1. Meeting Materials

   Documents:

   AGENDA.PDF
   AGENDA_PACKET.PDF
   MINUTES.PDF

AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, June 19, 2023, at 6:00 P.M. at the Fairplay Town Hall Meeting Room
901 Main Street, Fairplay Colorado
Join Meeting By BlueJeans

I. **CALL TO ORDER**
II. **PLEDGE OF ALLEGIANCE**
III. **ROLL CALL**
IV. **APPROVAL OF AGENDA**
V. **CONSENT AGENDA** (*This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
   A. **APPROVAL OF MINUTES OF PRIOR MEETING** – April 17, 2023 Regular Meeting.
   B. **APPROVAL OF MINUTES OF PRIOR MEETING** – May 1, 2023 Regular Meeting.
   C. **APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from May 31, 2023 through June 15, 2023 in the amount of **$65,388.13.**
VI. **CITIZEN COMMENTS** (*This portion of the agenda allows for the public to sign up to address the Board on matters that are not on the agenda)*
VII. **PROCLAMATIONS, PRESENTATIONS, AND UPDATES**
   A. Presentation of and request for funding support of 2023 Sheriff's Department Scholarship Fundraising and Community Events by Park County Sheriff Tom McGraw.
   B. Presentation of 2022 DRAFT Financial Audit by Tim Mayberry of Mayberry & Company, LLC.
VIII. **PUBLIC HEARINGS** *(This portion of the meeting is where the public is provided facts on important business matters of the Town and given the opportunity to provide input to the Board of Trustees in order to help them make better-informed and appropriate decisions that are in the best interest of the entire community.)*
   A. **LOCATION AND EXTENT REVIEW** – Board of Trustees review and evaluation of the Colorado Department of Transportation Fairplay Employee Housing project proposed at 850 Hathaway. *The Board will review a plan to build Employee Housing for consistency with the goals, policies and objectives of the Town Code and Comprehensive Plan.*
IX. **NEW BUSINESS**
   A. **FIRST READING** – Resolution No. 18, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SIDE YARD SETBACK VARIANCE AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.** *The Board will consider a resolution to ratify the decision to approve a Side Yard Setback Variance made at a Public Hearing held on June 5, 2023.*
   B. **FIRST READING** – Resolution No. 19, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW A MANUFACTURING USE IN THE COMMERCIAL (C) ZONE DISTRICT FOR AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.** *The Board will consider a resolution to ratify the decision to approve a Special Use Permit made at a Public Hearing held on June 5, 2023.*
X. **BOARD OF TRUSTEE AND STAFF REPORTS**
XI. **ADJOURNMENT**

Upcoming Meetings/Important Dates

1st TGIFairplay Free Concert – Ryan Chrys & the Rough Cuts	Friday, June 23, 2023
Board of Trustees Regular Meeting	*Monday, July 3, 2023*
Fairplay Independence Day Celebration	Tuesday, July 4, 2023
Park County Fair	Thursday-Sunday, July 7-16, 2023
Board of Trustees Regular Meeting	*Monday, July 20, 2023*
1st TGIFairplay Free Concert – Ryan Chrys & the Rough Cuts	Friday- Sunday, July 28-30, 2023

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and on The Town of Fairplay Website (www.fairplayco.us) on Friday, June 16, 2023. THIS AGENDA MAY BE AMENDED.

AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, June 19, 2023, at 6:00 P.M. at the Fairplay Town Hall Meeting Room
901 Main Street, Fairplay Colorado

[Join Meeting By BlueJeans]

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF AGENDA

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

- **A. APPROVAL OF MINUTES OF PRIOR MEETING** – April 17, 2023 Regular Meeting.
- **B. APPROVAL OF MINUTES OF PRIOR MEETING** – May 1, 2023 Regular Meeting.
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VI. CITIZEN COMMENTS (*This portion of the agenda allows for the public to sign up to address the Board on matters that are not on the agenda)*

VII. PROCLAMATIONS, PRESENTATIONS, AND UPDATES

- **A.** Presentation of and request for funding support of 2023 Sheriff's Department Scholarship Fundraising and Community Events by Park County Sheriff Tom McGraw.
- **B.** Presentation of 2022 DRAFT Financial Audit by Tim Mayberry of Mayberry & Company, LLC.

VIII. PUBLIC HEARINGS *(This portion of the meeting is where the public is provided facts on important business matters of the Town and given the opportunity to provide input to the Board of Trustees in order to help them make better-informed and appropriate decisions that are in the best interest of the entire community.)*

- **A. LOCATION AND EXTENT REVIEW** – Board of Trustees review and evaluation of the Colorado Department of Transportation Fairplay Employee Housing project proposed at 850 Hathaway. *The Board will review a plan to build Employee Housing for consistency with the goals, policies and objectives of the Town Code and Comprehensive Plan.*

IX. NEW BUSINESS

- **A. FIRST READING** – Resolution No. 18, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SIDE YARD SETBACK VARIANCE AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.** *The Board will consider a resolution to ratify the decision to approve a Side Yard Setback Variance made at a Public Hearing held on June 5, 2023.*
- **B. FIRST READING** – Resolution No. 19, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW A MANUFACTURING USE IN THE COMMERCIAL (C) ZONE DISTRICT FOR AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.** *The Board will consider a resolution to ratify the decision to approve a Special Use Permit made at a Public Hearing held on June 5, 2023.*

X. BOARD OF TRUSTEE AND STAFF REPORTS

XI. ADJOURNMENT

<u>Upcoming Meetings/Important Dates</u>

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Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and on The Town of Fairplay Website (www.fairplayco.us) on Friday, June 16, 2023. <u>THIS AGENDA MAY BE AMENDED</u>.

MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
APRIL 17, 2023

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, April 17, 2023, at 6:00 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Just proceeded with the pledge of allegiance, followed by the roll call, which was answered by Mayor Frank Just, Mayor Pro Tem Dodge, and Trustees Ray Douglas and Pete Lynn. Trustee Voorhis was excused having called in ahead of time.

Staff in attendance were Town Administrator / Town Clerk Janell Sciacca, Town Treasurer Kim Wittbrodt, Public Works Director Donovan Graham, and Chief of Police Bo Schlunsen.

APPROVAL OF AGENDA

Motion #1 by Trustee Douglas, seconded by Mayor Pro Tem Dodge, that the agenda be adopted as written. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Paid bills for Town Funds from March 16, 2023 through April 11, 2023 in the amount of **$64,853.09.**

Motion #2 by Trustee Lynn, seconded by Trustee Douglas, that the consent agenda be approved with the expenditures as stated. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

CITIZEN COMMENTS – None.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. Proclamation recognizing April 23-29, 2023 as Crime Victims' Rights Week.

Mayor Just read the proclamation into the record and signed it recognizing April 23-2029 as Crime Victims' Rights Week. Sciacca advised that the same proclamation was approved by the Park County Commissioners at their last regular meeting and a copy would be provided to the 11th Judicial District.

NEW BUSINESS

A. FIRST READING – Resolution No. 12, Series of 2023, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, OPPOSING THE STATEWIDE LAND USE AND ZONING PREEMPTIONS IN SENATE BILL 23-213**.

Town Administrator Sciacca presented an overview of the Staff Report reminding everyone of the Governor's and lawmakers' introduction of legislation that would potentially block the Board and Town residents from having any say about land use and affordable housing in Fairplay. She reported that she and Trustees Dodge and Douglas attended a CML Town Hall online with hundreds of other local staff and leaders to obtain detailed information on the bill and its potential impacts, which were much bigger than affordable housing, so CML was requesting local officials sign on to a letter they wrote opposing the legislation, talk to their legislators and pass a resolution in opposition. Resolution No. 12 was presented as the Town's official position opposing SB 23-213. Sciacca then played a 9-News video that Mayor Just asked to be shown which was a clip of Governor Polis previously making the argument for home rule and local control of local land use policy. She recommended the Board approve Resolution No. 12 opposing SB 23-213 and advised that CML would be holding another Town Hall on Thursday night at 6 PM to review proposed amendments that were expected in the next few days. Mayor Just stated his support of the resolution advising that it is important for the Board to do everything it can to protect the Town's right to local control. He also reported that research of the bill sponsors revealed connections and backing by real estate companies. Mayor Pro Tem Dodge stated this bill would have a much bigger impact than just land use regulations. Trustee Douglas echoed Just's comments that the bill was backed by lobbyists affiliated with real estate companies. Following additional discussion, the general consensus of the Board was to do whatever it could to maintain local control so Fairplay was not adversely impacted by decisions made at the State level.

Motion #3 by Mayor Pro Tem Dodge, seconded by Trustee Douglas, that Resolution No. 12, Series of 2023, opposing the Statewide Land Use and Zoning Preemptions in Senate Bill 23-213 be approved as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

B. FIRST READING – Resolution No. 13, Series of 2023, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING A TEMPORARY USE AGREEMENT WITH AMERICAN CIVIL CONSTRUCTORS, LLC**."

Town Administrator Sciacca provided an overview of the Staff Report advising that the contractor selected to do the work on US 285 and Hwy 9 reached out inquiring about use of the property just west of Town Hall for staging. Sciacca reported that she and the Project Superintendent walked the site together and she provided them a copy of the River Park drawings so they would be aware of the project the Town had planned and she wanted to make sure any clearing and leveling that might be required would not have any adverse impacts. She also reported that the contractor's legal team had already reviewed and approved this, and she recommended approval. Mayor Just inquired about setting up of a lab and office building. Sciacca replied that ACC was looking for local office space instead of putting a construction trailer on site and she had offered the Town Hall Board Room for meeting space as necessary. She also noted that a project kickoff meeting was conducted earlier in the day, and she hoped to obtain dates from CDOT from that meeting that were identified for holding a community-wide information meeting. Several Board members voiced concern over damage to the area and both Sciacca and Mayor Just advised that CDOT has a Performance Bond and would hold ACC to a high standard and make sure the Town was satisfied with reparations. Mayor Just volunteered to perform the inspection on behalf of the Town at the end of the project.

Motion #4 by Trustee Douglas, and seconded by Mayor Pro Tem Dodge, to approve Resolution No. 13, Series of 2023, approving a Temporary Use Agreement with American Civil Constructors, LLC as presented. A roll call vote was taken: Douglas – nay, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

PUBLIC HEARINGS

A. FIRST READING: Ordinance No. 4, Series of 2023 entitled, "**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, AMENDING THE FAIRPLAY MUNICIPAL CODE CHAPTER 7 REGARDING ANIMAL PENALTIES**."

Mayor Just introduced the Ordinance and opened the Public Hearing at 6:51 p.m. Town Administrator Sciacca provided an overview of the Staff Report advising that Staff was requesting removal of the fines set forth in Section 7-6-210 which was a nominal amount that did not deter repeat offenders. She reported that the Police Department would then work with Judge Green on a comprehensive Fine Schedule leaving the fines to the Court which would also allow for updates to be made as necessary and much easier. She recommended approval of Ordinance No. 4 as presented. Mayor Just opened the floor to comments in support. Kerrie Lynn, 851 Hathaway Street, voiced her support and stated she definitely wanted to see something down to address all the dogs at large in the Town. She agreed the fines belonged in the hands of the Court. There were no comments in opposition and Mayor Just closed the floor to public comment.

Motion #5 by Trustee Lynn, seconded by Mayor Pro Tem Dodge, to approve Ordinance No. 4, Series of 2023, as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

STAFF AND BOARD OF TRUSTEE REPORTS

Chief Schlunsen reported that the couple recognized at a previous meeting for helping Sgt. Grover to apprehend a criminal were given tickets to a Rockies game by Xcel High Country Area Manager Nathan Steele.

Public Works Director Graham reported that he locked in a date of May 5 to pick up equipment for crack-sealing Town streets. Mayor Just inquired about word on sealing of the Basketball Court at Cohen Park. Graham replied that he had a call into the contractor who poured the Court and was waiting for a return call.

Town Treasurer Wittbrodt reported that the Dana Kepner representative finally showed up and brought the Town a tool that works on a cellular phone and allows Staff to program meters. Some new meters had finally been received and more were expected to arrive so Staff would be replacing ones that were not working allowing for some of the larger consumers to be billed accurately. Sciacca reported that Staff still wanted to look at a complete meter replacement project in the future to move away from SENSUS. Mayor Just asked Graham was he would like to see the water loss percentage at, and Graham replied 18%. Just also inquired where Graham felt the 700,000 gallons of loss on the current report was and Graham felt it was some of the larger users not being billed correctly. Mayor Just reported that the generally accepted amount of loss for a Municipal System is typically 20%.

Town Administrator Sciacca reported that the Mosquito Range Heritage Initiative group was going to conduct a clean-up at the Beach on April 22, and she noted a care that Special Events Coordinator Julie Bullock prepared for the Board to sign in advance thanking the group. She also reported that the Town was looking at moving the Caselle Financial Management program off the server to the cloud. Town Treasurer Wittbrodt noted this would provide many benefits such as remote access, reduced hardware maintenance, automatic backups, etc. She advised the Town's IT contractor was also pushing for the switchover to keep from having to move it on to the new server.

Mayor Pro Tem Dodge reported that during his walks he was seeing a lot of trash everywhere and he wanted to see a come out and clean the Town up event. Sciacca advised that Staff was working on a Beautification program and would be obtaining trash pickers, poop scoopers, trash bags and safety vests that would be made available at Town Hall for anyone who wanted to check them out and help clean up the Town. Staff were also looking at organizing an event with free food to incentivize participation. Dodge also noted needed repairs to the electrical box on the pavilion and hammering in of exposed nails on the bridge down at the Beach and then provided a report on the TPR meeting that was held earlier in the day at the NWFPD station.

Trustee Douglas inquired about the minimal amount spent on fuel by Public Works and questioned if it was directly related to lack of snowfall. Graham replied fuel expenses were down because Staff did not have to plow as much, and they had already taken plows off the trucks and money was also saved with only 2 loads of sand/salt mix being bought instead of the traditional 4-5 loads.

Mayor Just inquired about plans to get out and clean up sidewalks and gutters. Graham replied that multiple Staff had injuries and one was on vacation, but as soon as possible they would get it done. Just also noted multiple other CDOT projects in the area – 2 bridge replacements and the construction of a chain-up station

EXECUTIVE SESSION Pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and/or for the purpose of personnel matters under C.R.S. Section 24-6-402(4)(f), regarding a potential agreement for financial related services.

At 7:46 p.m. Mayor Just announced the Board would be going into Executive Session pursuant to C Pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and/or for the purpose of personnel matters under C.R.S. Section 24-6-402(4)(f), regarding a potential agreement for financial related services. and that C.R.S. 24-6-402(e) and (f) authorizes an Executive Session for such matters. Just requested a motion to move into Executive Session.

Motion #5 by Mayor Pro Tem Dodge and seconded by Trustee Douglas, to move into Executive Session. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. Motion carried unanimously.

Just announced that he, Mayor Pro Tem Dodge, Trustees Douglas and Lynn, Town Administrator Sciacca and Town Treasurer Wittbrodt would be involved in the Executive Session.

ADJOURNMENT

Following the Executive Session, Mayor Just announced the time was 9:03 p.m., that the Executive Session had been concluded and he, Mayor Pro Tem Dodge, Trustees Douglas and Lynn, Town Administrator Sciacca and Town Treasurer Wittbrodt were the only participants in the Executive Session. Just also announced for the record, if any person who participated in the Executive Session believed that any substantial discussion of any matters not included in the motion to go into the Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, that they state their concerns for the record. Seeing none, Mayor Just declared that the Regular Meeting adjourned at 9:0456 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
MAY 1, 2023

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, May 1, 2023, at 6:00 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Just proceeded with the pledge of allegiance, followed by the roll call, which was answered by Mayor Frank Just, Mayor Pro Tem Dodge, and Trustees Ray Douglas Josh Voorhis and Pete Lynn.

Staff in attendance were Town Administrator / Town Clerk Janell Sciacca, Town Treasurer Kim Wittbrodt, Public Works Director Donovan Graham, and Chief of Police Bo Schlunsen and Town Attorney Nina Williams.

APPROVAL OF AGENDA

Motion #1 by Trustee Voorhis, seconded by Trustee Douglas, that the agenda be adopted as written. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Paid bills for Town Funds from April 12, 2023 through April 27, 2023 in the amount of **$33,968.15.**

Motion #2 by Trustee Lynn, seconded by Trustee Voorhis, that the consent agenda be approved with the expenditures as stated. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CITIZEN COMMENTS – None.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. Proclamation recognizing April 30-May 6, 2023 as the 54th Annual Professional Municipal Clerks Week.
B. Proclamation recognizing May 4, 2023 and International Firefighters Day.
C. Proclamation recognizing May 7, 2023 as National Fallen Firefighters Memorial Service Day.
D. Proclamation recognizing May 9-20, 2023 as National Police Week.

Mayor Just read each proclamation into the record and signed them recognizing April 30-May 6, 2023 as the 54th Annual Professional Municipal Clerks Week; May 4, 2023 and International Firefighters Day; May 7, 2023 as National Fallen Firefighters Memorial Service Day; and May 9-20, 2023 as National Police Week.

Members of the Northwest Fire Protection District were in attendance. Mayor Just asked that each stand and give their name. Firefighters Nick Bell, Lauren Wendland, Drew Schulz, Matthew Teuton, Anthony Lanata and Fire Chief Kristy Olme introduced themselves. The crew and Chief were recognized, applauded and thanked by the Board and the viewing public for their service. Town Administrator Sciacca advised that she invited the Chief and firefighters to attend to be recognized and she announced that Chief Olme was currently serving as President of the State Fire Chief's Association. Chief Olme thanked the Board for having them attend and announced that she recently attended the Colorado Professional Firefighters Memorial in Lakewood, where four names were added to the wall and 574 were scheduled to be added internationally in September. Olme reported that they were working hard to control line-of-duty deaths and NWFPD was doing many things in its organization to ensure personnel safety. She also reported on the establishment of a cancer trust and heart trust and work being done to address mental health. Olme closed by announcing the ultimate goal was to not put any names on the wall, especially in Colorado, and she thanked the Town for the relationship with the Town and for recognizing the firefighters and the job they do. Just announced that Sciacca would get them a signed copy of each of the Proclamations.

Town Administrator Sciacca inquired if there was any local recognition ceremony for Police Officers and Chief Schlunsen said there was not. Mayor Just then instructed the Chief to take all the Town Officers out for lunch or dinner on the Town in recognition and appreciation of their service. Chief Schlunsen thanked the Board for the gesture.

PUBLIC HEARINGS

A. FIRST READING: Ordinance No. 1, Series of 2023 entitled, "**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, AMENDING THE FAIRPLAY MUNICIPAL CODE BY CREATING A NEW ARTICLE 29 OF CHAPTER 16, UNIFIED DEVELOPMENT CODE, ESTABLISHING INCLUSIONARY HOUSING**."

Mayor Just introduced the Ordinance and reviewed the legislative-related hearing format. He then opened the Public Hearing at 6:18 p.m. Town Attorney Williams provided an overview of the Staff Report reminding the Board they conducted a work session on February 13 to discuss affordable housing. Inclusionary housing was discussed as a strategy and a draft ordinance was presented to the Board on March 6. She provided a summary of what the ordinance entailed and led a discussion on AMI levels. She also reviewed possible options for the satisfaction of the required percentage of units. Williams reported that she put in 60% AMI using HUD numbers and the Park County Housing Needs Assessment from 4 years ago. She also noted that she took into consideration figures obtained by town Administrator Sciacca in an informal local salary survey. Mayor Just stated his position that even $1,000 for a 1-bedroom home was off-base for the area and pay levels. Following additional discussion regarding AMI and rent / mortgage levels, Williams cautioned that there could be very few viable residential developments depending on the numbers the Board wanted to see. The Board agreed that they wanted to be able to negotiate based on where a developer wanted to be, but the starting point would be 50% AMI and incentivize developers to go with a lower AMI if they provide less units. Kerrie Lynn, 851 Hathaway Street, thanked the Board for trying to do what they could to help the community. There was no public comment for or against any amendments and Mayor Just requested a motion to continue Ordinance No. 1.

Motion #3 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge, to continue Ordinance No. 1, Series of 2023 to the May 15, 2023 agenda. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

B. FIRST READING: Ordinance No. 5, Series of 2023 entitled, "**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, AMENDING THE FAIRPLAY MUNICIPAL CODE CHAPTER 4, ARTICLE III SALES TAX, SECTION 4-3-50 REGARDING EXEMPTIONS FROM SALES/USE TAXATION**."

Mayor Just introduced the Ordinance and reviewed the legislative-related hearing format. He then opened the Public Hearing at 7:17 p.m. Town Administrator Sciacca provided an overview of the Staff Report advising the recommended changes would add multiple exemptions that the Town currently did not include but were consistent with other jurisdictions around the State. She noted State form DR 1002 in the packet which outlined the allowed exemptions and advised that additional exemptions could be added if the Board so chose. Mayor Just questioned why B. Machinery and Machine Tools should be included and Sciacca provided the definition for those items. Following discussion, B. was removed. Trustee Voorhis stated his proposal to allow exemptions options A, C, K, M, R, S, T, U and V. Mayor Just also suggested L. Sciacca then confirmed that the exemption options the Board was opting to include were A, C, K, L, M, R, S, T, U and V. Treasurer Wittbrodt advised that the exemptions would not go into effect until July 1 and Staff would get the word out to all the impacted businesses.

Motion #4 by Trustee Voorhis, and seconded by Mayor Pro Tem Dodge to approve Ordinance No. 5, Series of 2023 as amended. A roll call vote was taken: Douglas – nay, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

NEW BUSINESS

FIRST READING – Resolution No. 14, Series of 2023, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING A TEMPORARY USE AGREEMENT WITH PROSPECTOR, LLC FOR THE USE OF PUBLICLY OWNED PROPERTY.**"

Town Administrator Sciacca presented an overview of the Staff Report noting Zak Richardson of Prospector, LLC was requesting use of the Town's Parking Lot off of Platte Drive for temporary storage of his modular homes that would be arriving. Richardson felt there would be no more than 4 homes at a time since they would be rotated out for placement on foundations as available. She advised the fee would be $10, $1,000,000 in insurance was being required and the developer felt all units would be removed by May 28, so she recommended approval to help get the homes completed and available for sale. Mayor Pro Tem Dodge questioned any impact on the adjacent property owner and Public Works Director Graham advised the drainage ditch between the Commercial Condos and the Town's lot was a natural barrier.

Motion #5 by Trustee Voorhis, seconded by Trustee Douglas, to approve Resolution No. 14, Series of 2023, as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

BOARD OF TRUSTEE AND STAFF REPORTS

Chief Schlunsen reported that the couple recognized at a previous meeting for helping Sgt. Grover to apprehend a criminal were given tickets to a Rockies game by Xcel High Country Area Manager Nathan Steele.

ADJOURNMENT

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at approximately 8:57 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

____

Frank Just, Mayor

ATTEST:

____

Janell Sciacca, Town Clerk

MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Kim Wittbrodt, Treasurer

RE: Paid Bills/Financial Statements

DATE: June 16, 2023

Agenda Item: Bills

Attached is the list of the invoices paid between May 31,2023 and June 15, 2023.

Total Expenditures: $65,388.13

Upon motion to approve the consent agenda, the expenditures will be approved.

Attached are the financial statements for all Town of Fairplay Funds.

Please contact me if you have any questions.

Report Criteria:
Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/07/2023	19228	Business Solutions Group,	check order	1	05/26/2023	140.13	105030
06/07/2023	19228		check order	2	05/26/2023	140.12	517214
Total 292:						280.25	
06/07/2023	19229	Caselle, Inc	Software Support	1	05/01/2023	453.00	105060
06/07/2023	19229		Software Support	2	05/01/2023	453.00	517206
Total 334:						906.00	
06/09/2023	19249	O'Rourke Media Group, LL	legal ads	1	05/31/2023	324.56	106125
06/09/2023	19249		display ads	2	05/31/2023	395.00	105130
06/09/2023	19249		classified	3	05/31/2023	325.00	105070
06/09/2023	19249		bill Back to Highside brewi	4	05/31/2023	19.09	105107
Total 868:						1,063.65	
Multiple	Multiple	Ferrellgas	propane-501 main	1	02/10/2023	864.01	105195
Multiple	Multiple		850 hathaway	1	02/13/2023	1,363.17	105186
Multiple	Multiple		1800 beaver creek road	1	02/13/2023	807.66	517495
Total 916:						3,034.84	
06/14/2023	19265	Town of Fairplay	501 main	1	05/31/2023	303.20	105195
06/14/2023	19265		850 hathaway	1	05/31/2023	101.70	105186
Total 2134:						404.90	
06/07/2023	19238	Utility Notification Center	RTL Transmissions	1	05/31/2023	63.21	517455
06/07/2023	19238		RTL Transmissions	1	05/31/2023	55.47	517650
Total 2194:						118.68	
06/09/2023	19252	Xcel Energy	fairplay street lights	1	06/01/2023	899.34	105640
06/07/2023	19241		901 main	1	05/22/2023	252.78	105023
06/07/2023	19241		fairplay sign #1	1	05/22/2023	13.51	105640
06/07/2023	19241		1190 castello	1	05/22/2023	76.30	105650
06/07/2023	19241		200 2nd street	2	05/22/2023	88.26	517470
06/07/2023	19241		157 6th street	3	05/22/2023	60.14	105640
06/07/2023	19241		156 5th street	4	05/22/2023	11.95	105640
06/07/2023	19241		589 platte drive	5	05/22/2023	11.95	105841
06/07/2023	19241		419 front street	6	05/22/2023	12.39	105640
06/07/2023	19241		1800 beaver creek road	1	05/22/2023	880.54	517495
06/07/2023	19241		747 bogue	1	05/22/2023	14.80	105841
06/07/2023	19241		117 silverheels roa	1	05/22/2023	11.95	105841
06/07/2023	19241		san plant	1	05/22/2023	3,176.66	517680
06/07/2023	19241		chlorinator	1	05/22/2023	73.71	517470
06/07/2023	19241		829365544	1	05/22/2023	381.90	105195
06/07/2023	19241		850 hathaway	1	05/22/2023	168.11	105186
06/07/2023	19241		monument sign	1	05/22/2023	26.08	105640
Total 2296:						6,160.37	
06/14/2023	19264	South Park Ace & Lumber	Supplies	1	04/27/2023	105.55	105625

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/14/2023	19264		Supplies	2	04/27/2023	4.99	105625
06/14/2023	19264		Supplies	3	04/27/2023	26.97	517670
06/14/2023	19264		Supplies	4	04/27/2023	26.97	517480
06/14/2023	19264		Supplies	5	04/27/2023	70.56	105630
06/14/2023	19264		Supplies	6	04/27/2023	20.55	517655
06/14/2023	19264		Supplies	7	04/27/2023	47.59	517480
06/14/2023	19264		Supplies	8	04/27/2023	6.99	105883
06/14/2023	19264		Supplies	9	04/27/2023	264.21	105170
06/14/2023	19264		Supplies	10	04/27/2023	93.47	105170
06/14/2023	19264		Supplies	11	04/27/2023	9.29	105170
06/14/2023	19264		Supplies	12	04/27/2023	84.97	105670
06/14/2023	19264		Supplies	13	04/27/2023	42.75	105630
06/14/2023	19264		Supplies	14	04/27/2023	154.83	105625
06/14/2023	19264		Supplies	15	04/27/2023	42.98	105670
06/14/2023	19264		Supplies	16	04/27/2023	34.99	105670
06/14/2023	19264		Supplies	17	04/27/2023	19.99	105630
Total 2405:						1,057.65	
06/07/2023	19232	Laser Graphics	Business Cards	1	06/05/2023	272.00	105030
06/07/2023	19232		gold pan permits	1	05/05/2023	215.50	105130
Total 2437:						487.50	
06/07/2023	19231	KONICA MINOLTA BUSIN	Copier	1	05/29/2023	386.28	105032
06/07/2023	19231		Copies	1	05/31/2023	17.06	105130
Total 2448:						403.34	
06/14/2023	19258	CARD SERVICES	PSI Services Training	1	06/01/2023	100.00	517630
06/14/2023	19258		SOS Registration KW	2	06/01/2023	10.00	105162
06/14/2023	19258		House of Signs	3	06/01/2023	695.00	105850
06/14/2023	19258		In Motion Hosting	4	06/01/2023	39.98	105130
06/14/2023	19258		In Motion Hosting	5	06/01/2023	19.99	105130
06/14/2023	19258		CGFOA MEMBERSHIP K	6	06/01/2023	65.00	106130
06/14/2023	19258		SWIFT COMMUNICATION	7	06/01/2023	1,360.50	105070
06/14/2023	19258		Dollar General Beef	8	06/01/2023	6.00	105445
06/14/2023	19258		Discoun Tire2020 Chevrole	9	06/01/2023	666.30	105420
06/14/2023	19258		Dollar General Plates	10	06/01/2023	6.00	105445
06/14/2023	19258		Conference Hotel Colorado	11	06/01/2023	435.00	105015
06/14/2023	19258		QR Code	12	06/01/2023	30.95	105130
06/14/2023	19258		Flowers	13	06/01/2023	400.89	105134
06/14/2023	19258		In Motion Hosting	14	06/01/2023	39.98	105130
06/14/2023	19258		cml refund	15	06/01/2023	290.00-	105015
06/14/2023	19258		Mr. Burro	16	06/01/2023	33.42	105171
06/14/2023	19258		Home DepotCleaning Supp	17	06/01/2023	20.35	517214
06/14/2023	19258		toilet Paper	18	06/01/2023	66.08	105630
06/14/2023	19258		Amazon Toilet Paper	19	06/01/2023	66.08	105170
06/14/2023	19258		Amazon Paper Towels	20	06/01/2023	43.72	105630
06/14/2023	19258		Amazon Paper Towels	21	06/01/2023	43.72	105170
06/14/2023	19258		car wash	22	06/01/2023	7.00	105420
06/14/2023	19258		Salon Mexico Food	23	06/01/2023	188.24	105110
06/14/2023	19258		USPS Alma	24	06/01/2023	42.40	105430
06/14/2023	19258		PD Office Supplies	25	06/01/2023	7.99	105340
06/14/2023	19258		PD Office Supplies	26	06/01/2023	22.50	105340
06/14/2023	19258		Supplies	27	06/01/2023	95.95	105030
06/14/2023	19258		Auto Parts PW	28	06/01/2023	20.66	105670

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/14/2023	19258		McDonald Food	29	06/01/2023	14.23	105630
06/14/2023	19258		Golden Corral Food PW	30	06/01/2023	36.30	105630
06/14/2023	19258		car wash	31	06/01/2023	8.25	105625
06/14/2023	19258		training PW	32	06/01/2023	574.95	517425
06/14/2023	19258		car wash	33	06/01/2023	9.00	105420
06/14/2023	19258		car wash	34	06/01/2023	9.00	105420
Total 2503:						4,895.43	
06/07/2023	19234	Mountain Grown Gardens,	Bloom Baskets	1	06/01/2023	3,895.50	105134
Total 2517:						3,895.50	
06/14/2023	19262	NAPA Auto Parts	Repairs & Maint.	1	05/17/2023	44.64	105630
06/14/2023	19262		Repairs & Maint.	1	05/31/2023	3.32	105630
Total 2608:						47.96	
06/09/2023	19245	Colorado Natural Gas, Inc.	natural gas-shop	1	06/05/2023	534.85	105650
06/09/2023	19245		natural gas	1	06/05/2023	139.46	105023
06/09/2023	19245		sewer treatment plant	1	06/05/2023	1,782.13	517680
06/09/2023	19245		san office	1	06/05/2023	139.94	517234
Total 2728:						2,596.38	
Multiple	Multiple	Mobile Record Shredders	record shredding	1	03/08/2023	12.00	105030
06/07/2023	19233		record shredding	1	06/02/2023	212.00	105030
Total 2793:						224.00	
06/09/2023	19251	Shirley Septic Pumping, In	beach	1	06/06/2023	394.62	105842
Total 2893:						394.62	
Multiple	Multiple	Hunn Planning & Policy, LL	planning fees	1	11/07/2022	843.75	105105
Multiple	Multiple		planning fees-bill back-mus	2	11/07/2022	300.00	105107
Multiple	Multiple		planning fees-stone river	3	11/07/2022	150.00	105107
06/07/2023	19230		planning fees	1	06/05/2023	281.25	105105
06/07/2023	19230		planning fees-fairplay hotel	2	06/05/2023	80.00	105107
06/07/2023	19230		planning fees-bill back- bea	3	06/05/2023	280.00	105107
06/07/2023	19230		planning fees-bill back-high	4	06/05/2023	1,040.00	105107
Total 3183:						2,975.00	
06/09/2023	19246	H & H Painting	down payment - paint town	1	06/08/2023	7,000.00	105025
Total 3214:						7,000.00	
06/09/2023	19244	Brannan Sand and Gravel	street materials	1	05/30/2023	20.20	105670
Total 3255:						20.20	
06/07/2023	19236	Park County Government	reimburse communications	1	05/31/2023	175.63	105475
Total 3381:						175.63	
06/14/2023	19266	UniFirst	calibration/gas detecting	1	06/06/2023	94.70	517655

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3462:						94.70	
06/07/2023	19239	Warm Springs Consulting	contract	1	06/01/2023	4,500.00	517417
06/07/2023	19239		contract	1	06/01/2023	5,000.00	517627
Total 3463:						9,500.00	
06/14/2023	19259	Creative Product Source, I	just say no lollipops	1	05/17/2023	295.58	105497
Total 3486:						295.58	
06/14/2023	19261	Hayes Poznanovic Korver	legal Services	1	06/09/2023	382.00	517360
Total 3518:						382.00	
06/14/2023	19263	Radar Man Inc.	radar cert	1	06/07/2023	310.00	105430
Total 3520:						310.00	
06/09/2023	19250	Phoenix Technology Group	computer repair	1	06/01/2023	250.00	105060
Total 3580:						250.00	
06/07/2023	19240	Wilson Williams LLP	legal-bill back marvel	1	05/31/2023	57.50	105107
06/07/2023	19240		legal	1	05/31/2023	4,694.75	105057
Total 3586:						4,752.25	
06/14/2023	19260	Excell Pump Services	Leak repair	1	05/26/2023	3,774.35	517445
Total 3594:						3,774.35	
Multiple	18035	Kevin Baumhardt	refund lodging tax	1	04/18/2022	.00	104096
			refund lodging tax	2	04/18/2022		104096
Total 3610:						.00	
Multiple	18415	CCOM	preemployment physical	1	08/01/2022	.00	105480
			preemployment physical	2	08/01/2022		105480
Total 3654:						.00	
Multiple	19219	Denver Industrial Sales &	crack sealant	1	05/15/2023	.00	105670
			crack sealant	2	05/15/2023		105670
06/09/2023	7311549		crack sealant	3	05/15/2023	1,530.00	105670
Multiple	19219		rental-crack sealing	1	05/15/2023	.00	105670
			rental-crack sealing	2	05/15/2023		105670
06/09/2023	7311549		crack sealant	1	05/30/2023	1,548.50	105670
Total 3709:						3,078.50	
06/07/2023	19235	Nalani Clisset	july band	1	05/30/2023	460.00	105162
06/09/2023	19247		july band	2	05/30/2023	1,840.00	105162
Total 3713:						2,300.00	

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/07/2023	19237	Rough Cut Records, LLC	june band	1	05/30/2023	1,500.00	105150
Total 3714:						1,500.00	
06/09/2023	19248	Naweeya Omer	Refund Burro Booth	1	05/22/2023	180.00	104756
Total 3715:						180.00	
06/14/2023	19257	BlueStarRecyclers	Recycling	1	06/12/2023	2,828.85	105135
Total 3716:						2,828.85	
Grand Totals:						65,388.13	

Report Criteria:
Detail report type printed

TOWN OF FAIRPLAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-40-05	AD VALOREM TAX	37,601.81	146,487.30	236,805.00	90,317.70	61.9
10-40-10	SPEC. OWNERSHIP TAX	3,488.11	10,140.93	25,000.00	14,859.07	40.6
10-40-30	INTEREST ON PROPERTY TAX	.00	1.34	500.00	498.66	.3
10-40-55	50% SHAREBACK OF R&B LEVY	984.35	4,361.04	8,000.00	3,638.96	54.5
10-40-60	MOTOR VEHICLE REGISTRATION	274.21	1,141.01	4,000.00	2,858.99	28.5
10-40-70	SALES TAX	119,870.06	577,918.41	1,569,457.00	991,538.59	36.8
10-40-75	SALES TAX - STREETS	39,956.68	192,639.43	523,152.00	330,512.57	36.8
10-40-80	HIGHWAY USER'S TAX	3,577.38	11,135.45	36,468.00	25,332.55	30.5
10-40-85	SEVERANCE TAX	.00	.00	500.00	500.00	.0
10-40-86	MINERAL LEASE REVENUE	.00	.00	500.00	500.00	.0
10-40-90	CIGARETTE TAX	187.97	1,221.98	2,000.00	778.02	61.1
10-40-96	LODGING TAX	3,738.00	14,509.00	60,000.00	45,491.00	24.2
	TOTAL TAXES	209,678.57	959,555.89	2,466,382.00	1,506,826.11	38.9
	LICENSES					
10-41-10	LIQUOR LICENSES	175.00	1,147.50	5,000.00	3,852.50	23.0
10-41-30	DOG LICENSES	.00	75.00	100.00	25.00	75.0
10-41-32	LIVESTOCK PERMIT	.00	25.00	75.00	50.00	33.3
10-41-34	COMMERCIAL FISHING PERMIT	150.00	750.00	450.00	(300.00)	166.7
10-41-40	BUILDING PERMITS	18,181.25	28,877.42	10,000.00	(18,877.42)	288.8
10-41-41	SURCHARGE: STREETS	757.20	1,218.95	796.00	(422.95)	153.1
10-41-42	SURCHARGE: PARKS & REC	757.20	1,218.95	796.00	(422.95)	153.1
10-41-45	EZ BUILDING PERMIT	225.00	225.00	.00	(225.00)	.0
10-41-50	FRANCHISE TAX	3,012.35	30,829.56	65,000.00	34,170.44	47.4
10-41-60	GOLD PANNING PERMITS/DONATION	420.00	670.00	8,000.00	7,330.00	8.4
10-41-70	BUSINESS LICENSES	150.00	5,875.00	3,000.00	(2,875.00)	195.8
10-41-74	SHORT TERM RENTAL PERMITS	.00	4,500.00	6,000.00	1,500.00	75.0
10-41-80	SIGN PERMITS	.00	.00	300.00	300.00	.0
10-41-90	EXCAVATION PERMIT	.00	.00	600.00	600.00	.0
10-41-92	MECHANICAL PERMIT	1,928.30	2,882.70	100.00	(2,782.70)	2882.7
10-41-94	STREET CUT PERMIT	.00	.00	1,000.00	1,000.00	.0
10-41-96	FENCE PERMIT	75.00	75.00	320.00	245.00	23.4
10-41-97	SPECIAL EVENTS PERMIT	.00	.00	1,300.00	1,300.00	.0
10-41-98	RESIDE/REROOF PERMIT	.00	.00	3,000.00	3,000.00	.0
	TOTAL LICENSES	25,831.30	78,370.08	105,837.00	27,466.92	74.1
	FEE INCOME					
10-42-75	PLANNING & DEVELOPMENT FEES	1,010.00	1,010.00	3,000.00	1,990.00	33.7
10-42-80	PLASTIC BAG FEES	.00	118.74	.00	(118.74)	.0
10-42-90	COPIES & FAXES	.00	17.00	200.00	183.00	8.5
	TOTAL FEE INCOME	1,010.00	1,145.74	3,200.00	2,054.26	35.8

TOWN OF FAIRPLAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	LAW ENFORCEMENT					
10-45-05	TRAFFIC FINES	1,193.40	4,408.40	12,000.00	7,591.60	36.7
10-45-10	SURCHARGE: POLICE TRAINING	180.00	780.00	1,500.00	720.00	52.0
10-45-15	COURT COSTS	.00	124.00	310.00	186.00	40.0
10-45-30	OTHER FINES	.00	25.00	500.00	475.00	5.0
10-45-80	VIN INSPECTIONS	440.00	1,400.00	3,000.00	1,600.00	46.7
10-45-90	MISCELLANEOUS	.00	385.00	1,000.00	615.00	38.5
	TOTAL LAW ENFORCEMENT	1,813.40	7,122.40	18,310.00	11,187.60	38.9
	INTEREST INCOME					
10-46-05	INTEREST ON COLOTRUST	13,709.09	59,263.48	60,000.00	736.52	98.8
10-46-30	INTEREST ON CHECKING	12.40	108.73	400.00	291.27	27.2
	TOTAL INTEREST INCOME	13,721.49	59,372.21	60,400.00	1,027.79	98.3
	MISCELLANEOUS INCOME					
10-47-00	MISCELLANEOUS INCOME	2,260.00	48,807.41	10,000.00	(38,807.41)	488.1
10-47-10	CEMETERY	300.00	300.00	300.00	.00	100.0
10-47-39	FOURTH OF JULY	.00	.00	8,000.00	8,000.00	.0
10-47-49	STREET LIGHTING	909.86	4,516.27	10,800.00	6,283.73	41.8
10-47-50	SUMMER CONCERT SERIES	2,500.00	2,500.00	25,000.00	22,500.00	10.0
10-47-52	REAL COLORADO CHRISTMAS	.00	.00	500.00	500.00	.0
10-47-56	BURRO DAYS	3,810.00	22,860.00	60,000.00	37,140.00	38.1
10-47-59	BURRO DAYS RETAIL SALES	14.00	34.39	300.00	265.61	11.5
10-47-62	501 MAIN - RENT & UTILITY	.00	384.63	1,500.00	1,115.37	25.6
10-47-65	MARDI GRAS	.00	10,360.00	10,000.00	(360.00)	103.6
10-47-75	COMMERCIAL FISHING FEES	.00	.00	6,000.00	6,000.00	.0
10-47-82	CAMPING PERMITS/FACILITY USE	70.00	120.00	600.00	480.00	20.0
10-47-83	GRANT - FEDERAL	.00	.00	197,812.00	197,812.00	.0
10-47-88	GRANT - RIVER PARK	.00	.00	750,000.00	750,000.00	.0
10-47-90	MISCELLANEOUS REVENUE-EVENTS	.00	.00	2,500.00	2,500.00	.0
10-47-91	TOWN HALL - 901 MAIN	.00	.00	12,397.00	12,397.00	.0
	TOTAL MISCELLANEOUS INCOME	9,863.86	89,882.70	1,095,709.00	1,005,826.30	8.2
	TOTAL FUND REVENUE	261,918.62	1,195,449.02	3,749,838.00	2,554,388.98	31.9

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-50-02	401(A) EMPLOYER MATCH	539.28	2,836.78	7,137.00	4,300.22	39.8
10-50-05	SALARIES -ADMIN./CLERK/TREASUR	17,975.77	94,915.79	237,915.00	142,999.21	39.9
10-50-10	EMPLOYEE HEALTH AND WELLNESS	.00	.00	7,000.00	7,000.00	.0
10-50-11	SS/MEDICARE EXPENSE	1,421.97	7,495.60	18,338.00	10,842.40	40.9
10-50-12	UNEMPLOYMENT EXPENSE	37.09	195.63	479.00	283.37	40.8
10-50-13	EMPLOYEE HEALTH INSURANCE	3,782.07	18,910.43	50,084.00	31,173.57	37.8
10-50-14	WORKER'S COMPENSATION	.00	592.00	592.00	.00	100.0
10-50-15	EDUCATION	446.19	1,705.50	4,000.00	2,294.50	42.6
10-50-16	ADMIN VEHICLE	461.56	2,538.58	6,000.00	3,461.42	42.3
10-50-23	TOWN HALL EXPENSE - UTILITIES	753.63	3,159.66	7,000.00	3,840.34	45.1
10-50-25	TOWN HALL EXP - REPAIR & MAINT	2,880.97	3,405.33	25,000.00	21,594.67	13.6
10-50-27	TOWN HALL EXPENSE - SUPPLIES	182.09	772.89	1,000.00	227.11	77.3
10-50-30	OFFICE SUPPLIES	169.43	1,273.63	4,000.00	2,726.37	31.8
10-50-32	EQUIPMENT RENTAL	679.07	2,206.09	7,100.00	4,893.91	31.1
10-50-35	POSTAGE EXPENSE	.00	6.48	750.00	743.52	.9
10-50-40	BANK/CREDIT CARD FEES	379.48	1,964.27	4,000.00	2,035.73	49.1
10-50-50	ELECTION EXPENSE	.00	.00	3,000.00	3,000.00	.0
10-50-55	BOARD OF TRUSTEE SALARY	150.00	525.00	1,800.00	1,275.00	29.2
10-50-57	TOWN ATTY LEGAL SERVICES	1,432.10	9,662.41	30,000.00	20,337.59	32.2
10-50-58	BUILDING OFFICAL CONTRACT	9,997.85	16,633.44	20,000.00	3,366.56	83.2
10-50-60	COMPUTER/SOFTWARE/SUPPORT	2,120.25	13,213.32	40,000.00	26,786.68	33.0
10-50-65	TELEPHONE/INTERNET	17,783.75	22,228.45	11,000.00	(11,228.45)	202.1
10-50-70	MISCELLANEOUS EXPENSE	53.48	2,492.58	6,000.00	3,507.42	41.5
10-50-75	CODIFICATION	.00	1,863.85	3,000.00	1,136.15	62.1
10-50-76	ESTIP AGREEMENT	4,790.49	4,790.49	40,000.00	35,209.51	12.0
10-50-80	VEHICLE RENTAL PAYMENT TO ISF	.00	.00	5,000.00	5,000.00	.0
	TOTAL ADMINISTRATION	66,036.52	213,388.20	540,195.00	326,806.80	39.5

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMUNITY DEVELOPMENT					
10-51-05	PROFESSIONAL FEES	1,030.00	7,494.53	40,000.00	32,505.47	18.7
10-51-07	PROFESSIONAL FEES-BILL BACK	1,967.34	1,861.34	.00	(1,861.34)	.0
10-51-10	EDUCATION/BENEVOLENCE (BOT)	2,763.60	3,262.16	7,500.00	4,237.84	43.5
10-51-20	VISITOR CENTER	378.13	1,890.65	4,000.00	2,109.35	47.3
10-51-30	ADVERTISING AND MARKETING	2,599.18	4,581.31	15,000.00	10,418.69	30.5
10-51-34	TOWN BEAUTIFICATION	909.84	5,369.17	12,000.00	6,630.83	44.7
10-51-35	TOWN CLEAN UP	469.99	642.49	12,000.00	11,357.51	5.4
10-51-40	DUES AND MEMBERSHIPS	.00	1,600.00	1,000.00	(600.00)	160.0
10-51-45	WORKFORCE HOUSING	540.00	740.00	75,000.00	74,260.00	1.0
10-51-50	TGIFAIRPLAY EXPENSE	.00	4,993.75	29,500.00	24,506.25	16.9
10-51-62	BURRO DAYS	9.95	3,145.50	55,000.00	51,854.50	5.7
10-51-66	MARDI GRAS	.00	9,666.76	10,000.00	333.24	96.7
10-51-70	MISCELLANEOUS EVENTS	.00	434.00	5,500.00	5,066.00	7.9
10-51-71	FIREWORKS/4TH OF JULY	20,725.00	22,248.73	25,000.00	2,751.27	89.0
10-51-74	REAL COLORADO CHRISTMAS	.00	.00	3,400.00	3,400.00	.0
10-51-75	DONATIONS	.00	1,000.00	5,000.00	4,000.00	20.0
10-51-76	EMERGENCY SUPPLIES	.00	.00	3,000.00	3,000.00	.0
10-51-80	FAIRPLAY FORWARD	.00	.00	10,000.00	10,000.00	.0
10-51-85	PROPERTY IMPROVEMENT INCENTIV	.00	.00	20,000.00	20,000.00	.0
10-51-86	850 HATHAWAY-BUS BARN	1,590.26	9,040.94	15,000.00	5,959.06	60.3
10-51-95	501 MAIN STREET	2,760.15	8,805.32	20,000.00	11,194.68	44.0
10-51-96	501 MAIN STREET REMODEL	.00	.00	400,000.00	400,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	35,743.44	86,776.65	767,900.00	681,123.35	11.3
	TRANSIT					
10-52-05	SALARIES	.00	.00	30,000.00	30,000.00	.0
10-52-11	SS/MEDICARE EXPENSE	.00	.00	2,295.00	2,295.00	.0
10-52-12	UNEMPLOYMENT EXPENSE	.00	.00	60.00	60.00	.0
10-52-14	WORKERS COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-52-15	DRIVER TRAINING/PHYSICALS	.00	.00	900.00	900.00	.0
10-52-30	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
10-52-35	INSURANCE	.00	1,010.12	1,000.00	(10.12)	101.0
10-52-40	OPERATING SUPPLIES	.00	.00	500.00	500.00	.0
10-52-45	MISCELLANEOUS	.00	.00	1,000.00	1,000.00	.0
10-52-50	TELEPHONE	.00	34.48	600.00	565.52	5.8
10-52-55	UTILITIES	.00	.00	1,200.00	1,200.00	.0
10-52-60	VEHICLE MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-52-70	FUEL	.00	.00	6,000.00	6,000.00	.0
	TOTAL TRANSIT	.00	1,044.60	50,055.00	49,010.40	2.1

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	JUDICIAL SYSTEM					
10-53-02	401(A) EMPLOYER MATCH	11.10	61.33	144.00	82.67	42.6
10-53-05	MUNICIPAL JUDGE SALARY	701.46	3,841.34	9,119.00	5,277.66	42.1
10-53-10	COURT CLERK	369.84	2,043.43	4,806.00	2,762.57	42.5
10-53-11	SS/MEDICARE EXPENSE	81.97	450.25	1,065.00	614.75	42.3
10-53-12	UNEMPLOYMENT EXPENSE	2.14	11.76	28.00	16.24	42.0
10-53-13	EMPLOYEE HEALTH INSURANCE	91.54	457.55	1,097.00	639.45	41.7
10-53-14	WORKER'S COMPENSATION	.00	37.00	37.00	.00	100.0
10-53-20	COURT ATTORNEY	.00	.00	500.00	500.00	.0
10-53-30	EDUCATION	.00	.00	500.00	500.00	.0
10-53-40	OPERATING EXPENSE	.00	115.83	400.00	284.17	29.0
10-53-50	DUES AND MEMBERSHIPS	.00	.00	136.00	136.00	.0
	TOTAL JUDICIAL SYSTEM	1,258.05	7,018.49	17,832.00	10,813.51	39.4
	PUBLIC SAFETY					
10-54-01	POLICE SALARIES	14,612.39	94,381.26	293,961.00	199,579.74	32.1
10-54-04	PART TIME OFFICERS	1,200.00	5,775.00	15,000.00	9,225.00	38.5
10-54-05	PENSION CONTRIBUTION	1,884.98	11,785.82	37,921.00	26,135.18	31.1
10-54-08	POLICE SALARIES OVERTIME	3,448.36	8,780.55	.00	(8,780.55)	.0
10-54-10	UNIFORMS AND ACCESSORIES	.00	.00	5,000.00	5,000.00	.0
10-54-11	SS/MEDICARE EXPENSE	353.15	1,934.75	5,410.00	3,475.25	35.8
10-54-12	UNEMPLOYMENT EXPENSE	38.53	217.88	618.00	400.12	35.3
10-54-13	EMPLOYEE HEALTH INSURANCE	5,814.79	30,787.74	118,564.00	87,776.26	26.0
10-54-14	WORKER'S COMPENSATION	.00	11,708.00	11,708.00	.00	100.0
10-54-15	FUEL	1,069.97	5,087.30	15,000.00	9,912.70	33.9
10-54-20	VEHICLE MAINTENANCE	1,245.91	3,175.90	10,000.00	6,824.10	31.8
10-54-24	PROFESSIONAL TRAINING EXPENSE	.00	.00	3,500.00	3,500.00	.0
10-54-26	IN-SERVICE TRAINING EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-54-28	VEHICLE RENTAL PAYMENT	3,134.26	15,671.30	37,611.00	21,939.70	41.7
10-54-30	RADAR & RADIO MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-54-32	AMMUNITION	.00	.00	500.00	500.00	.0
10-54-45	OPERATING SUPPLIES	39.87	69.61	1,000.00	930.39	7.0
10-54-50	EQUIPMENT EXPENSE	.00	918.00	10,500.00	9,582.00	8.7
10-54-55	TELEPHONE - POLICE LINE	589.93	2,540.54	7,000.00	4,459.46	36.3
10-54-60	MEMBERSHIPS - DUES	.00	.00	500.00	500.00	.0
10-54-65	COMPUTER/SOFTWARE/SUPPORT	3,185.25	22,255.12	13,000.00	(9,255.12)	171.2
10-54-75	INVESTIGATIVE SERVICES	119.71	119.71	3,500.00	3,380.29	3.4
10-54-80	OFFICER RECRUITING	.00	50.00	1,000.00	950.00	5.0
10-54-87	LIABILITY INSURANCE	.00	.00	10,329.00	10,329.00	.0
10-54-97	PUBLIC RELATIONS	111.90	111.90	1,000.00	888.10	11.2
	TOTAL PUBLIC SAFETY	36,849.00	215,370.38	604,622.00	389,251.62	35.6

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
10-56-01	SALARIES	10,175.84	53,625.85	154,762.00	101,136.15	34.7
10-56-02	401(A) EMPLOYER MATCH	279.77	1,580.93	4,643.00	3,062.07	34.1
10-56-10	SEASONAL WAGES	.00	.00	15,000.00	15,000.00	.0
10-56-11	SS/MEDICARE EXPENSE	778.46	4,102.45	12,936.00	8,833.55	31.7
10-56-12	UNEMPLOYMENT EXPENSE	12.52	64.60	400.00	335.40	16.2
10-56-13	EMPLOYEE HEALTH INSURANCE	2,358.46	11,792.30	41,644.00	29,851.70	28.3
10-56-14	WORKER'S COMPENSATION	.00	6,820.00	6,820.00	.00	100.0
10-56-15	FUEL	412.70	1,977.60	7,000.00	5,022.40	28.3
10-56-25	REPAIRS & MAINT - EQUIPMENT	1,685.99	3,132.57	15,000.00	11,867.43	20.9
10-56-30	TOOLS, MAT'LS, & SUPPLIES	.00	861.79	5,000.00	4,138.21	17.2
10-56-35	EDUCATION & TRAINING	.00	.00	2,000.00	2,000.00	.0
10-56-40	ELECTRIC STREET LIGHTS & SIGNS	1,028.96	5,134.95	12,000.00	6,865.05	42.8
10-56-45	TELEPHONE/COMPUTER	1,807.96	4,550.59	2,300.00	(2,250.59)	197.9
10-56-50	MAINTENANCE BUILDING - UTILITY	1,119.33	6,155.92	9,000.00	2,844.08	68.4
10-56-55	MAPPING	19,077.18	20,109.68	40,000.00	19,890.32	50.3
10-56-60	VEHICLE RENTAL PAYMENT	5,302.18	25,577.62	64,826.00	39,248.38	39.5
10-56-70	STREET REPAIRS	4,535.26	15,957.85	275,000.00	259,042.15	5.8
10-56-82	TOWN SHOP BUILDING REPAIRS	.00	1,001.18	10,000.00	8,998.82	10.0
10-56-90	EQUIPMENT	.00	.00	115,000.00	115,000.00	.0
	TOTAL PUBLIC WORKS	48,574.61	162,445.88	793,331.00	630,885.12	20.5
	PARKS & RECREATION					
10-58-30	TOOLS, MATERIALS, & SUPPLIES	1,062.76	1,242.75	6,000.00	4,757.25	20.7
10-58-41	PARKS UTILITIES	38.43	156.25	430.00	273.75	36.3
10-58-42	VAULT RESTROOMS MAINTENANCE	2,528.78	4,725.54	7,000.00	2,274.46	67.5
10-58-50	CEMETERY EXPENSE	4,638.50	5,167.96	5,000.00	(167.96)	103.4
10-58-83	COHEN PARK PROJECT	25.99	1,457.69	135,000.00	133,542.31	1.1
10-58-86	FAIRPLAY RIVER PARK	.00	.00	1,000,000.00	1,000,000.00	.0
	TOTAL PARKS & RECREATION	8,294.46	12,750.19	1,153,430.00	1,140,679.81	1.1
	NON-DEPARTMENTAL EXPENDITURE					
10-61-15	LIABILITY INSURANCE	.00	28,316.84	20,378.00	(7,938.84)	139.0
10-61-17	AUDIT FEES	.00	3,500.00	4,638.00	1,138.00	75.5
10-61-23	TREASURER'S FEES - MILL LEVY	709.68	2,887.42	6,000.00	3,112.58	48.1
10-61-25	PUBLISHING EXPENSE	192.47	330.17	2,000.00	1,669.83	16.5
10-61-30	DUES & MEMBERSHIPS	.00	4,301.00	5,900.00	1,599.00	72.9
10-61-60	ABATEMENT	.00	.00	2,000.00	2,000.00	.0
	TOTAL NON-DEPARTMENTAL EXPEND	902.15	39,335.43	40,916.00	1,580.57	96.1
	TOTAL FUND EXPENDITURES	197,658.23	738,129.82	3,968,281.00	3,230,151.18	18.6

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	64,260.39	457,319.20	(218,443.00)	(675,762.20)	209.4

TOWN OF FAIRPLAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUES					
20-44-10	COLORADO LOTTERY FUNDS	.00	1,511.12	4,500.00	2,988.88	33.6
	TOTAL INTERGOVERNMENTAL REVE	.00	1,511.12	4,500.00	2,988.88	33.6
	INTEREST INCOME					
20-46-50	INTEREST INCOME SAVINGS	.00	13.57	20.00	6.43	67.9
20-46-60	CSAFE INTEREST INCOME	8.02	23.01	.00	(23.01)	.0
	TOTAL INTEREST INCOME	8.02	36.58	20.00	(16.58)	182.9
	TOTAL FUND REVENUE	8.02	1,547.70	4,520.00	2,972.30	34.2

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATION EXPENSE					
20-73-75	BURRO PARK	.00	.00	10,000.00	10,000.00	.0
	TOTAL OPERATION EXPENSE	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
	NET REVENUE OVER EXPENDITURES	8.02	1,547.70	(5,480.00)	(7,027.70)	28.2

TOWN OF FAIRPLAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

INTERNAL SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE					
32-47-20	DEPT RENTAL PAYMENTS	10,371.44	50,923.92	130,658.00	79,734.08	39.0
	TOTAL REVENUE	10,371.44	50,923.92	130,658.00	79,734.08	39.0
	TOTAL FUND REVENUE	10,371.44	50,923.92	130,658.00	79,734.08	39.0

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

INTERNAL SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
32-58-10	POLICE VEHICLES	.00	17,980.61	.00	(17,980.61)	.0
32-58-20	PUBLIC WORK EQUIPMENT	.00	49,949.00	56,000.00	6,051.00	89.2
32-58-40	ADMINISTRATION VEHICLE	.00	.00	25,000.00	25,000.00	.0
	TOTAL EXPENDITURES	.00	67,929.61	81,000.00	13,070.39	83.9
	TOTAL FUND EXPENDITURES	.00	67,929.61	81,000.00	13,070.39	83.9
	NET REVENUE OVER EXPENDITURES	10,371.44	(17,005.69)	49,658.00	66,663.69	(34.3)

TOWN OF FAIRPLAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

FAIRPLAY UTILITY ENTERPRISE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WATER REVENUE					
51-42-05	POTABLE WATER	30,837.50	162,073.15	400,000.00	237,926.85	40.5
51-42-20	LIEN REVENUE	.00	1,151.00	5,000.00	3,849.00	23.0
51-42-32	WATER FACILITY MAINTENANCE FEE	.00	243.64	487.00	243.36	50.0
51-42-34	WATER METERS, PRV, PARTS	.00	.00	1,000.00	1,000.00	.0
51-42-36	PENALTY NON-COMPLIANCE	40.00	200.00	480.00	280.00	41.7
51-42-40	PLANT INVESTMENT FEES	.00	.00	13,500.00	13,500.00	.0
51-42-60	OTHER WATER REVENUE	.00	.00	570,000.00	570,000.00	.0
	TOTAL WATER REVENUE	30,877.50	163,667.79	990,467.00	826,799.21	16.5
	WATER-MISCELLANEOUS REVENUE					
51-44-10	FEMA PROJECT	.00	162,010.22	.00	(162,010.22)	.0
	TOTAL WATER-MISCELLANEOUS REV	.00	162,010.22	.00	(162,010.22)	.0
	WASTEWATER REVENUE					
51-46-05	WW USER FEES	56,868.20	281,605.27	675,360.00	393,754.73	41.7
51-46-10	LATE FEES	(8.04)	(8.04)	.00	8.04	.0
51-46-20	LIEN REVENUE	.00	1,240.80	.00	(1,240.80)	.0
51-46-40	PLANT INVESTMENT FEES	.00	.00	16,702.00	16,702.00	.0
51-46-60	OTHER WASTEWATER REVENUE	.00	.00	100.00	100.00	.0
	TOTAL WASTEWATER REVENUE	56,860.16	282,838.03	692,162.00	409,323.97	40.9
	INTEREST/FEE REVENUE					
51-48-10	INTEREST ON INVESTMENTS	6,965.66	29,721.56	20,000.00	(9,721.56)	148.6
51-48-30	LATE FEES	507.58	2,609.34	8,000.00	5,390.66	32.6
	TOTAL INTEREST/FEE REVENUE	7,473.24	32,330.90	28,000.00	(4,330.90)	115.5
	TOTAL FUND REVENUE	95,210.90	640,846.94	1,710,629.00	1,069,782.06	37.5

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

FAIRPLAY UTILITY ENTERPRISE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EMPLOYEE EXENSES					
51-70-01	SALARIES	11,129.30	62,257.01	151,957.00	89,699.99	41.0
51-70-02	401A EMPLOYER MATCH	325.19	1,853.69	4,559.00	2,705.31	40.7
51-70-10	EMPLOYEE HEALTH AND WELLNESS	.00	.00	3,000.00	3,000.00	.0
51-70-11	SS/MEDICARE EXPENSE	855.94	4,778.41	11,717.00	6,938.59	40.8
51-70-12	UNEMPLOYMENT EXPENSE	19.72	110.21	306.00	195.79	36.0
51-70-13	EMPLOYMENT HEALTH INSURANCE	2,995.21	14,976.12	44,575.00	29,598.88	33.6
51-70-14	WORKER'S COMPENSATION	.00	3,184.00	3,184.00	.00	100.0
51-70-15	BOARD OF TRUSTEE SALARIES	60.00	210.00	1,200.00	990.00	17.5
	TOTAL EMPLOYEE EXENSES	15,385.36	87,369.44	220,498.00	133,128.56	39.6
	OFFICE/GENERAL EXPENSE					
51-72-02	BANK/CREDIT CARD FEES	332.11	1,635.11	5,000.00	3,364.89	32.7
51-72-06	COMPUTER/SOFTWARE/SUPPORT-O	453.00	3,552.85	18,000.00	14,447.15	19.7
51-72-10	MISCELLANEOUS	.00	.00	1,400.00	1,400.00	.0
51-72-14	OFFICE SUPPLIES	.00	510.37	2,500.00	1,989.63	20.4
51-72-18	POSTAGE EXPENSE	268.25	1,152.32	4,000.00	2,847.68	28.8
51-72-22	PUBLISHING EXPENSE	.00	.00	600.00	600.00	.0
51-72-26	TELEPHONE/INTERNET EXPENSE	100.00	601.08	4,000.00	3,398.92	15.0
51-72-30	TOWN HALL RENTAL PAYMENT	.00	.00	12,397.00	12,397.00	.0
51-72-34	UTILITIES-OFFICE	218.78	1,338.82	2,500.00	1,161.18	53.6
51-72-38	VEHICLE/EQUIP RENTAL TO ISF	1,935.00	9,675.00	23,220.00	13,545.00	41.7
51-72-42	VEHICLE MAINTENANCE/REPAIR	.00	82.95	2,500.00	2,417.05	3.3
51-72-44	FUEL	412.69	1,977.57	9,000.00	7,022.43	22.0
51-72-60	REPAIR & MAINT - OFFICE BLDG	30.00	150.00	3,000.00	2,850.00	5.0
	TOTAL OFFICE/GENERAL EXPENSE	3,749.83	20,676.07	88,117.00	67,440.93	23.5
	CONTRACTUAL FEES					
51-73-20	AUDITOR FEES	.00	3,500.00	4,638.00	1,138.00	75.5
51-73-40	INSURANCE-PROPERTY/LIABILITY	.00	18,845.21	17,934.00	(911.21)	105.1
51-73-60	LEGAL FEES	.00	1,716.00	5,000.00	3,284.00	34.3
51-73-70	TREASURER FEES	.00	239.18	1,000.00	760.82	23.9
	TOTAL CONTRACTUAL FEES	.00	24,300.39	28,572.00	4,271.61	85.1

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

FAIRPLAY UTILITY ENTERPRISE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER - PLANT & EQUIPMENT					
51-74-15	COMPUTER EXPENSE-WATER SYSTE	.00	1,949.94	14,000.00	12,050.06	13.9
51-74-17	CONTRACT PLANT OPERATOR	4,500.00	18,000.00	54,000.00	36,000.00	33.3
51-74-20	DITCH MAINTENANCE	.00	.00	500.00	500.00	.0
51-74-25	EDUCATION	748.36	2,018.36	2,000.00	(18.36)	100.9
51-74-30	INFILLTRATION GALLERY PROJECT	.00	22,940.98	570,000.00	547,059.02	4.0
51-74-32	ENGINEERING FEES	.00	5,100.00	5,000.00	(100.00)	102.0
51-74-40	HASP MEMBERSHIP DUES	.00	.00	1,610.00	1,610.00	.0
51-74-45	LEAKS AND REPAIRS	.00	.00	30,000.00	30,000.00	.0
51-74-50	MISCELLANEOUS	71.75	71.75	1,000.00	928.25	7.2
51-74-55	PERMITS/DUES/LOCATES	21.93	500.05	1,500.00	999.95	33.3
51-74-65	REPAIR & MAINTENANCE-EQUIP	.00	612.48	5,000.00	4,387.52	12.3
51-74-70	UTILITIES	317.26	1,071.35	3,000.00	1,928.65	35.7
51-74-75	TESTING CHEMICALS AND SUPPLIES	24.00	120.00	5,000.00	4,880.00	2.4
51-74-80	TOOLS AND SUPPLIES	1,452.56	1,664.77	2,000.00	335.23	83.2
51-74-85	WATER METERS	10,549.27	10,549.27	10,000.00	(549.27)	105.5
51-74-90	WATER TANKS	16.32	97.71	10,000.00	9,902.29	1.0
51-74-95	WATER TREATMENT PLANT	310.32	6,356.90	50,000.00	43,643.10	12.7
	TOTAL WATER - PLANT & EQUIPMENT	18,011.77	71,053.56	764,610.00	693,556.44	9.3
	WASTEWATER-PLANT & EQUIPMENT					
51-76-10	CAPITAL EXPENDITURES	.00	14,195.00	20,000.00	5,805.00	71.0
51-76-20	COLLECTION SYSTEM MAINTENANC	.00	.00	10,000.00	10,000.00	.0
51-76-25	COMPUTER EXPENSE-WW SYSTEM	.00	.00	7,000.00	7,000.00	.0
51-76-27	CONTRACT - ORC	5,000.00	20,000.00	60,000.00	40,000.00	33.3
51-76-30	EDUCATION	.00	.00	2,000.00	2,000.00	.0
51-76-35	ENGINEERING FEES	.00	.00	5,000.00	5,000.00	.0
51-76-36	LIFT STATION	.00	1,820.99	5,000.00	3,179.01	36.4
51-76-45	MISCELLANEOUS	71.75	71.75	3,000.00	2,928.25	2.4
51-76-50	PERMITS/DUES/LOCATES	83.22	93.54	4,300.00	4,206.46	2.2
51-76-55	REPAIRS AND MAINTENANCE-EQUIP	2,195.75	14,683.42	10,000.00	(4,683.42)	146.8
51-76-60	SLUDGE REMOVAL/DISPOSAL	.00	.00	100,000.00	100,000.00	.0
51-76-65	TESTING CHEMICALS AND SUPPLIES	403.00	3,676.99	8,000.00	4,323.01	46.0
51-76-70	TOOLS AND SUPPLIES	.00	56.32	2,000.00	1,943.68	2.8
51-76-75	TRASH	86.00	430.00	1,500.00	1,070.00	28.7
51-76-80	UTILITIES-PLANT	5,863.21	27,675.80	67,000.00	39,324.20	41.3
	TOTAL WASTEWATER-PLANT & EQUIP	13,702.93	82,703.81	304,800.00	222,096.19	27.1
	DEBT SERVICE					
51-80-02	LOAN PRINCIPAL	.00	.00	231,000.00	231,000.00	.0
51-80-04	LOAN INTEREST	43,248.23	43,248.23	86,616.00	43,367.77	49.9
	TOTAL DEBT SERVICE	43,248.23	43,248.23	317,616.00	274,367.77	13.6

TOWN OF FAIRPLAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

FAIRPLAY UTILITY ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	94,098.12	329,351.50	1,724,213.00	1,394,861.50	19.1
NET REVENUE OVER EXPENDITURES	1,112.78	311,495.44	(13,584.00)	(325,079.44)	2293.1

5th ANNUAL GOLF OUTING
NATE CARRIGAN SCHOLARSHIP FUND
THURSDAY, AUGUST 3, 2023
$125 PER PLAYER/$500 PER TEAM
(Pre-payment Appreciated)
TODD CREEK GOLF CLUB
8455 HERITAGE DRIVE, THORNTON, CO 80602

Cpl. Carrigan lost his life in the line of duty on February 24, 2016. This fund was established in his honor by his family and the Park County Sheriff's Office. We have awarded over $40,000 in scholarships to graduates of Park County High Schools because of our supporters!

THE EVENT WILL INCLUDE THE FOLLOWING

7:00 am to 9:30 am Registration
Staggered Start Time – Teams Will be Notified of Start Time Prior to Tournament
18-hole Scramble-Format
Team "Cash" Prizes for 1st, 2nd & 3rd
Men's & Women's Prizes for Longest Drive, Longest Putt & Closest to the Pin
Prize Drawings for Donations
Breakfast & Lunch

SPONSORSHIPS AVAILABLE FOR $750 - $500 - $250
Sponsorship Will Include Tournament Signage/Recognition
PRIZE DONATIONS NEEDED
Park County Law Enforcement Gives Back – 501(c)(3)

To Register Contact: Bev at 303-990-0459 or bmbushaw@gmail.com
Frank at 303-881-2508 or fjones@parkco.us

TOWN OF FAIRPLAY

FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITORS' REPORT

FOR THE YEAR ENDED
December 31, 2022

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INTRODUCTORY SECTION

TOWN OF FAIRPLAY, COLORADO
BOARD OF TRUSTEES
December 31, 2022

DRAFT

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(continued)

FINANCIAL SECTION

The discussion and analysis of the Town of Fairplay's financial performance is an overall review of the Town's financial activities for the year ended December 31, 2022. The intent of this discussion and analysis is to look at the Town's financial performance overall. Readers should also review the financial statements and the notes to the financial statements to obtain a broadened understanding of the Town's financial performance.

Financial Highlights

The Town of Fairplay's Governmental Net Position increased by $1,270,676 and Business-type Net Position increased by $184,035 for the year.

- The assets of the Town exceeded its liabilities at the close of the fiscal year 2022 by $11,822,588. Of this amount, $4,574,193 *(Unrestricted Net Position)* may be used to meet the Town's ongoing obligations or unforeseen expenses.
- At the end of 2022 Unrestricted Net Position for the Proprietary Funds (business-type activities) was $1,537,918.
- At the close of the fiscal year 2022, the Town's General Fund reported an ending fund balance of $3,101,288 compared to the fiscal year 2021 balance of $2,056,902.
- General Fund 2022 revenues increased by $324,161 to $2,920,894.
- General Fund 2022 expenditures decreased by $139,765 to $1,876,508.

Using the Basic Financial Statements

The Basic Financial Statements consist of the Management's Discussion and Analysis (this section) and a series of financial statements and notes to those statements. These statements are organized so that the reader can understand the Town of Fairplay as an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities.

The first two statements are Government-wide Financial Statements - the Statement of Net Position and the Statement of Activities. Both provide long and short-term information about the Town's overall financial health and status.

The remaining statements are fund financial statements that focus on individual portions of the Town's operations in more detail. The Governmental Fund Statements tell how general Town services were financed in the short term as well as what remains for future spending. The Town's major governmental fund is the General Fund. The Town also has a Special Revenue Fund that is a non-major fund consisting of the Conservation Trust Fund.

Proprietary Fund Statements offer short and long-term financial information about the activities that the Town operates as a business. The Town operates two Proprietary Funds: the Utility Fund and the Internal Service Fleet Fund.

Fiduciary fund statements provide information about financial relationships where the Town acts solely as a trustee or agent for the benefit of others to whom the resources in question belong. The Town does not have any fiduciary funds.

The Financial Statements also include notes that help to explain specific information and provide more detail on certain data.

Financial Analysis of the Town as a Whole

The Town's Total Net Position was $11,822,588 as of December 31, 2022, compared to $10,367,877 as of December 31, 2022. This represents an increase of $1,454,711.

Government-Wide Financial Statements

The Government-Wide Statements report information about the Town as a whole using accounting methods similar to those used by private businesses. The Net Position Statements include all the government's assets and liabilities. The current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

The two Government-Wide Statements report the Town's net position and how it changed. The change in net position is important because it tells the reader that for the Town as a whole, the financial position of the Town has improved or deteriorated. The causes of this change may be the result of various factors, some financial, some not such as facility conditions or unfunded State or Federal government-required programs.

Both of the Government-Wide Financial Statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues *(Governmental Activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(Business-type Activities).* The Governmental Activities of the Town include the General Fund and Conservation Trust Fund. The Business-type Activities of the Town of Fairplay consist of the Water Fund and the Internal Service Fleet Fund.

Net Position

Net position might serve over time as a useful indicator of a government's financial position. In the case of the Town of Fairplay, assets exceeded liabilities by approximately $10 million at the close of 2022.

Net position of the Town at December 31 were as follows:

CONDENSED STATEMENT OF NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
ASSETS						
Current and Other Assets	3,758,713	2,785,008	1,852,308	1,762,377	5,611,021	4,547,385
Capital Assets	3,079,180	2,710,134	6,460,631	6,576,219	9,539,811	9,286,353
Total Assets	6,837,893	5,495,142	8,312,939	8,338,596	15,150,832	13,833,738
DEFERRED OUTFLOWS	99,874	147,386	-	-	99,874	147,386
LIABILITIES						
Current Liabilities	59,361	69,502	35,914	22,607	95,275	92,109
Noncurrent Liabilities	35,543	36,621	2,691,916	2,914,915	2,727,459	2,951,536
Total Liabilities	94,904	106,123	2,727,830	2,937,522	2,822,734	3,043,645
DEFERRED INFOWS	605,384	569,602	-	-	605,384	569,602
NET POSITION						
Net Investment in Capital Assets	2,945,142	2,642,066	3,779,031	3,670,919	6,724,173	6,312,985
Restricted	256,062	161,396	268,160	290,530	524,222	451,926
Unrestricted	3,036,275	2,163,341	1,537,918	1,439,625	4,574,193	3,602,966
Total Net Position	**6,237,479**	**4,966,803**	**5,585,109**	**5,401,074**	**11,822,588**	**10,367,877**

The Statement of Net Position reflects a cash position totaling $5,611,021. The bulk of the Town's resources, $9,539,811, are invested in Capital Assets. These assets consist of land and improvements, buildings, equipment, and utility system assets. The remaining total assets are receivables.

The Town of Fairplay uses Capital Assets to provide services to the citizens. Consequently, these assets are not available for future spending. Although the Town of Fairplay's investment in its Capital Assets is reported net of related debt, it should be noted that the funds needed to repay this debt must be provided from other sources. In general, the Capital Assets themselves cannot be used to liquidate these liabilities. Unrestricted Net Position may be used to meet the Town's ongoing obligations to citizens and creditors.

Changes in Net Position

Governmental activities increased the Town of Fairplay's net position by $1,270,676.

Business activities increased the Town's net position by $184,035.

A summary of the changes in net position is as follows:

CONDENSED STATEMENT OF ACTIVITIES

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
PROGRAM REVENUES						
Charges for Services	181,289	137,162	1,066,676	1,087,610	1,247,965	1,224,772
Operating Grants	199,763	198,030	-	-	199,763	198,030
Capital Grants	-	-	345,498	58,457	345,498	58,457
Total Program Revenues	381,052	335,192	1,412,174	1,146,067	1,793,226	1,481,259
GENERAL REVENUES						
Property Taxes	234,253	194,943	-	-	234,253	194,943
Specific Ownership Taxes	28,861	25,732	-	-	28,861	25,732
Sales Taxes	2,088,669	1,901,595	-	-	2,088,669	1,901,595
Franchise Taxes	74,719	65,007	-	-	74,719	65,007
Other Taxes	53,632	63,102	-	-	53,632	63,102
Interest Income	38,011	632	22,666	290	60,677	922
Insurance Proceeds	-	-	-	-	-	-
Other Revenues	26,377	15,412	-	-	26,377	15,412
Total General Revenues	2,544,522	2,266,423	22,666	290	2,567,188	2,266,713
Total Revenues & Transfers	2,925,574	2,601,615	1,434,840	1,146,357	4,360,414	3,747,972
PROGRAM EXPENSES						
General Government	505,548	458,275	-	-	505,548	458,275
Public Safety	519,737	354,741	-	-	519,737	354,741
Public Works	483,467	488,412	-	-	483,467	488,412
Culture and Recreation	146,146	89,690	-	-	146,146	89,690
Utility	-	-	1,250,805	1,124,054	1,250,805	1,124,054
Interest	-	20,663	-	-	-	20,663
Total Program Expenses	1,654,898	1,411,781	1,250,805	1,124,054	2,905,703	2,535,835
CHANGE IN NET POSITION	1,270,676	1,189,834	184,035	22,303	1,454,711	1,212,137
Net Position, Beginning	4,966,803	3,776,969	5,401,074	5,378,771	10,367,877	9,155,740
NET POSITION, ENDING	**6,237,479**	**4,966,803**	**5,585,109**	**5,401,074**	**11,822,588**	**10,367,877**

Financial Analysis of the Town's Funds

The Town uses Fund Accounting to ensure and demonstrate compliance with finance-related legal requirements. The primary focus of Fund Accounting is accountability.

Governmental Funds - The focus of the Town's Governmental Funds is to provide information on near-term inflows, outflows, and balance of spendable resources. Such information is useful in assessing the Town's financing requirements. Unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

General Fund – The General Fund went from a balance of $2,056,902 to $3,101,288. This increase is principally the result of governmental activity operating revenue sources exceeding operating costs. Total revenues increased by $324,161. Expenditures decreased by $139,765.

Proprietary Fund – The Proprietary Fund has historically operated as an Enterprise Fund using the same basis of accounting as business-type activities; therefore, these statements will essentially match the information provided in the statements for the business-type activities of the Town as a whole. The Proprietary Fund Statements, however, will provide a greater level of detail than the information found in the Government-Wide Statements.

Utility Fund – Utility Fund net position increased by $184,035.

Internal Service Fund – The Internal Service Fund was created in 2015 and is used for the purchase of vehicles and equipment used by the Town. The ending Net Position is $496,160.

Capital Assets

Approximately 40% of the Town's Capital Assets support governmental activities. Most of the value is comprised of land, buildings, and other improvements.

	Balance 1/1/22	Additions	Deletions & Transfers	Balance 12/31/22
Governmental activities:				
Capital assets not being depreciated:				
Land	$ 654,960	$ -	$ -	$ 654,960
Construction in progress	353,644	-	104,816	248,828
Total capital assets not being depreciated	1,008,604	-	104,816	903,788
Capital assets being depreciated:				
Buildings and Improvements	995,746	-	-	995,746
Infrastructure	690,828	-	-	690,828
Streets Vehicles and Equipment	227,750	60,154	-	287,904
Police Vehicles and Equipment	95,333	41,645	-	136,978
Office Equipment & Software	17,390	-	-	17,390
Improvements - Parks	442,737	49,908	-	492,645
Equipment - Parks and Recreation	121,751	176,037	-	297,788
Equipment - Fleet	335,525	185,557	-	521,082
Total capital assets being depreciated	2,927,060	513,301	-	3,440,361
Less accumulated depreciation for:				
Buildings and Improvements	(215,617)	(21,337)	-	(236,954)
Infrastructure	(308,519)	(23,346)	-	(331,865)
Streets Vehicles and Equipment	(213,999)	(4,530)	-	(218,529)
Police Vehicles and Equipment	(90,706)	(6,328)	-	(97,034)
Office Equipment & Software	(11,270)	(2,448)	-	(13,718)
Improvements - Parks	(233,374)	(16,197)	-	(249,571)
Equipment - Parks and Recreation	(121,751)	(5,868)	-	(127,619)
Equipment - Fleet	(80,758)	(39,370)	-	(120,128)
Total Accumulated Depreciation	(1,275,994)	(119,424)	-	(1,395,418)
Governmental activities capital assets, net	**$ 2,659,670**	**$ 393,877**	**$ 104,816**	**$ 2,948,731**

Capital Assets (Continued)

The Town's Business-Type Activities Capital Assets consist of investments in its utility-related infrastructure and associated equipment.

	Balance 1/1/22	Additions	Deletions	Balance 12/31/22
Business-type activities:				
Capital assets not being depreciated:				
Land	$ 138,112	$ -	$ -	$ 138,112
Construction in progress	576,148	103,760	541,785	138,123
Total capital assets not being depreciated	714,260	103,760	541,785	276,235
Capital assets being depreciated:				
Buildings	253,639	-	-	253,639
Machinery & Equipment	355,803	29,820	-	385,623
Software and Meter Reading System	157,967	-	-	157,967
Transmission System & Lines	3,343,532	19,100	-	3,362,632
Water Treatment Plant	501,975	520,509	-	1,022,484
Sewer Treatment Plant	3,628,605	18,368	-	3,646,973
Galley System	604,409	-	-	604,409
Ditch/Drainage System	52,822	-	-	52,822
Fire Hydrants	53,878	5,000	-	58,878
Total capital assets being depreciated	8,952,630	592,797	-	9,545,427
Less accumulated depreciation for:				
Buildings	(95,472)	(7,196)	-	(102,668)
Machinery & Equipment	(150,980)	(16,962)	-	(167,942)
Software and Meter Reading System	(157,966)	-	-	(157,966)
Transmission System & Lines	(1,221,083)	(60,310)	-	(1,281,393)
Water Treatment Plant	(325,571)	(23,264)	-	(348,835)
Sewer Treatment Plant	(508,004)	(146,063)	-	(654,067)
Galley System	(589,292)	(13,444)	-	(602,736)
Ditch/Drainage System	(21,192)	(1,218)	-	(22,410)
Fire Hydrants	(21,110)	(1,904)	-	(23,014)
Total Accumulated Depreciation	(3,090,670)	(270,361)	-	(3,361,031)
Business-type activities capital assets, net	**$ 6,576,220**	**$ 426,196**	$ 541,785	**$ 6,460,631**

Long-Term Debt

The Town's governmental long-term debt consists of capital leases and accrued compensated absences (paid time off balances) payable. Governmental activities debt transactions for the year were as follows:

Governmental Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
Capital Lease Payable	$ 5,887	$ -	$ 2,535	$ 3,352	$ 2,665	$ 237
Accrued Compensated Absences	30,734	1,457	-	32,191	-	-
Total	**$ 36,621**	**$ 1,457**	**$ 2,535**	**$ 35,543**	**$ 2,665**	**$ 237**

Long-Term Debt(Continued)

The Town's business-type activities long-term debt consists of various bonds and notes payable that were used for utility system improvements. Business-type activities debt transactions for the year were as follows:

Business-type Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
2018 Vectra Note Payable	$ 2,905,300	$ -	$ 223,700	$ 2,681,600	$ 223,700	$ 93,271
Accrued Compensated Absences	9,615	701	-	10,316	-	-
Total	**$ 2,914,915**	**$ 701**	**$ 223,700**	**$ 2,691,916**	**$ 223,700**	**$ 93,271**

General Fund Budget

The General Fund accounts for all the general government services provided by the Town of Fairplay including Public Safety (Police), Public Works, Parks and Recreation, and other General Government services. The Town's General Fund revenues were more than budgeted by $82,322. The Town's expenditures were $91,726 less than budgeted due to the fact the Board of Trustees approved paying off two separate notes early – 901 Main Street (Town Hall) and a 29-Acre vacant land acquisition.

Economic Factors and Future Budgets and Rates

During the 2022 budgeting process, the factors considered for increased revenue were a prediction of increased sales tax revenue due to new businesses opening and a consistent overall increase of sales tax revenue from already existing businesses. Expenditures were budgeted based on the completion of planned capital projects and the general operation of the town.

Request for Information

The financial statements are designed to provide information for regulatory reporting to federal and state agencies and those with an interest in the Town's finances. Questions concerning this or any additional information should be addressed to Town Treasurer, Town of Fairplay, P.O. Box 267, Fairplay, CO 80440.

Mayberry & Company, LLC
Certified Public Accountants

Member of the American Institute of Certified Public Accountants
Governmental Audit Quality Center
and Private Company Practice Section

Board of Trustees
Town of Fairplay
Fairplay, Colorado

Independent Auditors' Report

Opinion
We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of Town of Fairplay, as of and for the year ended December 31, 2022, and the related notes to the financial statements which collectively comprise Town of Fairplay's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Town of Fairplay as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion
We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the Town of Fairplay and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Town of Fairplay's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibility for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Town of Fairplay's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt Town of Fairplay's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Summarized Comparative Information
We have previously audited the Town of Fairplay's 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 9, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that a management's discussion and analysis, budgetary comparison information, historical pension information and other post -employment benefit plan information listed in the tables of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Fairplay's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report on Other Legal and Regulatory Requirements

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Local Highway Finance Report is presented for purposes of legal compliance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Mayberry + Company, LLC

Englewood, Colorado
May 2, 2023

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BASIC FINANCIAL STATEMENTS

The Basic Financial Statements provide a financial overview of the Town's operations. These financial statements present the financial position, operating results, and cash flows, where applicable, of all funds and activities as of December 31, 2022.

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TOWN OF FAIRPLAY, COLORADO

STATEMENT OF NET POSITION
DECEMBER 31, 2022

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets			
Cash and Investments			
Cash	$ (134,348)	$ 151,512	$ 17,164
Investments	3,034,778	1,235,248	4,270,026
Restricted Cash and Investments	252,025	290,530	542,555
Receivables			
Property Tax Receivable	236,805	-	236,805
Intergovernmental Receivables	333,938	83,531	417,469
Utility Receivable	-	91,487	91,487
Cash with Fiscal Agent	2,454	-	2,454
Other Receivables	16,305	-	16,305
Prepaid Expenses	16,756	-	16,756
Total Current Assets	3,758,713	1,852,308	5,611,021
Noncurrent Assets			
Capital Assets not being Depreciated	903,788	276,235	1,180,023
Capital Assets being Depreciated	3,440,361	9,545,427	12,985,788
Accumulated Depreciation	(1,395,418)	(3,361,031)	(4,756,449)
Net Pension Asset	130,449	-	130,449
Total Noncurrent Assets	3,079,180	6,460,631	9,539,811
TOTAL ASSETS	6,837,893	8,312,939	15,150,832
DEFERRED OUTFLOWS OF FINANCIAL RESOURCES			
Deferred Pension Outflows	99,874	-	99,874
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 6,937,767	$ 8,312,939	$ 15,250,706
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 28,241	$ 29,182	$ 57,423
Accrued Liabilities	19,326	-	19,326
Accrued Salaries and Benefits	11,257	2,925	14,182
Deposits and Escrow	300	-	300
Accrued Interest Payable	237	3,807	4,044
Total Current Liabilities	59,361	35,914	95,275
Noncurrent Liabilities			
Due within one year	2,665	223,700	226,365
Due in more than one year	32,878	2,468,216	2,501,094
Total Noncurrent Liabilities	35,543	2,691,916	2,727,459
TOTAL LIABILITIES	94,904	2,727,830	2,822,734
DEFERRED INFLOWS OF FINANCIAL RESOURCES			
Deferred Property Taxes	236,805	-	236,805
Net Pension Deferred Inflows	139,902	-	139,902
Deferred Grants	214,112	-	214,112
Other Deferred Inflows	14,565	-	14,565
TOTAL DEFERRED INFLOWS	605,384	-	605,384
NET POSITION			
Net Investment in Capital Assets	2,945,142	3,779,031	6,724,173
Restricted Net Position	256,062	268,160	524,222
Unrestricted Net Position	3,036,275	1,537,918	4,574,193
TOTAL NET POSITION	6,237,479	5,585,109	11,822,588
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 6,937,767	$ 8,312,939	$ 15,250,706

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022

		PROGRAM REVENUES		
	EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS
FUNCTIONS/PROGRAMS				
Government Activities				
Current:				
General Government	$ 505,548	$ 105,504	$ 149,424	$ -
Public Safety	519,737	9,570	-	-
Public Works	483,467	33,774	45,690	-
Culture and Recreation	146,146	32,441	4,649	-
TOTAL GOVERNMENT ACTIVITIES	1,654,898	181,289	199,763	-
Business-type Activities				
Current:				
Utility	1,250,805	1,066,676	-	345,498
TOTAL GOVERNMENT	$ 2,905,703	$ 1,247,965	$ 199,763	$ 345,498
GENERAL REVENUES				
Property Taxes				
Specific Ownership Taxes				
Sales Taxes				
Franchise Taxes				
Other Taxes				
Interest Income				
Other Revenues				
TOTAL GENERAL REVENUES AND TRANSFERS				
CHANGE IN NET POSITION				
NET POSITION - Beginning				
NET POSITION - Ending				

The accompanying notes are an integral part of the financial statements.

NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION		
GOVERNMENT ACTIVITIES	BUSINESS - TYPE ACTIVITES	TOTAL
$ (250,620)	$ -	$ (250,620)
(510,167)	-	(510,167)
(404,003)	-	(404,003)
(109,056)	-	(109,056)
(1,273,846)	-	(1,273,846)
-	161,369	161,369
(1,273,846)	161,369	(1,112,477)
234,253	-	234,253
28,861	-	28,861
2,088,669	-	2,088,669
74,719	-	74,719
53,632	-	53,632
38,011	22,666	60,677
26,377	-	26,377
2,544,522	22,666	2,567,188
1,270,676	184,035	1,454,711
4,966,803	5,401,074	10,367,877
$ 6,237,479	$ 5,585,109	$ 11,822,588

TOWN OF FAIRPLAY, COLORADO

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022
With Comparative Totals for December 31, 2021

	General Fund	Other Funds	Total 2022	Total 2021
ASSETS AND DEFERRED OUTFLOWS				
ASSETS				
Current Assets				
Cash and Investments				
Cash	$ (229,554)	$ -	$ (229,554)	$ (43,216)
Investments	3,034,778	-	3,034,778	1,797,179
Restricted Cash and Investments	214,412	37,613	252,025	242,178
Receivables				
Property Tax Receivable	236,805	-	236,805	234,399
Intergovernmental Receivables	333,938	-	333,938	333,976
Cash with Fiscal Agent	2,454	-	2,454	2,186
Other Receivables	16,305	-	16,305	20,573
Prepaid Expenses	16,756	-	16,756	14,683
TOTAL ASSETS	$ 3,625,894	$ 37,613	$ 3,663,507	$ 2,601,958
LIABILITIES, DEFERRED INFLOWS AND NET POSITION				
LIABILITIES				
Current Liabilities				
Accounts Payable	$ 28,241	$ -	$ 28,241	$ 22,413
Accrued Liabilities	19,326	-	19,326	23,879
Accrued Salaries and Benefits	11,257	-	11,257	11,192
Deposits and Escrow	300	-	300	300
TOTAL LIABILITIES	59,124	-	59,124	57,784
DEFERRED INFLOWS OF FINANCIAL RESOURCES				
Deferred Property Taxes	236,805	-	236,805	234,399
Deferred Grants	214,112	-	214,112	207,945
Other Deferred Inflows	14,565	-	14,565	10,995
TOTAL DEFERRED INFLOWS	465,482	-	465,482	453,339
FUND BALANCE				
Nonspendable Fund Balance	16,756	-	16,756	14,683
Restricted Fund Balance	88,000	37,613	125,613	110,933
Unassigned Fund Balance	2,996,532	-	2,996,532	1,965,219
TOTAL FUND BALANCE	3,101,288	37,613	3,138,901	2,090,835
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE	$ 3,625,894	$ 37,613	$ 3,663,507	$ 2,601,958

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY, COLORADO

RECONCILIATION OF GOVERNMENTAL FUND BALANCE
TO GOVERNMENTAL ACTIVITIES NET POSITION
DECEMBER 31, 2022

Fund Balance - Governmental Funds		$ 3,138,901
Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds		
Capital assets, not being depreciated	$ 903,788	
Capital assets, being depreciated	2,919,279	
Accumulated depreciation	(1,275,290)	2,547,777
Certain long-term pension related costs and adjustments are not available to pay or are payable currently and are therefore not reported in the funds		
Net deferred FPPA pension outflows	99,874	
Net FPPA pension asset	130,449	
Net deferred FPPA pension inflows	(139,902)	90,421
Internal Service operations primarily benefit Governmental Activities		
Internal Service Fund Net Position		496,160
Long-term liabilities are not due and payable in the current year and, therefore, are not reported in the funds.		
Capital leases payable	(3,352)	
Accrued interest payable	(237)	
Accrued compensated absences	(32,191)	(35,780)
Total Net Position - Governmental Activities		$ 6,237,479

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY, COLORADO

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	General Fund	Other Funds	TOTAL 2022	TOTAL 2021
REVENUES				
Taxes	$ 2,480,134	$ -	$ 2,480,134	$ 2,250,379
Intergovernmental Revenues	189,282	4,649	193,931	191,253
Licenses and Permits	56,360	-	56,360	32,421
Fines and Forfeits	9,472	-	9,472	12,045
Charges for Services	115,458	-	115,458	92,696
Investment Earnings	37,980	31	38,011	632
Other Revenues	32,208	-	32,208	22,189
TOTAL REVENUES	2,920,894	4,680	2,925,574	2,601,615
EXPENDITURES				
Current:				
General Government	459,414	-	459,414	416,263
Public Safety	516,001	-	516,001	361,867
Public Works	284,336	-	284,336	244,575
Parks, Recreation and Other	115,028	-	115,028	74,622
Internal Charges	74,492	-	74,492	52,614
Capital Outlay	427,237	1,000	428,237	425,652
Debt Service	-	-	-	440,680
TOTAL EXPENDITURES	1,876,508	1,000	1,877,508	2,016,273
OTHER FINANCING SOURCES (USES)				
NET CHANGE IN FUND BALANCE - GAAP BASIS	1,044,386	3,680	1,048,066	585,342
FUND BALANCE, BEGINNING	2,056,902	33,933	2,090,835	1,505,493
FUND BALANCE, ENDING	$ 3,101,288	$ 37,613	$ 3,138,901	$ 2,090,835

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY, COLORADO

RECONCILIATION OF GOVERNMENTAL FUNDS CHANGE IN FUND BALANCE TO GOVERNMENTAL ACTIVITIES CHANGE IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2022

Change in Fund Balance - Governmental Funds		$ 1,048,066
Capital assets used in governmental activities are expensed when purchased in the funds and depreciated at the activity level		
Capitalized Asset Purchases	$ 222,928	
Depreciation Expense	(80,054)	142,874
Internal Service operations primarily benefit Governmental Activities		
Change in net position - Internal Service Funds		58,342
Pension expense at the fund level represents cash contributions to the defined benefit plan. For the activity level presentation, the amount represents the actuarial cost of the benefits for the fiscal year.		
Change in deferred pension outflows	(47,512)	
Change in net pension liability/ asset	79,986	
Change in deferred pension inflows	(23,639)	8,835
Repayments of long-term liabilities are expensed in the fund and reduce outstanding liabilities at the activity level. In addition, proceeds from long-term debt issuances are reported as revenues in the funds and increase liabilities at the activity level		
Principal payments on capital leases	2,535	
Change in accrued interest payable	11,481	
Change in accrued compensated absences	(1,457)	12,559
Change in Net Position - Governmental Activities		$ 1,270,676

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY, COLORADO

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2022
With Comparative Totals for December 31, 2021

	Business-type Activities	Govt Activities		
	Utility Fund	Internal Service Funds	Total 2022	Total 2021
ASSETS AND DEFERRED OUTFLOWS				
ASSETS				
Current Assets				
Cash and Investments				
Cash	$ 151,512	$ 95,206	$ 246,718	$ 277,965
Investments	1,235,248	-	1,235,248	1,281,524
Restricted Cash and Investments	290,530	-	290,530	290,530
Receivables				
Intergovernmental Receivables	83,531	-	83,531	-
Utility Receivable	91,487	-	91,487	95,408
Total Current Assets	1,852,308	95,206	1,947,514	1,945,427
Noncurrent Assets				
Capital Assets not being depreciated	276,235	-	276,235	714,260
Capital Assets being depreciated	9,545,427	521,082	10,066,509	9,288,156
Accumulated Depreciation	(3,361,031)	(120,128)	(3,481,159)	(3,171,429)
Total Noncurrent Assets	6,460,631	400,954	6,861,585	6,830,987
TOTAL ASSETS	$ 8,312,939	$ 496,160	$ 8,809,099	$ 8,776,414
LIABILITIES, DEFERRED INFLOWS AND NET POSITION				
LIABILITIES				
Current Liabilities				
Accounts Payable	$ 29,182	$ -	$ 29,182	$ 15,209
Accrued Salaries and Benefits	2,925	-	2,925	3,273
Accrued Interest Payable	3,807	-	3,807	4,125
Total Current Liabilities	35,914	-	35,914	22,607
Noncurrent Liabilities				
Due within one year	223,700	-	223,700	223,700
Due in more than one year	2,468,216	-	2,468,216	2,691,215
Total Noncurrent Liabilities	2,691,916	-	2,691,916	2,914,915
TOTAL LIABILITIES	2,727,830	-	2,727,830	2,937,522
DEFERRED INFLOWS OF FINANCIAL RESOURCES				
NET POSITION				
Net Investment in Capital Assets	3,779,031	400,954	4,179,985	3,925,687
Restricted Net Position	268,160	-	268,160	290,530
Unrestricted Net Position	1,537,918	95,206	1,633,124	1,622,675
TOTAL NET POSITION	5,585,109	496,160	6,081,269	5,838,892
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 8,312,939	$ 496,160	$ 8,809,099	$ 8,776,414

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY, COLORADO

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	Business-type Activities	Govt Activities	Total	
	Utility Fund	Internal Service Funds	2022	2021
Operating Revenues				
Utility Charges	$ 1,049,565	$ -	$ 1,049,565	$ 1,065,430
Internal Charges	-	97,712	97,712	76,602
Other Charges for Services	17,111	-	17,111	22,180
Total Revenues	1,066,676	97,712	1,164,388	1,164,212
Operating Expenses				
Management Fees/Internal Charges	35,617	-	35,617	36,385
Personnel Services	273,353	-	273,353	240,661
Administrative/Office Expenses	26,216	-	26,216	23,380
Insurance	16,107	-	16,107	14,848
Operating Supplies	26,473	-	26,473	13,871
Professional Fees	145,417	-	145,417	150,232
Repairs and Maintenance	146,158	-	146,158	130,849
Travel and Training	1,074	-	1,074	1,036
Treatment	-	-	-	2,200
Telephone and Utilities	106,321	-	106,321	116,781
Other Operating Expenses	9,619	-	9,619	22,075
Depreciation Expense	270,360	39,370	309,730	289,855
Other Capital Outlay	100,820	-	100,820	5,546
Total Expenditures	1,157,535	39,370	1,196,905	1,047,719
Operating Income (Loss)	(90,859)	58,342	(32,517)	116,493
Other Income (Expense)				
Investment Earnings	22,666	-	22,666	290
Interest Expense	(93,270)	-	(93,270)	(100,326)
Total Other Income (Expense)	(70,604)	-	(70,604)	(100,036)
Net Income (Loss)	(161,463)	58,342	(103,121)	16,457
Contributed Capital				
Plant Investment Fees	345,498	-	345,498	58,457
Change in Net Position	184,035	58,342	242,377	74,914
Net Position, Beginning	5,401,074	437,818	5,838,892	5,763,978
Net Position, Ending	$ 5,585,109	$ 496,160	$ 6,081,269	$ 5,838,892

The accompanying notes are an integral part of these financial statements.

TOWN OF FAIRPLAY

STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	Business-type Activities	Govt Activities		
	Utility Fund	Internal Service Funds	Total 2022	Total 2021
Cash Flows From Operating Activities:				
Cash Received from Customers	$ 1,070,596	$ -	$ 1,070,596	$ 1,097,199
Cash Received from Interfund Services Provided	-	97,712	97,712	76,602
Cash Paid to Suppliers	(632,785)	-	(632,785)	(534,286)
Cash Paid for Interfund Services	(35,617)	-	(35,617)	(36,385)
Cash Paid to Employees	(204,446)	-	(204,446)	(179,932)
Net Cash Provided by Operating Activities	197,748	97,712	295,460	423,198
Cash Flows From Capital and Related Financing Activities:				
Tap Fees Received	345,498	-	345,498	58,457
Debt Principal Payments	(223,700)	-	(223,700)	(216,700)
Grant Proceeds	(83,531)	-	(83,531)	-
Interest Payments	(93,588)	-	(93,588)	(100,634)
Acquisition of Capital Assets	(154,772)	(185,556)	(340,328)	(98,649)
Cash Flows Used by Capital and Related Financing Activities	(210,093)	(185,556)	(395,649)	(357,526)
Cash Flows (Uses) From Noncapital Financing Activities:				
Cash Flows (Uses) From Investing Activities:				
Interest Received	22,666	-	22,666	290
Net Increase (Decrease) in Cash	10,321	(87,844)	(77,523)	65,962
Cash - Beginning	1,666,969	183,050	1,850,019	1,784,057
Cash - Ending	$ 1,677,290	$ 95,206	$ 1,772,496	$ 1,850,019
Cash	$ 151,512	$ 95,206	$ 246,718	$ 277,965
Investments	1,235,248	-	1,235,248	1,281,524
Restricted Cash and Investments	290,530	-	290,530	290,530
Total	$ 1,677,290	$ 95,206	$ 1,772,496	$ 1,850,019
Reconciliation of Operating Income (Loss) to Net Cash Used for Operating Activities:				
Operating Income (Loss)	$ (90,859)	$ 58,342	$ (32,517)	$ 116,493
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Depreciation Expense	270,360	39,370	309,730	289,855
Changes in Assets and Liabilities Related to Operations:				
(Increase) Decrease in:				
Utility Receivable	3,920	-	3,920	9,589
(Increase) Decrease in:				
Accounts Payable	13,974	-	13,974	12,458
Accrued Salaries and Benefits	(348)	-	(348)	(787)
Accrued Compensated Absences	701	-	701	(4,410)
Total Adjustments	288,607	39,370	327,977	306,705
Net Cash Used for Operating Activities	$ 197,748	$ 97,712	$ 295,460	$ 423,198

The accompanying notes are an integral part of these financial statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

DESCRIPTION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

REPORTING ENTITY

The Town is a political subdivision of the State of Colorado governed by a five member board of trustees. The Town is a full-service entity providing public safety, public works, and parks services as well as providing water and sewer services.

In accordance with Governmental Accounting Standards, the Town has considered the possibility of inclusion of additional entities in its basic financial statements. The criteria for including organizations as component units within the Town's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- The organization is legally separate (can sue and be sued in their own name)
- The Town holds the corporate powers of the organization
- The Town appoints a voting majority of the organization's board
- The Town is able to impose its will on the organization
- The organization has the potential to impose a financial benefit or burden on the Town
- There is fiscal dependency by the organization on the Town

Based upon the application of these criteria, no additional organizations are includable within the Town's reporting entity.

BASIS OF PRESENTATION – GOVERNMENT-WIDE FINANCIAL STATEMENTS

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental and proprietary funds. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

NOTE 1: <u>SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES</u> (Continued)

BASIS OF PRESENTATION – FUND FINANCIAL STATEMENTS

The fund financial statements provide information about the government's funds. Separate statements for each fund category, governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

In the fund financial statements, the Town reports the following major governmental funds:

General Fund
The General Fund uses the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Certain service fees and non-tax revenues are recognized when received or billed. Grants from other governments are recognized when qualifying expenditures are incurred. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Principal sources of revenues are property and sales taxes. Principal expenditures are for police protection, public works, parks and recreations and Town administration.

In the fund financial statements, the Town reports the following nonmajor governmental funds:

Special Revenue Fund
This fund accounts for revenues derived from specific taxes or other designated revenues that are legally restricted to expenditures for specific purposes. The Town's special revenue fund is as follows:

Conservation Trust Fund (Nonmajor)
This fund accounts for funds received through the State of Colorado Lottery/Conservation Trust Fund program. These funds are required to be spent on parks and recreation.

Proprietary Fund

The Town also reports the following proprietary funds:

Utility Fund
This fund is used to account for operations that are financed and run more similarly to a private business. In these funds the costs of providing services to the public is based on and financed through user fees and charges related to the specific operation of water and sewer services.

Internal Service Funds – Internal Service Fund (Nonmajor)
This fund accounts for the purchase and maintenance of vehicles used by the Town.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

BASIS OF PRESENTATION – FUND FINANCIAL STATEMENTS (Continued)

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (Continued)

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end).

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

BUDGETS AND BUDGETARY ACCOUNTING

Budgets were adopted for all funds. Budgets are prepared on the same basis of accounting as that used for accounting purposes. In the budget versus actual statements, the actual results of operations are presented on the budgetary basis of accounting for proper comparison to the budget.

Budgets are adopted based on the requirements of state statutes. The following timetable is used:

- Submission of the proposed budget to the Board of Trustees by October 15 of each year.

- Certification of mill levies to the County Commissioners by December 15 of each year.

- Final adoption of the budget and appropriations by December 31 of each year.

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE

Cash and Equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Allowance for Doubtful Accounts

Based upon a review of the existing accounts receivable and the fact that any uncollectible utility receivables can be certified to the County Treasurer as such and attached to the tax rolls, no allowance for doubtful accounts is provided.

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (Continued)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

Capital assets are defined by the Town as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The Town did not retroactively report infrastructure when those accounting standards were adopted.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives.

Buildings	10 – 50 years
Infrastructure	20 years
Vehicles	5 – 10 years
Machinery and Equipment	3 – 20 years
Water System	15 – 100 years

Accumulated Unused Leave/Compensated Absences

The Town permits an employee to carry over unused personal leave to the next calendar year. The Town will compensate an employee for any unused personal time up to the allowable maximum upon termination or resignation. The Town has reported the change in liability for unused personal time in Note 4.

Deferred Outflows and Inflows of Resources

Deferred outflows/inflows of resources - In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town reports deferred outflows related to pension liabilities as further described in Note 5.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (Continued)

Deferred Outflows and Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position and governmental balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government reports several items, one of which arises both under the full accrual and modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, deferred inflows related to property taxes and prepaid business licenses, is reported in both the governmental activities statement of net position and in the governmental funds balance sheet. Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflow is recorded at December 31. As the tax is collected in the succeeding year, the deferred inflow is recognized as revenue and the receivable is reduced. Business licenses will be reported as revenue in the subsequent year to match the period the license is for. In addition, the Town reports deferred inflows related to pension liabilities as further described in Note 5.

Net Position/Fund Equity

In the government-wide financial statements and for the proprietary fund statements, net position is either shown as net investment in capital assets, with these assets essentially being nonexpendable; restricted when constraints placed on the net position are externally imposed; or unrestricted.

For the governmental fund presentation, fund balances that are classified as "nonspendable" include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts.

Amounts are reported as "restricted" when constraints placed on the use of resources are either (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Trustees, reported and at their highest level of action are reported as "committed" fund balance. Those committed amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of action (for example, legislation, resolution, ordinance) it employed to previously commit those amounts.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (Continued)

Net Position/Fund Equity (Continued)

Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed, are reported as "assigned" fund balance. Intent should be expressed by (a) the governing body itself or (b) a body (a budget or finance committee, for example) or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes.

All remaining governmental balances or deficits in the other governmental funds are presented as unassigned.

Net Position/Fund Equity Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

REVENUES AND EXPENDITURES/EXPENSES

Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Property taxes are levied on November 1 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the Town on a monthly basis.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

REVENUES AND EXPENDITURES/EXPENSES

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund and internal service fund are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

COMPARATIVE DATA

Comparative total data for the prior year has been presented in the accompanying basic financial statements in order to provide an understanding of changes in the Town's financial position and operations. However, comparative data has not been presented in each of the statements since their inclusion would make the statements unduly complex and difficult to understand.

NOTE 2: CASH AND INVESTMENTS

A summary of cash and investments is as follows:

Cash	$	267,115
Cash on Hand		250
Investments		4,562,379
Total Cash and Investments	**$**	**4,829,744**

These funds are allocated in the financial statements as follows:

Cash and Investments	$	4,309,559
Restricted Cash and Investments		520,185
Total Cash and Investments	**$**	**4,829,744**

NOTE 2: CASH AND INVESTMENTS (Continued)

Deposits
The Town's deposits and cash held are comprised of the following:

	Bank Balance	Book Balance
FDIC Insured	$ 250,000	$ 250,000
PDPA Secured (Not in Entity's Name)	(21,516)	(7,091)
Cash held by Others	-	24,207
Petty Cash	-	250
Total Cash	**$ 228,484**	**$ 267,366**

Custodial Credit Risk - Deposits

In the case of deposits, this is the risk that in the event of bank failure, the government's deposits may not be returned to it. The Town's deposit policy is in accordance with CRS 11-10.5-101, The Colorado Public Deposit Protection Act (PDPA), which governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The financial institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The institution's internal records identify collateral by depositor and as such, these deposits are considered uninsured but collateralized. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

Investments

Credit Risk

The Town invests excess funds under the prudent investor rule. The criteria for selection of investments and their order of priority are Safety, Liquidity, and Yield.

NOTE 2: CASH AND INVESTMENTS (Continued)

Investments (Continued)

Credit Risk (Continued)

The Town Treasurer is responsible for all of the investments of the Town.

Eligible investments shall conform to state law and may include any of the following:

- Obligations of the United States and certain U.S. government agencies securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptance of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

During the year ended December 31, 2022, the Town invested funds in the Colorado Surplus Asset Fund (CSAFE) and Colotrust. As investment pools, they operate under the Colorado Revised Statutes (24-75-701) and are overseen by the Colorado Securities Commissioner. They invest in securities that are specified by Colorado Revised Statutes (24-75-601). Authorized securities include U.S. Treasuries, U.S. Agencies, commercial paper (rated A1 or better) and bank deposits (collateralized through PDPA). The pools operate similar to a 2a-7-like money market fund with a share value equal to $1.00 and a maximum weighted average maturity of 60 days. These funds are rated AAAm by the Standard and Poor's Corporation. The $4,204,884 invested in Colotrust (PRIME) is reported at fair value (net asset value). The CSAFE (Cash Fund) investment of $27,123 is reported at amortized cost.

	Level 1	Level 2	Level 3	Uncategorized	Total	Weighted Average Maturity	Rating
Zion's Bank Mutual Funds	$ -	$ 330,372	$ -	$ -	$ 330,372	N/A	AAAm
Colotrust Local Government Pool	-	-	-	4,204,884	4,204,884	-	AAAm
CSAFE Local Government Pool	-	-	-	27,123	27,123	-	AAAmmf
Total Investments	**$ -**	**$ 330,372**	**$ -**	**$ 4,232,007**	**$ 4,562,379**		

Interest Rate Risk

The Town manages its interest rate risk by setting a maximum maturity date no more than five years from the date of purchase unless otherwise authorized by the Board of Trustees.

Concentration of Credit Risk

The Town places no limit on the amount that may be invested in any one issuer.

Custodial Credit Risk – Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of December 31, 2022, the Town did not have any securities requiring safekeeping.

NOTE 2: CASH AND INVESTMENTS (Continued)

Investments (Continued)

Restricted Cash and Investments

The Town has restricted cash and investments as follows:

Restricted - Grants, Donations, Deposits	$ 214,412
Restricted - Conservation Trust	37,613
Restricted - Debt Service Reserve	268,160
Total Restricted Cash	520,185
Unrestricted	4,309,559
Total Cash	$ 4,829,744

NOTE 3: CAPITAL ASSETS

Changes in governmental activities capital assets for the year were as follows:

	Balance 1/1/22	Additions	Deletions & Transfers	Balance 12/31/22
Governmental activities:				
Capital assets not being depreciated:				
Land	$ 654,960	$ -	$ -	$ 654,960
Construction in progress	353,644	-	104,816	248,828
Total capital assets not being depreciate	1,008,604	-	104,816	903,788
Capital assets being depreciated:				
Buildings and Improvements	995,746	-	-	995,746
Infrastructure	690,828	-	-	690,828
Streets Vehicles and Equipment	227,750	60,154	-	287,904
Police Vehicles and Equipment	95,333	41,645	-	136,978
Office Equipment & Software	17,390	-	-	17,390
Improvements - Parks	442,737	49,908	-	492,645
Equipment - Parks and Recreation	121,751	176,037	-	297,788
Equipment - Fleet	335,525	185,557	-	521,082
Total capital assets being depreciated	2,927,060	513,301	-	3,440,361
Less accumulated depreciation for:				
Buildings and Improvements	(215,617)	(21,337)	-	(236,954)
Infrastructure	(308,519)	(23,346)	-	(331,865)
Streets Vehicles and Equipment	(213,999)	(4,530)	-	(218,529)
Police Vehicles and Equipment	(90,706)	(6,328)	-	(97,034)
Office Equipment & Software	(11,270)	(2,448)	-	(13,718)
Improvements - Parks	(233,374)	(16,197)	-	(249,571)
Equipment - Parks and Recreation	(121,751)	(5,868)	-	(127,619)
Equipment - Fleet	(80,758)	(39,370)	-	(120,128)
Total Accumulated Depreciation	(1,275,994)	(119,424)	-	(1,395,418)
Governmental activities capital assets, ne	**$ 2,659,670**	**$ 393,877**	**$ 104,816**	**$ 2,948,731**

NOTE 3: CAPITAL ASSETS (Continued)

Depreciation has been allocated on the statement of activities as follows:

General Government	$	32,719
Public Safety		6,328
Public Works		18,942
Parks and Recreation		22,065
Fleet Internal Service Fund		39,370
Total Governmental Activity Depreciation	**$**	**119,424**

A summary of business-type activities capital assets at December 31, 2022 is as follows:

	Balance 1/1/22	Additions	Deletions	Balance 12/31/22
Business-type activities:				
Capital assets not being depreciated:				
Land	$ 138,112	$ -	$ -	$ 138,112
Construction in progress	576,148	103,760	541,785	138,123
Total capital assets not being depreciated	714,260	103,760	541,785	276,235
Capital assets being depreciated:				
Buildings	253,639	-	-	253,639
Machinery & Equipment	355,803	29,820	-	385,623
Software and Meter Reading System	157,967	-	-	157,967
Transmission System & Lines	3,343,532	19,100	-	3,362,632
Water Treatment Plant	501,975	520,509	-	1,022,484
Sewer Treatment Plant	3,628,605	18,368	-	3,646,973
Galley System	604,409	-	-	604,409
Ditch/Drainage System	52,822	-	-	52,822
Fire Hydrants	53,878	5,000	-	58,878
Total capital assets being depreciated	8,952,630	592,797	-	9,545,427
Less accumulated depreciation for:				
Buildings	(95,472)	(7,196)	-	(102,668)
Machinery & Equipment	(150,980)	(16,962)	-	(167,942)
Software and Meter Reading System	(157,966)	-	-	(157,966)
Transmission System & Lines	(1,221,083)	(60,310)	-	(1,281,393)
Water Treatment Plant	(325,571)	(23,264)	-	(348,835)
Sewer Treatment Plant	(508,004)	(146,063)	-	(654,067)
Galley System	(589,292)	(13,444)	-	(602,736)
Ditch/Drainage System	(21,192)	(1,218)	-	(22,410)
Fire Hydrants	(21,110)	(1,904)	-	(23,014)
Total Accumulated Depreciation	(3,090,670)	(270,361)	-	(3,361,031)
Business-type activities capital assets, net	**$ 6,576,220**	**$ 426,196**	$ 541,785	**$ 6,460,631**

Water Fund	$	83,813
Sewer Fund		186,548
Total Business-type Activity Depreciation	**$**	**270,361**

NOTE 4: BONDS, NOTES AND LEASES PAYABLE

BUSINESS-TYPE ACTIVITIES

The following is a schedule of changes in debt for the year ended December 31, 2022:

Business-type Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
2018 Vectra Note Payable	$ 2,905,300	$ -	$ 223,700	$ 2,681,600	$ 223,700	$ 93,271
Accrued Compensated Absences	9,615	701	-	10,316	-	-
Total	**$ 2,914,915**	**$ 701**	**$ 223,700**	**$ 2,691,916**	**$ 223,700**	**$ 93,271**

Business-type activity bonds, notes and capital leases payable consist of the following:

Note Payable – Vectra Bank Note Payable – 2018 – Direct Placement

On June 27, 2018, the Town issued a note payable in the amount of $3,745,300 for the acquisition of capital and operations from Fairplay Sanitation District. The note requires semi-annual payments ranging from $260,495 to $620,868 on June 15th and December 15th, beginning on December 15, 2018 through December 2031. The notes bear an interest rate of 3.23% per annum. Payments will be made through the Utility Fund. The note is secured by the assets purchased from the Fairplay Sanitation District by the Town.

Principal and Interest Reserve - The note requires the creation of a Principal and Interest Account equal to one sixth of the next scheduled interest payment for the note payable and any parity debt and one twelfth of the next scheduled principal payment for the note payable and any parity debt to be deposited monthly. Since the most recent payment was made on December 15th, no requirement exists at year end.

Debt Service Reserve - In addition, the Note requires the establishment of a debt service reserve account equal to the smaller of 10% of the outstanding principal of the Note and related parity debt, the maximum annual debt service of the Note and related parity debt, or 125% of the average annual debt service on the Note and related parity debt. The lesser of the three is scheduled to be the 10% of the Note and parity debt outstanding at year end, or $268,160 at December 31, 2022.

The following is a summary of required annual debt service payments:

Year	Principal	Interest	Total
2023	$ 231,000	$ 86,616	$ 317,616
2024	238,400	79,154	317,554
2025	246,100	71,454	317,554
2026	254,100	63,505	317,605
2027	262,300	55,298	317,598
2028-2031	1,449,700	133,696	1,583,396
Total	**$ 2,681,600**	**$ 489,723**	**$ 3,171,323**

NOTE 4: BONDS, NOTES, AND LEASES PAYABLE (Continued)

GOVERNMENTAL ACTIVITIES

The following is a summary of governmental activity long-term debt.

Governmental Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
Capital Lease Payable	$ 5,887	$ -	$ 2,535	$ 3,352	$ 2,665	$ 237
Accrued Compensated Absences	30,734	1,457	-	32,191	-	-
Total	**$ 36,621**	**$ 1,457**	**$ 2,535**	**$ 35,543**	**$ 2,665**	**$ 237**

Capital Leases Payable

In 2019, the Town entered into a capital lease agreement for the purchase of a copier. The lease was for $12,240, and requires 60 monthly payments of $231. The lease bears an estimated interest at 5.0%. All payments related to this lease will be made by the General Fund and are included along with monthly maintenance charges in equipment rentals in the financial statements. The Town has capitalized assets with a remaining basis of $3,672 related to the lease. In the event of non-appropriation and the Town wishes to cancel the lease agreement because: funds are not appropriated for a fiscal period subsequent to the one in which the agreement was entered into which are sufficient to satisfy all of your obligations under the agreement during said fiscal period; such non-appropriation did not result from any act or failure to act of the town; the town has exhausted all funds legally available for all payment due under the agreement; and there is no other legal procedures by which payment can be made to lessor. In receipt of the equipment delivered at the Towns expense, lessor's remedies for such a default shall be to terminate the lease agreement at the end of the fiscal period during which notice is given; retain the advance payments, if any; and/or sell, dispose of, hold, use or rent the equipment as lessor in its sole discretion may desire, without any duty to account to the Town.

The following is a summary of required annual lease payments:

Year	Principal	Interest	Total
2023	$ 2,665	$ 107	$ 2,772
2024	687	6	693
Total	**$ 3,352**	**$ 113**	**$ 3,465**

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS

STATEWIDE DEFINED BENEFIT PLAN (FPPA)

Summary of Significant Accounting Policies

Pensions. The Town participates in the Statewide Defined Benefit Plan (SWDB), a cost-sharing multiple-employer defined benefit pension fund administered by the Fire & Police Pension Association of Colorado ("FPPA"). The net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the SWDB have been determined using the accrual basis of accounting as required by the accounting principles and reporting guidelines as set forth by the Governmental Accounting Standards Board. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

General Information about the Pension Plan

Plan description. Eligible employees of the Town are provided with pensions through the Statewide Defined Benefit Plan (SWDB) - a cost-sharing multiple-employer defined benefit pension plan administered by FPPA. Plan benefits are specified in Title 31, Articles 30, 30.5 and 31 of the Colorado Revised Statutes (C.R.S.), rules and regulations codified by the Fire and Police Pension Association, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. FPPA issues a publicly available comprehensive annual financial report, that can be obtained at http://www.FPPAco.org.

Benefits provided. A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' pensionable earnings · for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members covered under Statewide Defined Benefit Social Security Component will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefit adjustments paid to retired members are evaluated annually and may be re-determined every October 1.

NOTE 6: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

General Information about the Pension Plan (Continued)

The amount of any increase is based on the Board's discretion and can range from 0 to the higher·of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, retuned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' pensionable earnings for each year of credited service up to ten years; plus 2.5 percent for each year of service thereafter.

Contributions. Contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of pensionable earnings. Employer contributions will increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13 percent of pensionable earnings. In 2021, members of the SWDB plan and their employers are contributing at the rate of 11.5 percent and 8.5 percent, respectively, of pensionable earnings for a total contribution rate of 20.0 percent.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The member and employer contribution rates will increase through 2030 as described above for non-reentering departments. Effective January 1, 2021, reentry departments may submit a resolution to the FPPA Board of Directors to reduce the additional 4 percent contribution, to reflect the actual cost of reentry by department, to the plan for reentry contributions. Each reentry department is responsible to remit contributions to the plan in accordance with their most recent FPPA Board of Directors approved resolutions.

The contribution rate for members and employers of affiliated social security employers is 5.75 percent and 4.25 percent, respectively, of pensionable earnings for a total contribution rate of 10.0 percent in 2021. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of pensionable earnings. Employer contributions will increase 0.25 percent annually beginning in 2021 through 2030 to a total of 6.5 percent of pensionable earnings.

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

General Information about the Pension Plan (Continued)

Employer contributions are recognized by FPPA in the period in which the compensation becomes payable to the member and the Town is statutorily committed to pay the contributions to FPPA. Employer contributions recognized by the FPPA from the Town were $16,471 for the plan year ended December 31, 2021 and $21,745 for the fiscal year ended December 31, 2022. The current year contributions will be expensed in 2023 for FPPA purposes, December 31, 2022 employer contributions for reporting as of December 31, 2023, and are a timing difference at year end.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2022, the Town reported an asset of $130,449 for its proportionate share of the SWDB's net pension liability. The net pension asset or liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022. The District's proportion of the net pension liability was based on District's contributions to the SWDB for the calendar year 2021 relative to the total contributions of participating employers to the SWDB.

At December 31, 2022, the District's proportion was 0.02407%, which was an increase of 0.00083% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2022, the Town recognized pension expense of $21,943. At December 31, 2022, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Difference between expected and actual experience	$ 32,104	$ (3,064)
Changes of assumptions or other inputs	$ 10,540	$ -
Net difference between projected and actual earnings on pension plan investments	$ 4,287	$ (100,349)
Changes in proportion and differences between contributions recognized and proportionate share of contributions - Plan Basis	$ 31,198	$ (36,489)
Contributions subsequent to the measurement date	$ 21,745	$ -
Total	**$ 99,874**	**$ (139,902)**

$21,745 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as an adjustment of the net pension asset in the year ended December 31, 2023.

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31:	Fiscal year Total
2023	$ (21,224)
2024	(25,511)
2025	(14,093)
2026	(6,320)
2027	4,321
2028-2031	1,054
Total	**$ (61,773)**

Actuarial assumptions. The actuarial valuations for the Statewide Defined Benefit Plan were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2021. The valuations used the following actuarial assumption and other inputs:

Actuarial method	**Entry Age Normal**
Amortization method	Level % of Payroll, Open
Amortization period	30 Years
Long-term investment rate of return, net of	7.00%
Salary increase, including wage inflation	4.25%-11.25%
Cost of Living Adjustments (COLA)	0.00%
* Includes inflation at	2.50%

For determining the total pension liability, and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co ., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2019. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2021 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	39.00%	8.23%
Equity Long/Short	8.00%	6.87%
Private Markets	26.00%	10.63%
Fixed Income - Rates	10.00%	4.01%
Fixed Income - Credit	5.00%	5.25%
Absolute Return	10.00%	5.60%
Cash	2.00%	2.32%
Total	**100.00%**	

The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount rate. Projected benefit payments are required to be discounted to their actuarial present values using a single discount rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00 percent; the municipal bond rate is 1.84 percent (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00 percent.

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Sensitivity of the proportionate share of the net pension asset (liability) to changes in the discount rate. Regarding the sensitivity of the net pension li ability/(asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.00 percent, as well as what the plan's net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher.

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension asset (liability)	$ 17,990	$ 130,449	$ 223,615

Subsequent Event

Statewide Retirement Plan. During 2022, House Bill 22-1034 was signed into law. This legislation combines the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023. The merger will result in increased longer term stability for both plans in addition to simplification of administrative, operation and communication of benefits. The financial impact of the merger of plans is being determined.

Actuarial Experience Study. During 2022, FPPA engaged Gabriel, Roeder Smith & Co. to complete an actuarial experience study. The FPPA Board of Directors accepted the findings of the study at its July 28, 2022 meeting. These assumptions will be included in the Statewide Retirement Plan valuation as of January 1, 2023.

DEFINED CONTRIBUTION PLAN

The Town provides pension benefits for all of its regular, full-time non-law enforcement employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings.

The plan is administered by ICMA Retirement Corporation and covers all full-time Town employees excluding police officers. Employees are eligible to participate immediately. A contractual agreement between the Town and ICMA requires the Town to contribute an amount equal to three percent of all employees' salaries, and a mandatory employee contribution of three percent. The Town's contributions for each employee become fully vested after five years of service. These contributions are paid to ICMA and ICMA administers the plan. The Town made the required contributions of 3.00% for employees amounting to a total of $14,157 and plan members contributed a total of $14,157 for the year ending December 31, 2022.

NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

DEFERRED COMPENSATION PLAN

The Town has a deferred compensation plan created in accordance with Internal Revenue Code Sec. 457. The plan is administered by ICMA-RC. Participation in the plan is optional for all employees. The plan allows employees to defer a portion of their salary until future years. Employees contributed $25,198 to this plan for the fiscal year. There were no employer contributions.

NOTE 6: COMMITMENTS AND CONTINGENCIES

The Town receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements, and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable funds. However, in the opinion of the Town, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the Town at December 31, 2022.

NOTE 7: FUND BALANCE/NET POSITION APPROPRIATIONS AND RESTRICTIONS

Tax Spending and Debt Limitations

On November 3, 1992, the voters of Colorado approved Amendment 1, commonly known as the TABOR Amendment, which added a new Section 20 to Article X of the Colorado Constitution. TABOR contains tax, spending, revenue and debt limitations which apply to the State of Colorado, all local governments, and special districts.

The Town's financial activity for the year ended December 31, 2022 will provide the basis for calculation of future limitations adjusted for allowable increases tied to inflation and local growth. Subsequent to December 31, 1992, revenue in excess of the Town's "spending limit" must be refunded unless voters approve the retention of such excess revenue. TABOR generally requires voter approval for any new tax, tax increases and new debt.

At an April 2, 1996 election, the electors of the Town authorized the Town to collect, retain and expend the full amount of the revenues from all sources during 1996, as well as the full amount of all revenues generated by all sources for each subsequent year. This election authorized the spending of such revenues in each year without limitation under Article X, Section 20 of the Colorado Constitution.

TABOR is extremely complex and subject to interpretation. Ultimate implementation may depend upon litigation and legislative guidance. The Town's management believes it is in compliance with the TABOR amendment.

NOTE 7: FUND BALANCE/NET POSITION APPROPRIATIONS AND RESTRICTIONS (Continued)

Tax Spending and Debt Limitations (Continued)

The Article requires an emergency reserve be set aside for 2022 in the amount of 3% or more of its fiscal year spending. At December 31, 2022, the Town has reserved the following for emergencies:

$78,000

Other Restrictions

The Town has also restricted the fund balance in its Conservation Trust Fund as its use is limited by statute. The Town has restricted net position in the Utility Fund for the Debt Service Reserve as disclosed in Note 4.

NOTE 8: RISK MANAGEMENT

The Town of Fairplay, Colorado carries insurance coverage for all foreseeable risks of loss. These include, but are not necessarily limited to, worker's compensation, property and liability, bond, and errors and omissions.

The Town carries all insurance through CIRSA. Risk of loss is transferred to this carrier.

The Town has not materially changed its coverage from previous years. Based on the lack of previous loss occurrences, the Town has not recorded any liability for unpaid claims at December 31, 2022.

PENSION SCHEDULES
(Required Supplementary Information - Unaudited)

TOWN OF FAIRPLAY

SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION ASSET (LIABILITY)
FPPA SWDB Pension Plan
Last 10 Fiscal Years[(1)]

Fiscal Year Ended	Town's proportion of the net pension asset (liability)	Town's proportionate share of the net pension asset (liability)	Town's covered payroll	Town's proportionate share of the net pension asset (liability) as a proportion of covered	Plan fiduciary net position as a percentage of the total pension liability
December 31, 2014	0.032846%	$ 29,370	$ 142,663	20.59%	105.83%
December 31, 2015	0.002750%	$ 31,031	$ 123,650	25.10%	106.83%
December 31, 2016	0.029132%	$ 514	$ 141,225	0.36%	100.10%
December 31, 2017	0.029031%	$ (10,490)	$ 148,575	7.06%	98.21%
December 31, 2018	0.018066%	$ 25,991	$ 105,675	24.60%	106.34%
December 31, 2019	0.011428%	$ (14,448)	$ 76,550	-18.87%	95.20%
December 31, 2020	0.030653%	$ 17,336	$ 225,925	7.67%	101.90%
December 31, 2021	0.023244%	$ 50,463	$ 186,700	27.03%	106.72%
December 31, 2022	0.024071%	$ 130,449	$ 205,888	63.36%	116.16%

Note: All amounts are as of plan calculation dates which are one fiscal year prior to the date shown.

[(1)] - Additional years will be added to this schedule as they become available.

See the accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY

SCHEDULE OF TOWN CONTRIBUTIONS
FPPA SWDB Pension Plan
Last 10 Fiscal Years[(1)]

Fiscal Year Ended	Contractually required contributions	Actual contributions	Contribution deficiency (excess)	Town's covered payroll	Contributions as a percentage of covered payroll
December 31, 2014	$ 11,413	(11,413)	$ -	$ 142,663	8.00%
December 31, 2015	$ 9,892	(9,892)	$ -	$ 123,650	8.00%
December 31, 2016	$ 11,298	(11,298)	$ -	$ 141,225	8.00%
December 31, 2017	$ 11,886	(11,886)	$ -	$ 148,575	8.00%
December 31, 2018	$ 8,454	(8,454)	$ -	$ 105,675	8.00%
December 31, 2019	$ 6,124	$ (6,124)	$ -	$ 76,550	8.00%
December 31, 2020	$ 18,074	$ (18,074)	$ -	$ 225,925	8.00%
December 31, 2021	$ 14,936	$ (14,936)	$ -	$ 186,700	8.00%
December 31, 2022	$ 16,471	$ (16,471)	$ -	$ 205,888	8.00%

Note: All amounts are as of plan calculation dates which are one fiscal year prior to the date shown.

[(1)] - Additional years will be added to this schedule as they become available.

See the accompanying Independent Auditors' Report.

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BUDGETARY COMPARISON SCHEDULES
(Required Supplementary Information)

TOWN OF FAIRPLAY, COLORADO

BUDGETARY COMPARISON SCHEDULE
General Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022				
	Original Budget	Final Budget	Actual	Variance With Final Budget	2021 Actual
REVENUES					
Taxes					
Property Taxes	$ 234,399	$ 234,399	$ 234,253	$ (146)	$ 194,943
Specific Ownership Taxes	25,000	25,000	28,861	3,861	25,732
Sales Taxes	1,005,129	2,031,660	2,088,669	57,009	1,901,595
Franchise Taxes	58,000	68,000	74,719	6,719	65,007
Other Taxes	60,500	48,993	53,632	4,639	63,102
Total Tax Revenue	1,383,028	2,408,052	2,480,134	72,082	2,250,379
Intergovernmental Revenues					
Cigarette Taxes	3,000	3,400	3,434	34	4,413
Highway Users	36,000	33,740	37,564	3,824	39,222
Road and Bridge	7,000	8,000	8,125	125	7,642
Clerk/Motor Vehicle Fees	4,000	3,700	4,200	500	4,206
Mineral Lease	500	581	581	-	340
Severance Tax	500	11,679	11,679	-	357
Federal Grants	-	-	-	-	24,547
State Grants	-	123,699	123,699	-	105,644
Total Intergovernmental Revenue	51,000	184,799	189,282	4,483	186,371
Licenses and Permits					
Liquor Licenses	(3,000)	5,504	5,783	279	6,480
Building Permits	7,420	20,290	20,268	(22)	1,267
Annexation/Other P&Z Fees	20,000	2,575	2,575	-	1,200
Animal Licenses	150	98	98	-	115
Business Licenses	7,500	7,775	7,100	(675)	7,550
Other Licenses and Permits	12,775	19,805	20,536	731	15,809
Total Licenses and Permits	44,845	56,047	56,360	313	32,421
Fines and Forfeits	14,770	9,731	9,472	(259)	12,045
Charges for Services					
Utility Charges	10,800	10,800	10,931	131	10,843
Recreation/Special Event Charges	42,000	29,136	32,441	3,305	11,115
Rents	1,500	1,300	1,514	214	1,459
Internal Charges	12,397	12,397	12,397	-	12,397
Other Charges for Services	53,938	58,328	58,175	(153)	56,882
Total Charges for Services	120,635	111,961	115,458	3,497	92,696
Investment Earnings	550	35,350	37,980	2,630	632
Other Revenues					
Donations	10,000	5,832	5,832	-	6,777
Other Miscellaneous Revenue	104,906	26,800	26,376	(424)	15,412
Total Other Revenue	114,906	32,632	32,208	(424)	22,189
TOTAL REVENUES	1,729,734	2,838,572	2,920,894	82,322	2,596,733

See accompanying Independent Auditors' Report.

(Continued)

TOWN OF FAIRPLAY, COLORADO

BUDGETARY COMPARISON SCHEDULE
General Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022				
	Original Budget	Final Budget	Actual	Variance With Final Budget	2021 Actual
(Continued)					
EXPENDITURES					
General Government					
Personnel Services	183,414	181,874	177,835	(4,039)	180,616
Equipment Rentals	5,000	5,000	4,635	365	4,719
Fuel and Automotive	6,000	6,000	5,885	115	4,658
Insurance	26,543	28,436	27,388	1,048	26,127
Professional Fees	68,500	62,800	54,578	8,222	36,392
Repairs and Maintenance	15,000	5,000	4,817	183	9,467
Supplies	5,500	5,200	3,794	1,406	3,868
Telephone and Utilities	36,000	39,000	37,294	1,706	36,360
Travel and Training	13,500	11,000	7,749	3,251	5,990
ESTIP Agreements	4,000	18,000	15,915	2,085	8,810
Other Expenses	90,230	138,565	119,524	19,041	99,255
Total General Government	453,687	500,875	459,414	33,383	416,262
Public Safety					
Personnel Services	474,069	466,389	455,210	11,179	319,421
Fuel and Automotive	12,000	20,000	17,851	2,149	10,513
Professional Fees	4,500	4,500	2,996	1,504	847
Repairs and Maintenance	16,000	16,000	11,388	4,612	13,122
Supplies	6,500	4,800	4,197	603	3,330
Telephone and Utilities	5,000	7,200	6,663	537	4,105
Travel and Training	5,000	4,500	2,047	2,453	2,672
Other Expenses	9,036	17,111	15,649	1,462	7,857
Total Public Safety	532,105	540,500	516,001	24,499	361,867
Public Works					
Personnel Services	213,480	213,112	212,842	270	180,284
Fuel and Automotive	5,000	7,500	6,287	1,213	3,940
Repairs and Mainenance	31,100	25,500	21,385	4,115	23,572
Supplies	17,000	18,100	16,936	1,164	19,534
Telephone and Utilities	14,700	23,500	20,958	2,542	15,969
Travel and Training	2,000	100	150	(50)	1,276
Other Expenses	-	5,778	5,778	-	-
Total Public Works/Comm Devel	283,280	293,590	284,336	9,254	244,575
Parks, Recreation and Other					
Special Events	105,500	103,469	103,595	(126)	64,208
Repairs and Maintenance	2,500	7,000	7,539	(539)	2,379
Supplies	5,500	5,000	2,444	2,556	7,140
Telephone and Utilities	400	430	470	(40)	438
Other Expenses	3,500	649	980	(331)	457
Total Parks, Recreation & Other	117,400	116,548	115,028	1,520	74,622
Internal Charges	47,171	74,392	74,492	(100)	52,614

See accompanying Independent Auditors' Report.

(Continued)

OTHER SUPPLEMENTARY INFORMATION

TOWN OF FAIRPLAY, COLORADO

BUDGETARY COMPARISON SCHEDULE
General Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022				
	Original Budget	Final Budget	Actual	Variance With Final Budget	2021 Actual
(Continued)					
Capital Outlay					
General Government Capital Outlay	311,000	135,516	129,698	5,818	127,921
Public Safety Capital Outlay	22,300	35,000	43,508	(8,508)	1,868
Public Works Capital Outlay	297,000	271,813	254,031	17,782	243,646
Parks, Recreation and Other Capital Outlay	-	-	-	-	52,218
Total Capital Outlay	630,300	442,329	427,237	15,092	425,653
Debt Service					
Principal and Interest	-	-	-	-	440,680
TOTAL EXPENDITURES	2,063,943	1,968,234	1,876,508	83,648	2,016,273
NET CHANGE IN FUND BALANCE - BUDGET BASIS	$ (334,209)	$ 870,338	1,044,386	$ 165,970	580,460
FUND BALANCE, BEGINNING			2,056,902		1,476,442
FUND BALANCE, ENDING			$ 3,101,288		$ 2,056,902

See accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY, COLORADO

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2022
With Comparative Totals for December 31, 2021

	SPECIAL REVENUE FUNDS		
	Conservation Trust	Total	
	Fund	2022	2021
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets			
Cash and Investments			
Restricted Cash and Investments	$ 37,613	$ 37,613	$ 33,933
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
FUND BALANCE			
Restricted Fund Balance	$ 37,613	$ 37,613	$ 33,933

See accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY, COLORADO

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	SPECIAL REVENUE FUNDS		
	Conservation Trust Fund	Total 2022	Total 2021
REVENUES			
Intergovernmental Revenues	$ 4,649	$ 4,649	$ 4,882
Investment Earnings	31	31	-
TOTAL REVENUES	4,680	4,680	4,882
EXPENDITURES			
Current:			
Capital Outlay	1,000	1,000	-
REVENUES IN EXCESS (DEFICIENCY) OF EXPENDITURES	3,680	3,680	4,882
FUND BALANCE, BEGINNING	33,933	33,933	29,051
FUND BALANCE, ENDING	$ 37,613	$ 37,613	$ 33,933

See accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY, COLORADO

BUDGETARY COMPARISON SCHEDULE
Conservation Trust Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022				
	Original Budget	Final Budget	Actual	Variance With Final Budget	2021 Actual
REVENUES					
Intergovernmental Revenues					
Conservation Trust Fund	$ 4,500	$ 4,500	$ 4,649	$ 149	$ 4,882
Investment Earnings	10	20	31	11	-
TOTAL REVENUES	4,510	4,520	4,680	160	4,882
EXPENDITURES					
Capital Outlay					
Parks, Recreation and Other Capital Outlay	15,000	1,000	1,000	-	-
NET CHANGE IN FUND BALANCE - BUDGET BASIS	$(10,490)	$ 3,520	3,680	$ 160	4,882
FUND BALANCE, BEGINNING			33,933		29,051
FUND BALANCE, ENDING			$ 37,613		$ 33,933

See accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY, COLORADO

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
Utility Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022			
	Final Budget	Actual	Variance with Final Budget	2021 Actual
Operating Revenues				
Utility Charges	$ 1,052,870	$ 1,049,565	$ (3,305)	$ 1,065,430
Other Charges for Services	19,782	17,111	(2,671)	22,180
Total Revenues	1,072,652	1,066,676	(5,976)	1,087,610
Operating Expenses				
Management Fees/Internal Charges	35,617	35,617	-	36,385
Personnel Services	273,782	273,353	429	240,661
Administrative/Office Expenses	29,100	26,216	2,884	23,380
Insurance	16,107	16,107	-	14,848
Operating Supplies	31,000	26,473	4,527	13,871
Professional Fees	254,500	145,417	109,083	150,232
Repairs and Maintenance	156,685	146,158	10,527	130,849
Travel and Training	1,173	1,074	99	1,036
Treatment	-	-	-	2,200
Telephone and Utilities	121,500	106,321	15,179	116,781
Other Operating Expenses	13,110	9,619	3,491	22,075
Other Capital Outlay	164,468	255,592	(91,124)	5,546
Total Expenditures	1,097,042	1,041,947	55,095	757,864
Operating Income (Loss)	(24,390)	24,729	49,119	329,746
Other Income (Expense)				
Investment Earnings	20,059	22,666	2,607	290
Debt Service	(317,541)	(316,970)	571	(317,026)
Total Other Income (Expense)	(297,482)	(294,304)	3,178	(316,736)
Net Income (Loss), Budget Basis	(321,872)	(269,575)	52,297	13,010
Contributed Capital				
Plant Investment Fees	261,967	345,498	83,531	58,457
Change in Net Position (Budget Basis)	$ (59,905)	75,923	$ 135,828	71,467
Budget to GAAP Reconciliation				
Principal Paid		223,700		216,700
Depreciation Expense		(270,360)		(265,864)
Capital Outlay		154,772		-
Change in Net Position - GAAP Basis		184,035		22,303
Net Position, Beginning		5,401,074		5,378,771
Net Position, Ending		$ 5,585,109		$ 5,401,074

See accompanying Independent Auditors' Report.

TOWN OF FAIRPLAY, COLORADO

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
Internal Service Fund
FOR THE YEAR ENDED DECEMBER 31, 2022
With Comparative Totals for the Year Ended December 31, 2021

	2022			2021
	Final Budget	Actual	Variance with Final Budget	Actual
Operating Revenues				
Internal Charges	$ 97,712	$ 97,712	$ -	$ 76,602
Operating Expenses				
Other Capital Outlay	39,806	185,556	(145,750)	98,649
Change in Net Position (Budget Basis)	$ 57,906	(87,844)	$ (145,750)	(22,047)
Budget to GAAP Reconciliation				
Depreciation Expense		(39,370)		(23,991)
Capital Outlay		185,556		98,649
Change in Net Position - GAAP Basis		58,342		52,611
Net Position, Beginning		437,818		385,207
Net Position, Ending		$ 496,160		$ 437,818

See accompanying Independent Auditors' Report.

STATE COMPLIANCE SECTION

COLORADO
Department of Transportation

Steps for printing your content and returning to 'Edit Mode

1. Click Ctrl + A on a Windows machine or Command + A on a Mac to select all data.
2. Right-click your mouse and select Print.
3. Confirm that print settings are correct - make sure "selection only" isn't checked.
4. Print hard copy or to PDF.
5. Click "Edit Mode" to return to modifying your data.
6. Remember to click "Save" to save any changes.

Annual Highway Finance Report - CY22

Email address: kwittbrodt@fairplayco.us
City/County: Fairplay

Receipts, Disbursements & Costs

II - Receipts for Road & Street Purposes

A. Receipts from local sources

2. General Fund Appropriations:	$	36,048.00
3. Other local imposts: *from A.3. 'Total' below)*	$	522,167.00
4. Miscellaneous local receipts: *from A.4. 'Total' below)*	$	7,630.00
5. Transfers from toll facilities	$	0.00
6. Proceeds of sale of bonds and notes		
a. Bonds - Original Issues:	$	0.00
b. Bonds - Refunding Issues:	$	0.00
c. Notes:	$	0.00
SubTotal:	$	565,845.00

B. Private Contributions	$	0.00

c. HUD:	$	0.00
d. Federal Transit Administration:	$	0.00
e. U.S. Corp of Engineers	$	0.00
f. Other Federal:	$	0.00
Total: *(2a-f)*	$	0.00

Receipts, Disbursements & Costs

III - Disbursements for Road & Street Purposes

A. Local highway disbursements

1. Capital outlay: *(from A.1.d. 'Total Capital Outlay' below)*	$	0.00
2. Maintenance:	$	543,898.00
3. Road and street services		
a. Traffic control operations:	$	40,632.00
b. Snow and ice removal:	$	23,079.00
c. Other:	$	0.00
4. General administration and miscellaneous	$	0.00
5. Highway law enforcement and safety	$	0.00
Total: *(A.1-5)*	$	607,609.00

B. Debt service on local obligations

1. Bonds		
a. Interest	$	0.00
b. Redemption	$	0.00
2. Notes		
a. Interest	$	0.00
b. Redemption	$	0.00
SubTotal: *(1+2)*	$	0.00

C. Payments to State for Highways:	$	0.00
D. Payments to Toll Facilities:	$	0.00
Total Disbursements: *(A+B+C+D)*	$	607,609.00

Receipts, Disbursements & Costs

IV. Local Highway Debt Status

	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)	$ 0.00	$ 0.00	$ 0.00	$ 0.00
1. Bonds (Refunding Portion)		$ 0.00	$ 0.00	$ 0.00
B. Notes (Total):	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Receipts, Disbursements & Costs

V - Local Road & Street Fund Balance

A. Beginning Balance	B. Total Receipts	C.Total Disbursements	D. Ending Balance	E. Reconciliation
$ 0.00	$ 607,609.00	$ 607,609.00	$ 0.00	$ 0.00

Notes and Comments:
undefined

Please enter your name: Kim Wittbrodt

Please provide a telephone number where you may be reached: 7198362622

Save | Print Mode | Edit Mode

Please click on the "Save" button before viewing the data in a print format.

PUBLIC HEARINGS OTHER THAN LEGISLATIVE OR QUASI-JUDICIAL

1. Introduce the topic and announce that the Public Hearing is open at __ (time).
2. Ask for Staff presentation.
3. Ask for CDOT Staff presentation.
4. Ask for public comment.
5. Close the hearing and ask for Board deliberation.

OR

6. Ask for Board discussion so Trustees can ask questions of Staff and suggest any changes.
7. If there are significant changes you may ask/allow for further public comment.
8. Following deliberation, ask for a motion to continue, approve or deny.

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

Town Board of Trustees Hearing

Colorado Department of Transportation
Employee Housing Location and Extent Review
850 Hathaway Street

Hearing Date:	June 19, 2023
File Name and Process:	CDOT Employee Housing Project – Location and Extent
Owner/Applicant:	Colorado Department of Transportation
Representative:	Adam Alexander, MW Golden Constructors
Location/Legal:	Township 9, Range 77, NW1/4, Fairplay Block 22, Lots 1-4
Zoning:	Multi-Family
Staff Member:	Scot Hunn, Town Planner

Staff Report

I. <u>Summary of Request</u>:

The Applicant, the Colorado Department of Transportation (CDOT), represented by Adam Alexander, MW Golden Contractors, is requesting review by the Town of Fairplay Town Board of Trustees of a Location and Extent application for the development of twelve (12) housing units to be located within the Multi-Family Residential Zone District on Lots 1-4, Block 22, Fairplay Subdivision, also known as 850 Hathaway Street. This is an infill development on a previously developed and disturbed lot.

The Location and Extent (LEA) process is established and enabled by State Statute and is intended to permit local jurisdictions in Colorado to review governmental and quasi-governmental development projects for conformance with local comprehensive plans, zoning and land use requirements.

Staff suggest that this proposal is in conformance with the Town of Fairplay Comprehensive plan, and, with the exception of the following items, complies with and incorporates the Town's zoning and development standards.

The Town Engineering Consultant, Deron Dircksen, SGM, has identified and is working with the Applicant to resolve several technical and/or engineering related details (see attached comment letter from Mr. Dircksen). Importantly, the Applicant continues to work with the Town on these issues in a proactive and cooperative manner and staff does not believe that any engineering related issues cannot be resolved.

Additionally, the following planning and/or zoning aspects of the proposal appear to fall short of the Town's requirements:

Parking:
The plans show 22 spaces while the Unified Development Code requires 24 spaces (two spaces per single-family unit).

Landscaping:
The plans include more trees than are technically required by the Unified Development Code. However, the diversity in species is lacking and there are no other proposed plantings whereas the UDC requires a minimum amount of shrub plantings.

Both issues are discussed later in this report and based on a recent meeting with the Applicant's representatives, the staff believes that the Applicant will be able to revise plans and/or present solutions to meet the Town's minimum requirements.

II. Summary of Location and Extent Review Procedures:

Sec. 16-17-70. Location and extent review for public facilities projects.

(A) Purpose. This Section implements C.R.S. § 31-23-209 and is intended to provide an opportunity for review of the location and extent of specified public facilities and uses sought to be constructed or authorized by Colorado government entities within the Town of Fairplay, especially as to whether such public use is consistent with the Town of Fairplay Comprehensive Plan and this Code provided however that Location and Extent Review shall not be required for any Town Project for which the majority of funding (including grant funding) is authorized by the Board of Trustees.

(B) Applicability.

1. *Location and Extent Review shall apply to the construction or authorization of any public school, street, square, park or other public way, ground or open space, public building or structure constructed by a Colorado government entity, including a municipality, county, school district, or special district or agency of state government, or major facilities of a publicly or privately owned public utility.*

2. *Location and Extent Review shall generally apply to the construction of new schools, streets, squares, and other facilities constructed by the entities referenced in Subsection 16-17-70(b)(1), but not to maintenance, repair, or improvement of existing facilities.*

3. *Notwithstanding the foregoing, the Board of Trustees shall have the final authority to determine whether any given public project must be evaluated through the Location and Extent Review process, after consultation with the Town Planner and other Town Staff and consultants, as needed.*

Location and Extent Standards

The following sections of Section 16-17-70 – *Location and extent review for public facilities projects*, Unified Development Code (UDC) are applicable to the review of this request:

1. *All other public uses to be constructed by Colorado government entities.*
   a. *A Location and Extent Review application shall be submitted to the Board of Trustees for approval, pursuant to the Development Review and approval process set forth in this Code, prior to the construction or authorization of any public use that is subject to Location and Extent Review.*
   b. *Failure of the Board of Trustees to act within sixty (60) business days after the date of official submission of the Location and Extent Review application shall be deemed an approval, unless a longer period is granted by the submitting board, body or official.*
   c. *If the Board of Trustees disapproves the Location and Extent Review application, it shall communicate its reasons to the submitting board, body or official. The respective submitting board, body or official is authorized to overrule such disapproval by a recorded vote of not less than two-thirds (⅔) of its entire membership. Upon overruling, the submitting board, body or official may proceed with construction or authorization of the project, as applicable.*
   d. *If the project is not required to be authorized or financed by the Board of Trustees, or other Town official or board, the Board of Trustees' disapproval may be overruled by the body having jurisdiction over the authorization and financing of the project. A vote to overrule by such body shall be by a recorded vote of not less than two-thirds (⅔) of its entire membership. In the case of a utility owned by an entity other than a political subdivision, the Board of Trustees' disapproval may be overruled by the Public Utilities Commission by a recorded vote of not less than two-thirds (⅔) of its entire membership.*

Location and Extent Standards for Review

Sub-section (D) of Section 16-17-70 sets forth the standards for the Town Board's review of new public facilities and uses:

> *(D) Standards for Review. The Board of Trustees shall review the extent and location of the proposed public use for its consistency with the goals, policies and objectives stated in the Comprehensive Plan and for its compliance with this Code.*

Staff Response:
Staff suggests that the proposed location and extent for CDOT housing aligns with and supports several goals, policies and objectives of the Comprehensive Plan while also maintaining a high degree of compliance with the Town of Fairplay Unified Development Code. The two areas or aspects of non-compliance with the requirements of the UDC include landscaping (planting species variety) and parking (22 on-site spaces rather than 24 as required by code).

With regard to landscaping, the Town and the Applicant have discussed this issue and the staff's understanding is that the Applicant intends to re-evaluate the requirement for shrubs. Staff does not believe this is a significant issue as the landscape plan meets the overall intent of the UDC. Rather, this issue can be seen as an opportunity for the Applicant to bring the proposed landscape further into compliance with the specific requirements of the UDC.

Similarly, the Town and the Applicant have discussed alternatives to meet the parking requirements for the development. One option that staff supports is looking toward on-street, parallel parking within the Hathaway Street right-of-way to make up the difference of two spaces. Here again, this does not appear to be a significant issue or one without a viable solution.

III. Zoning Analysis:

Zoning
The subject property is located within the Multi-Family Zone District. The purpose and objectives of the Multi-Family Residential Zone District are described as follows:

> *"Multi-family residential permits a variety of residential uses which includes single-family, duplex and multi-family buildings. Other more intensive uses such as churches, community facilities and schools must be carefully planned to avoid adverse impacts to the residential character."*
>
> *- Town of Fairplay UDC Section 16-5-20 – Description of Zone Districts*

Figure 1: Town of Fairplay Zoning Map

The Applicant is proposing twelve (12) single-family residential units on one lot that will remain under single ownership; no subdivision into smaller lots is proposed to facilitate the development.

Dimensional Limitations and Standards
The following table summarizes the dimensional limitations applicable to the subject property pursuant to Sections 16-5-40. – *Table of Dimensional standards*.

Dimensional Limitations Table – Multi-Family District		
Limitation/Regulation	**Required**	**Proposed**
Front Setback Side Setback Rear Setback	15 feet 5 feet 10 feet (5’ for alleys)	16-33 feet 6 feet 10 inches 30+ feet
Minimum Lot Size	3,000 sq. ft.	41,210 sq. ft.
Maximum Lot Coverage:	60% / 24,726 sq. ft.	8,240 sq. ft. / 20%
Maximum Building Height:	35 feet	30 feet
Minimum Building Footprint	450 sq. ft.	N/A

Lot Coverage Calculation:
.95 Acres / 41,210 sq. ft.
41,210 x .60 = 24,726 sq. ft. (Required/Allowed)
8,240 / 41,210 = .199 x 100 = 20%

Note: the application states that lot coverage is 6,756 sq. ft., however staff calculations vary and result in a total lot coverage by all proposed structures of 8,240 sq. ft., or 20 percent of the total lot area; still well within the allowable limit for the Multi-Family Residential Zone District.

Staff Response:
Based on the above analysis, the proposal complies with all applicable dimensional limitations.

IV. Community Plan Policies:

Applicable Community Plan Policy Goals and Objectives
In addition to the standards listed above, the following Town of Fairplay Comprehensive Plan goals and policies are provided for reference.

Community Character, Design & Identity (p. 18)
The following passages included within the "Community Character, Design and Identity" vision statement are relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Locally owned and operated businesses, ability to walk/bike around town safely, easy access to parks and open spaces, community events, spaces for community interaction, historic buildings, well-defined town center and physically compact town are all phrases that describe community character in Fairplay. These components of small-town character are determined both through community perception and by physical design. Important aspects of Fairplay's appeal are its historic mining heritage and rural character. These qualities are particularly important in the Town Center along Main and Front Streets, but also apply to the balance of the town. This charm is exemplified by historic buildings, architecture and streetscapes and gives Fairplay its distinct identity."

Relevant Community Character, Design and Identity Goals and Policies:

Goal CCDI-1 – Protect and Improve Fairplay's Unique Character with Historic Preservation and Quality Design.

Goal CCDI-2 – Maintain a Compact Community

Policies supporting the request include:

A. Support development of existing lots and areas within existing municipal limits with techniques such as in-fill guidelines, accessory dwelling units and development on existing or new small lots.

Goal CCDI-4 – Ensure that New Development Substantially Conforms to the Comprehensive Plan

Policies supporting the request include:

B. Trustees should make a finding of "substantial compliance" with the comprehensive plan based upon staff recommendations and application information as part of development review.

Staff Response:
The proposed CDOT Employee Housing development features historic character in the design and layout of proposed single-family structures, while the proposed architecture exemplifies a historic form, detailing and character in support of the Town's Comprehensive Plan vision for community character and design.

Parks, Open Space & Trails (p. 21):
The following passage included within the "Parks, Open Space & Trails" vision statement is relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Quality recreation, accessible parks, open space and trails are important to Fairplay. These public spaces are designed and improved based upon the function of the space and the intended use."

Relevant Parks, Open Space & Trails goals and policies:

Goal POST – 3 – Promote Parks, Trails, Recreation and Open Space Programs.

Policies supporting the request include:

A. Strive to include a variety of play structures, recreational fields, picnic areas, restroom facilities, shelters and other park improvements based upon requirements and available funding.

Staff Response:
The proposed CDOT Employee Housing development includes both individual and common open space areas. Each single-family home is provided private, fenced backyard space, while the site plans also show a dedicated "playground area" near the proposed water quality retention/drainage area on the north side of the property. This area is specified on the plans as "synthetic mulch" such as synthetic turf. Following a recent meeting with the Applicant's

representatives, staff understands that this area is directly above a planned sewer line and that the Applicant – as well as the Town's engineering consultant – recommend that this area not contain a typical playground area but, rather, provide a safe space for open air play in the event that access involving excavation to the sewer line is maintained in the future.

Transportation (p. 24):

The following passage included within the "Transportation" vision statement is relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Connected streets, alleys and trails enhance Fairplay as a walkable community. Pedestrian friendly streetscape improvements allow residents and visitors safe and inviting access to all parts of town and key locations beyond."

Relevant Transportation goals and policies:

Goal T-1 – Promote Walkability and Non-Motorized Access by Retaining and Expanding the Historic Town Grid/Alley Design with Connected Streets and Alleys.

Policies supporting the request include:

C. Develop a community wide plan for sidewalks along existing streets and off-street trails that addresses funding, design and phased installation.
D. Ensure that new development delivers well-designed trails and sidewalk networks that serves the development and includes linkages to surrounding areas.

Staff Response:

The proposed CDOT Employee Housing development includes the installation of significant sidewalk improvements along Hathaway Street and the proposal also includes adequate internal sidewalk networks that contribute to internal and external connectivity while contributing to the Town's overall sidewalk network.

Environment (p. 28):

The following passage included within the "Environment" vision statement is relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Beautiful vistas, pristine air quality, river corridor protection, water quality, and other environmental attributes are important community values."

Relevant Environment goals and policies:

Goal E-1 – Protect Scenic Vistas, Air/Water Quality, Riparian Corridors and Sensitive Habitat for Current and Future Residents and Visitors.

Policies supporting the request include:

E. New or expanded existing development shall avoid areas of known sensitive wildlife habitat and mitigate such areas to avoid adverse impacts.
G. Support storm water management systems that mimic natural systems such as bioswales and natural infiltration basins that keep pollutants out of water sources.

Goal E-2 – Support Community Sustainability as a Priority Including, but Not Limited to, Renewable Energy, Water Conservation, Building Practices.

Policies supporting the request include:

C. Encourage locally produced renewable energy.

Staff Response:
The proposed CDOT Employee Housing development is not located in any known hazard areas but does address regional drainage patterns that could affect the property. The plans include the installation of bioswales and a "water quality/drainage" basin. Additionally, the plans include manufactured or "modular" homes produced by a manufacturer within the region; manufactured housing is often considered more efficient and environmentally friendly to produce due to the production of less onsite construction waste. Additionally, build quality with manufactured housing and therefore energy efficiency of individual units is often times considered higher than conventional construction. Last, staff suggest that while the proposal does not address on-site alternative or "renewable" energy production, the Applicant should consider pre-wiring each unit for roof top solar installation.

Housing (p. 31):
The following passages included within the "Housing" vision statement is relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Housing stock in Fairplay is predominately detached single-family. Many of these homes are historic housing stock and reflect the mountain mining town architecture. Because of comparatively affordable housing, Fairplay serves as home to many employees working Breckenridge and Summit County.

"Future housing should be compatible with Fairplay's historic character, but at the same time offer more diversity in housing stock and pricing to allow younger families and other residents to remain in the community.

"Fairplay encourages housing diversity, infill housing and appropriately located increased housing densities to serve the long-term needs of the population.

"New housing development on large parcels or on infill lots should be designed to be compatible with the historic character of the community and the neighborhoods in which they are located."

Relevant Environment goals and policies:

Goal H-1 – Support a Variety of Housing Options that Are Compatible with the Historic Mountain Mining Community Character and Which Comply with Design Guidelines.

Policies supporting the request include:

B. *Pursue strategies that include collaboration with housing agencies and private developers to create and maintain affordable housing.*
C. *Development with 5 or more residential units should include a variety of housing types, densities and sizes to ensure a diversity of unit types and pricing which serves the community.*

Goal H-2 – Encourage Small Lot Single-Family Development that Utilize or Re-Create Historic Lot Sizes (25x100 or 110 feet) within the Original Fairplay Lot Grid.

Polices supporting the request include:

B. *Support creation of small lots in new development along with a variety of housing types to create unit diversity and construction of smaller single-family homes that are more affordable in a free market setting.*
C. *Harmonious infill development that fits the traditional development pattern and architectural character is encouraged.*

Staff Response:
The CDOT Employee Housing development proposal directly addresses and supports the Town's Housing goals and policies by providing a diversity of housing in a pattern that emulates 1) mountain mining architectural character and design, and 2) a small lot block and lot pattern. As such, this proposal should be viewed as harmonious and respectful of traditional development patterns and architectural character.

Economy:
The following passages included within the "Economy" vision statement is relevant to the CDOT Employee Housing proposal and Location and Extent application review:

"Support for and promotion of existing businesses in Fairplay is a proven and long-term strategy for economic stability.
"Upgraded and continuous sidewalks, landscaping, and other streetscape measures are targeted at enhancing Fairplay's appearance and identity.

"The town strives to maintain diversity in zoning to maintain a good balance of residential, commercial, industrial and recreational acreage."

Relevant Environment goals and policies:

Goal EC-2 – Create an Environment in Which Local Businesses Prosper

Policies supporting the request include:

B. *Maintain infrastructure to support existing business.*
C. *Actively support existing business retention and expansion.*

Staff Response:
The CDOT Employee Housing development proposal adds to the diversity of housing stock in Faiplay; provides sidewalk connectivity and other streetscape measures; and, generally, supports the local economy by supporting the viability of a critical community partner in the Colorado Department of Transportation which, in turn, supports community infrastructure.

Future Land Use (pp. 56-64):

The subject property is located within the "Transitional Multi-Use" future land use designation. The following excerpt is applicable to the review of the CDOT Employee Housing proposal:

"Transitional Multi-Use is a designation that describes an area encompassing most of the original town-site lots. Single-family uses coexist with home office uses, small-scale retail shops, small-scale medical clinics, post office, small office buildings, cafes and businesses which coexist with residential neighborhoods.

"Parking may be accommodated both on-street and off-street.

"Architectural character reflects the historic features of Fairplay with peaked roofs, porches, balconies and similar elements. Lot sizes range from 2,500 square feet to 5,000 square feet and larger depending upon the combination of original town -site lots."

Staff Response:
The proposed CDOT Employee Housing development is supported by the Town of Fairplay's Comprehensive Plan Future Land Use Map (FLUM) due to the nature of the proposal – with a use (single-family), density, and structure placement that emulates small lot layouts and existing neighborhood character/cadence.

V. Staff Recommendation and Suggested Conditions:

Location and Extent – Recommendation and Suggested Motion:

Staff suggests that the Location and Extent request can be viewed favorably in light of the Town's Location and Extent standards and necessary findings.

Staff is recommending **approval with no conditions.**

In the event the Town Board votes to approve the Location and Extent request, staff respectfully recommends the following motion:

> "I move that the Town of Fairplay Town Board of Trustees approve the Location and Extent application by the Colorado Department of Transportation for Employee Housing to be located at 850 Hathaway Street because the Board finds that the proposal meets a preponderance of the Town of Fairplay Comprehensive Plan goals and policies and the requirements of the Unified Development Code."

LINK TO PLAN SET AND APPLICATION MATERIALS

SGM
www.sgm-inc.com

June 5, 2023

Janell Sciacca
Town Administrator and Clerk
Town of Fairplay
901 Main Street, PO Box 267
Fairplay, CO 80440
jsciacca@fairplayco.us

RE: Colorado Department of Transportation – Fairplay Employee Housing Design Build: 95% Construction Documents

Dear Janell:

Thank you for the opportunity to review the Colorado Department of Transportation – Fairplay Employee Housing Design Build: 95% Construction Documents submittal. SGM reviewed the following documents from the provided link on 05/31/23:

- Colorado Department of Transportation – Fairplay Employee Housing Design Build, Town of Fairplay, Colorado 95% Construction Documents (File: 2023.05.19_Fairplay Full to Janell)

General Comments

1. The proposed sidewalk is shown approximately 7-inches from property line. Why is it located at this location?
2. Why is there a chase drain proposed at the north side and not other drainage locations? Is it needed on the north side?
3. The alley has a large storm water drainage basin contributing to this location. Has the proposed improvements been designed to not be affected by this stormwater?
4. Please show all shallow utilities on the drawings.

Page C0.2:

1. Provide more information on the existing sanitary sewer service abandonment. Existing sanitary sewer service shall be capped at the sanitary sewer main with a cap.
2. Provide more information on the existing water service abandonment. Existing water service shall be turned off at corporation stop.

Page CE1.0:

1. The limits of work are shown on the adjacent private property to the southeast. Does the applicant have permission to be on the adjacent private property owner's property?

Page C1.0:

1. Section 16-17-40 Storm Drainage (B) Historical flow patterns and runoff amounts are to be maintained in such a manner that would preserve the natural character of the area and prevent property damage of the type generally attributed to runoff rate and velocity increases, diversions, concentrations, and/or uplanned ponding of storm runoff.
    a. The proposed grades are directing stormwater to the private property to the southeast. Please confirm the stormwater does not impact the downstream private property.

Page CD1.1:

1. Relocate private Small Pipe Headwall out of public right-of-way to private property.

Page C2.0:

1. CDPHE Design Criteria for potable water systems, Section 8.8.2 and Section 8.8.6

8.8.2 Parallel Installation

a. Water mains must be laid at least 10 feet horizontally from any existing or proposed non-potable pipe or source such as gravity sanitary or storm sewer, raw surface water pipes, reclaimed water pipes, liquid petroleum pipes, septic tank, or subsoil treatment system. The distance must be measured edge to edge.

8.8.6 Sewer Manholes

Water pipes must not pass through or come in contact with any part of a sewer manhole. Water mains should be located at least 10 feet from sewer manholes.

Please make all separations conform with CDPHE.

2. Sanitary sewer main is currently shown 5-feet from Residence B. This sanitary sewer main needs appropriate separation from the building.
3. Sanitary sewer easement needs to be centered on easement.
4. Proposed sanitary sewer manhole needs to be located on the existing sanitary sewer main.
5. The proposed transformer as well as trees, etc. cannot be on top of the sanitary sewer main.
6. Sanitary sewer service from Residence J needs to connect to the sanitary sewer main and not the proposed sanitary sewer manhole.

Page C2.1 & C2.2:

1. Water main needs to be minimum 8-inch diameter minimum. Please confirm water main is sized for peak hour flow plus fire flows at a 20-psi residual flow.
2. Water main needs to be ductile iron pipe (as currently shown on the plans). C900 will not be allowed.
3. Proposed water connection at Hathaway Street needs to have two 4”x8” reducers, three 8-inch gate valves, 8-inch tee, solid sleeves, etc. It is assumed 8-inch diameter is the correct size. If the hydraulic analysis shows that a larger diameter is needed, then water parts should be updated appropriately.
4. Update all water main easement widths. 30-feet width for water mains.
5. Water main to extend to 8th Street right-of-way and terminate with fire hydant for possible extension in the future. Add approximately 20-linear feet of pipe, 8-inch gate valve, 8x6 tee, 6-inch guard valve and hydant, and blind flange on the tee.
6. Provide two 8-inch diameter valves at the internal water tee. These will be located on the north and south sides of the proposed tee. Proposed tee needs to be 8-inch minimum. The west valve can be deleted.
7. Locate proposed curb stops in the driveway 3-feet from water main.
8. Do not locate trash enclosure on top of water service.
9. Profile: How was existing depth determined?
10. Profile: Label slope. Update sizing of pipe and fittings per previous comments. Label depth.
11. Why was the proposed fire hydrant located where it is located? Was this a fire department requirement?

Page C2.3:

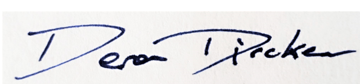
1. Please confirm all Design Criteria, Technical Specifications and construction details dated September 21, 2015 have been met.
2. Sanitary sewer main needs to be 8-inch diameter minimum. (Design Criteria Section 3.5)
3. Sanitary sewer manholes need to be designed on the upstream sides of the collection system. (Design Criteria Section 3.10)
4. Update sanitary sewer easement width appropriately. The minimum acceptable easement width shall be twenty (20) feet or twice the depth to the invert of pipe, whichever is greater. (Design Criteria Section 2.4)
5. The mains within the easement shall be located a minimum of ten (10) feet from the edge of the easement or equal to the depth of the pipe invert, whichever is greater. (Design Criteria Section 2.4)
6. There shall be no detention ponds, berms greater than three feet, permanent structures, fences, trees, shrubs with mature height greater than three (3) feet, or other obstructions that will impede the ability of the District to adequately maintain and service the main(s) located within the easement. (Design Criteria Section 2.4)
    a. There is currently a house, electrical transformer, tree, stormwater pond, fence, shed, playground, etc. within a few feet or on top of the proposed sanitary sewer main. Please update the design.
7. Provide hydraulic report. (Design Criteria Section 2.3)
8. Please make sure pipe has minimum cover.
9. Please label pipe material SDR35.

<u>CD2.0</u>

1. Add note for tracer wire on both water and sanitary sewer details where needed.

Please let me know if you have any questions.

Thank you,



Deron Dircksen, PE

cc. Dan Cokley

Town of Fairplay
400 Front Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

STAFF REPORT

TO: Mayor and Board of Trustees

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

RE: New Business Items A & B. – Resolutions 18 & 19, Series of 2023
Ratification of Special Use Permit & Variance for 720 Brewing, LLC dba Highside Brewing

DATE: June 19, 2023

BACKGROUND/ANALYSIS:
At the regular meeting held on June 5, 2023, the Board of Trustees conducted Public Hearings regarding an application submitted by 720 Brewing, LLC dba Highside Brewing for a 1.5 foot side-year setback variance to allow for installation of a grain silo and storage addition and a Special Use Permit (SUP) to allow beer manufacturing in the Commercial (C) Zone District for the property located at 501 US Highway 285. Both the SUP and Variance were approved unanimously with each receiving a 4 – 0 vote. Staff advised at that time, that pursuant to Fairplay Municipal Code sections 16-6-30 and 16-22-60, Resolutions would be presented on June 19, 2023 for the Board's consideration to memorialize or ratify those actions.

Because the Board has already taken a formal vote on the applications for approval, no discussions or revisiting of the matter is permitted. Again, the Resolutions presented will ratify the actions of the Board on June 5th.

STAFF RECOMMENDATION
Staff recommends the Board approve Resolutions No. 18 & 19, Series of 2023, as presented by separate motion, second and roll call votes.

Attachments:
- Resolution No. 18, Series 2023, W/ Exhibit A
- Resolution No. 19, Series 2023, W/ Exhibit A

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 18
(Series of 2023)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SIDE YARD SETBACK VARIANCE AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.

WHEREAS, the Applicant, 720 Brewing, LLC, dba Highside Brewing, applied for a side yard setback variance for the real property commonly known and numbered as 501 US Highway 285, and more particularly described in the application which is incorporated into and made a part of this resolution (the "Property"); and

WHEREAS, a Public Hearing on the application was held before the Board of Trustees of the Town of Fairplay on June 5, 2023, preceded by public notice of such hearing as required by Sec. 16-4-10 and 20 of the Fairplay Municipal Code; and

WHEREAS, at the Public Hearing the Board of Trustees, acting as the Board of Adjustment, heard evidence from interested parties and considered the factors for approval of a variance set forth in Sec. 16-22-70 of the Fairplay Municipal Code;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY;

1. Approval. The Board finds that the requirements and conditions of Sec. 16-22-70 (B) are met and the application for a side yard setback variance as depicted in the application and site plan on file herein and specifically identified in "Exhibit A" hereto is hereby granted and the variance is approved subject to the following condition:

    1. The Applicant shall provide an elevation drawing with any building permit application showing the south elevation and the proposed exterior appearance and materials for the storage addition.

2. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution 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 Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

3. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the application to other persons or circumstances.

4. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED AND ADOPTED by the Board of Trustees of the Town of Fairplay on the 19th day of June, 2023.

TOWN OF FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 19
(Series of 2023)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW A MANUFACTURING USE IN THE COMMERCIAL (C) ZONE DISTRICT FOR AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.

WHEREAS, the Applicant, 720 Brewing, LLC, dba Highside Brewing, applied for a Special Use Permit to allow for the manufacturing of beer on commercially zoned property located at 501 US Highway 285, Fairplay, Colorado, and

WHEREAS, a Public Hearing on the application was held before the Board of Trustees of the Town of Fairplay on June 5, 2023, preceded by public notice of such hearing as required by Sec. 16-4-10 and 20 of the Fairplay Municipal Code; and

WHEREAS, at the Public Hearing the Board of Trustees heard evidence from interested parties and considered the factors for approval of a Special Use Permit as set forth in Sec. 16-6-30 of the Fairplay Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT;

1. Approval. The application for a Special Use Permit as represented in the application and site plan on file herein and specifically identified in "Exhibit A" hereto is hereby granted and the Special Use Permit is approved. The Board finds and determines that the proposed use will not adversely impact the neighborhood or the public safety and welfare and that the requirements and conditions of Sec. 16-6-20 (B) and 16-6-30 (D) are met.

Furthermore, the Special Use Permit shall not run with the land and instead shall run with the business entity, its assigns and/or successors so long as the business and the associated manufacturing use remain and are not abandoned or discontinued.

2. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution 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 Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

3. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the application to other persons or circumstances.

4. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED AND ADOPTED by the Board of Trustees of the Town of Fairplay on the 19th day of June, 2023.

TOWN OF FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

EXHIBIT A TO RESOLUTIONS 18 & 19

TOWN OF FAIRPLAY
P.O. BOX 267
FAIRPLAY, CO 80440
(719) 836-2622
www.fairplayco.us

DEVELOPMENT APPLICATION

APPLICATION TYPE

☐ Planned Unit Development (PUD)
☐ Minor Subdivision
☐ Major Subdivision
☐ Zoning / Rezoning
☐ XX Special Use Permit
☑ Variance
☐ Site Plan
☐ Lot Line Adjustment / Elimination
☐ Architectural Review
☐ Other: ______

APPLICANT INFORMATION

Applicant: 720 Brewing LLC, Highside Brewing Date: 4/11/2023

Applicant's Address: 501 Hwy 285, Fairplay, CO 80440

Applicant's Phone: 970-376-0068 Fax: ______

Email Address: ax@highsidebrewing.com

OWNER INFORMATION

Owner: ACL Real Estate Relationship to Applicant: partial shared ownership

Owner's Address: 400 N. Park Ave., STE 12B, Breckenridge, CO 80424

Owner's Phone 970-376-0068 Fax: ______

Email Address: ax@highsidebrewing.com

PROPERTY INFORMATION

Physical Address: 501 Hwy 285, Fairplay CO 80440

Parcel No.: 45904

Subdivision: Fairplay Johnson Addition

Lot: 6 Block: 6

Number of Acres: .164

Existing Zoning: Commercial

AGREEMENT TO PAY COSTS FOR PROFESSIONAL SERVICES

No application will be accepted or processed unless it is complete and associated fees/deposits are paid. Depending on the application type, it is the Town's policy and practice to retain outside professional services to process or evaluate an application and the applicant shall bear the costs of same, inclusive of planning, land planning, engineering and legal. A deposit to cover reasonable anticipated costs for outside professional services may be required at the time of application (See Town of Fairplay Fee Schedule). All applications shall be evaluation under the standards and requirements set forth in Chapter 16 of the Fairplay Municipal Code / Uniform Development Code and must be accompanied by the required copies set forth therein.

☑ **I hereby certify that I am the applicant named above and that the information contained herein and, on any attachments hereto, is in all respects true and accurate to the best of my knowledge and belief.**

☑ **I further certify that I understand and agree to the aforementioned policy and practice of the Town of Fairplay regarding payment of professional service costs associated with this development application.**

☑ **I also understand that no building permit will be issued for the property which is the subject of this application until the application receives final approval by the Board of Trustees and any associated legal timelines have been met/passed.**

Applicant ____________ Date 4/11/2023

FOR TOWN USE ONLY

Sec. 16-3-20. Common submittal requirements.

☐ Application form, signed by the owner(s) of the property, in the format provided by the Town Clerk. If the applicant is not the owner of the property, a notarized letter of consent signed by the property owner or owners authorizing the applicant to process the specific land use application on the property owner's behalf shall be delivered with the submittal; *(Available online at Town of Fairplay website)*

☐ Legal description of the subject property;

☐ Proof of legal ownership and the names and addresses of the owners of the property and any lienholder(s). This can be in the form of a deed, current title policy (not older than 90 days), or a letter from the owner's attorney affirming ownership of the property;

☐ Names and addresses of any owners or lessees of mineral rights as listed in the records of Park County for the property; *(Visit https://maps.parkco.us/)*

☐ Names and addresses of any property owners of adjacent property including properties across a public street, public right-of-way or alley along with stamped and addressed envelopes for each; *(Visit https://maps.parkco.us/)*

☐ Statement of the purpose of the application and a description of the proposal; *(Attachment to application)*

☐ Vicinity map indicating the location of the property included in the land use application;

☐ Agreement to pay form to cover the costs of any outside consultants to assist the Town with review of the application;

☐ Application fee. *(See Fee Schedule)*

**Per Section 16-3-50 of the Municipal Code and UDC, in addition to the common submittal requirements listed above, additional submittal items are required based upon the type of application. SEE ADDITIONAL REQUIREMENTS CHECKLIST*

Application Submitted: ____	**Fee Paid:** ____
Public Hearing: ____	**Deposit Received:** ____
Property Posted: ____	**SIA / DIA Required:** ☐ **NO** ☐ **YES** ☐ **RECEIVED** ____
Notices Mailed to Adjacent Owners: ____	**Other:** ____
Notice Printed In Newspaper: ____	____

PROJECT PROPOSAL

General Description of Project:

See the attached Description of Project

SIGNATURES

I declare under penalty of perjury that the information in this application is true and correct to the best of my knowledge.

David Axelrod	4/11/2023	David Axelrod	4/11/2023
Applicant	Date	Owner	Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly notices according to the Fairplay Municipal Code and Uniform Development Code (Sec.). Development Application must be signed by Applicant and Owner and all submittal requirements must be met before application will be accepted by the Town of Fairplay. Partnerships or Corporations may have the authorized general partner or other applicable corporate officer sign. ***Additional pages may be attached as necessary in order to meet application requirements.***

Supplemental information for the Application for Variance submitted by ACL Real Estate, LLC
Dated April 11, 2023

GENERAL DESCRIPTION.
Applicant purchased this Property for the purpose of locating its brewing facilities in Fairplay. Applicant will be brewing beer for wholesale distribution as well as retail sales. The Property is located in the Commercial zone and Applicant's use is considered manufacturing. Therefore, Applicant is seeking a Special Use Permit for its brewing facilities.

Applicant is also seeking a variance to locate its grain silo and a storage room on the south side of the building, partially in the 10 foot setback. Applicant proposes to pour a concrete slab on the south side to hold the silo and storage room (which might be used for a new boiler). There are no utility lines in the setback area.

SPECIAL USE PERMIT
Sec. 16-6-20. Submittal requirements for a Special Use Permit.

Applicant's use of this Property requires a Special Use Permit. The current zoning is commercial and Applicant's use as a brewing facility is considered manufacturing. Applicant would note that the prior use of the Property was a woodworking facility, also a manufacturing use. Applicant's use will be compatible with the adjacent properties and other properties in the neighborhood. The zoning immediately across the alley is Light Industrial.

Section 16-6-20 sets forth the criteria the Town should use for this application.

1. Statement about the purpose and description of proposed special use.
Applicant intends to establish a brewing facility on this Property for the purpose of brewing beer for sale at wholesale and retail. Applicant's brewing facility does not put off any odors, noise or glare. All activities are conducted inside the building.

2. A site plan prepared in conformance with Section 16-3-40.
A Site Plan is attached.

3. Identification of utilities, with reference to location, availability including letters from utility providers indicating a willingness and ability to serve.
Applicant will be using all of the existing utilities in their current locations, no new service is required. No letters from utility providers are needed.

4. Screening and buffering, with reference to type, dimensions and character.
Applicant will be using all existing screening and buffering on the Property, there will be no additional screening and buffering.

5. Location of all existing and proposed buildings, utilities and other improvements on the property. A building envelope may be shown for proposed buildings to allow minor adjustments.
Applicant's Site Plan shows the location of the existing building and the new additions requested under the application for variance below.

6a. Location and number of parking spaces for off-street parking and loading areas and finished surface material of the parking areas.

Applicant's Site Plan shows all existing parking areas, loading areas and finished surface materials of the parking areas. Since the surface is gravel, it is not possible to mark parking spaces. Applicant's facilities will not be open to the public, parking will be used by staff only. There is adequate parking for Applicant's staff.

6b. Ingress and egress to the Property.

Access to the Property is provided by driveways off of Hwy 285. The access conditions are unchanged since the building on the Property were built. Applicant will not be changing or increasing those conditions.

7. Traffic circulation plan showing the direction of traffic flows and indicating entries and exits of parking lots and the relationships of parking to buildings entrances and exits if any.

Applicant's parking area will not be used by the public. The parking will be accessed by driveways on either end in a two-way traffic pattern.

8. Location of service and refuse collection areas.

Applicant's service and refuse collection will be located on Applicant's adjacent property to the south.

9. Any proposed screening and buffering, including type, dimensions and character in conformance with Article XI.

Applicant is not proposing any new screening or buffering; and will rely on what currently exists on the Property.

10. Location of any signs indicating the size, shape and height of each.

Applicant does not have an existing sign and does not intend to install a sign.

11. Location and type of outdoor lighting in conformance with Article XII.

Applicant does not anticipate adding any outdoor lighting, but will use the existing lighting.

12. Location of existing and proposed fences.

There are no existing fences and Applicant does not intend to add any fencing.

SETBACK VARIANCE

Sec. 16-22-80. Submittal requirements for a Variance.

(A) In addition to the common submittal requirements in Article III, the following submittal items are required.

1. A narrative which describes in detail the proposed variance (use additional sheets as necessary and include reference(s) to applicable section(s) of the municipal code);

The applicant is requesting a variance for the addition of a 30 foot tall grain silo and an extension of a portion of the southwest side of the existing building located at 501 US Hwy 285, Fairplay, Colorado. The addition to the existing building is approximately 13.5 feet by 17.5 feet and will be used for milling the grain and as a boiler room for 720 Brewing LLC d/b/a Highside Brewing's brewing operations. The proposed addition will be approximately 8.5 feet into the Town's required 10 foot setback.

2. Explain how the proposed variance is the minimum needed to make possible the reasonable use of the subject land, building or structure;

The proposed variance is the minimum needed for locating Highside's grain silo next to the existing building.

3. Describe and justify how the proposed variance is necessary to relieve a hardship or practical difficulty imposed by the strict application of the subject regulation(s);

The proposed variance will relieve the practical difficulty of locating a 30 foot grain silo next to Applicant's existing building.

4. Explain how the variance is not a request to permit a use of land, building or structure that is not permitted by right or by special use permit in the applicable zone district;

The light industrial zone district in the town's code does not specifically mention brewing operations. If not a use by right, then it would be a special use permit.

5. Describe in detail the extraordinary or exceptional conditions pertaining to the particular structure, place or property in question that are not applicable to other lands or structures in the same district;

The existing building was constructed many years ago. The building and the code did not contemplate brewing as a use. As a result, the building was not constructed with a silo in mind. More importantly the silo cannot be located within the exist building.

6. Identify how the requested variance will be in harmony with the purpose and intent of this Chapter and will not adversely impact adjacent properties, the neighborhood or the general welfare of the Town of Fairplay;

The requested variance is in harmony with the light industrial nature of this property. There is nothing to the east of the property and the properties to the north and south of the existing building are currently undeveloped. This variance would not conflict with any futures uses of the adjacent lands as light industrial. Applicant owns the property on the other side of the right of way. The right of way next to Applicant's property line, on the side where the silo will be located, only serves as access between the Applicant's two properties and does not access any other properties. The proposed variance will have no negative effect and will not interfere with the right of way on the southwest side of Applicant's building.

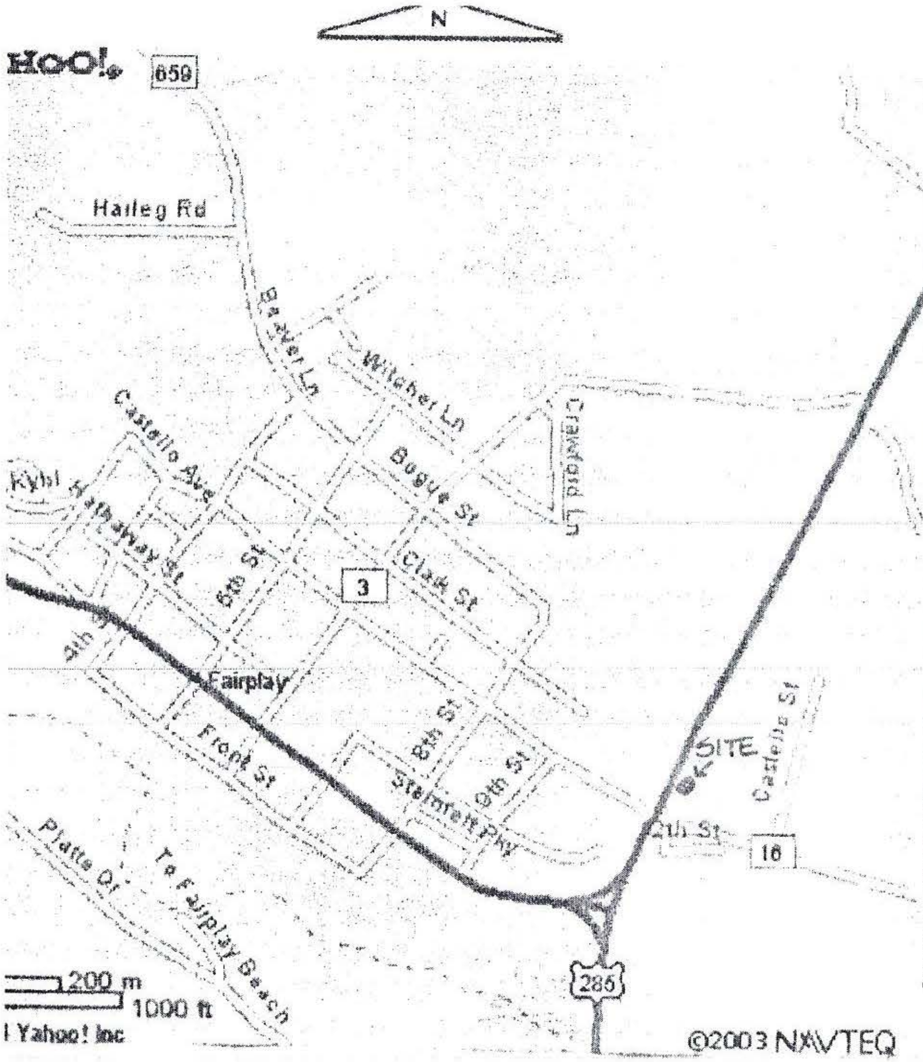
7. Explain how the extraordinary and exceptional circumstances pertaining to the variance ARE NOT the result of the actions of the applicant;

The circumstances pertaining to this variance are not the result of actions of the applicant. The Applicant recently purchased the property with the existing building. All of the circumstances regarding the building existed prior to Applicant's purchase of the building.

8. Other information in support of the variance request.

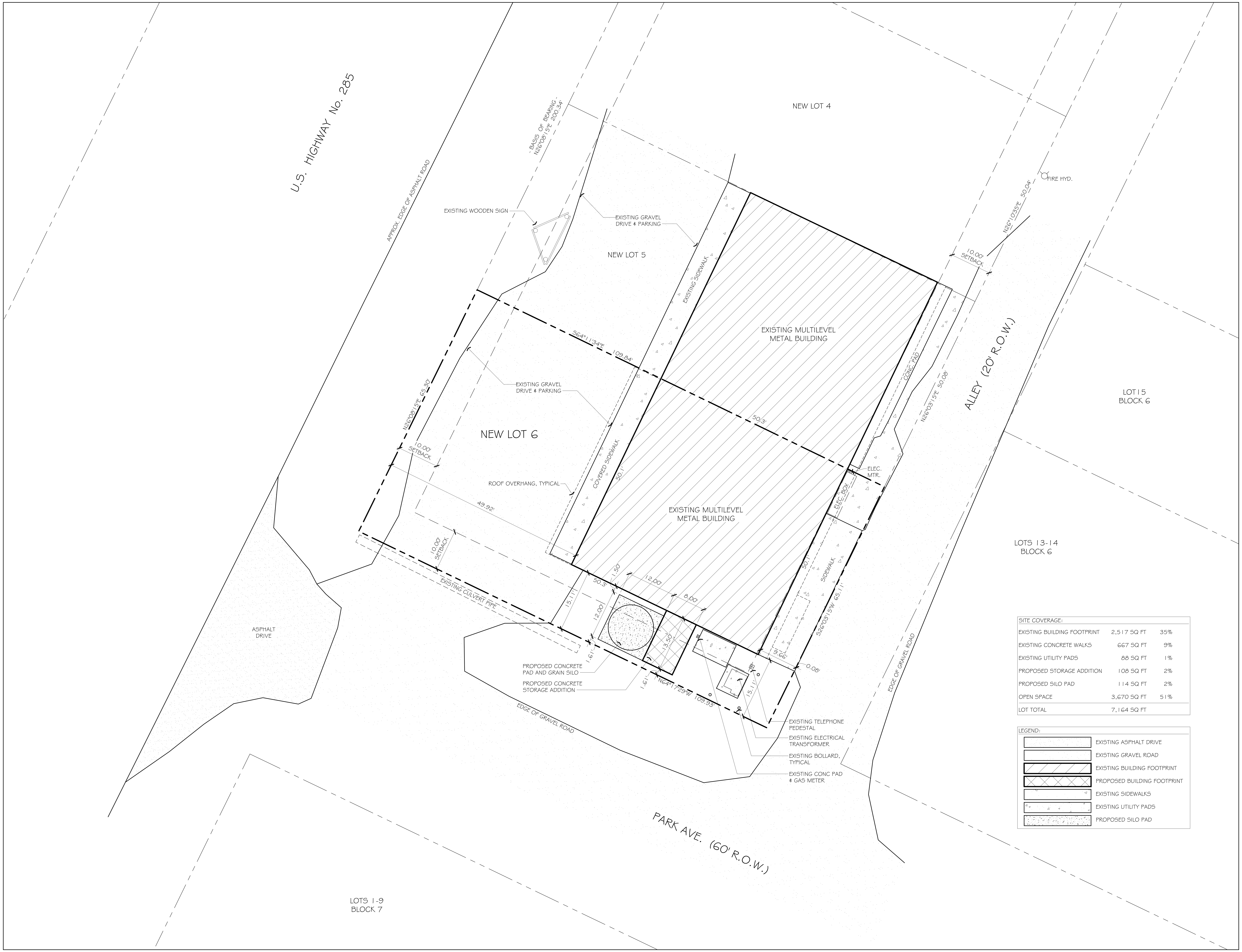
Intentionally left blank

A copy of the deed is enclosed.
The Applicant is the adjacent owner.
There are no separate mineral owners.



AREA LOCATION

CODE INFORMATION	
DESCRIPTION	**DISCUSSION**
Jurisdiction	Town of Fairplay
Building Location	U S Highway at Park Avenue Johnson Addition, Block 6, NW 1/4, SW 1/4: SEC 3 *Consolidated Lots # 5 and #6*
Building Description	Two Story-Lower level on grade at rear only. *Foundations: Cast in place reinforced concrete* Pre Manufactured Metal Building *Wood Truss Joist on steel beam to support upper le*
CODES	1997 Uniform Building Code *1994 Uniform Mechanical Code* 2000 Uniform Plumbing Code *2000 Uniform Electrical Code*
ZONING	C-2
OCCUPANCY	*Lower level Scholl Suite-Manufacturing* Lower level Greising Suite-Unfinished *Upper level Scholl Suite- Retail* Upper level Greising Suite-Unfinished



SITE COVERAGE:

EXISTING BUILDING FOOTPRINT	2,517 SQ FT	35%
EXISTING CONCRETE WALKS	667 SQ FT	9%
EXISTING UTILITY PADS	88 SQ FT	1%
PROPOSED STORAGE ADDITION	108 SQ FT	2%
PROPOSED SILO PAD	114 SQ FT	2%
OPEN SPACE	3,670 SQ FT	51%
LOT TOTAL	7,164 SQ FT	

LEGEND:

- EXISTING ASPHALT DRIVE
- EXISTING GRAVEL ROAD
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING SIDEWALKS
- EXISTING UTILITY PADS
- PROPOSED SILO PAD

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 B GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

HIGHSIDE BREWERY FAIRPLAY

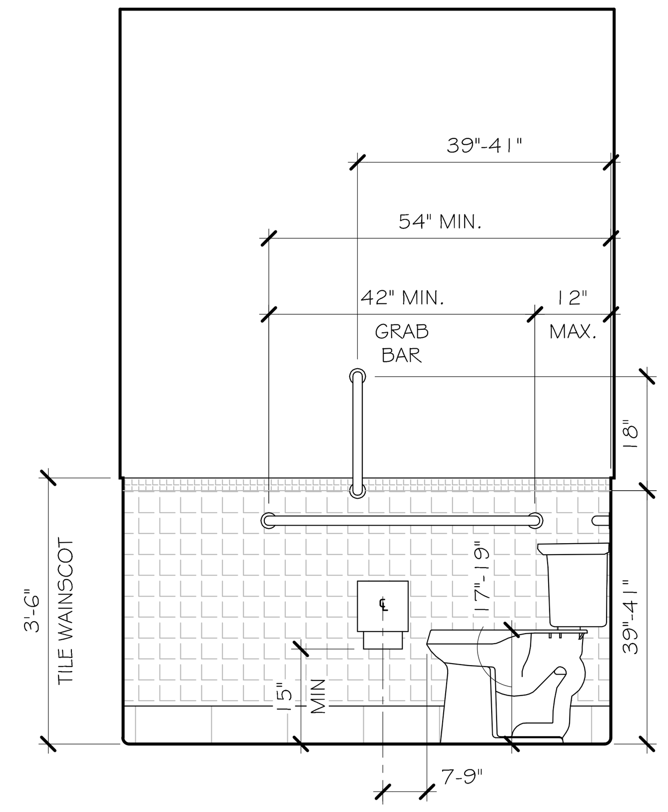
JOHNSON ADDITION . BLOCK 6 . NW 1/4 . SW 1/4 . SECTION 34
501 HIGHWAY 285 . FAIRPLAY . PARK COUNTY . COLORADO

TITLE: TENANT FINISH PLAN

ISSUE:	DATE:
REVISION	19 MAY 2023

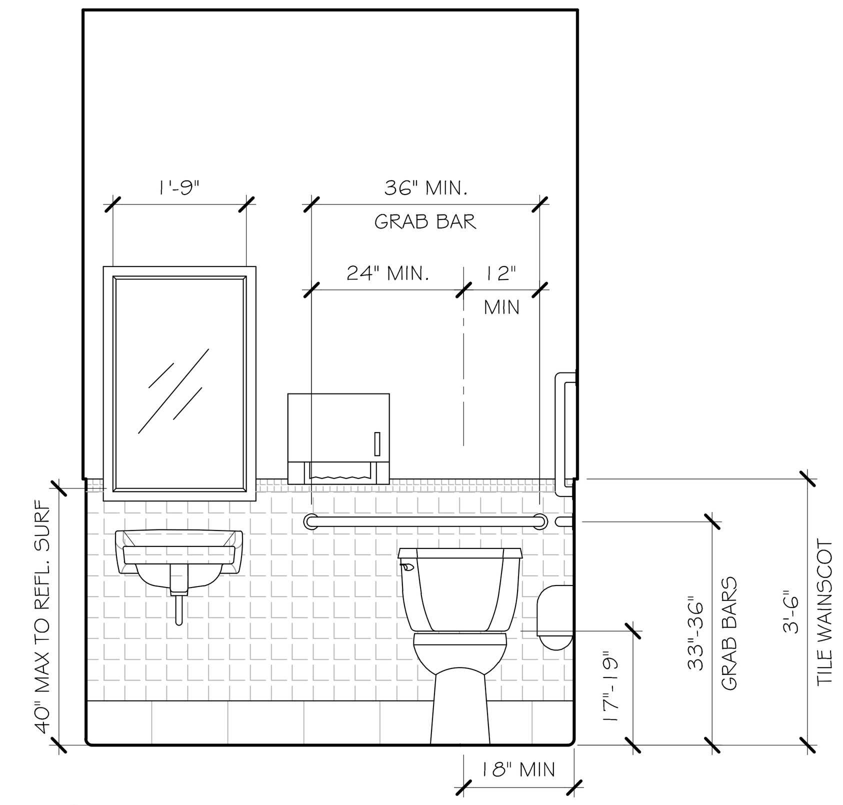
PROJECT #: 2271

A1.1



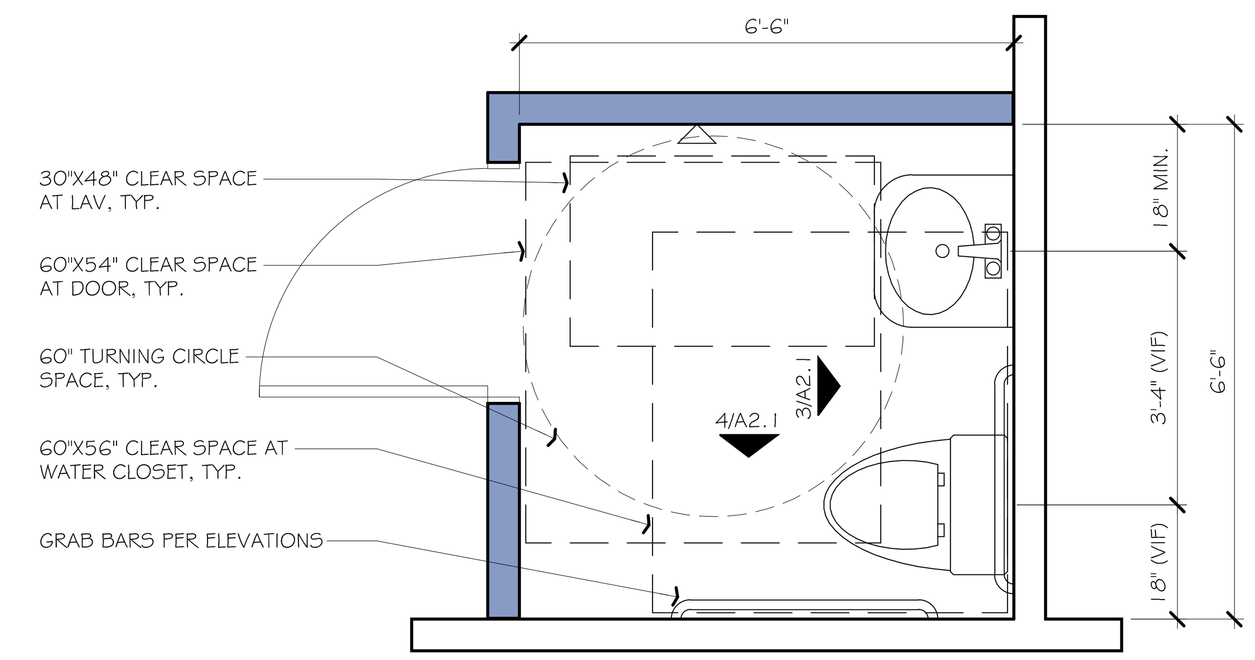
4 A2.1 RESTROOM SIDE WALL ELEVATION

SCALE: 1/2" = 1'-0"



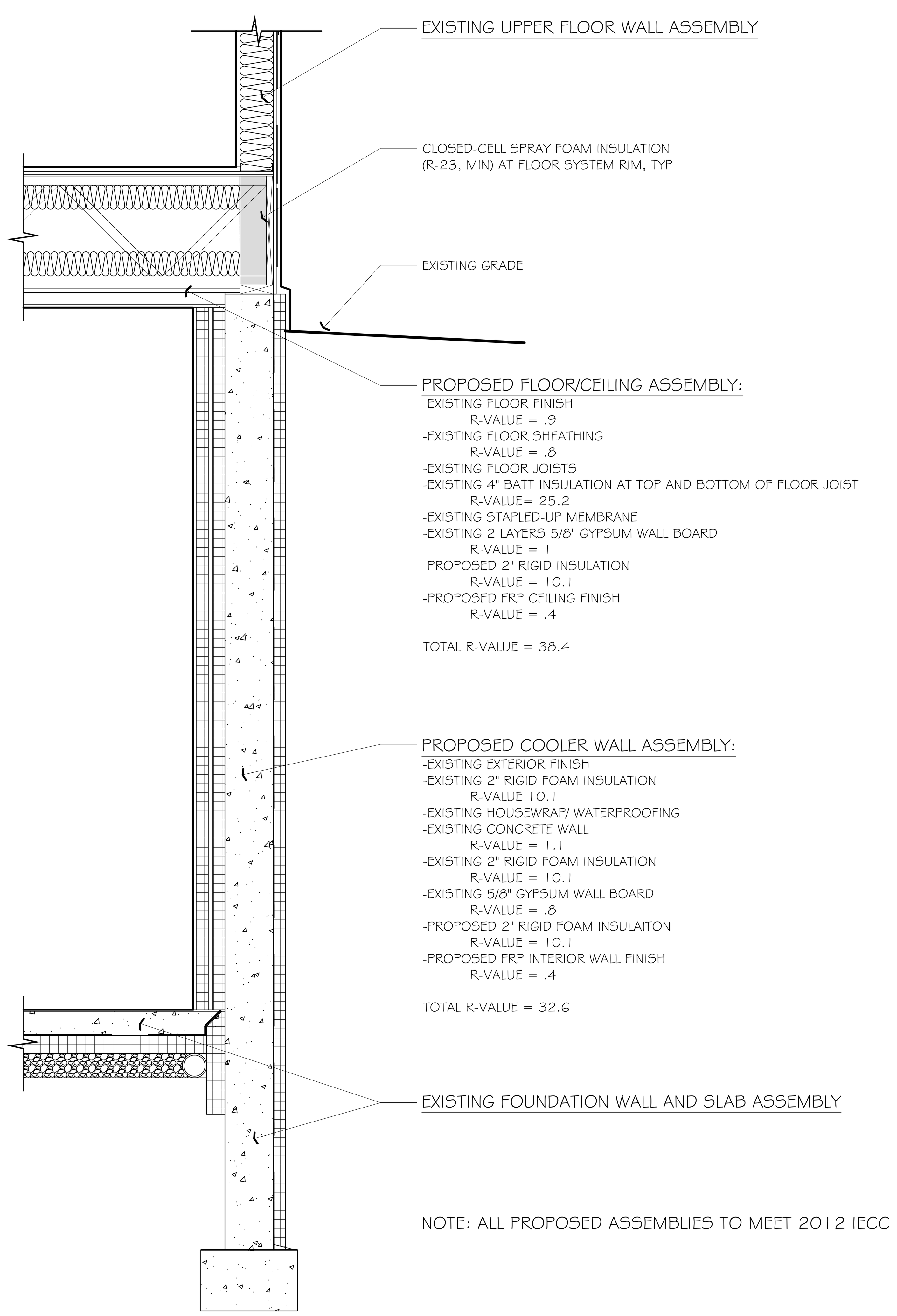
3 A2.1 RESTROOM BACK WALL ELEVATION

SCALE: 1/2" = 1'-0"



2 A2.1 ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"

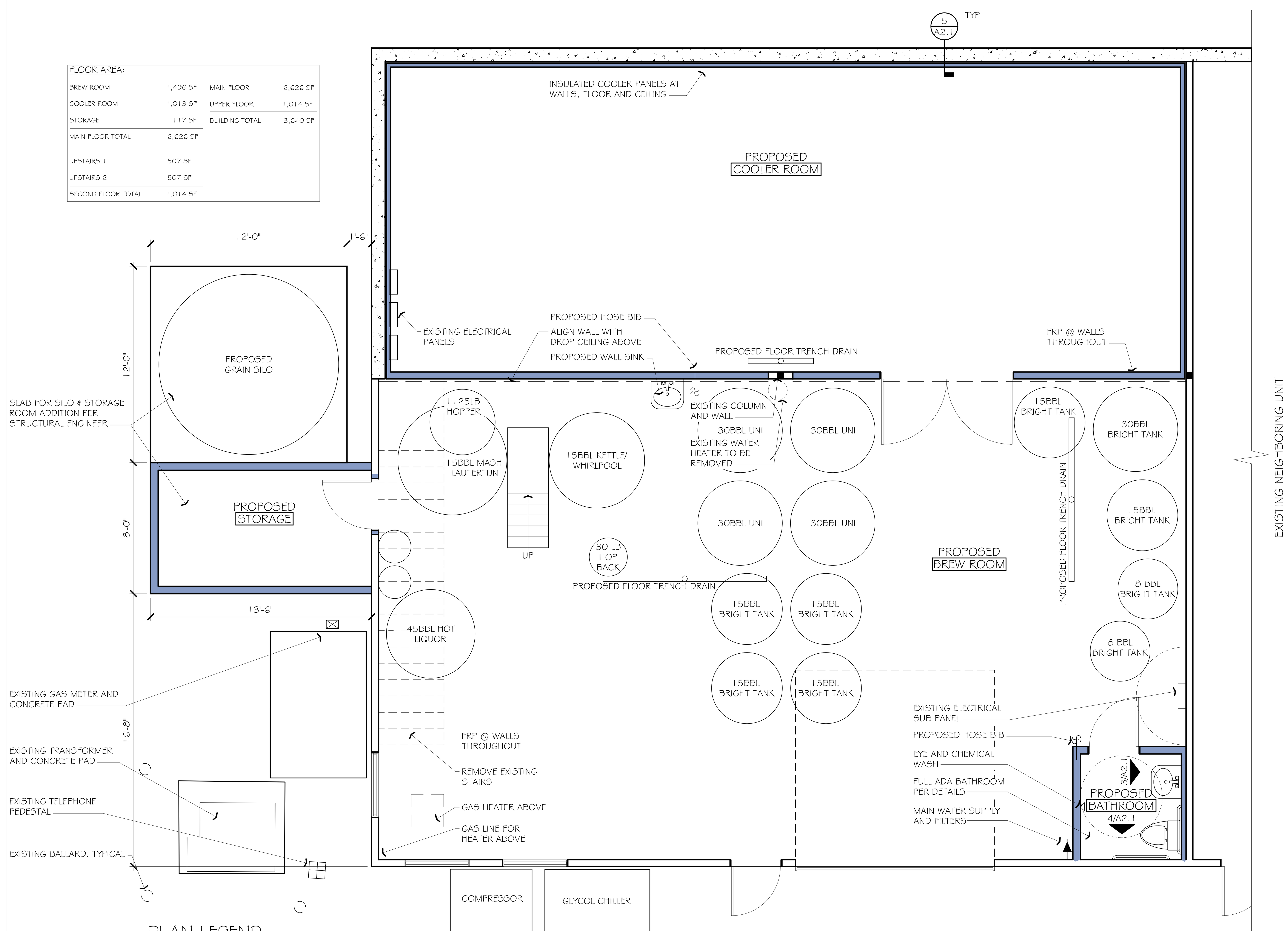


5 A2.1 COOLER WALL SECTION

SCALE: 3/4" = 1'-0"

FLOOR AREA:

BREW ROOM	1,496 SF	MAIN FLOOR	2,626 SF
COOLER ROOM	1,013 SF	UPPER FLOOR	1,014 SF
STORAGE	117 SF	BUILDING TOTAL	3,640 SF
MAIN FLOOR TOTAL	2,626 SF		
UPSTAIRS 1	507 SF		
UPSTAIRS 2	507 SF		
SECOND FLOOR TOTAL	1,014 SF		



PLAN LEGEND

- EXISTING METAL FRAME WALLS
- EXISTING CONCRETE WALLS
- ELEMENTS TO BE REMOVED
- PROPOSED WALLS

1 A2.1 TENANT FINISH PLAN

SCALE: 1/4" = 1'-0"

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 B GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

HIGHSIDE BREWERY FAIRPLAY

JOHNSON ADDITION . BLOCK 6 . NW 1/4 . SW 1/4 . SECTION 34
501 HIGHWAY 285 . FAIRPLAY . PARK COUNTY . COLORADO

TITLE: TENANT FINISH PLAN

ISSUE:	DATE:
PERMIT	24 APRIL 2023
REVISION	19 MAY 2023

PROJECT #: 2271

A2.1


Hwy 285
Colorado
ogle Street View
See more dates
For Sale
BREWERY

Town of Fairplay - Water Loss Evaluation **MAY, 2023**

Year/Month	Gallons of Water Produced	Water Gallons Billed	Bulk Water Filled Gallons Sold	Gallons Not Billed (Non-revenue)	% Loss	Influent Intake Gallons Sanitation Plant	Usage/Leakage (Gallons)*	
23-May	2,827,877	1,785,000	6000	1,048,877	37.09%	2,724,577	703,300	4
23-Apr	2,879,296	1,648,000	5000	1,236,296	42.94%	2,768,552	710,744	3
23-Mar	3,100,045	2,390,000	4000	714,045	23.03%	2,944,411	755,634	
23-Feb	3,643,134	2,892,000	4000	755,134	20.73%	2,647,201	1,595,933	2
23-Jan	3,204,152	1,958,000	3,000	1,249,152	38.99%	3,036,092	768,060	
22-Dec	2,959,297	2,077,000	3,000	885,297	29.92%	2,935,749	623,548	
22-Nov	2,636,174	1,705,000	2,800	933,974	35.43%	2,725,199	510,975	1
22-Oct	3,107,087	1,672,000	3,000	1,432,087	46.09%	3,119,062	588,025	
22-Sep	3,520,790	2,020,000	2,900	1,497,890	42.54%	2,748,647	1,372,143	
22-Aug	4,422,770	2,731,000	6,500	1,685,270	38.10%	3,016,516	2,006,254	
22-Jul	4,084,981	2,407,000	6,975	1,671,006	40.91%	3,129,599	1,555,382	
22-Jun	3,472,184	2,157,000	3,200	1,311,984	37.79%	2,782,182	1,290,002	
22-May	2,705,715	1,760,000	1,400	944,315	34.90%	2,801,428	504,287	
22-Apr	2,573,411	1,670,000	1,100	902,311	35.06%	2,873,579	299,832	
22-Mar	2,589,242	2,067,000	2,750	519,492	20.06%	3,073,850	115,392	
22-Feb	2,333,009	1,832,000	2,700	498,309	21.36%	2,758,731	174,278	
22-Jan	2,537,579	1,679,000	1,400	857,179	33.78%	3,092,156	45,423	
21-Dec	2,552,299	1,939,000	1,000	612,299	23.99%	2,966,896	185,403	
21-Nov	2,509,249	1,780,000	2,450	726,799	28.96%	2,677,502	431,747	
21-Oct	3,298,065	2,422,000	2,850	873,215	26.48%	2,958,659	939,406	
21-Sep	4,125,110	2,439,000	2,700	1,683,410	40.81%	3,028,952	1,696,158	
21-Aug	4,396,735	2,781,000	1,700	1,614,035	36.71%	3,072,321	1,924,414	
21-Jul	4,495,697	3,231,000	1,800	1,262,897	28.09%	3,498,456	1,597,241	
21-Jun	3,939,138	2,577,000	5,025	1,357,113	34.45%	3,294,293	1,244,845	
21-May	2,950,224	2,323,000	330	626,894	21.25%	3,282,436	267,788	
21-Apr	2,567,775	2,046,000	1,690	520,085	20.25%	3,098,238	69,537	
	TOTAL 83,431,035	TOTAL 55,988,000	TOTAL 79,270	TOTAL 27,419,365	Avg Loss 32.30%	TOTAL 77,055,284	Avg Usage 845,221	
Averages	3,224,126	2,168,120	2,931	1,054,820		2,973,228		

1. Water leak found and fixed on Meadow Drive early November
2. Metered water leak at Gold Pan Trailer Park, 1.312 million gals (billed) approx 1.230 million gals leaked into ground and not recovered by sanitation plant. 365,933 gallons acutal usage/leakage.
3. PRV leaks discovered at Dollar General and on Front Street.
4. Unmetered leak under building behind the jail

Notes:
49 meters need to be repaired or replaced*
Note: Town has been waiting for ordered meters since summer 2022.
21 need to be checked (vacant lots)
NWFPD was requested to keep track of and report all tanker fills

*Usage/Leakage assumes approx. 600,000 gal per month from Spruce Hill and the Trailer Park and no I&I

Town of Fairplay - Individual Well Production Data

	Well 1 (gal)	Well 2 (gal)	Well 3 (gal)	Monthly (gal)
May-23	839,891	678,480	1,309,506	2,827,877
Apr-23	857,962	698,616	1,322,718	2,879,296
Mar-23	945,917	773,036	1,381,092	3,100,045
Feb-23	1,107,855	997,272	1,538,007	3,643,134
Jan-23	989,695	842,890	1,371,567	3,204,152
Dec-22	925,458	740,169	1,293,670	2,959,297
Nov-22	788,747	713,701	1,133,726	2,636,174
Oct-22	880,870	845,956	1,380,261	3,107,087
Sep-22	943,018	966,788	1,610,984	3,520,790
Aug-22	1,270,994	1,147,087	2,004,689	4,422,770
Jul-22	1,338,854	953,189	1,792,938	4,084,981
Jun-22	1,181,982	784,967	1,505,235	3,472,184
May-22	937,356	607,968	1,160,391	2,705,715
Apr-22	901,205	579,729	1,092,477	2,573,411
Mar-22	911,916	586,701	1,090,625	2,589,242
Feb-22	828,909	531,882	972,218	2,333,009
Jan-22	901,541	583,894	1,052,144	2,537,579
Dec-21	914,759	576,695	1,060,845	2,552,299
Nov-21	876,563	583,714	1,048,972	2,509,249
Oct-21	1,085,427	779,760	1,432,878	3,298,065
Sep-21	1,304,614	956,774	1,863,722	4,125,110
Aug-21	1,100,385	1,300,920	1,995,430	4,396,735
Jul-21	1,069,883	1,396,690	2,029,124	4,495,697
Jun-21	1,204,249	1,122,587	1,612,302	3,939,138
May-21	1,237,321	707,596	1,005,307	2,950,224
Apr-21	1,119,949	603,099	844,727	2,567,775
TOTAL	26,465,320	21,060,160	35,905,555	83,431,035
	31.72%	25.24%	43.04%	

MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
JUNE 19, 2023

CALL TO ORDER
A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, June 19, 2023, at 6:00 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL
Mayor Just proceeded with the pledge of allegiance, followed by the roll call, which was answered by Mayor Frank Just, Mayor Pro Tem Dodge, and Trustees Ray Douglas, Josh Voorhis and Pete Lynn.

Staff in attendance were Town Administrator / Town Clerk Janell Sciacca, Town Treasurer Kim Wittbrodt, Public Works Director Donovan Graham, Chief of Police Bo Schlunsen and Town Engineer Deron Dircksen (online).

APPROVAL OF AGENDA
Motion #1 by Trustee Voorhis, seconded by Trustee Douglas, that the agenda be adopted as written. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CONSENT AGENDA
A. **APPROVAL OF MINUTES OF PRIOR MEETING** – April 17, 2023 Regular Meeting.
B. **APPROVAL OF MINUTES OF PRIOR MEETING** – May 1, 2023 Regular Meeting.
C. **APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from May 31, 2023 through June 15, 2023 in the amount of **$65,388.13.**

Town Administrator Sciacca noted that the expenditure on the last page of the bills paid to BlueStar Recycler was for E-Recycling for Town CleanUp. She reported that once the accounting was done, with what the Board approved out of the Town budget, and the amounts collected from citizens/businesses, the overage was only $23.00. Trustee Douglas noted the Miscellaneous Income percentage was much higher than in past years and questioned if a closer tab needed to be kept on what was actually considered Miscellaneous Income. Treasurer Wittbrodt replied this year it was much higher as the Town received an insurance payment for the 501-vehicle damage. Douglas stated he just wanted to make sure it did not become a larger budget line than it should be. Wittbrodt noted this line would be amended in the fall. Mayor Just then stated his request for more detail on the monthly expenditure descriptions. He felt the Board should be provided more information on the long rows of "miscellaneous expenses and things like" so they were better apprised of what they were for and where they go. Wittbrodt said she would look at the available reports and also make sure her replacement was aware of the request. Mayor Pro Tem Dodge questioned the amount of interest income noting it was much higher than 2021. Wittbrodt reminded that during COVID the interest rates were resulting in pennies on the dollar and now with the rising raising the interest rates, the Town investments were doing really well.

Motion #2 by Trustee Lynn, seconded by Mayor Pro Tem Dodge, that the consent agenda be approved with the minutes as written and the expenditures as stated. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CITIZEN COMMENTS – None.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. Presentation of and request for funding support of 2023 Sheriff's Department Scholarship Fundraising and Community Events by Park County Sheriff Tom McGraw.

Sheriff Tom McGraw appeared and reported the 5th Annual Nate Carrigan Golf Outing was scheduled for August 3, 2023. McGraw reminded that Carrigan was a Park County Deputy who was killed in the line of duty in 2016 and to date the County had raised over $40,000 in scholarship funding in his name. He believed the Town had donated $1,000 each year in the past and Park County Manager Tom Eisenman committed to a $1,000 as well. He then invited everyone down to Todd Creek to participate. McGraw also reminded that last year was Park County's 1st National Night Out (NNO) and was held in Fairplay. This year it was set for Bailey, and he was seeking another donation for that event. He noted the County also committed to $500 for the event. Just recalled the Town donated much more last year to help with the Laser Light show expenses, maybe closer to $1,500, and then suggested the Town contribute a max of $2,500 for NNO and $1,000 for the Golf Outing. McGraw thanked the Board and reported next year he thought they would be able to almost double the scholarships.

McGraw took the opportunity to comment on the traffic light situation at US285 & CO9 noting the directional signs were confusing since the lanes were shifted. The signs were not over the proper lanes and were causing delays and annoyance. Mayor Just advised that Administrator Sciacca was in contact with the contractor and CDOT representatives and would bring this to their attention.

B. Presentation of 2022 DRAFT Financial Audit by Tim Mayberry of Mayberry & Company, LLC.

Town Administrator Sciacca reported the Tim Mayberry was not able to attend due to family matters and he advised if the Board did not see any issues, they could move to approve the audit as presented.

Motion #3 by Trustee Voorhis, seconded by Trustee Douglas, to accept the 2002 Financial Audit as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

PUBLIC HEARINGS

A. LOCATION AND EXTENT REVIEW – Board of Trustees review and evaluation of the Colorado Department of Transportation Fairplay Employee Housing project proposed at 850 Hathaway.

Mayor Just introduced the Public Hearing at 6:20 PM and announced the format. Town Administrator Sciacca presented the Staff Report for Planner Scot Hunn who could not attend due to a family commitment. She noted a correction to the first page of the report in the zoning stating the property was in the Transitional zone and not Multi-Family and Single-family homes were a use-by-right. She also noted related changes to the Dimensional Limitations Table on page 106 for the setbacks for 10 feet for the front yard, 5 feet for the side; 2,500 feet for the minimum lot size; 50% lot coverage; and 30-foot maximum building height. Sciacca then noted that the proposed dimensional figures and lot coverage percent remained at or under those allow for the zoning district and that Staff felt the request could be viewed favorably in light of the Location and Extent and Town standards and was recommending approval with no conditions due to the fact the application met a preponderance of both the Town's Unified Development Code requirements and Comprehensive Plan goals and objectives. She then noted CDOT and its contracting team that was in attendance, either in person or online – John Lorme, CDOT Director of Operations; David Fox, CDOT Deputy Program Manager for Property Management; Tony Faler and Pete Weber of Coburn Partners Architects; Xavier Torrents of JVA Engineering; and Adam Alexander of MW Golden. It was noted that several others were online. Sciacca also noted Town Engineer Deron Dircksen was attending online

Sciacca then advised that Town Engineer Deron Dircksen had the majority of comments which were in his report in the packet. Dircksen stated his review was mostly part of protecting the Town's water and sanitary sewer as well as the drainage and he further reviewed some of his comments but overall felt the applicant's engineer did a great job on the plans. There were no questions or no other Staff presentations.

Mayor Just ask for the applicant's presentation. John Lorme thanked the Board for having them. He stated CDOT wants to be good partners and good stewards of valuable resources. Lorme added that the transportation system is one of the most important things in our lives. and we could not function without it. People's health and safety depends on the highways, the highway system keeps the state moving, keeps commerce moving, gets people to doctors and hospitals, and food to the store. 3 years ago, CDOT started seeing a major decline in employees with early retirements with COVID and CDL drivers could demand enormous salaries and CDOT could not keep up and in April of last year, they saw almost 300 vacancies. When he stopped to talk to maintenance staff in the area, they complained of not being able to find places to live. CDOT had to look at a myriad of ways to fill vacancies including raising wages, bringing high school graduates into the program, providing advancement opportunities, and housing stipends. Fairplay is a strategic location due to its proximity to Buena Vista, Frisco and Hartsel where there are Maintenance Patrols tasked with keeping the roads open and maintaining mobility throughout the region. What was found was that every time someone was hired they could not find housing even with significant stipends. CDOT decided to do a scrub of all their properties and identified 4 strategic locations with Fairplay being one those that could be better purposed. If the property was not identified for housing, it would have most likely been sold off and the money used elsewhere. Lorme approached the Town last year and then went to his boss to pitch the plan who took it to the Transportation Commission who dedicated about $6,000,000 to his project alone and there is already a list of applicants for the units CDOT also hoped to open it up to State Patrol, the School, Town employees, County Deputies, etc. He did feel CDOT would fill 6-8 of them immediately with Maintainers and the others would be available for year-to-year leases in order to make sure they were filled. Lorme introduced David Fox who reported CDOT was trying to make a better financial investment by investing in what historically has been an appreciating asset in real estate so they would have something to show for that money that's being paid out. Having people move into the community or work in the community, that they're providing higher levels of service and filling more jobs was also a goal. Rents would cover a professional management company and help keep the area nice and fund future projects. Fox stated this is the first project like it anywhere in the Country and CDOT was excited about the model. He stated that CDOT was really trying to "fit" the community. Adam Alexander, Chief Estimator for MW Golden spoke next. Alexander stated his company was experienced in working in smaller communities and they would do the best possible job to appease the community and neighbors. The Superintendent lives in Buena Vista and would be on-site every day. They just finished the Hartsel ambulance station and would finish the Jefferson one very soon. Pete Weber of Coburn Architects then reviewed slides of the proposed plans stating they do a lot of affordable housing projects and try to make them fit the community they are in while making them affordable. He reviewed the layout, aspects, amenities, aesthetics and access for the plan advising the intent was to create a higher-quality experience for the folks who are going to live there. Civil engineering aspects were also reviewed, and it was pointed out that Hathway contains a 4-inch water line, and CDOT would be putting in an 8-inch water line so a request was made to the Town to update the 4 inch line. MW Golden indicated the potential of helping the Town to do this.

Mayor Just opened the floor to public comment.

- Bill Reeves, 791 Hathway, questioned the availability of environmental reports.

- Kathy Reeves, 791 Hathaway, was concerned about more parking along and on 8th Street and questioned if there would be a wider easement for parking.
- Kerrie Lynn, 851 Hathaway, inquired what rents would be and was concerned that Teachers would still not be able to afford the units. She also loved the fact that the eyesore building was gone but was not excited that she would now have to deal with added noise from the higher density.
- Tyger Kulesza, 860 Steinfeldt, felt CDOT's pay was still too low, she did not like that the process still allowed the State to do whatever they wanted and a chuckle from one of the CDOT representatives when that was mentioned put her at unease. She felt that signaled CDOT did not really care about Fairplay and was also concerned about added traffic and higher densities decreasing the small-town quality of life.
- Don Millemon, 808 Crawford, wanted to make sure the build was quality work with rules and restrictions to keep it from becoming a "dump" like he had seen in other multi-family areas.

CDOT representatives Fox and Lorme responses were as follows:
- ✓ Any reports available would be shared.
- ✓ There would be no CDOT work trucks or heavy equipment parked on-site but there could be State Patrol cruisers.
- ✓ A Management Company would be responsible for upkeep and there would be strict rules that would be enforced, and the community would have telephone numbers for State representatives to call for issues.
- ✓ The property would remain State property and if units are not filled with CDOT Maintainers, they will be offered up to other government entities for their employees.
- ✓ 2 parking spots would be available for each home on-site with the others available for deliveries and visitors. The figures did not include any on-street easement parking.
- ✓ Rents should be between $1,000 and $2,000.
- ✓ CDOT did consider apartments that could have been much higher density, but they chose single-family homes to keep with the traditions of Fairplay.
- ✓ The people would work in, live in, shop in and be part of the community.
- ✓ CDOT staff apologized for "chuckling" and advised it was because of the number of hours spent on this proposal trying to meet every single Town code and respect the Town and its surroundings. They were not making light of the situation at all.
- ✓ The homes will come with strict leasing guidelines for legality, safety, cleanliness, etc. Lease types were still being developed but all CDOT residents will be held accountable to be good neighbors because they represent CDOT, and the State of Colorado so there will definitely be a higher standard for them than for an average tenant.
- ✓ This project will be a showcase and they want to be able to point to the Fairplay project as a success.

The Mayor closed the floor to public comment and opened it up to questions from the Board. Mayor Just asked if instead of a sidewalk that dead ends into Type M riprap, if CDOT would entertain the notion of extending the 6-foot sidewalk down to the 9th Street intersection and putting a curb return there with a ramp that would facilitate the town's future plans of a sidewalk on that side of 9th Street. He noted that Hathway and 8th Street are some of the 5 busiest streets in Town and he felt the sidewalk would be a tremendous asset to the people living in the area. Just said almost the same situation was occurring on 8th Street so if the safety of the residents was really being looked at, he felt they should do the same there taking the sidewalk over to meet the inlet/outlet on 8th at a minimum. Just felt that in the whole scope of the project, these changes would become a very minuscule addition and such a huge benefit to helping this intersection, neighborhood and safety of the school children. Mayor Pro Tem Dodge echoed these recommendations and felt with the added traffic from the proposed development, CDOT really needed to look at adding the sidewalks for the safety of all the residents and he knew they had the technology, staff and expertise to fix corners and walkways. Just also cautioned that they look at the sidewalk chases on Hathway stating that what works in Denver does not work in Fairplay. Trustee Voorhis questioned if all utilities were planned for underground and that was confirmed by CDOT representatives. He also asked that the trail behind the site going to the Boys & Girls club be maintained because it was used so the children did not have to walk on the street and CDOT felt that was not on the State's property. There was a short discussion about snow plowing responsibilities and Public Works Director Graham advised all plowing on the site would be CDOT's responsibility and then there was clarification on the total number of parking spaces, and it appeared to only be a total of 24. Just asked that the number be clarified. Trustee Lynn shared questions that were asked of him by citizens including sharing of any soils report. CDOT Deputy Property Manager Fox replied the only ground subsurface evaluation was for geotechnical purposes for building construction purposes. It was an initial site analysis or visual site look and following all state and federal regulations on that. If anything was encountered, then different methodologies would have to take place. The construction manager and environmental program manager will both be on site during the excavation to monitor that everything is taken care of. After further discussion, Mayor Just clarified that the site was hard-surfaced and there were never any underground thanks, a sump or any pit with a dirt floor that would trigger the type of reports everyone wanted to see. Trustee Douglas inquired about subsidies to make the rents more affordable. Lorme replied CDOT would own the property and the only reason for charging rent was to have the employees invested in the upkeep of the property and help pay management fees, but it will not hinder someone's ability to live there. He stated he would share the rent schedule with the Town as soon as he had it, but he felt rents would be based on pay grades for State staff so Supervisors would pay more and so would Troopers.

Mayor Pro Tem Dodge noted that this proposal did not pop up overnight. There were multiple meetings, it was not done behind closed doors, and he wanted people to know that a lot of the concerns brought up tonight had already been talked about. Mayor Just added that after his first meeting on the project, he walked away with a bad attitude, and while this was a big pill to swallow, he encouraged everyone to think positive and embrace the community and people it would bring as someone living there could become a best friend. Director of Operations Lorme closed by stating he heard everything that was said, and he assured everyone CDOT would go out of its way to be a good neighbor and that Fairplay was just as important to him as every other city of town because every highway need to be open and maintained not just some of them. He stated the project is a means to an end and he felt CDOT went out of their way to address all the concerns Staff had and they wanted the project to enrich Fairplay and be a model for other communities. He closed by stating CDOT was not just going to build this like a regular contractor then depart and leave it to individual homeowners to take care of their property and he stated CDOT was seeking approval and if the Board told them no, CDOT would have to reconsider and wouldn't go ahead with building something without the Town Board's approval because CDOT and the project wouldn't be welcome. That is not what they wanted. Mayor Just commented that he had direct knowledge of MW Golden as a contractor, and they were known as being one of the highest-quality and most responsive contractors in the state. He shared that on the first night of demolition, there was a bit of a mess, Town Administrator Sciacca made a call, and it was cleaned up and remedied ever since and these are the kinds of things the Town expects and appreciates. Lorme was asked to address the schedule and he reported that construction should start at the end of month and the entire project would take about 9 months with the units coming from Fading West in Buena Vista. Town Administrator Sciacca wrapped up by reminding that what CDOT was proposing to build was really a permitted use or use by right and densities could have been higher. Staff felt the CDOT team listened to Staff's concerns and comments and was very responsive. Overall, Staff felt this was a good project and solution to some of the housing issues and again that Staff was recommending approval with no conditions. Mayor Just took the opportunity to review the code requirements and what the Board needed to or was required to pay attention to in the process for moving forward with a vote. He then opened the floor for a motion.

Motion #4 by Trustee Voorhis, seconded by Trustee Douglas, that the Town of Fairplay Town Board approve the Location and Extent application by CDOT for Employee Housing to be located at 850 Hathaway Street because the Board finds that the proposal meets a preponderance of the Town of Fairplay Comprehensive Plan goals and policies and the requirements of the Unified Development Code. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Mayor Just thanked the CDOT team for their diligence and patience. He also thanked the community for showing up to be part of the process. The Board then took a brief recess at 8:13 PM and reconvened around 8:17 PM.

NEW BUSINESS

A. FIRST READING – Resolution No. 18, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SIDE YARD SETBACK VARIANCE AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.**

B. FIRST READING – Resolution No. 19, Series of 2023, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING THE APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW A MANUFACTURING USE IN THE COMMERCIAL (C) ZONE DISTRICT FOR AT CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 501 US HIGHWAY 285, FAIRPLAY, COLORADO.**

Town Administrator Sciacca presented an overview of the Staff Report reminding that both resolutions 18 and 19 were presented to formalize, or ratify, the Board of Trustees' prior action on June 5 granting a side yard setback variance and special use permit for manufacturing operations for 720 Brewing, LLC, and Highside Brewery at 501 US Highway 285. She recommended approval of both as presented.

Motion #5 by Trustee Douglas, seconded by Mayor Pro Tem Dodge, to approve Resolution No. 18, Series of 2023, as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Motion #6 by Trustee Voorhis, seconded by Trustee Douglas, to approve Resolution No. 19, Series of 2023, as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

BOARD OF TRUSTEE AND STAFF REPORTS

Public Works Director Graham reported that a water leak was located in May. It was an unmetered leak because the building, which sits behind the jail, had a broken meter frost plate and it was never radioed. That would be fixed shortly. Otherwise, crews had done a lot of crack sealing and would get the machine back in October to do more, and most of the Town's flowers arrived earlier in the day. He also noted the Town would be using a UTV for watering this year.

Town Administrator Sciacca reported that the Town did buy some flowers from Brady's West in Salida this year and would plan to do so again next year depending on how these held up. She also noted that the Town's events were beginning with the first summer TGIFariplay Concert set for June 26. She also reported that a Special Event Liquor Training was conducted for Town volunteers, the last of the expenditures were being paid for the Hathaway shop and CDOT had now taken over all utilities, and several larger expenditures were showing for Burro Days and Independence Day. Sciacca also reported on code enforcement efforts for RVs, street parking, business licensing and trash and rubbish. She again noted the need for many Code changes and advised that she would be recommending a recodification process in the 2024 budget instead of the piecemeal approach which would save time and effort for Staff.

Trusted Douglas thanked Graham for all he and his crew did for the Town, especially like finding water leaks that have been going on for years. He then reported he would be attending the Colorado Municipal League Conference in Denver next week.

Mayor Pro Tem Dodge reported that he spent a lot of time down at the Beach and it was crowded so he questioned the Town's need to look at a parking plan or something. He also saw some people panning up stream and told them they needed to move downstream. Sciacca reminded that there had been discussions about a Camp Host or Ranger for the area and the use and guide fees could help with the expense.

Trustee Voorhis apologized for missing the last meeting and then stated he would be traveling to Tajikistan and returning on July 3rd so he could miss the Board meeting that night.

Mayor Just reported that he, Sciacca, Wittbrodt and Alex Wagner conducted interviews with 3 applicants for the Town Treasurer position and there was a unanimous decision to offer the job to one of the candidates who everyone agreed would be an excellent addition to the Town. Everyone was thoroughly impressed with her interview and her input and knowledge of the Town's needs. Her name was not being shared until the acceptance was official. Just also felt one of the best attributes of the individual was her chipper, bubbly, can-do, not a cannot-do attitude. She also had a working knowledge of the Town's accounting program Caselle. Sciacca also took the opportunity to advise the Board the Town was trying to move Payroll processing to ADP in order to save time and money and get away from hand-written timecards. Just also reported he was contacted by CDOT about the upcoming Bridge replacement outside of Alma and asked about a closure. He stated that being a constructor of that type of project, his focus was on the feasibility of trying to reroute traffic in any certain form or fashion and he didn't come up with anything that was really realistic or feasible, so he recommended they shut it down, get it done, and open it up. Just cautioned that a full closure was forthcoming.

ADJOURNMENT

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at approximately 9:02 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

FAIRPLAY COLORADO TOWN SEAL

ATTEST:

Janell Sciacca, Town Clerk