATTEST:

Janell Sciacca, Town Clerk

PAVEMENT MAINTENANCE SERVICES, INC.

Name: Chuck Murphy

Title: Owner

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of 2022, by
_____ as _____ of
_____.

WITNESS my hand and official seal.

My Commission Expires: _____

Notary Public

WORKER WITHOUT AUTHORIZATION ADDENDUM

This Worker Without Authorization Addendum (hereinafter "Addendum") attached hereto and incorporated herein by this reference, is made to this Agreement by and between the Town of Fairplay (hereinafter "Town"), a municipal corporation of the State of Colorado, and _____, (hereinafter "Contractor") dated this ____ day of _____, 2022.

Pursuant to Section 8-17.5-101, *et seq.*, C.R.S., the following provisions are hereby incorporated:

1. Contractor certifies that, at the time of executing this Addendum, Contractor does not knowingly employ or contract with a worker without authorization who will perform work under the Agreement and that Contractor will participate in the federal E-Verify Program or the Colorado Department of Labor and Employment's Employment Verification Program (hereinafter "CDLE's Program") in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the Agreement.
2. Contractor hereby agrees that it shall not:
 - a) Knowingly employ or contract with a worker without authorization to perform work under the Agreement; or
 - b) Enter into a contract with a subcontractor that fails to certify that the subcontractor shall not knowingly employ or contract with a worker without authorization to perform work under the Agreement.
3. Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the Agreement through participation in either the E-Verify Program or CDLE's Program.
4. Contractor is prohibited from using either the E-Verify Program or CDLE's Program procedures to undertake pre-employment screening of job applicants while the Agreement is being performed.
5. If Contractor obtains actual knowledge that a subcontractor performing work under the Agreement knowingly employs or contracts with a worker without authorization, Contractor is required to:
 - a) Notify the subcontractor and the Town within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with a worker without authorization; and
 - b) Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required by Subsection (5) (a) above the subcontractor does not stop employing or contracting with the worker without authorization; except that Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.
6. Contractor is required to comply with any reasonable request that CDLE makes in the course of an investigation that CDLE is undertaking pursuant to Section 8-17.5-102(5), C.R.S.

IN WITNESS WHEREOF, Contractor has executed this Addendum on the date first above written. By the signature of its representative below, Contractor affirms that it has taken all necessary action to authorize said representative to execute this Addendum.

CONTRACTOR

Signature: _____
 Name: _____
 Title: _____
 Date: _____

EXHIBIT A**Pavement Maintenance Services, Inc.****PO Box 1228****Salida, CO 81201****Phone: 719-539-1400 Fax: 719-539-1401**

April 23, 2025

Town of Fairplay CO

Attn: Tim Medlin

RE: 6th street starting on the SW side of Bogue and extending past the ball field intersection paving proposal, 1000 IF @ 28' wide.

Thank you for the opportunity to quote you on this project. Our pricing is based on butt joint milling on the ends and milling next to the curb and gutter or valley pans on 6th street. Please review the pricing and let me know if you have any questions.

Description	QTY	Unit	\$/Unit	Total Bid
Paving CDOT Sx 58-28 - 3" thick overlay	28000	SF	3.12	\$ 87,360.00
Milling butt joints and next to concrete	7380	SF	1.25	\$ 9,225.00
Install 2' wide recycled asphalt shoulders	1236	LF	1.75	\$ 2,163.00
Traffic Control	1	LS	1000.00	\$ 1,000.00
Mobilization (EACH)	1	EA	1000.00	\$ 1,000.00
TOTAL				\$ 100,748.00
Bonds Performance and payment (if required)	1	LS		\$ 1,900.00

Includes: labor, equipment and materials, 1 mobilizations / demobilization included,

Excludes: testing (we will have our testing unit but for reference only), striping,

Notes: 1) Payment is due net 30. A 1.5% service charge per month on all invoices not received within 30 days.
 2) No retention to be withheld unless otherwise agreed upon in writing.
 3) Quote is valid for 30 days unless we are given notice of intent to enter a contract.
 4) Asphalt oil is very volatile in price. We reserve the right to adjust pricing after October 31, 2025.

The undersigned agrees to hold the above pricing for a period of 30 days from the bid date, and, if the proposal is accepted, to enter into a contract with the owner or contractor.



 Chuck Murphy – VP

Filequote:2025-49

PUBLIC HEARING FORMAT

LEGISLATIVE HEARINGS (Policy issues such as ordinances amending the Municipal Code, Budget Hearings, Etc.

1. Mayor will introduce the topic and announce that the Public Hearing is open at _____ (time).
2. Mayor will ask for Staff presentation and allow for questions from the Board and suggested amendments, if any.
3. Mayor will solicit public comment in favor of or in opposition to issue/matter.
4. Mayor will close the public hearing and ask for Board deliberation.
5. Following deliberation, Mayor will ask for a motion to continue, approve as presented, approve with stated amendment(s) or deny.



STAFF MEMO

TO: Board of Trustees

From: Joseph Rivera, Town Attorney

Date: April 28, 2025

Re: Obstructions in the Town's Rights-of-Way

BACKGROUND/ANALYSIS:

The Board instructed Town staff to establish a permitting process regarding the private use of the Town's rights-of-way for property storage and/or as a work area.

At the April 7, 2025 Board meeting, Town staff presented existing and proposed permitting requirements. As part of this discussion, the Board instructed Town staff to make the following changes to Article II, Chapter 11 - Streets, Sidewalks and Public Property of the current Fairplay Municipal Code:

- (1) change the section title to make clear that the permit requirements apply to both utility providers and any private person seeking to use the right-of-way for property storage and/or as a work area;
- (2) make it clear that a permit is not required to park (or store) a properly registered motor vehicle on public rights-of-way; and
- (3) limit the areas of Town right-of-way that may be used for private property storage or as a work area to those portion's immediately adjacent to the permit applicant's home or business address.

PROPOSED MOTION:

- 1) I move to approve Ordinance No. 2 as revised and appearing in the Board's April 21, 2025 meeting packet; or
- 2) I move to approve Ordinance No. 2, with the following modifications _____ and _____; or
- 3) I move to table further discussion of Ordinance No. 2 to a future Board meeting.

ATTACHMENTS:

- Proposed Ordinance; and
- Sections 11-2-10 through 80 of Article II, Chapter 11 of the current Fairplay Municipal Code.

TOWN OF FAIRPLAY, COLORADO

**ORDINANCE NO. 2
(Series of 2025)**

**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO
REGARDING PRIVATE USE OF PUBLIC RIGHTS-OF-WAY**

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. § 31-15-401, the Town, by and through its Board of Trustees ("Board"), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S. § 31-15-702(1)(a)(I) the Town is authorized to regulate the use of streets; and

WHEREAS, the Board finds that the Town's adoption of standards regarding the private use of public rights-of-way is in the best interest of the public health, safety and welfare of the citizens of the Town of Fairplay.

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

SECTION 1. Article II, Chapter 11-Streets, Sidewalks and Public Property is hereby revised and amended as follows:

(1) The article header is revised as follows:

ARTICLE II - ~~Excavations~~ Private Use of Public Streets

(2) The section header and body of Sec. 11-2-10 is revised and amended as follows:

Sec. 11-2-10. - ~~Excavations prohibited~~ Permits required for private use or excavation of public streets.

No person, public or private utility, or governmental or quasi-governmental entity (hereafter collectively and singularly referred to as person) shall cut, excavate, encroach upon or USE FOR PRIVATE PROPERTY STORAGE OR AS A WORK AREA OR otherwise damage, disturb or destroy any portion or all of any street or way dedicated to public use, or any public place within the Town, except as provided in this Article.

(4) A new Sec. 11-2-15 is added:

SEC. 11-2-15. PERMITS ARE NOT REQUIRED FOR THE PARKING OF MOTOR VEHICLES OR TRAILERS ON PUBLIC STREETS.

MOTOR VEHICLES AND TRAILERS ARE EXEMPT FROM THE PERMITTING REQUIREMENTS SET FORTH IN THIS ARTICLE. MOTOR VEHICLES AND TRAILERS REMAIN SUBJECT TO ALL PARKING, STANDARDS, PARKING REQUIREMENTS AND PARKING ENFORCEMENT PROVISIONS OTHERWISE SET FORTH IN THIS CODE.

(1) FOR THE PURPOSES OF THIS ARTICLE, MOTOR VEHICLE MEANS ANY VEHICLE WHICH IS OPERABLE, PROPERLY REGISTERED, AND SELF-PROPELLED AND USED FOR TRANSPORTING PERSONS OR PROPERTY UPON PUBLIC ROADWAYS, INCLUSIVE OF MOTORCYCLES.

(2) FOR THE PURPOSES OF THIS ARTICLE, TRAILER MEANS ANY OPERABLE, PROPERLY REGISTERED, LADEN OR UNLADEN TRAILER USED FOR TRANSPORTING PROPERTY UPON PUBLIC ROADWAYS.

(5) Sec. 11-2-20(12) is amended as follows:

(12) All proposed aboveground installations shall be staked and inspected by the Town prior to commencement of work. All aboveground installations OR USE OF TOWN RIGHT-OF-WAY FOR THE STORAGE OF PRIVATE PROPERTY must be located so as not to hinder the Town's normal road USE, maintenance, and snow removal operations.

(6) A new Sec. 11-2-20(13) is added:

(13) USE OF TOWN RIGHT-OF-WAY FOR THE STORAGE OF PRIVATE PROPERTY IS LIMITED TO THOSE PORTIONS OF THE TOWN'S PUBLIC STREETS THAT ARE IMMEDIATELY ADJACENT TO THE APPLICANT'S HOME OR BUSINESS ADDRESS.

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 _____, 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

ARTICLE II Excavations

Sec. 11-2-10. Excavations prohibited.

No person, public or private utility, or governmental or quasi-governmental entity (hereafter collectively and singularly referred to as *person*) shall cut, excavate, encroach upon or otherwise damage, disturb or destroy any portion or all of any street or way dedicated to public use, or any public place within the Town, except as provided in this Article.

Sec. 11-2-20. Permit procedure.

Any person desiring to commit any of the acts set forth in Section 11-2-10 shall apply for a permit to the Streets Superintendent or Town Administrator on an application form provided by the Town Clerk. Such application shall set forth the name, address and telephone number of the applicant and, if the applicant is an agent or independent contractor, the name, address and telephone number of the principal or the person contracting with the applicant. The application shall describe with particularity the location and description of work, and upon the request of the Town shall be accompanied by a map, plat or plans showing the location and description of work and such other information as might be reasonably required to evaluate the application. The application shall also set forth the estimated commencement and completion dates of work and the estimated time, if any, that any street or other location will be closed to public use. At the time of application, the applicant shall also agree to the following conditions upon issuance of a permit:

- (1) The applicant shall use his or her best efforts to avoid complete closure of any street, way or public place to public use. If such closure is unavoidable, however, the applicant shall notify the Town Clerk at least one (1) hour in advance of the time of actual closure and at the time of actual reopening of the street or way.
- (2) The applicant shall, prior to commencement of work, take such precautions as may be reasonable and prudent to ensure that the work will not damage or endanger any public utility, whether above or below grade, including but without limitation, consulting with the Fairplay Water Superintendent, the Fairplay Sanitation District and all impacted public utility service providers.
- (3) The applicant shall establish and enforce such safety measures as are reasonable to protect the traveling public from any and all harm during the work. The Streets Superintendent or Town Administrator may at the time of approval of the application, or at any time prior to completion of the work, establish such specific safety measures as he or she deems reasonable and appropriate as a condition of the permit.
- (4) The applicant's work shall be performed in accordance with accepted good practice and in a workmanlike manner, and shall comply with all of the requirements or recommendations of any federal, state or local laws, statutes, ordinances or regulations that may apply.
- (5) The applicant agrees to maintain the work at all times and agrees to indemnify and hold harmless the Town, its agencies, officers and employees from any and all claims, losses, and damages, including costs, expenses and attorney fees, which may be based upon, arise out of or otherwise be connected with the installation, maintenance, alteration, removal or presence of the work, or any work or facility connected thereto, including injury or damage to persons or property.
- (6) Only emergency work shall be performed on Saturdays, Sundays or holidays. No open trench or hole may remain so after dark, unless the Streets Superintendent specifically approves in writing because the applicant establishes the necessity thereof. In such case, the safety measures shall include a barrier

- effective to prevent pedestrians, bicyclists and equestrians from entering the immediate area, with sufficient flashing yellow warning lights to prevent vehicular traffic from entering the immediate area.
- (7) The applicant shall provide sufficient information accurately to locate any underground installation in the future. In the case of any installation installed by one (1) of the agencies set forth in subsection (2), above, the agency may retain the information. In the case of any installation connected to an installation of one (1) of the agencies listed in subsection (2) above, the information shall be supplied to that agency, and that agency shall be responsible for maintaining such information in a reasonably accessible manner. In the case of any other installation, such information shall be filed with and kept by the Town Clerk. The Town may, as a condition of the permit, require the applicant to post a sign above the ground warning of the installation's existence.
 - (8) The applicant, if he or she is an agent or independent contractor of another person, shall verify and represent that he or she has authority to bind the principal or person with whom he or she has contracted to all of the conditions imposed by this Article, or by the permit issued pursuant hereto.
 - (9) Prior to commencing work, the applicant shall post a bond, as hereinafter provided, to ensure the applicant's compliance with the provisions of this Article.
 - (10) Any underground installation in a road, street or way shall be initially installed beneath the surface of the right-of-way at a minimum depth of thirty (30) inches and all lines, cables, pipes, etc., installed parallel within the roadway shall be placed at least thirty (30) inches into the roadway from the shoulder of the road and around the end of all culverts at a minimum depth of thirty (30) inches below the bottom of all ditches, except in the case of asphalt or other hard surface roads. All installations in the right-of-way of asphalt or other hard surface roads shall be placed in a location agreed upon by the Town and the applicant. All exceptions to the requirements of this Article must be so noted on the applicant's work plans and initialed by the Streets Superintendent or Town Administrator. Any disturbed portion of the right-of-way shall be restored to the condition existing immediately prior to the installation. Backfilling shall be made in minimum two-foot lifts, tamped and packed by mechanical compactor, and the last twelve (12) inches shall be of crushed rock or gravel.
 - (11) Any underground installation that is three (3) or more inches in diameter and crosses a roadway shall be encased in pipe of larger diameter and the crossing shall be as nearly perpendicular to the roadway as physically possible. This installation shall be installed by the method of boring or jacking beneath the road surface. No water shall be used in the boring and no tunneling shall be permitted. The use of pipe will not be required for installations less than three (3) inches in diameter.
 - (12) All proposed aboveground installations shall be staked and inspected by the Town prior to commencement of work. All aboveground installations must be located so as not to hinder the Town's normal road maintenance and snow removal operations.

Sec. 11-2-30. Approval of application.

The Town's approval of the application shall constitute the permit to commence work, and the applicant may thereafter commence work upon compliance with all of the conditions imposed and upon posting the required bond. The Town may impose such additional conditions as may be reasonable for the preservation of the health, safety and welfare of the Town, its citizens and the traveling public, or to protect the right and privileges of the agencies set forth in Section 11-2-20(2).

Sec. 11-2-40. Amount of bond.

- (a) All bonds required to be posted shall be in an amount not less than five hundred dollars (\$500.00). The amount of the bond shall be based upon the estimated cost to repair the maximum amount of damage the

applicant proposes to do to the street, public way or other place. Notwithstanding the foregoing criteria for determining the amount of the bond, the bond shall be held to ensure full compliance with all of the provisions of this Article. The applicant may petition the Board of Trustees to review the amount of any bond required under this Article.

- (b) The Board of Trustees may waive the requirement for a bond for any person who has been granted a franchise by the Town to use and/or occupy the Town's streets and rights-of-way. The Fairplay Sanitation District shall be exempt from the bond requirements imposed by this Article. Any such waiver or exemption shall in no way relieve any person of liability for failure to comply with any other requirements imposed by this Article.

(Ord. 7, 1984 §113; Ord. 11, 2002 §1)

Sec. 11-2-50. Types of bond.

The bond required may be a cash bond, a performance bond or a license and permit bond. In the event the applicant posts a performance bond or a license and permit bond, the bond shall be issued by a corporate surety licensed by the Colorado Insurance Commissioner to do business in the State, or by such other corporate surety as the Town Attorney may approve. The bond shall be irrevocable for one (1) year.

Sec. 11-2-60. Release of bond.

The Streets Superintendent or Town Administrator shall inspect the work approximately one (1) year after the completion of work, and shall notify the applicant of any further work that may be required to finish restoration of the right-of-way to its condition prior to the work. Upon satisfactory restoration, the Town Clerk shall release the bond posted by the applicant. The applicant may appeal any adverse decision regarding a bond to the Board of Trustees. If the applicant posted a cash bond, the Town Clerk may release the bond by payment to the applicant or by payment jointly to the applicant and the principal or the person with whom the applicant contracted, at the Town Clerk's sole discretion. In no event shall the Town Clerk be obligated to ascertain the ultimate source of the funds posted.

Sec. 11-2-70. Application of bond.

If the applicant fails or refuses to perform the work required to restore the right-of-way or other place within a reasonable time after written notice by the Town of the work required, which notice shall set forth a time reasonable under all the circumstances, the Town may proceed to perform such work. Upon completion of the work, the Town shall determine the cost for such completion, and shall promptly provide written notice of the cost to the applicant and, if applicable, the surety. If the applicant posted a cash bond, the Town Clerk shall immediately apply the bond to the payment of the cost of completion, and shall thereupon release the excess, if any. If the applicant posted a performance bond or a license and permit bond, the applicant or his or her surety shall pay the cost of completion to the Town Clerk within thirty (30) days after the Town Clerk sends the written notice of the cost of completion.

Sec. 11-2-80. Violations.

Knowingly violating or failing to comply with any of the provisions of this Article or conditions of the permit shall constitute a violation of this Article and shall be punishable as provided in the general penalty provisions of this Code. It is also unlawful for any person to remove any safety warnings or barricades emplaced pursuant to this Article.



STAFF MEMO

TO: Board of Trustees

From: Janell Sciacca, Town Administrator

Date: April 28, 2025

Re: 501 Main Street – Burro Museum Renovation / Roof Hail and Water Damage Update

The 501 Main Street Building renovation project for the Burro Museum space kicked off in April with JOC Construction overseeing updates to the space adjacent to the Visitor Center. The project is progressing, but there have been some issues.

Below is a photo of what the contractor encountered when they started tearing out the existing floor.



Main Street Load Bearing Wall – Old Floor Joists

The contractor filled the holes in the wall with concrete and below is a photo showing the new and proper floor joist installation:



During discussions with JOC regarding ideas for the next phase of renovations might be. We looked at the space occupied by the Clerk & Recorder. After watching a news piece on the health benefits of Arts and Crafts, and knowing that there really is not a dedicated and conducive space for these types of activities in our Town, I am proposing that this space be turned into a CREATIVE LEARNING AND EXERCISE/PLAY SPACE:

- Space would become a place for community and quality of life activities such as Painting, Yoga, Book Club, Children's Birthday parties, etc.
- The small room off the front area could be a Learning/E-Library
- There would be no need to move walls or windows/doors
- The renovations would include clearing out the room entirely including removal of the existing counter, and removal of cables/wires, followed by installation of new flooring and ceiling tiles, painting and installation of shelving and other Arts & Crafts related tables, cabinets, cubes, etc.

Below are some photos of what the space might look like and I would like to obtain the Board's thoughts on the proposal:



While I believe this is an exciting idea and could be a very beneficial amenity to the community, unfortunately the phase looks like it would have to wait as we have discovered there is potentially significant roof damage that will need to take priority.

During discussions regarding the breezeway on the back of the building, JOC noticed water damage and when they looked at the roof there were signs of hail and water damage. A claim was submitted to CIRSA and the damage is currently be assessed and the adjuster is working to determine when the damage occurred.

Below are some photos that CIRSA provided:



CIRSA believes water is entering the membrane, traveling down under it, and exiting through some holes in the membrane at the top of the lower mansard/soffit area as is evidenced by the streaks in the membrane.

CIRSA sent out a forensic engineer to determine when the damage occurred to the Duro Last membrane roof and compare that to when the Town became owners of the building and when the

CIRSA policy became effective. Therefore, depending on the findings, the Town may be 100% responsible for all the needed repairs.

Because the Town has made a significant investment in the Visitor Center and Burro Museum renovations, it is imperative that the roof be repaired to protect those areas and before moving forward with any further renovations. We are expecting the forensic report and determination from CIRSA within the next few weeks and I will provide the Board an update at the May 5 meeting.

JOC is anticipating finishing the Burro Museum area by mid-May. However, Staff will hold off moving any artifacts over until we have a better understanding of how much water damage there is and the overall extent of repairs. One this the Town can consider, is that if roof repairs are made, and the creative space is approved, there would be no moving of doors or windows on the front of the building so the Town could consider doing the roof and exterior renovations at the same time.

Tom Flannery and I are trying to figure out if there is any grant funding available to, at a minimum, help with the exterior renovation costs. Unfortunately, there are a number of moving parts to this project, but I wanted to get this in front of the Board to keep you updated and also obtain input.

I am happy to answer any questions.



**TOWN ADMINISTRATION / CLERK'S OFFICE / TREASURER/
MUNICIPAL COURT/ DEVELOPMENT/CAPITAL PROJECTS
MONTHLY REPORT FOR MARCH 2025**

ADMINISTRATION	• Short Term Rental licenses issued remain at 9. • Radar Enforcement Payment Portal is active on Town's website. • 1st Quarter IT Check In Held with Phoenix Technology (<i>Status Secure</i>) • Meeting Held with South Park Rec Center Regarding Expansions Plans • 2nd Xcel Public Hearing Mtg Held to Confirm Pole Replacement Project • Monthly Managers Mtg Held with Park County & Alma
CLERK'S OFFICE	• Assisting in Monthly Reconciliation process with Plante Moran • Assisting in Audit preparation providing requested documentation • Processing Commercial Fly-Fishing Applications
TREASURER / HUMAN RESOURCES	• Updating Financial Policies & Procedures with Plante Moran • Updated Wellness Information Sheet and Reimbursement Form • Preparing for Audit with Hinkle & Co. (On-Site April 28-29) • Town Bank account Switched to US Bank • Remote Deposits Initiated • Moving ACH Deposits and Withdrawals • Payrolls processed for March 7 and 21 • Attending CGFOA / Caselle Webinars for Information and Training • Scheduled Alex and Kelsey to Attend FREE Caselle Training in Utah • Completed Contribution and GASB 68 Audits for FPPA • Completed all US Bank SinglePoint ACH & Positive Pay Security Training
DEVELOPMENT	• Cases In Process: ✓ 1 Certificate of Appropriateness (JL Dyer) ✓ 4 Minor Subdivisions ✓ 1 Major Subdivision – On Hold ✓ 2 Exemption Plats (1 New / 1 Waiting Plat for Recording) ✓ 1 Variance (Highside) ✓ 1 Infrastructure Plan Review (Stone Creek) ✓ 1 Special Use Permit ✓ 1 Easement Agreement • Cases Recently Finalized/Completed: ✓ 2 Certificates of Appropriateness • RFP Draft Under Review by Staff for Comp Plan & UDC Rewrites
CAPITAL PROJECTS	• River Park Trail Project Kick Off Meeting Held • 501 Main Burro Museum Pre-Construction Meeting Held -Hail Damage Claim for Roof Submitted to CIRSA -Roof Damage Investigation Ongoing / Damage Could Be Extensive -Suggesting Creative Space for C&R Area of Bldg (See Attached) • Sidewalk and Street Projects Inventory Conducted • DOLA Meter Replacement EAIF Grant Submitted W/ Ken's Assistance (See Tom Flannery's Report on Other Grant Activities)



Town of Fairplay

Police Department

901 Main Street
Fairplay, CO, 80440
(719) 836-2840

To: Janell Sciacca, Town Administrator
From: Jeff Worley, Chief of Police
Date: April 4, 2025
Re: Fairplay Police Department Monthly Report – March 2025

Police Department Updates and Projects

The Fairplay AVIS project is continuing to advance. All of our officers received in-person training from Emergent Enforcement Solutions on the handheld LiDAR (Light Detection and Ranging) device; and we are pricing signage that warns of “radar enforcement ahead,” all of which means we are yet another step closer to beginning our automated traffic (speed) enforcement. The plan presently is that the police department is less than 30 days from automated citations being issued.

Sgt Barb Grover conducted three separate two-hour de-escalation training sessions with SPAD EMTs and NWFPD firefighters. Like law enforcement officers, emergency medical responders are legally required to be instructed in such crisis skills. Sgt Grover put the training together and, for three evenings beyond her normal shift, trained our medical first responders in how to deal with patients, family members of patients, and bystanders in the art of calming or alleviating the intensity of potentially violent or injurious situations without using physical force, or with a reduction in force through verbal and non-verbal communication techniques. Well done, Sarge!

The PD held its semi-annual department-wide training, during which all of our officers came together to accomplish much of the certified training required by State and Federal regulations. Among the topics presented during our Spring Training Days were firearms qualifications, arrest control, National Incident-Based Reporting System (NIBRS) – which is a national standard for law enforcement crime data reporting and for which we are responsible to track for our agency – and evictions, a duty we share with the Sheriff’s Office. All in all, it was very full and long – but also fun – two days of training. (...and the weather was *WAY* better than this past week – kind a like Spring!)

As an aside, we appreciate PCSO's assistance in its willingness to answer calls for service in Alma and Fairplay pertaining to any serious reports during our training time. We continue to be grateful for the cooperation and the sense of esprit de corps between our two agencies – Thank you, Tom and Steve!

Below are some photos from our training sessions...



*Sgt. Knellinger was finally apprehended...
Good work, Officer Peters!*

Lying down on the job!



Home on the range!

Police Activity – Statistical Data

The following are some of the pure statistical data the Department collected for the month of March 2025:

- 145 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 4.7 incidents per day or about 70% of February’s reportable activity.
- Of the total CFS numbers:
 - 111 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (77% of CFS numbers)
 - Of the Fairplay calls, 13 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 12% of Fairplay CFS totals)
 - 34 incidents took place in Alma (23% of total CFS)
 - Three (3) of Alma’s incidents ***were related to local businesses*** (or 9% of Alma CFS totals)
- Of the CFS numbers, 42 were traffic-related (29% of the CFS total):
 - 30 traffic contacts in Fairplay (71% of total traffic related events OR 27% of total Fairplay CFS)
 - 12 traffic contacts in Alma (29% of total traffic related events OR 35% of total Alma CFS)
 - 19 total citations issued
 - 45% of all traffic contacts resulted in citations
- Of the 19 citations issued:
 - 12 were tickets issued in Fairplay (63% of all citations)
 - 7 were violations in Alma (37% of all citations)



Town of Fairplay

901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
www.fairplayco.us

MEMO

Date: April 21, 2025
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Julie Bullock & Kelsey Sprys, Special Events Staff
Re: Events & Marketing Monthly Staff Report

Below you will find information to update you on what staff is currently working on or has completed:

- **Marketing –**
 - The updated Town map/brochures have arrived! The Scream Agency did a nice job with new colors and were able to get them printed in a timely manner. 7,500 were ordered and staff will be working on getting them distributed around Town in the next month.
 - Staff has contracted once again with Colorado Activity Center in Frisco to have our rack cards distributed throughout Summit County on a regular basis. The rack card did not need to be updated as it was updated last year with generic Town information and is appropriate and timely for this year as well. They will be distributing roughly 5,000 pieces over a 5-month period.
 - The Town's relationship with the Colorado Tourism Office will continue with staff ordering about 3,500 more rack cards to be distributed at the ten Colorado Welcome Centers around the state.
 - Senior banners for the class of 2025 have been placed on the streetlights on Main Street. There are 22 graduates this year from South Park High School.
- **Burro Buster 5k Scholarships** – Five 2025 graduating seniors applied for the Town of Fairplay/Burro Buster 5k scholarship. Three applicants were chosen and will be awarded \$2,500 each. Staff will present scholarships at Senior Night on Wednesday, April 30th. After senior night the names of the recipients will be announced on social media and to the Board of Trustees.
- **Burro Days Funds** – A total of \$5,000 from 2024 Burro Days Funds will be awarded to the CTE program at South Park High School. \$3,000 will be put toward the automotive program and \$2,000 will go to the agriculture program at their request. Erin Ventura, Director of Career & Technical Education at South Park High School, will provide information to the Board at the 4/21/25 meeting about how past money awarded by the Town has been used.

- **Town Clean-Up Days** – June 6-8. Staff has confirmed IER Electronics Recyclers out of Colorado Springs for the event to replace Blue Star Recycling as they were unable to provide services this year due to another commitment. The final flyer with details will be provided to the public in the May newsletter.

SUMMER EVENT UPDATE:

- **TGIFairplay Free Concert Series-**
 - **Friday, June 27:** The band is *Chris Daniels & the Kings*, JR's Pizza Place has agreed to be a food vendor for this concert. Staff is searching for one other food vendor.
 - **Friday, July 25:** The band is *The Long Run*, the Burro Days event will provide food vendors.
 - **Friday, August 22:** The band will be *Hazel Miller & the Collective*, JR's Pizza Place has agreed to be a food vendor for this concert. Staff is searching for one other food vendor.
- **Independence Day Celebration – Friday, July 4**
 - The band is *Narrow Gauge*, high-energy country/rock
 - The fireworks show is set to begin at approximately 9:15pm
 - The Burro Buster 5k registration will open on runsignup.com on 3/24/25.
 - JR's Pizza Place, Silver Spur Soda and the Wandering Gringos (Texican) food trucks will service this event.
- **76th Burro Days Celebration – July 25-27, 2025**
 - **Vendor Update** – Vendor spaces including food vendors are sold out! Staff is currently taking a waitlist.
 - **Saturday, July 26:** The Llama Rama event has officially been acquired by the High Rockies Community School. They are taking registrations for the race and will be providing more details for the Town to share in the very near future.
 - **Sunday, July 27:**
 - **Burro Racecourses** – Staff recently met with Chief Worley, Sgt. Grover and Sgt. Martinez to discuss traffic concerns for the burro race. Many options are being discussed regarding the road closure to the public near the Fairplay sign going towards Alma. Another meeting has been set for 5/6/25 with all parties to walk the part of the course in question. A potential new short course has been identified, and Staff is talking with Bob Sweeney, our racecourse “guru,” and the ham radio operators to determine the feasibility of using this course for the 2025 race.
- **Fairplay Fall Festival – September 20, 2025**
 - JR's Pizza Place has been booked. Staff is looking for two more food trucks and considering offering cider and donuts. A meeting will be scheduled in May with participating non-profits to discuss the day's schedule and the activities they plan to host.

Staff will continue to provide updates on Events monthly in our Staff Report. Please let us know if there are any questions about the information provided or on events in general.

Thank you.



To: Mayor Just and Board of Trustees

From: Tim Medlin Streets and Utilities Superintendent

Re: March 2025 Report

Date: 4/28/2025

Water plant, meters and services

- Diagnosed 30 water meters and fixed some, is a software problem we are working on to fix
- Fixed the turbidity meter port
- Had a water leak at 813 Castello, Tim Murphy was on call and was able to shut it off

Waste water plant

- We have started cleaning and organizing the wastewater facilities
- Tim Murphy and I attended the CRWA conference for training in wastewater and water treatment

Streets

- Sanded streets for the small snow we had
- Hauled dirt for sidewalk fill and to build shoulders

Facilities

- Cleaned debris and rocks from the parking lot at the shop
- Hauled several loads of rock and dirt to the wash out at Burro Park
- Graded the lot for drainage and better parking
- Maintenance at 501 Main Visitor Center

Fleet

- Fixed broken bolts on the backhoe
- Stripped 2 of the police cars, one for our use and the other for auction



Town of Fairplay, Colorado

Grant Writing Quarterly Report

Reporting Period: January – April 2025

Prepared by: [Tom Flannery]

Date: April 18, 2025

I. Overview

This quarterly report provides a summary of the grant writing efforts undertaken for the Town of Fairplay, Colorado, during the first quarter of 2025. It highlights the applications submitted, funding requests made, and notable updates regarding ongoing projects.

II. Grant Applications Submitted

1. **Congressional Directed Spending**

- **Agency:** Offices of both U.S. Senators from Colorado
- **Objective:** Funding for the construction of a new police station
- **Funding Requested:** \$1,198,650
- **Status:** Application submitted in March 2025; awaiting response.

2. **2025 Colorado POST In-Service Grant**

- **Objective:** Funding to support officer education courses and procurement of TASER training equipment.

- **Funding Requested:** \$4,917

- **Status:** Application submitted in March 2025; awaiting response.

3. **Community Projects Funding**

- **Agency:** Congresswoman Pettersen's Office

- **Objective:** Funding for the construction of a new police station

- **Funding Requested:** \$1,198,650

- **Status:** Application submitted in April 2025; awaiting response.

4. **2024 DOJ Edward Byrne Grant**

- **Objective:** Processing award from the previous year

- **Funding Awarded:** \$67,500

- **Status:** Anticipating disbursement of funds shortly. Grant processing is complete.

5. **2025 DOJ Edward Byrne Grant**

- **Objective:** Funding for a fully outfitted Chevrolet Tahoe for the Police Department

- **Funding Requested:** \$81,288.00

- **Status:** Application submitted in March 2025; awaiting response.

6. **DOLA CRC Application**

- **Objective:** Seeking funding for the redevelopment of 501 Main

- **Status:** Extensive efforts were made to secure funding; however, due to budgetary cuts, this project is currently deemed unviable. Goals will need to be significantly adjusted according to state requirements.

7. **CO Main Street Revitalization**

- **Objective:** Development of a shovel-ready plan for Front Street upgrades and revitalization
- **Funding Expected to be Requested:** \$250,000
- **Status:** Currently in progress; planning phase is underway with research and contractor quotes being gathered.

III. Summary of Activities

Throughout the first quarter of 2025, significant efforts have been made to secure funding for essential projects in Fairplay, particularly focusing on enhancing public safety and community infrastructure:

- Focused on applications related to the construction of a new police station, given its critical importance to community safety and law enforcement capacity.
- Engaged in extensive discussions and preparations for additional projects such as the CO Main Street Revitalization initiative, which aims at improving the town's economic viability and aesthetic appeal.
- Actively monitored the processing of the DOJ Byrne Grant from the previous year to ensure timely acquisition of funds.

IV. Next Steps

1. **Awaiting Responses:** Follow up on all submitted applications and continue pressing for updates from corresponding offices.

2. ****Adjusting Strategy for DOLA:**** Reevaluate and align the goals for 501 Main based on feedback and current state budgetary priorities.

3. ****Finalize and Submit Main Street Revitalization Proposal:**** Collaborate with community members and stakeholders to refine and complete the shovel-ready plan for funding consideration.

V. Conclusion

The Town of Fairplay remains committed to securing necessary funding through various grant opportunities to enhance public safety, promote community development, and revitalize local infrastructure. Continued vigilance and strategic planning will be pivotal moving forward.

Should you have any questions or require further details on specific grant submissions or activities, please feel free to reach out.

Thomas Flannery,

Grants Manager.



STATUS UPDATE

TO: Janell Sciacca, Town Administrator
FROM: Deron Dircksen, PE
DATE: March 2025 Summary (2/25 – 3/20)
RE: Engineering Services Status Report – Miscellaneous Projects

2018-499.001 – Town GIS

Status/Recent Progress

- Processing CDOT HUTF map data and updating in the Town's AGOL maps.

Upcoming Activities

- As needed.

2018-499.007 – Habitat for Humanity

Status/Recent Progress

- Call with Nate Erickson for site regrading.

Upcoming Activities

- Easement Agreement should be completed soon.

2018-499.011 – General Engineering

Status/Recent Progress

- Working with Tim Medlin for water locating equipment, crack sealing, Sheriff's office sanitary sewer, etc.
- Design Review Team meeting
- Email to CDOT for storm drainage manholes being potentially buried.
- Highside Brewery report review.

Upcoming Activities

- Continuing Development Review Team, miscellaneous meetings, and supporting staff as needed.

2018-499.018 – Stone Creek

Status/Recent Progress

- Redlines on new submittal which included drawings and drainage report.
- Meeting with applicant's engineer.
- Provided redlines to applicant's engineer.

Upcoming Activities

- Received new submittal and drawings and drainage report have been approved.

2018-499.029 – Impact Fee

Status/Recent Progress

- Reviewed police impact fee report. Reviewed other impact fee reports.
- Stormwater infrastructure site investigation.
- Pavement Management discussion. Email to Janell for lane miles.

Upcoming Activities

- Need to review previous studies, population growth, etc.
- Potentially setting up storm drain as enterprise fund instead of impact fee for various reasons.
- Memo to Board for Impact Fee nexus.

2018-499.035 – 1171 Bullet Road

Status/Recent Progress

- Meeting with applicant's engineer for stormwater design.

Upcoming Activities

- None.

2018-499.039 – River Park Trail

Status/Recent Progress

- Finalized Civil and Structural Engineering design.
- Meeting for survey staking.
- Most submittals have been finalized.
- Review IGA for reimbursement.
- Review updated pay app information
- Reviewed Change Order #1.

Upcoming Activities

- Meeting 4/9/2025
- Review construction schedule.
- Construction administration.

2018-499.042 – Steinermler

Status/Recent Progress

- Review of plat and existing conditions drawings.

Upcoming Activities

- Waiting for resubmittal.

2018-499.050 – Marval

Status/Recent Progress

- Set up applicant's engineer with GIS read only access.
- Meeting with applicant.

Upcoming Activities

- None.

Project Status Worksheet

Town of Fairplay



SGM No. 2018-499

ACTIVE WORK ORDERS		BUDGET AMOUNT	CURRENT BILLING	BILLED JTD	% JTD	BUDGET BALANCE
ENGINEERING TASK ORDERS						
0.001	GIS	\$ -	\$ 794.00		-	\$ -
0.007	Habitat for Humanity	\$ -	\$ 54.50		-	\$ -
0.011	General Engineering	\$ -	\$ 2,680.70		-	\$ -
0.018	Stone Creek	\$ -	\$ 1,744.00	\$ 16,557.00	-	
0.023	Burro Park	\$ -	\$ -	\$ -	-	\$ -
0.025	Water Distribution	\$ 44,900.00	\$ -	\$40,801.01	91%	\$ 4,098.99
0.029	Impact Fee	\$ 58,547.00	\$ 3,978.50	\$ 5,908.50	10%	\$ 52,638.50
0.035	1171 Bullet Road	\$ -	\$ 109.00	\$ 4,506.50		
0.039	River Park Trail	\$ 25,000.00	\$ 3,734.75	\$ 55,828.87	223%	\$ (30,828.87)
0.040	Melo Subdivision	\$ -	\$ -	\$ 3,913.50	-	
0.041	Fitting Subdivision	\$ -	\$ -	\$ 1,816.00	-	
0.042	Steinermiller	\$ -	\$ 3,517.00	\$ 9,818.00		
0.043	SH9_US285 Floodplain	\$ 3,000.00	\$ -	\$ 2,040.00		
0.044	Beck	\$ -	\$ -	\$ 2,574.00		
0.045	Circle K	\$ -	\$ -	\$ 105.00		
0.047	French Subdivision	\$ -	\$ -	\$ 381.50		
0.049	240 Beaver Lane	\$ -	\$ -	\$ 218.00		
0.050	Marval		\$ 926.50			
TOTALS		\$ 131,447.00	\$ 17,538.95	\$144,467.88		\$ 25,908.62



**AGENDA for a Special Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, April 28, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO**

[Join the TEAMS Meeting](#) (Meeting ID: 247 192 062 362 6 / Passcode: YX2Q9Ah2)

**5:00 PM – WORK SESSION WITH BRANNAN HOLDINGS, LLC TO DISCUSS
POTENTIAL DEVELOPMENT OF VACANT LAND ALONG US-285.**

- I. 6:00 PM 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 REGULAR MEETING MINUTES – December 2, 2024**
 - B. APPROVAL OF REGULAR MEETING MINUTES – December 16, 2024**
 - C. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from April 4, 2025, through April 25, 2025, in the amount of \$73,547.22.**
- 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 & UPDATES**
 - A.** Presentation and update from South Park High School Career & Technical Education Director Erin Ventura.
- VIII. NEW BUSINESS**
 - A. CERTIFICATE OF APPROPRIATENESS –** Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application 2025 COA-003 from Christopher Benson dba JL Dyer Public House for a Cold Storage addition at 519 Main Street? *The Board will consider an application for the addition of an attached structure for cold storage on property in the Town Center Overlay District.*
 - B. FIRST READING –** Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 14, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A CONSTRUCTION AGREEMENT WITH PAVEMENT MAINTENANCE SERVICES, INC., FOR THE 6TH STREET REPAIR PROJECT.**”? *The Board will consider approval of a quote for a paving project to repair 6th Street between Bogue Street and the High School Athletic Field.*
- IX. PUBLIC HEARINGS**
 - A. FIRST READING –** Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 2, Series of 2025, entitled “**AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO REGARDING PRIVATE USE OF PUBLIC RIGHTS-OF-WAY.**”? *The Board will consider adopting updated code provisions establishing standards for the use of public rights-of-way.*
- X. STAFF AND BOARD OF TRUSTEE REPORTS**
 - A.** Update on Burro Museum Renovations at 501 Main and Discussion on Future Phases of Renovation and/or Roof Repair.
- XI. ADJOURNMENT.**

Upcoming Meetings / Events

South Park High School CTE Open House	April 30, 2025
Board of Trustees Regular Meeting	May 5, 2025
Board of Trustees Regular Meeting	May 19, 2025
Xcel Energy Wildfire Mitigation Project Temporary Power Outage / Pole Replacement	May 28, 2025
Board of Trustees Regular Meeting	June 2, 2025
Town Clean Up Days	June 6-8, 2025
Huck Finn Free Fishing Day at Fairplay Beach	June 7, 2025