

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, August 7, 2023, at 6:00 P.M
at the Fairplay Town Hall Board Room
901 Main Street, Fairplay Colorado**

[Click here to join the TEAMS meeting](#)

(Meeting ID: 273 140 368 825 / Passcode: drvQno)

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **APPROVAL OF AGENDA**
- V. **CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. **APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from July 14, 2023 through August 2, 2023 in the amount of **\$88,609.41**.
- 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. **NEW BUSINESS**
 - A. **FIRST READING** – Resolution No. 23, Series of 2023, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JENNIFER DANNER AS TOWN TREASURER.”** *The Board will consider a resolution to appoint a new Town Treasurer.*
 - B. **FIRST READING** – Resolution No. 24, Series of 2023, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND GREG LEICHTMAN FOR THE 318 BEAVER CREEK LANE WALKWAY PROJECT.”** *The Board will review an application from the owner of 318 Beaver Creek Lane for PIIP to help fund walkway improvements to enhance the aesthetics of the property.*
- VIII. **PUBLIC HEARINGS**
 - A. **CONTINUED FROM JULY 17, 2023** – Consideration of a Special Use Permit application from South Park Community Garden to allow for a Community Garden and Greenhouse in the Town Center (TC) Zoning District for the property located at 600 Front Street and legally described as Lot 1 and NW 23 FT of Lot 2, Block 7, T09 R77 S33 SE4, Fairplay.” *The Board will review an application from a non-profit group to allow for a Community Garden at 600 Front St.*
- IX. **OTHER BUSINESS**
 - A. Discussion regarding a request from the Meat Cleaver Wild Game Butcher to use the parking lot at 401 Main for accepting wild game for transport to Denver for processing. *(Mayor to introduce topic)*
- X. **BOARD OF TRUSTEE AND STAFF REPORTS**
- XI. **EXECUTIVE SESSION** Pursuant to C.R.S. Section 24-6-402(4)(f) for the purpose of determining positions relative to matters that may be subject to negotiation, developing a 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 the Police Department.
- XII. **ADJOURNMENT**

Upcoming Meetings/Important Dates

Living History Days at South Park City Museum	August 12-13, 2023
Board of Trustees Regular Meeting	Monday, August 21, 2023
Park County Intergovernmental Meeting in Alma	Tuesday, August 22, 2023
Final TGIFairplay Free Concert w/ Hazel Miller and FREE Peaches & Ice Cream	Saturday, August 26, 2023
Board of Trustees Regular Meeting – CANCELED (LABOR DAY HOLIDAY)	Monday, August 21, 2023

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and on The Town of Fairplay Website (www.fairplayco.us) on Thursday, August 3, 2023. THIS AGENDA MAY BE AMENDED.



**AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, August 7, 2023, at 6:00 P.M
at the Fairplay Town Hall Board Room
901 Main Street, Fairplay Colorado**

[Click here to join the TEAMS meeting](#)

(Meeting ID: 273 140 368 825 / Passcode: drvQno)

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF AGENDA**
- V. CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from July 14, 2023 through August 2, 2023 in the amount of **\$88,609.41**.
- 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. NEW BUSINESS**
 - A. FIRST READING** – Resolution No. 23, Series of 2023, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JENNIFER DANNER AS TOWN TREASURER.”** *The Board will consider a resolution to appoint a new Town Treasurer.*
 - B. FIRST READING** – Resolution No. 24, Series of 2023, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND GREG LEICHTMAN FOR THE 318 BEAVER CREEK LANE WALKWAY PROJECT.”** *The Board will review an application from the owner of 318 Beaver Creek Lane for PIIP to help fund walkway improvements to enhance the aesthetics of the property.*
- VIII. PUBLIC HEARINGS**
 - A. CONTINUED FROM JULY 17, 2023** – Consideration of a Special Use Permit application from South Park Community Garden to allow for a Community Garden and Greenhouse in the Town Center (TC) Zoning District for the property located at 600 Front Street and legally described as Lot 1 and NW 23 FT of Lot 2, Block 7, T09 R77 S33 SE4, Fairplay.” *The Board will review an application from a non-profit group to allow for a Community Garden at 600 Front St.*
- IX. OTHER BUSINESS**
 - A.** Discussion regarding a request from the Meat Cleaver Wild Game Butcher to use the parking lot at 401 Main for accepting wild game for transport to Denver for processing. *(Mayor to introduce topic)*
- X. BOARD OF TRUSTEE AND STAFF REPORTS**
- XI. EXECUTIVE SESSION** Pursuant to C.R.S. Section 24-6-402(4)(f) for the purpose of determining positions relative to matters that may be subject to negotiation, developing a 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 the Police Department.
- XII. ADJOURNMENT**

Upcoming Meetings/Important Dates

Living History Days at South Park City Museum	August 12-13, 2023
Board of Trustees Regular Meeting	Monday, August 21, 2023
Park County Intergovernmental Meeting in Alma	Tuesday, August 22, 2023
Final TGI Fairplay Free Concert w/ Hazel Miller and FREE Peaches & Ice Cream	Saturday, August 26, 2023
Board of Trustees Regular Meeting – CANCELED (LABOR DAY HOLIDAY)	Monday, August 21, 2023



MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Kim Wittbrodt, Treasurer
RE: Paid Bills
DATE: August 3, 2023

Agenda Item: Bills

Attached is the list of the invoices paid between July 14, 2023, and August 2, 2023.

Total Expenditures: \$88,609.41

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

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 1
Aug 03, 2023 07:48AM

Report Criteria:

Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
07/26/2023	19397	American Water Works Ass	membership fee	1	04/23/2023	365.00	517455
Total 78:						365.00	
08/01/2023	19437	Caselle, Inc	Time Keeping	1	07/28/2023	1,926.00	105060
08/01/2023	19437		Time Keeping	2	07/28/2023	1,284.00	517206
Total 334:						3,210.00	
07/24/2023	19379	Cash	Petty Cash	1	07/23/2023	2,000.00	105162
07/26/2023	19399		Petty Cash Burro Parade a	1	07/26/2023	825.00	105162
07/26/2023	19399		Petty Cash Beer Garden	2	07/26/2023	500.00	101002
Total 340:						3,325.00	
08/01/2023	19439	Colo. Dept. of Public Healt	Dues	1	07/25/2023	310.00	517455
Total 466:						310.00	
07/14/2023	19359	O'Rourke Media Group, LL	legal ads	1	06/30/2023	53.67	106125
07/14/2023	19359		display ads	2	06/30/2023	215.00	105150
07/14/2023	19359		display ads	3	06/30/2023	215.00	105171
Total 868:						483.67	
07/14/2023	19360	Postal Pros Southwest, Inc	water billing	1	07/07/2023	269.34	517218
07/14/2023	19360		insert	2	07/07/2023	115.60	105130
Total 1699:						384.94	
07/14/2023	19364	Town of Fairplay	501 main	1	06/30/2023	303.20	105195
Total 2134:						303.20	
08/01/2023	19447	USABlueBook	water maint equip	1	07/20/2023	257.51	105630
Total 2176:						257.51	
08/01/2023	19448	Utility Notification Center	RTL Transmissions	1	07/31/2023	24.51	517455
08/01/2023	19448		RTL Transmissions	1	07/31/2023	27.09	517650
Total 2194:						51.60	
08/01/2023	19449	Verizon Wireless	jet pack	1	07/15/2023	40.01	105130
08/01/2023	19449		cell Phone - public works	2	07/15/2023	40.70	105645
08/01/2023	19449		Police Air Cards	3	07/15/2023	488.94	105455
08/01/2023	19449		Phones	4	07/15/2023	1,466.95	105065
Total 2212:						2,036.60	
08/01/2023	19452	Xcel Energy	945 Quarry Rd	1	07/17/2023	15.16	517490
08/01/2023	19452		117 Silverheels	2	07/17/2023	.70	105841
08/01/2023	19452		1190 castello	3	07/17/2023	104.82	105650
08/01/2023	19452		200 2nd Ave	4	07/17/2023	114.79	517470

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 2
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
08/01/2023	19452		157 6th street	5	07/17/2023	69.71	105640
08/01/2023	19452		156 5th street	6	07/17/2023	17.62	105640
08/01/2023	19452		589 Platte Dr.	7	07/17/2023	16.95	105841
08/01/2023	19452		419 front street	8	07/17/2023	17.35	105640
08/01/2023	19452		901 1/2 Main Street	9	07/17/2023	3.53	105023
08/01/2023	19452		fairplay sign 1	10	07/17/2023	.42	105640
08/01/2023	19452		747 Bogue	11	07/17/2023	1.43	105841
07/14/2023	19365		street lights	1	07/03/2023	904.27	105640
Total 2296:						1,266.75	
08/01/2023	19443	Laser Graphics	Business Cards	1	07/31/2023	68.00	105030
Total 2437:						68.00	
07/14/2023	19357	KONICA MINOLTA BUSIN	Copier	1	06/30/2023	36.62	105130
Total 2448:						36.62	
07/24/2023	19390	Salt Licking Goat Clothing	burro days shirts	1	07/07/2023	11,930.80	105162
Total 2500:						11,930.80	
07/19/2023	19367	CARD SERVICES	Kim and Chip	1	07/01/2023	6.49	105070
07/19/2023	19367		Kim and Chip	2	07/01/2023	92.27	105070
07/19/2023	19367		Supplies	3	07/01/2023	42.45	105135
07/19/2023	19367		Supplies	4	07/01/2023	6.98	105135
07/19/2023	19367		Kim and Chip	5	07/01/2023	10.88	105070
07/19/2023	19367		Supplies	6	07/01/2023	14.55	105670
07/19/2023	19367		Supplies	7	07/01/2023	14.54	105134
07/19/2023	19367		Kim and Chip	8	07/01/2023	39.99	105070
07/19/2023	19367		Kim and Chip	9	07/01/2023	947.28	105070
07/19/2023	19367		Signature Coins	10	07/01/2023	434.00	105162
07/19/2023	19367		Supplies	11	07/01/2023	76.14	105150
07/19/2023	19367		Supplies	12	07/01/2023	86.97	105171
07/19/2023	19367		Supplies	13	07/01/2023	53.93	105171
07/19/2023	19367		Supplies	14	07/01/2023	39.24	105134
07/19/2023	19367		Supplies	15	07/01/2023	27.98	105171
07/19/2023	19367		Supplies	16	07/01/2023	19.98	105171
07/19/2023	19367		Supplies	17	07/01/2023	31.90	105171
07/19/2023	19367		Supplies	18	07/01/2023	139.99	105150
07/19/2023	19367		Supplies	19	07/01/2023	113.91	105171
07/19/2023	19367		Band Food	20	07/01/2023	187.25	105150
07/19/2023	19367		Supplies	21	07/01/2023	184.53	105150
07/19/2023	19367		Supplies	22	07/01/2023	61.52	105171
07/19/2023	19367		Supplies	23	07/01/2023	123.04	105162
07/19/2023	19367		Supplies	24	07/01/2023	47.54	105171
07/19/2023	19367		Band Lodging	25	07/01/2023	183.00	105171
07/19/2023	19367		Band Lodging	26	07/01/2023	183.00	105171
07/19/2023	19367		Supplies	27	07/01/2023	68.61	105162
07/19/2023	19367		Domain Renewal	28	07/01/2023	23.17	105130
07/19/2023	19367		Domain Renewal	29	07/01/2023	23.17	105130
07/19/2023	19367		Domain Renewal	30	07/01/2023	21.17	105130
07/19/2023	19367		Supplies	31	07/01/2023	109.24	105030
07/19/2023	19367		QR Code	32	07/01/2023	29.00	105130
07/19/2023	19367		Supplies	33	07/01/2023	86.49	105170
07/19/2023	19367		Kim and Chip	34	07/01/2023	57.35	105070

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 3
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
07/19/2023	19367		Supplies	35	07/01/2023	398.61	105171
07/19/2023	19367		Adobe Pro Subscription	36	07/01/2023	13.41	105150
07/19/2023	19367		Adobe Pro Subscription	37	07/01/2023	13.41	105162
07/19/2023	19367		Adobe Pro Subscription	38	07/01/2023	13.41	105166
07/19/2023	19367		Adobe Pro Subscription	39	07/01/2023	13.41	105171
07/19/2023	19367		Adobe Preo Subscription	40	07/01/2023	13.40	105174
07/19/2023	19367		Ray Douglas	41	07/01/2023	344.86	105015
07/19/2023	19367		Kim and Chip	42	07/01/2023	100.95	105070
07/19/2023	19367		Supplies	43	07/01/2023	149.20	105030
07/19/2023	19367		Supplies	44	07/01/2023	103.37	105030
07/19/2023	19367		Supplies	45	07/01/2023	84.10	105030
07/19/2023	19367		Supplies	46	07/01/2023	76.03	105030
07/19/2023	19367		Supplies	47	07/01/2023	13.61	105030
07/19/2023	19367		Supplies	48	07/01/2023	21.24	105135
07/19/2023	19367		Supplies	49	07/01/2023	163.62	105171
07/19/2023	19367		PW Food	50	07/01/2023	86.15	105150
07/19/2023	19367		Fuel	51	07/01/2023	42.12	105415
07/19/2023	19367		Car wash	52	07/01/2023	5.50	105420
07/19/2023	19367		Car wash	53	07/01/2023	2.50	105420
07/19/2023	19367		Job Posting	54	07/01/2023	324.95	105070
07/19/2023	19367		Amazon	55	07/01/2023	179.00	105140
Total 2503:						5,750.40	
08/01/2023	19441	Envision Sign and Graphic	senior banners	1	05/01/2023	1,624.62	105110
08/01/2023	19441		vinyl banners	1	05/18/2023	524.50	105130
08/01/2023	19441		vinyl banners	1	07/25/2023	994.15	105162
08/01/2023	19441		vinyl banners	2	07/25/2023	15.00	105150
Total 2528:						3,158.27	
08/01/2023	19438	CenturyLink	acct 719-836-4609 502B	1	07/19/2023	70.57	517470
Total 2614:						70.57	
07/24/2023	19396	Wittbrodt, Kim	cell phone reimb	1	07/24/2023	50.00	105065
Total 2655:						50.00	
07/14/2023	19362	Staples Advantage	office supplies	1	07/07/2023	245.74	105030
Total 2665:						245.74	
08/01/2023	19442	Frank Just	plaques	1	06/19/2023	225.00	105110
Total 2754:						225.00	
08/01/2023	19444	Mobile Record Shredders	record shredding	1	07/26/2023	57.00	105030
Total 2793:						57.00	
07/24/2023	19378	Bullock, Julie	cell phone reimburse	1	07/24/2023	25.00	105645
07/24/2023	19378		cell phone reimburse	2	07/24/2023	25.00	517226
Total 2812:						50.00	
07/19/2023	19368	Colorado Analytical Lab	water testing	1	07/17/2023	24.00	517475

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 4
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
08/01/2023	19440		waste water testing	1	07/26/2023	403.00	517665
Total 2864:						427.00	
08/01/2023	19446	Tolin Mechanical	contract maintenance	1	07/14/2023	758.00	517655
07/14/2023	19363		reclaim refrigerant	1	07/11/2023	655.00	105135
Total 2867:						1,413.00	
07/26/2023	19412	Shirley Septic Pumping, In	South Park Trail Run	1	06/05/2023	440.00	105170
07/26/2023	19412		tgif concert	1	06/26/2023	440.00	105150
07/26/2023	19412		4th of July Concert	1	07/10/2023	770.00	105171
07/26/2023	19412		Silverheels 100 Run	1	07/10/2023	440.00	105170
07/26/2023	19412		cohen park	1	07/26/2023	153.07	105842
07/26/2023	19412		117 Silverheels Baseball Fi	1	06/09/2023	48.00	105842
07/26/2023	19412		town hall	1	06/09/2023	306.13	105120
07/26/2023	19412		117 Silverheels Rd	1	06/09/2023	81.09	105182
Total 2893:						2,678.29	
07/26/2023	19403	Jack Blease	Burro Days Entertainment	1	07/26/2023	100.00	105162
Total 2911:						100.00	
07/26/2023	19414	Summit Concert Band	Burro Days Entertainment	1	07/26/2023	200.00	105162
Total 2913:						200.00	
07/26/2023	19400	Dean Misantoni	Burro Days Entertainment	1	07/26/2023	50.00	105162
Total 2914:						50.00	
07/26/2023	19415	Todd Johnson	Burro Days Entertainment	1	07/26/2023	200.00	105162
Total 2918:						200.00	
07/14/2023	19355	Breckenridge Window & Ic	Clean windows Town Hall	1	06/30/2023	275.00	105025
Total 3015:						275.00	
07/26/2023	19404	Jackson Bullock	Burro Days Entertainment	1	07/26/2023	100.00	105162
Total 3026:						100.00	
07/24/2023	19382	Employers Council	Legal Services	1	07/05/2023	45.00	105057
Total 3083:						45.00	
07/26/2023	19408	McGoan Productions	Burro Days Entertainment	1	07/26/2023	1,000.00	105162
Total 3106:						1,000.00	
07/14/2023	19356	Hunn Planning & Policy, LL	planning fees	1	07/12/2023	437.50	105105
07/14/2023	19356		planning fees-stone creek	2	07/12/2023	40.00	105107
07/14/2023	19356		planning fees-cdot	3	07/12/2023	1,280.00	105145
07/14/2023	19356		planning fees-bill back- bea	4	07/12/2023	280.00	105107

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 5
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3183:						2,037.50	
07/26/2023	19409	Randall McKinnon	Burro Days Entertainment	1	07/26/2023	50.00	105162
Total 3217:						50.00	
08/01/2023	19445	SGM	gis mapping	1	07/25/2023	1,155.00	105655
07/26/2023	19411		general engineering	1	07/20/2023	135.00	105105
07/26/2023	19411		Mustang Ridge	1	07/20/2023	225.00	105107
07/26/2023	19411		Silver Beaver	1	07/20/2023	582.00	105107
07/26/2023	19411		CDOT Housing	1	07/20/2023	405.00	105145
07/26/2023	19411		South Park Community Ga	1	07/20/2023	540.00	105107
Total 3272:						3,042.00	
07/24/2023	19383	Ernst, Sarah	cell phone reimburse	1	07/24/2023	50.00	105065
Total 3313:						50.00	
08/01/2023	19450	Warm Springs Consulting	contract	1	07/31/2023	4,500.00	517417
08/01/2023	19450		contract	1	07/31/2023	5,000.00	517627
Total 3463:						9,500.00	
07/24/2023	19377	Bannister, Chris	cell phone reimburse	1	07/24/2023	25.00	517226
07/24/2023	19377		cell phone reimburse	2	07/24/2023	25.00	105645
Total 3464:						50.00	
07/24/2023	19395	Wagner, Alex	cell phone reimburse	1	06/24/2023	50.00	105065
Total 3506:						50.00	
07/26/2023	19405	Keith Chisholm	Burro Days Entertainment	1	07/26/2023	200.00	105162
Total 3514:						200.00	
07/24/2023	19385	Graham, Donovan	cell phone reimburse	1	06/24/2023	25.00	105645
07/24/2023	19385		cell phone reimburse	2	06/24/2023	25.00	517226
Total 3519:						50.00	
07/26/2023	19413	Summit Choral Society	Burro Days Entertainment	1	07/26/2023	200.00	105162
Total 3562:						200.00	
07/19/2023	19370	Kenosha Pest Specialist	pest control	1	07/17/2023	30.00	517260
07/19/2023	19370		pest control	2	07/17/2023	30.00	105025
Total 3564:						60.00	
07/24/2023	19389	Phoenix Technology Group	computer	1	07/19/2023	313.78	105060
07/19/2023	19371		computers	1	07/01/2023	803.20	105645
07/19/2023	19371		computers	2	07/01/2023	803.20	105465
07/19/2023	19371		computers	3	07/01/2023	803.20	105060

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 6
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3580:						2,723.38	
07/24/2023	19391	Sciacca, Janell	cell phone reimburse	1	07/24/2023	50.00	105065
Total 3583:						50.00	
08/01/2023	19451	Wilson Williams LLP	General Counsel	1	07/31/2023	952.70	105057
08/01/2023	19451		legal-bill back marvel	1	07/31/2023	172.50	105107
Total 3586:						1,125.20	
07/14/2023	19358	MissionSquare Retirement	retirement plan fee	1	07/12/2023	250.00	106130
Total 3587:						250.00	
07/24/2023	19387	Kleinschmidt, Sean	cell phone reimburse	1	07/24/2023	25.00	517226
07/24/2023	19387		cell phone reimburse	2	07/24/2023	25.00	105645
Total 3590:						50.00	
07/24/2023	19384	Excell Pump Services	prv REPAIR	1	07/18/2023	3,978.65	517445
Total 3594:						3,978.65	
07/26/2023	19402	Hardesty Engineering and	consulting	1	05/06/2023	8,330.00	517430
07/19/2023	19369		consulting	1	07/10/2023	4,456.83	517430
Total 3618:						12,786.83	
07/24/2023	19380	Charles Abbott Associates,	building official services	1	06/30/2023	824.03	105058
Total 3655:						824.03	
07/26/2023	19407	Konica Minolta Premier Fin	copier	1	07/15/2023	202.27	105032
Total 3700:						202.27	
07/28/2023	19416	Nalani Clisset	july band	1	05/25/2023	1,840.00	105162
Total 3713:						1,840.00	
07/24/2023	19394	Utopia Fairplay, Inc.	2009 Chevy Tahoe	1	07/13/2023	87.33	105420
07/24/2023	19394		2022 Chevey Tahoe	2	07/13/2023	675.68	105420
Total 3718:						763.01	
07/24/2023	19386	Iconix Clothing	Outhouse Race T Shirts	1	07/13/2023	528.00	105162
Total 3722:						528.00	
07/14/2023	19361	Skyline Photography Inc	Banners for buses	1	07/14/2023	100.00	105245
Total 3725:						100.00	
07/14/2023	19354	A Squared Instruments and	Aerator for Sludge Pond R	1	07/10/2023	3,319.58	517655

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 7/14/2023 - 8/2/2023Page: 7
Aug 03, 2023 07:48AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3726:						3,319.58	
07/24/2023	19388	Nelowet Business Machine	Brother Printer	1	07/11/2023	779.00	105465
Total 3727:						779.00	
07/24/2023	19381	Ella Kupperberg	Burro Booth Refund	1	07/19/2023	180.00	104756
Total 3728:						180.00	
07/24/2023	19393	Travis Hill	Burro Booth Refund	1	07/19/2023	180.00	104756
Total 3729:						180.00	
07/24/2023	19392	Shelly Hall	Burro Racer Refund	1	07/19/2023	65.00	104756
Total 3730:						65.00	
07/26/2023	19410	Sandra Baker	Burro Booth refund	1	07/24/2023	400.00	104756
Total 3731:						400.00	
07/26/2023	19401	Gail Smith	Burro Days Entertainment	1	07/26/2023	100.00	105162
Total 3732:						100.00	
07/26/2023	19406	Kevin Russo	Burro Days Entertainment	1	07/26/2023	50.00	105162
Total 3733:						50.00	
07/26/2023	19398	Brad Curry	Burro Days Entertainment	1	07/26/2023	50.00	105162
Total 3734:						50.00	
08/01/2023	19436	Alpine Fire Mitigation, LLC	Roll Off Dumpsters	1	07/25/2023	2,850.00	105162
Total 3735:						2,850.00	
Grand Totals:						88,609.41	

Report Criteria:

Detail report type printed



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator/Clerk

RE: New Business Item A – Resolution No. 23 Appointment of Town Treasurer

DATE: August 3, 2023

Background:

Former Town Treasurer Kim Wittbrodt submitted her resignation earlier this year. The Town moved forward to post the position, conduct interviews and select a replacement. The applicant unanimously selected by the interview panel to be appointed the Town's next Treasurer is Jennifer "Jennie" Danner.

Recommendation:

Staff recommends approval of Resolution No. 23, Series of 2023, as presented by motion, second and a roll call vote to approve the appointment of Jennifer Danner as Town Treasurer effective, August 7, 2023.

Attachments:

- Resolution No. 23, Series of 2023

TOWN OF FAIRPLAY, COLORADO**RESOLUTION NO. 23****(Series of 2023)****A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JENNIFER DANNER AS TOWN TREASURER.**

WHEREAS, Sec. 2-3-10 of the Fairplay Municipal Code authorizes and directs the Board of Trustees to appoint Officers of the Town by a majority vote of all members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO that Jennifer Danner is hereby appointed as Town Treasurer and that, unless otherwise specified, shall hold such office until the second regular meeting of the Board of Trustees after the next regular municipal election, and in no event longer than thirty (30) days after the swearing in of the next elected Board, unless removed earlier in accordance with C.R.S. 31-4-307:

RESOLVED, APPROVED, AND ADOPTED this 7th day of August, 2023.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Alex Wagner, Special Projects Coordinator

RE: New Business Item B - Resolution No. 24, Series of 2023 Approving PIIP Agreement with Greg Leichtman

DATE: August 8, 2023

BACKGROUND / ANALYSIS:

Resolution No. 24, Series of 2023, will approve an agreement with Greg Leichtman for the 318 Beaver Creek Lane Walkway Project. Staff has reviewed this application and found it in compliance with the PIIP rules and regulations.

This application is for \$1,108 to go towards replacing the Concrete Walkway on the property which will improve the street view of the property. The property taxes paid for this property over the last five years is \$1,108. The estimate for the work is \$5826.70. You have \$18,111.00 in your PIIP line item for 2023. Staff recommends approval of this application.

RECOMMENDED ACTION:

Staff recommends approval of Resolution No. 24, Series of 2023 by motion, second and a roll call vote.

TOWN OF FAIRPLAY, COLORADO
RESOLUTION NO. 2023 -24

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND GREG LEICHTMAN FOR THE 318 BEAVER CREEK LANE WALKWAY PROJECT.

WHEREAS, the Town Board of the Town of Fairplay specifically finds that entering into this PIIP Agreement will enhance the appearance of the property thereby enhancing the appearance of the Town as a whole; and

WHEREAS, the Town Board finds that enhancing the appearance of the property and the Town promotes the public welfare including the expansion of retail sales tax and/or property tax generating business and expanded employment opportunities; and

WHEREAS, the Board of Trustees has reviewed the PIIP Agreement and finds it to be in compliance with the provisions of Section 4-9-80 of the Fairplay Municipal Code.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that the Mayor is authorized to enter into this agreement between the Town of Fairplay and Greg Leichtman as described in the agreement, attached hereto as "Exhibit A", and to execute the same on behalf of the Town.

RESOLVED, APPROVED, and ADOPTED this 7th day of August 2023.

TOWN OF FAIRPLAY, COLORADO

(Seal)

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

**PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT
(318 BEAVER CREEK LANE WALKWAY PROJECT)**

THIS PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT (318 Beaver Creek Lane, Walkway Project) (hereafter referred to as the "318 Beaver Creek Lane Walkway Project PIIP Agreement") is made and executed this 7th day of August 2023, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipal corporation, (hereafter referred to as the "Town"), and Greg Leichtman (hereafter referred to as the "Owner").

W I T N E S S E T H

WHEREAS, the Owner is the owner of certain real property in the Town commonly described as 318 Beaver Creek Lane, (the "Property"); and

WHEREAS, the Owner proposes to improve the Property by replacing the concrete walkway, in which said improvements will enhance the appearance of the Property and of the Town; and

WHEREAS, in entering into this PIIP Agreement, the Town Board of the Town specifically finds that the criteria for approval of a PIIP Agreement set forth in Section 4-9-80 of the Fairplay Municipal Code are met; and

WHEREAS, the parties hereto wish to set forth in full their agreement as to the nature and extent of the improvements which shall be constructed and installed by contractor Chip Kelly within and upon the Property, and the manner for and extent of the reimbursement to the Owner for a portion of the cost of such construction materials; and

WHEREAS, the parties wish to memorialize all aspects of their agreement as to the terms and conditions of such reimbursement in this PIIP Agreement.

NOW THEREFORE, the parties hereto, for themselves, their successors and assigns (to the extent this PIIP Agreement is assignable, as specified hereinafter), in and for the consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. **Authority.** This PIIP Agreement is entered into in compliance with the provisions of Article 9, Chapter 4 of the Fairplay Municipal Code.

2. **Scope of Work.** The parties hereby mutually agree that Owner shall construct, or cause to be constructed, the improvements to the Property set forth in **Exhibit A** hereto (the "Work" or the "Project"). Such work shall be completed to the reasonable satisfaction of the Town prior to any reimbursement pursuant to this PIIP Agreement. Any change in the Scope of Work shall require the prior written approval of the Town and may result in a decrease in the amount of the reimbursement should the Town reasonably determine that the change diminishes the cost or value of the improvements. The construction or installation of the improvements shall be completed no later than December 31, 2023. Should the work not be completed by the dates specified above, this PIIP Agreement shall terminate and be of no further force or effect and the Town shall have no further obligations hereunder.

3. **Cost of Project.** The estimated cost of the Project is Five Thousand Eight Hundred Twenty-Six Dollars and Seventy cents (\$5,826.70).
4. **Contractor.** Chip Kelly
5. **Property tax rebate and matching funds.** The parties hereby mutually agree that the maximum amount of real property taxes to be rebated to Owner by the Town shall be One Thousand One Hundred and Eight Dollars (\$1,108) and that such amount does not exceed the amount of real property taxes paid on the Property to the Town during the preceding five years. The owner shall pay not less than an amount equal to fifty percent (50%) of the total cost of the Project. Should the cost of the Project decrease during the work the property tax rebate provided by the Town shall be reduced to assure that the Owner contributes at least fifty percent (50%) of the total cost of the Project.
6. **Maintenance of improvements.** The Owner shall maintain the improvements in good condition and repair for a period of five years from and after the date of completion. Should the Owner not perform this maintenance obligation Owner shall, upon written demand from the Town, refund to the Town all monies rebated to the Owner by the Town pursuant to this PIIP Agreement.
7. **Completion of work and payment of rebate.** Upon completion of the Work, Owner shall notify the Town of such completion and the Town shall perform an inspection of the improvements. If the improvements are completed in a satisfactory and workmanlike manner the Town shall accept same and shall, within thirty (30) day following such acceptance, rebate to the Owner the amount required by Paragraph 5 above.
8. **Annual appropriation.** The parties specifically acknowledge and agree that no undertaking on the part of the Town to rebate property taxes as specified herein constitutes a debt or obligation of the Town within any constitutional or statutory provision. The Town's obligations hereunder shall be subject to annual appropriation by the Town Board unless and until approved by the Town's electors.
9. **Assignment/Third party beneficiaries.** None of the obligations, benefits, and provisions of this PIIP Agreement shall be assigned in whole or in any part without the express written authorization of the Fairplay Town Board. In addition, no third party may rely upon or enforce any provision of this PIIP Agreement, the same being an agreement solely between the Town and the Owner, and which agreement is made for the benefit of no other person or entity.
10. **Successors and assigns.** This PIIP Agreement may be recorded and shall be binding on Owner's successors and assigns.
11. **Amendments.** This PIIP Agreement shall be subject to amendment only by a written instrument and executed by each party. Any such amendment shall require the approval by the Town Board of the Town of Fairplay at a regular or special meeting of the Town Board, and execution thereof by the Mayor and attestation by the Town Clerk.

12. **Notices.** Any written notices provided for or required in this PIIP Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the Town: Town Administrator
 Town of Fairplay
 PO Box 267
 Fairplay, CO 80440

To the Owner: Greg Leichtman
 P.O. Box 232
 Fairplay, CO 80440

EXECUTED the day and year first above written.

THE TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

Janell Sciacca, Town Clerk

OWNER:

Greg Leichtman

Property Address:

318+ 320 Beaver Cree Greg Leichtman
 Tax Schedule #: 20000407

HOW MUCH PIIP MONEY CAN I APPLY FOR IN 2023?

A - Total Tax Paid	Tax Year	B - Total Mill Levy	C - Fairplay Mill Levy	A / B X C - Total Tax Paid to Fairplay
1652.96	2022	75.9982	11.7999	256.64
1664.72	2021	72.8218	11.7999	269.74
1327.20	2020	74.603	11.7999	209.92
1291.68	2019	72.6069	11.7999	209.92
1013.38	2018	73.9152	11.7999	161.77

5 Year Total of Taxes Paid to Fairplay

\$1108

After you have determined total taxes paid to the Town of Fairplay over the past five years, make adjustment for any prior year's PIIP funds received from the Town.

Additional Notes:

Project must be Atleast \$2216

TOWN OF FAIRPLAY

Property Improvement Incentive Program (PIIP)

APPLICATION for CONSIDERATION

Name of Applicant (Must be Property Owner) Gregory LichtmanProperty Address: 318 / 320 Beaver Creek LaneMailing Address: PO Box 232Phone: 763 234 5681Email: gregleichtman@gmail.com

Description of Project (attach photo of current property/project area, description and/or drawings of proposed improvements, estimates/bids, further narrative if needed, etc.):

Replace old sidewalk and flagstone path
and replace with concrete walkway. Current
and new walkway wraps around side door
to front to other side door.

Estimated Cost of Project: 5,826⁷⁰Amount of PIIP Funds Applied for (cannot exceed amount of property tax paid to the Town of Fairplay over the last five years): 1,108

Amount of Matching Funds from Applicant (must be at least 50% of the cost of the project):

4718⁷⁰

Upon submission of this completed application a meeting will be scheduled for you to meet with the
Town Staff regarding your application and the program

By signing this application you certify that you have received and read the rules and regulations of the
PIIP Program - Ordinance No. 1, 2014.

Applicant signature:  Date: 6/22/23



Concrete (Brenner Materials)

Trip Charge \$20

Class D sidewalk mix \$234 a yard

$$367 \text{ sqft} = 4.587 \text{ yds}$$

$$5 \text{ yds Concrete} = 1274$$

+ 20 Trip Charge

$$\text{Total Concrete } \$1294$$

Wood / 2x4's Ace

400 Linear ft

$$2 \times 4 \$6.06 \text{ a piece} = \$242.40$$

18" wood stakes 12 for 19.33

$$3 \text{ per board } 120 \times 19.33 = \$193.30$$

Labor 367 sqft at \$11 a sqft

$$4,037^{00}$$

\$1.00 a trip for 3/4 Road base at Heartland
gravel for subgrade.

$$\text{Total } 5,826^{20}$$

Contractor Chip Kelly 602-654-8099

Total 367 sqft
RBR
Removal & Replace
at
\$16.00⁰⁰ sqft

4,037⁰⁰
in
Labor

Concrete
\$1,294

Wood 2x4's
400 Linear ft
\$242.40

Gravel 2 Tons
\$160⁰⁰

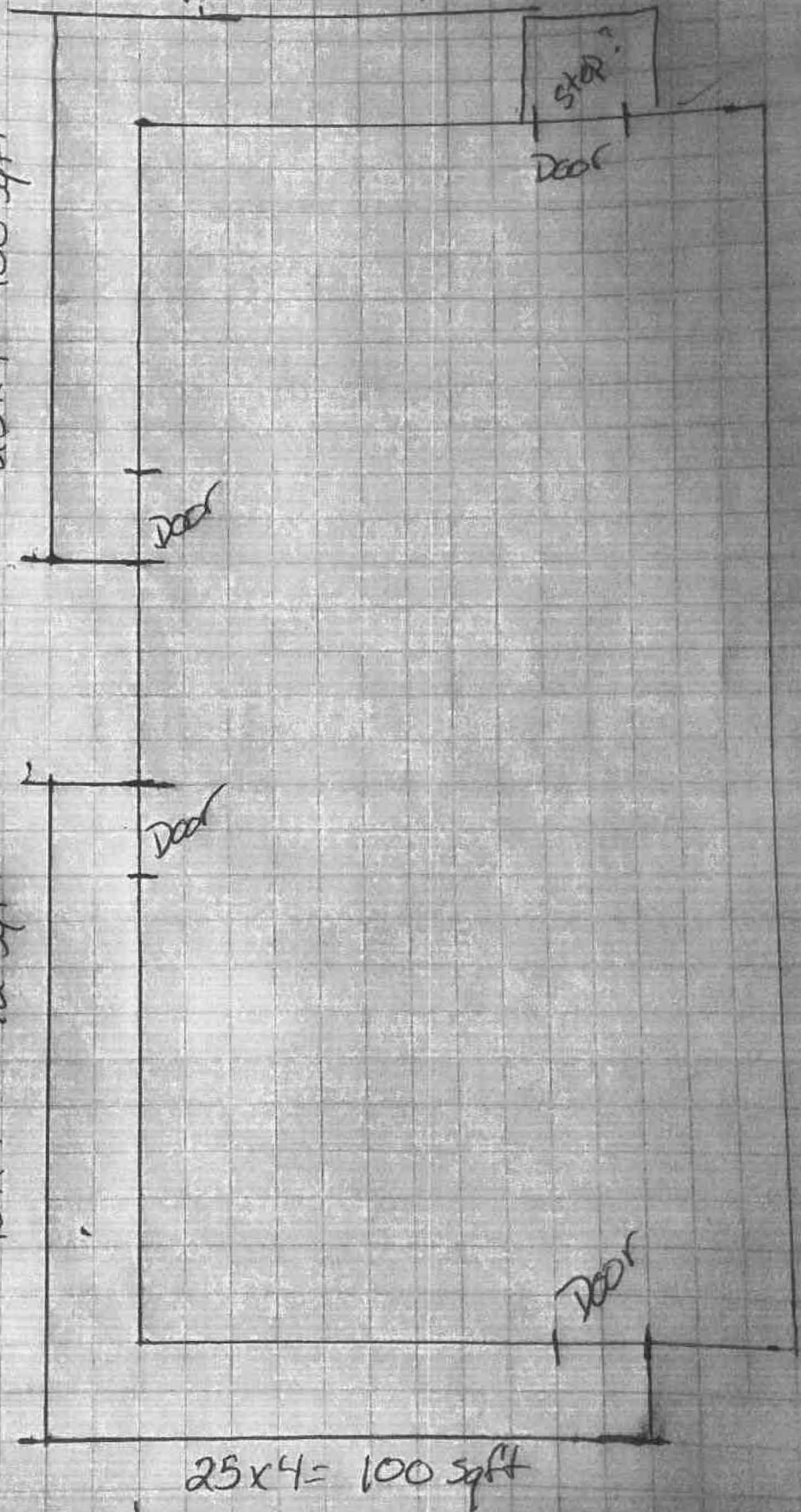
Stakes for Arms
? \$193.30

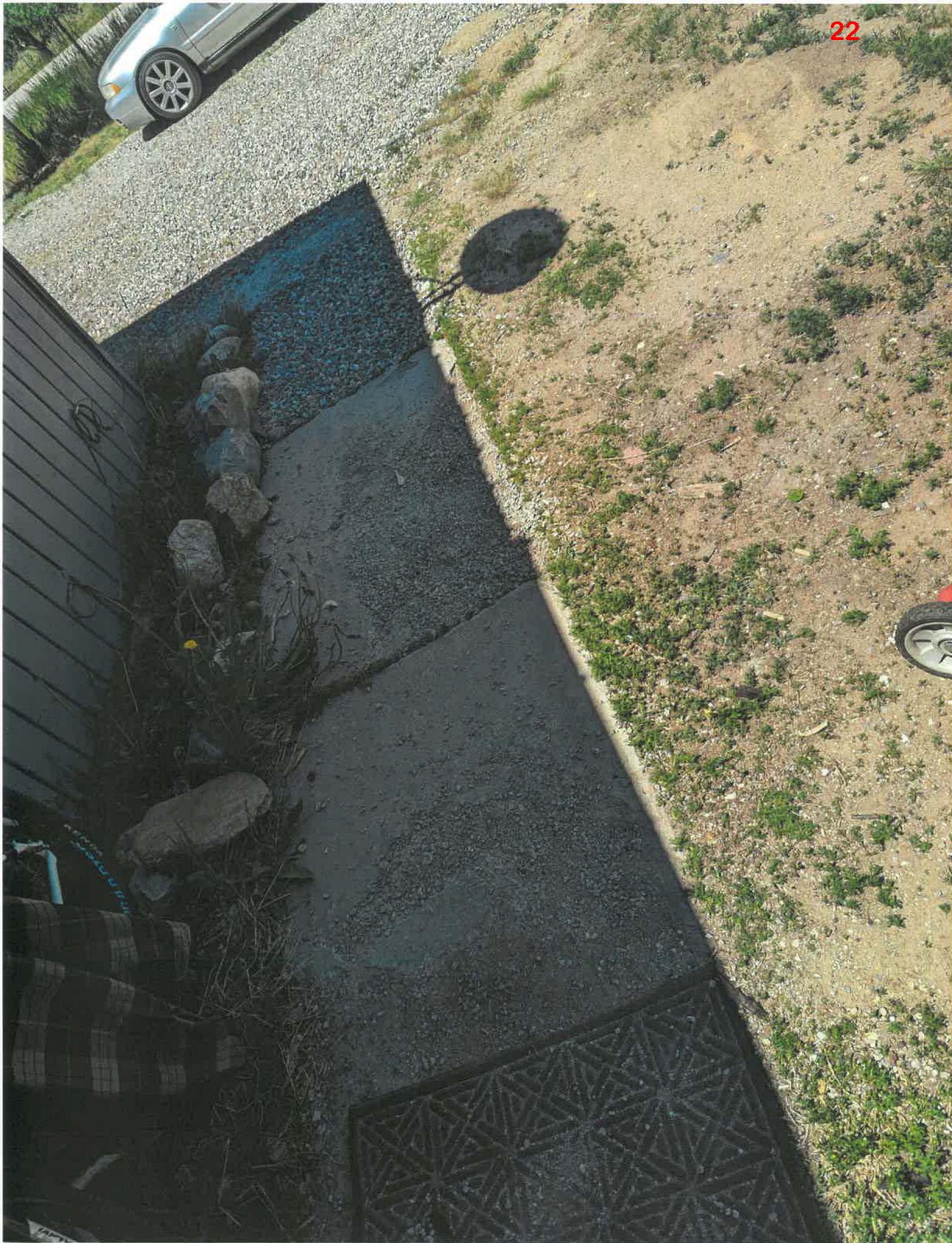
Total
5,826⁷⁰

$$25' \times 4' = 100 \text{ sqft}$$

$$18' \times 4' = 72 \text{ sqft}$$

$$19' \times 5' = 95 \text{ sqft}$$











**MAYOR'S OPENING STATEMENT
SPECIAL USE PERMIT HEARING FOR 600 FRONT STREET**

MAYOR JUST:

I WILL NOW OPEN THE PUBLIC HEARING ON THE APPLICATION OF SOUTH PARK COMMUNITY GARDEN FOR SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 600 FRONT STREET.

THE FAIRPLAY BOARD OF TRUSTEES HAS JURISDICTION TO CONDUCT THIS PUBLIC HEARING UNDER ARTICLES VI OF THE FAIRPLAY MUNICIPAL CODE AND ALSO KNOW AS THE UNIFIED DEVELOPMENT CODE. NOTICE OF THIS HEARING WAS GIVEN BY POSTING, MAILING AND PUBLICATION IN THE MANNERS REQUIRED BY SECTION 16-4-10 OF THE FAIRPLAY MUNICIPAL CODE, ARTICLE IV, AND EVIDENCE OF SUCH NOTICE IS HEREBY MADE A PART OF THE RECORD OF THIS PROCEEDING.

THE PURPOSE OF THIS HEARING IS TO CONSIDER THE APPLICATION OF SOUTH PARK COMMUNITY GARDEN FOR A SPECIAL USE PERMIT ON THE SUBJECT PROPERTY. THE APPLICANT SEEKS APPROVAL OF THE SPECIAL USE PERMIT TO ALLOW FOR A COMMUNITY GARDEN/ GREENHOUSE USE ON THE PROPERTY THAT IS ZONED TOWN CENTER (TC).

THE PROCEDURE TO BE FOLLOWED IN THIS CASE WILL BE AS FOLLOWS:

1. STAFF REPORT WILL BE PRESENTED.
2. THE APPLICANT, OR THE APPLICANT'S LEGAL COUNSEL/REPRESENTATIVE, MAY GIVE AN OPENING STATEMENT.
3. FOLLOWING THE OPENING STATEMENT, IF ANY, THE APPLICANT AND ANY OTHER PERSONS SUPPORTING THE APPLICATION MAY PRESENT EVIDENCE OR TESTIMONY SUPPORTING THE PROPOSED APPLICATION.
4. AT THE CONCLUSION OF THE APPLICANT'S CASE, ANY PERSONS OPPOSING THE PROPOSED APPLICATIONS MAY PRESENT EVIDENCE OR TESTIMONY.
5. THE APPLICANT MAY THEN PRESENT ANY REBUTTAL OR CLOSING EVIDENCE.

THIS HEARING IS BEING RECORDED AND I WILL CAUTION ALL WITNESSES AND ATTENDEES THAT THEY MUST IDENTIFY THEMSELVES BEFORE SPEAKING AND THAT THEY MUST SPEAK CLEARLY SO THE RECORDING DEVICE CAN RECORD THEIR COMMENTS. COMMENTS OR INTERRUPTIONS FROM MEMBERS OF THE AUDIENCE DURING TESTIMONY WILL INTERFERE WITH THE PROCEEDING AND WILL NOT BE ALLOWED.

ARE THERE ANY OBJECTIONS TO THE JURISDICTION OF THE BOARD OF TRUSTEES / BOARD OF ADJUSTMENT OR TO THE PROCEDURE WHICH I HAVE JUST DESCRIBED?

HEARING NONE, STAFF WILL NOW PRESENT THE CASE.

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



Fairplay Board of Trustees
Mayor – Frank Just
Mayor Pro Tem - Scott Dodge
Ray Douglas
Peter Lynn
Josh Voorhis

Town Board of Trustees Hearing

South Park Community Gardens Special Use Permit Review

Hearing Date: August 7, 2023

File Name and Process: South Park Community Garden Special Use Permit

Owner/Applicant: Vivian and Keith Pershing

Representative: Same

Legal Description: Lot 1 and the NW 23 Ft. of Lot 2, Block 7

Zoning: Town Center (TC)

Staff Member: Scot Hunn, Town Planner

Staff Report

I. Summary of Request:

The Applicant, South Park Community Garden, represented by the property owners Vivian and Keith Pershing, is requesting approval of a new Special Use Permit for a Community Garden within the Town Center Zone District to be developed and operated at 600 Front Street.

Per the application, the Applicant requests approval for the following:

“Conduct a community garden, farming education non-profit, seasonal cottage market for garden members, fundraising and youth farm business mentoring.

“The entirety of the usable outside space will be used as a community garden where families and individuals will have access to a garden plot to manage for the growing season. The focus is on sustainable farming to protect our pristine watershed and environment while providing food security and food farming education and mentoring to the greater South Park community.

“The site will consist of individually managed garden plots which are simple raised beds with groomed paths between a few wheelchair-accessible garden beds, a small hoop house for seasonal use (no heat or lights see proposed design attachment) and a small existing building used as essential garden storage and administrative office. The garden will operate May-October. Educational workshops and mentoring is year round. The cottage market in the future will be June to end of September.”

II. Summary of Process and Code Requirements:

Special Use Standards

The following sections of Article VI – *Special Uses*, Unified Development Code (UDC) are applicable to the South Park Community Garden Special Use Permit request:

Section 16-6-10 – *Special use permits.*

- (A) *A use that is not allowed as a matter of right or without restriction in a zone district may be authorized by special use permit granted by the Board of Trustees. Only uses identified as a special use within a particular zone district may be approved.*
- (B) *Special use permits may or may not run with the land and shall be issued subject to safeguards, terms and conditions as deemed necessary and appropriate by the Board of Trustees to protect and preserve the intent and purposes of the zone district regulations. Violations of the terms and conditions on a special use permit shall be deemed violations of this Section and shall be punishable as set forth in the general penalty provisions of this Code.*

Staff Response:

“Community Garden/Greenhouses” is a use specifically identified within Section 16-5-30, Table of Uses, UDC, as a use that is permitted via the Special Use Permit review process. Staff is recommending that any special use approval and permitting run with the use/permittee, not with the land.

Section 16-6-30 – *Special use permit application procedures*

(D) Special use permits may be granted by the Board of Trustees only after finding that the proposed special use will not adversely impact the neighborhood or the public safety and welfare. In determining whether to grant a permit, the Board of Trustees shall consider, as applicable, the following factors:

- 1. Ingress and egress to the property and proposed structures with particular reference to automotive and pedestrian safety, convenience, traffic flow and control and access in case of fire or catastrophe;*
- 2. The need and/or adequacy of off-street parking and loading areas and the economic, noise, glare or odor effects of the special use on adjoining properties and the neighborhood generally;*
- 3. Refuse and services areas;*
- 4. Utilities, with reference to location, availability and compatibility;*
- 5. Screening and buffering, with reference to type, dimensions and character;*
- 6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with properties in the neighborhood;*
- 7. Required yards and other open spaces; and*
- 8. General compatibility with adjacent property and other property in the neighborhood.*

Staff Response:

The proposed Special Use Permit is generally compatible with the business and residential uses existing in the surrounding area and should not have any substantive or incrementally adverse impacts on factors such as ingress and egress, parking, public safety or public welfare.

The application site plan and application narrative describe an existing 10' x 36' structure will remain for storage of equipment, while a 8' x 20' "hoophouse" will be placed on the lot. The hoophouse is not proposed to be heated and no lighting is proposed for the hoophouse. The application states that no utilities are proposed but that Town water will be used. A propane tank currently located on the property is proposed to be removed.

The application states that a porta-potty will be used. The plans should be updated to ensure that screening is provided around the porta-potty. Additionally, the application references refuse and service area on the site; however, staff feels more details are needed to understand where refuse will be stored, how it will be stored (wildlife proof, for instance) and how the property will be serviced by refuse removal services.

The garden will be seasonal, May-October, with a “Cottage Market” occurring from June to September. The Applicant should provide further details on what a cottage market is, how many people should be anticipated during the market events, and when or how often any market will occur.

Signage is proposed; however, staff understands that no lighting of the sign is proposed.

Section 16-7-40 – Community Garden/Greenhouse (Supplemental Standards)

Community garden/greenhouses shall be subject to the following:

- (A) A community garden/greenhouse shall be well maintained at all times, including necessary watering, weeding, pruning, pest control, and removal of dead or diseased plant material.*
- (B) Structures that are incidental to a community garden, such as storage or utility buildings, gazebos, trellises, or greenhouse structures, are allowed if they are eight hundred (800) square feet or less in size and fifteen (15) feet or less in height.*
- (C) One structure shall be allowed for each community garden containing up to six thousand (6,000) square feet of garden space. One additional structure shall be allowed per each additional six thousand (6,000) square feet of community garden space.*
- (D) Structures shall comply with all applicable dimensional standards.*

Staff Response:

The application narrative provided acknowledges these standards and specifically states that the site will be “...well maintained at all times to include regular watering, pruning, pest control and removal of dead or diseased plant material.”

The application acknowledges the existence of a 10’ x 36’ structure, as well as the proposal for the construction of an 8’ x 20’ hoop house structure. Both structures are below 800 square feet and under the 15’ height limit.

The site plan shows the proposed greenhouse/hoop house structure located at the northeast corner of the parcel as being within 5 feet of the property line. The staff’s position is that this distance complies with the dimensional limitations of the Town Center Zone District.

III. Zoning Analysis:

Zoning

The subject property is located within the Town Center (TC) Zone District and is further encumbered by the Town Center Overlay. Community garden/greenhouses are permitted in the Town Center Zone District via the Special Use Permit process. The purpose and objectives of the Town Center Zone District are described as follows:

*“The Town Center is the historic core of Fairplay. Uses in Town Center include small businesses, hotels, restaurants, taverns, governmental buildings, professional offices, medical/dental clinics, museums, art galleries and a compatible collection of uses. Residential use requires a special use permit. Buildings front on sidewalks. **The Town Center is the hub of civic activity and a place for social interaction.** The associated Town Center Overlay District (TCO) ensures that the historic character is maintained.”*

- Town of Fairplay UDC Section 16-5-20 – Description of Zone Districts

As highlighted above in the purpose and intent statement for the Town Center Zone District, the district is “the hub of civic activity and a place for social interaction.” Staff feels that a community garden - and the purposes of this non-profit endeavor, as described by the Applicants – is squarely focused on civic activity and social interaction.

Setbacks are 0’ front, 0’ rear, and 5’ side. It appears that all existing or proposed structures comply with these dimensional limitations.

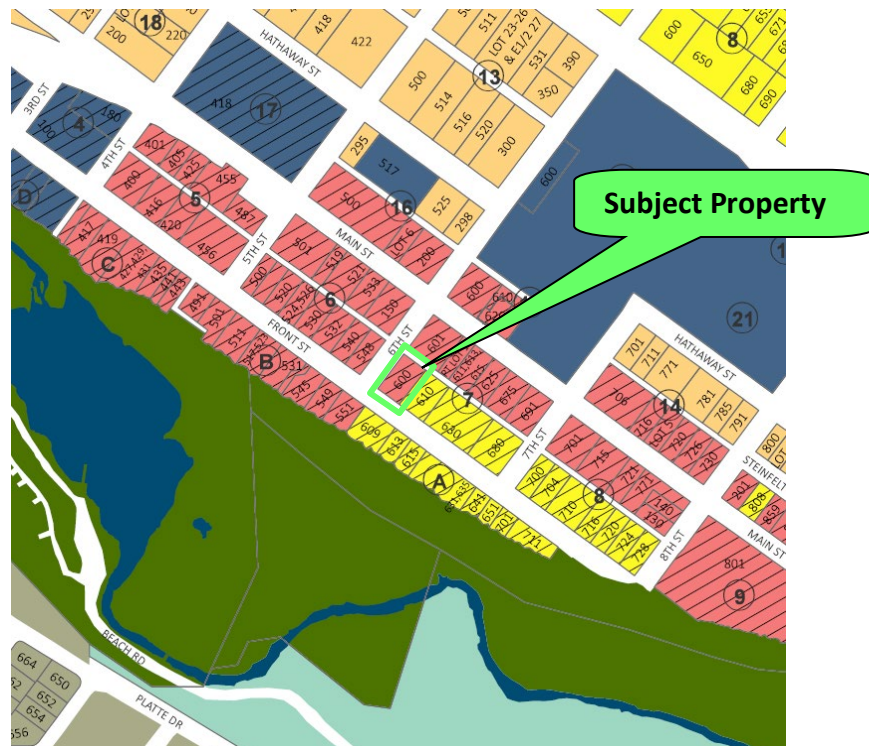


Figure 1: Town of Fairplay Zoning Map

IV. **Staff Findings:**

The following summarizes staff's findings:

- The 2013 Comprehensive Plan – particularly the Economy, Community Character and Parks, Open Space and Trails goals and policies - generally support this proposal.
- A community garden use is compatible with the commercial and residential intents of the Town Center Zone District.
- Use of this vacant parcel for a community garden should result in the beautification of the area while adding to the vitality of the Town Center Zone District.
- The site is generally served by adequate access and on-street parking.
- The application appears to meet all applicable standards for a Special Use and, specifically for a community garden/greenhouse within the Town Center Zone District.
- No hours of operation were stated in the application. Staff recommends that details regarding hours of operation be provided and become a condition of approval for this use.
- Details related to on-site refuse storage and service should be provided.
- The property is located within the Town Center Overlay District. However, because the plans do not contemplate the construction of permanent structures, staff recommends that the design standards typically applicable to the Overlay District are not applicable at this time.

V. Staff Recommendation and Suggested Conditions:

Staff feels that the proposed Special Use Permit for South Park Community Garden generally meets a preponderance of the Town's Special Use Criteria and Comprehensive Plan goals.

STAFF IS RECOMMENDING APPROVAL WITH CONDITIONS.

In the event the Town Board of Trustees votes to approve the Special Use Permit request for South Park Community Garden, staff respectfully suggests the following conditions of approval.

1. This Special Use Permit shall not run with the land; all approvals shall run with the non-profit use of the Applicant.
2. The application and Special Use Permit shall be updated to include hours of operation which shall become conditions of approval.
3. No exterior lighting is approved for this Special Use Permit. Any lighting proposed – exterior or interior – in the future shall be reviewed and approved by the Town as an amendment to this Special Use Permit.
4. All signage shall comply with the Town of Fairplay sign regulations.
5. The application and Special Use Permit shall be updated to detail where refuse will be stored, how it will be stored, and how the property will be serviced by refuse removal services.
6. Any structures proposed on the property in association with this Special Use Permit and which 1). are proposed as permanent structures, and 2). require a building permit, shall conform and comply with the applicable standards of the Town Center Overlay District Design Standards.



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
☒ Special Use Permit

- ☐ Variance
☐ Site Plan
☐ Lot Line Adjustment / Elimination
☐ Architectural Review
☐ Other: _____

APPLICANT INFORMATION

Applicant: South Park Community Garden Date: 6-13-23
 Applicant's Address: PO Box 194, Como, CO 80432
 Applicant's Phone: 719-839-1017 Fax: _____
 Email Address: southparkcommunitygarden@gmail.com

OWNER INFORMATION

Owner: Vivian & Keith Pershing Relationship to Applicant: member
 Owner's Address: PO Box 194, 119 Comino Ct, Como, CO 80432
 Owner's Phone: 719-839-1017 Fax: _____
 Email Address: perco.llc@q.com

PROPERTY INFORMATION

Physical Address: 600 Front St.
 Parcel No.: 450
 Subdivision: District 0002 T09R77S33SE4
 Lot: 1 and NW 23 ft Lot 2 Block: 07
 Number of Acres: 2
 Existing Zoning: commercial

PROJECT PROPOSAL**General Description of Project:**

Our group would like to conduct a community garden, farming education non-profit, seasonal cottage market for garden members, fundraising and youth farm business mentoring.

The entirety of the usable outside space will be used as a community garden where families and individuals will have access to a garden plot to manage for the growing season. (The Park County Assessor office has the lot square footage of 8,712 square feet.) The focus is on sustainable farming to protect our pristine watershed and environment while providing food security and food farming education and mentoring to the greater South Park community. It will be well maintained at all times, including necessary watering, weeding, pruning, pest control, and removal of dead or diseased plant material.

The site will consist of individually managed garden plots which are simple raised beds with groomed paths between a few wheelchair accessible garden beds, proposed landscape fence with gate, proposed hoop 8'x20' greenhouse for seasonal use (no heat or lights; see proposed site plan attachment. The existing "culvert" label on site plan appears to be a concrete drain pan) and a small existing structure (10'x36') incidental to a community garden for tool storage and administrative area with no sanitary sewer. No utilities are planned at this time. (Cancel the proposed water tank listed on site plan. And the empty propane tank can be moved off the property.) Our group acknowledges the submittal requirements of Sec. 16-6-20, and is requesting a waiver from those requirements based on the nature of the use (since some of the requirements such as utilities, screening, or outdoor lighting are not applicable, for instance). Pressurized water is being town metered and is the garden's source of water. The garden will operate May-October. Educational workshops and mentoring is year-round. The cottage market in the future will be June to end of September.

Our group is familiar with the ingress and egress to the property and structures with particular reference to automotive and pedestrian safety, convenience, traffic flow and control, and access in case of fire or catastrophe. Off-street parking and loading areas are adequate with limited, if any, impact on the economic, noise, glare or odor effects of the special use on adjoining properties and the neighborhood generally. A refuse and service area is minimal, as well as utilities availability. Any screening and buffering, with reference to type, dimensions and character is not applicable. Signs and any exterior lighting would have no glare or impede traffic safety and would have compatibility and harmony with properties in the neighborhood, yards and other open spaces and have general compatibility with adjacent property and other property in the neighborhood.

SIGNATURES

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

	<u>7-31-23</u>		<u>7-31-23</u>
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.*

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.

 7-31-23
Applicant Date

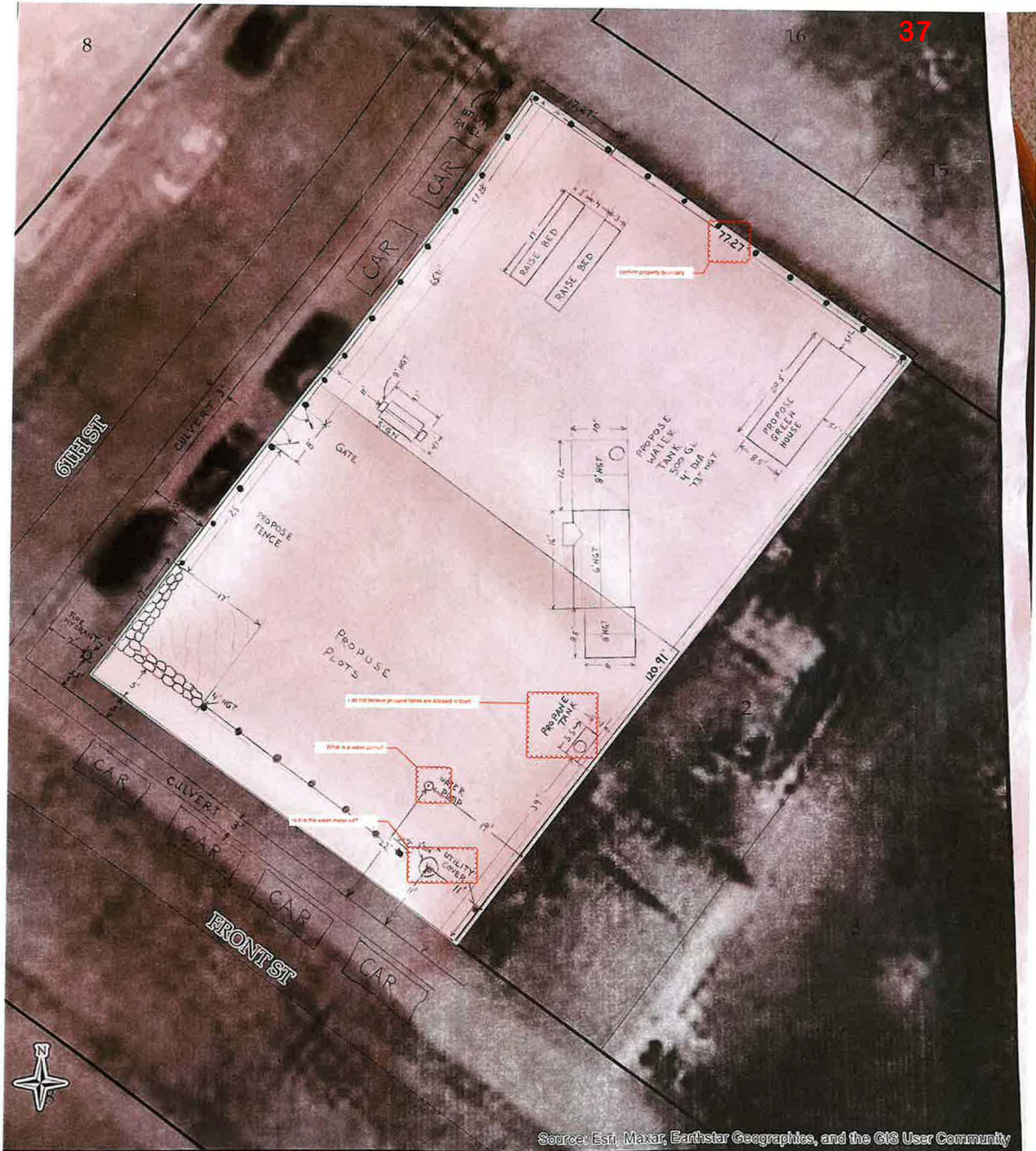
FOR TOWN USE ONLY

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*

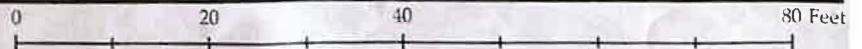
Application Submitted: _____ Public Hearing: _____ Property Posted: _____ Notices Mailed to Adjacent Owners: _____ Notice Printed in Newspaper: _____	Fee Paid: _____ Deposit Received: _____ SIA / DIA Required: ☐ NO ☐ YES ☐ RECEIVED _____ Other: _____ _____
---	---



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

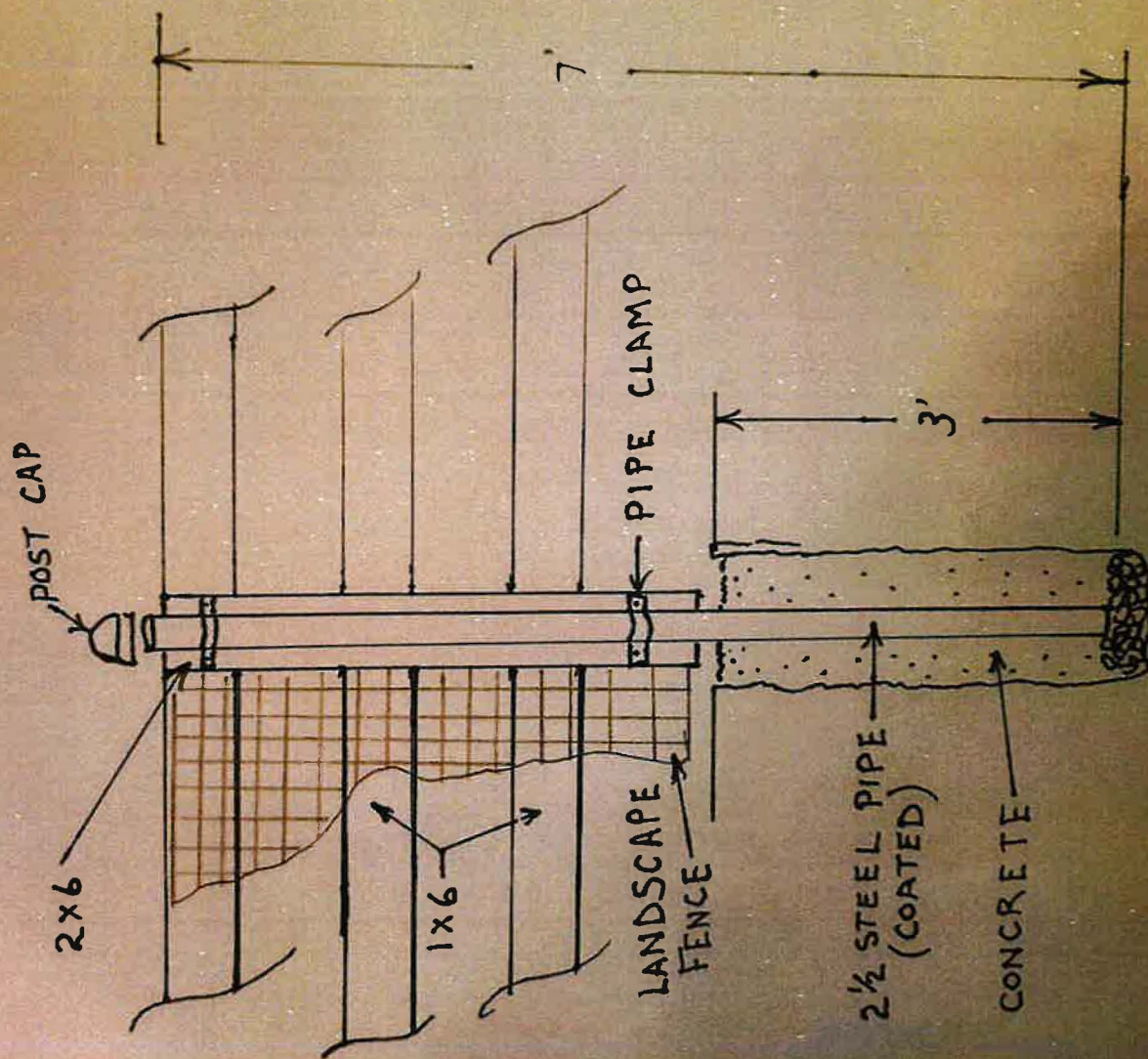
Clark County Planning Department

This map is not a survey.



1 inch = ~~10~~ feet
10

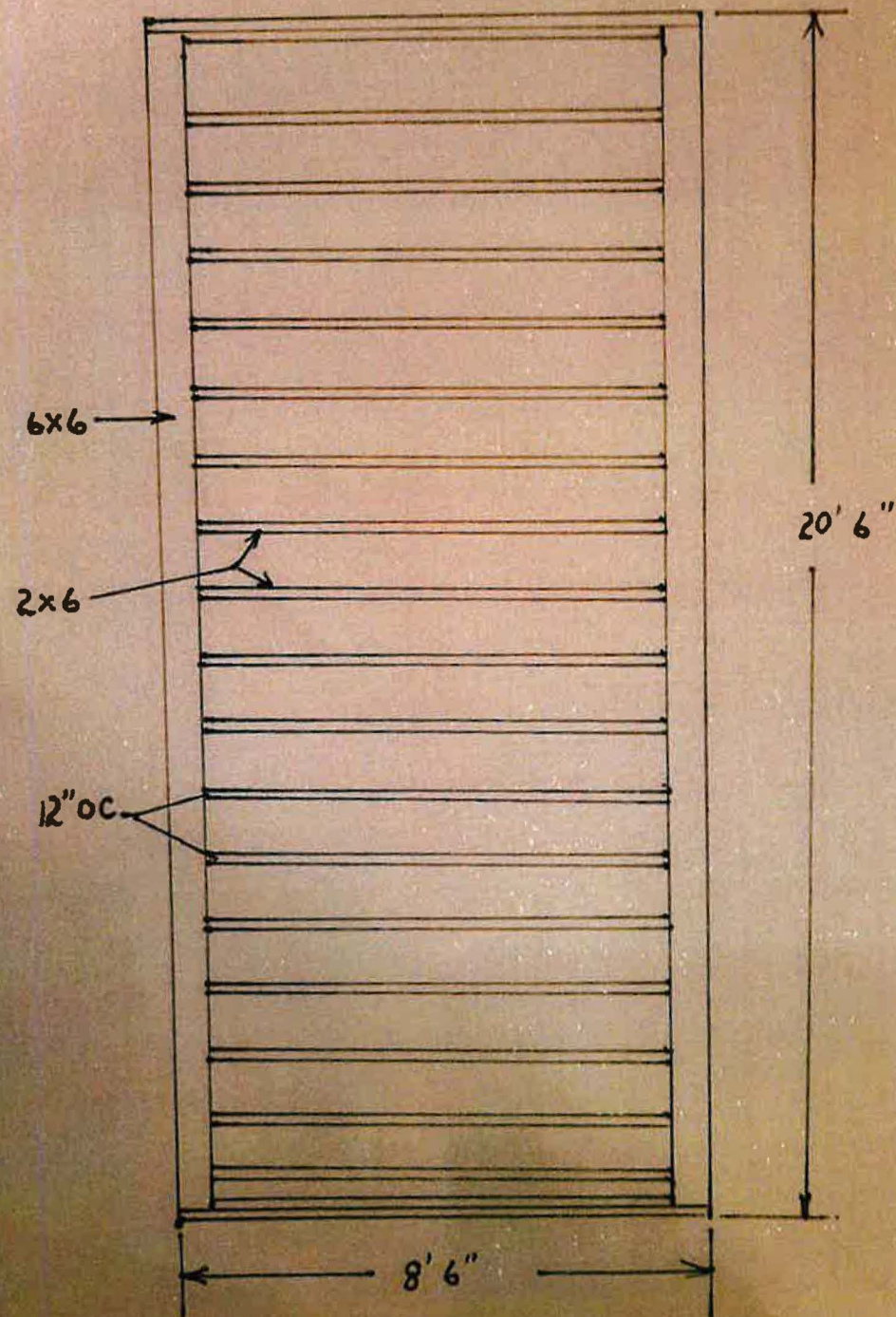
Propose Fence





EXISTING STRUCTURE - PROPOSE GREENHOUSE

40



1. The proposed special use permit will be used for a community garden where local South Park residents are able to manage an individual/family garden plot for the growing season May-October.
2. Site Plan: the prepared plan conforming to section 16-3-40 will be submitted before July 3rd. The plan will include no changes to the location of existing signs, raised beds, or buildings. The site has city water and a power pole is present facing 6th st. At this time, we don't plan on adding power to our project. We would add a porta potty to the property situated near the alley between lot 450 and 451.
3. No utilities are planned for the site at this time.
4. No screening or buffering is needed for this site.
5. See site plan for existing buildings, no other buildings, utilities, or other improvements are planned for the site at this time.
6. Like other commercial properties on Main st, there is no off-street parking area provided.
7. There is no traffic flow to the property except on the city roads on two sides of the property. NO parking on the site. The building entrance is for foot traffic at the rear of the property.
8. The site plan includes a pad for the refuse collection area near the alley between lot 450 to 451. The trash receptacles will be locked for site use only.
9. No screening or buffering planned for the site.
10. The site plan shows the existing sign and no additional signs will be placed on the site.
11. No outdoor lighting except for solar path lights and a motion sensor solar porch light and solar dim light to illuminate the sign. No bright lights, electrical lights.
12. A fence plan that is under 4' tall will be planned to be erected in the future. The fence will surround the property within the easement parameters. The purpose of the fence is to inhibit dog walking on the property.

Development application info:

Choose: special permit: community garden, farming education non-profit, seasonal cottage market for garden members, fundraising, and youth farm business mentoring

Owners:

Pershing, Keith A
p.o box 194 Como, CO 80432

Frenz, Vivian

OC= Retail Store, add on shed

Parcel- 450
Account- R0000450
600 Front St
Fairplay, CO 80440

Neighborhood 2
District 0002

Acres.2

Legal / tax Description: To9 R77 S33 SE4 FairPlay Block 07 Lot 1 AND NW23ft Lot 2

Project Description:

The entirety of the usable outside space will be used as a community garden where families and individuals will have access to a garden plot to manage for the growing season. The focus is on sustainable farming to protect our pristine watershed and environment while providing food security and food farming education and mentoring to the greater South Park Community. The site will consist of individually managed garden plots which are simple raised beds with groomed paths between, a few wheelchair accessible garden beds, small hoop house for seasonal use (no heat or lights: see proposed design attachment), and a small existing building used as essential garden storage and administration office. The garden will operate May-October. Educational workshops and mentoring is year round. The cottage market, in the future, will be June to end of September.

These are the adjoining property owners to pre-address an envelope: Please include the parcel # on the bottom left corner of the envelope ex: Re: R0000513

R0000513 Layton, Richard Emil p.o box 935 Fairplay, CO 80440

R0000451 Moore, Keven E & Teresa L p.o box 14, Alma 80420

R0000496 Center of Colorado Water Conservancy District
P.o box 1747 Fairly, CO 80440

R0000431 Edwards, Mark S & Rachel. p.o box 81 Fairplay, CO 80440







TOWN OF FAIRPLAY, COLORADO**NOTICE OF PUBLIC HEARING FOR SPECIAL USE PERMIT**

The Board of Trustees of the Town of Fairplay, Colorado, will hold a PUBLIC HEARING at 6:00 p.m. on Monday, July 17, 2023, to receive public comment on an application for a Special Use Permit under Article VI of the Fairplay Municipal Code to allow for a Community Garden in the Town Center Zone District (TC). The applicant is South Park Community Garden and the property is located at 600 Front Street (Lot 1 and NW 23 Ft. of Lot 2, Block 7, T09 R77 S33 SE4, Fairplay). This Public Hearing will be held in the Board Room located in the basement of Town Hall at 901 Main Street, Fairplay, Colorado. A full copy of the Special Use Permit Application and all supporting documentation is available for inspection at Town Hall during regular business hours (8:30 AM to 4:30 PM Monday-Friday). Interested citizens are invited to participate in the Public Hearing and provide comments on the matter in person and online on July 17, 2023. Comments may also be submitted by email to jsciacca@fairplayco.us and questions can be directed to Town Administration at 719-656-0081.

PUBLISHED IN THE FLUME NEWSPAPER Friday, July 7, 2023

HEARING WAS CONTINUED BY MOTION OF THE BOARD ON JULY 17, 2023



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622 phone

(719) 836-3279 fax

www.fairplayco.us

HEARING WAS CONTINUED BY MOTION OF THE BOARD JULY 17

July 6, 2023

Notice of Special Use Permit Hearing

South Park Community Garden 600 Front Street, Fairplay, CO 80440

This is to advise you that on Monday, July 17, 2023 at 6:00 p.m., the Board of Trustees for the Town of Fairplay, will conduct a Public Hearing at Town Hall, 901 Main Street, Fairplay, Colorado, concerning:

- 1) A Special Use Permit application to allow for a Community Garden at the Northwest Corner of Front Street and 6th St. and also known at 600 Front Street.**

The applicant is South Park Community Garden, PO Box 194, Como, CO, and the owners of the property are Vivian & Keith Pershing.

As an adjacent property owner, you are being notified of your right to appear in to present testimony at 6 PM on Monday, July 17, 2023 at Town Hall located at 901 Main Street. If you are not able to attend but still wish to submit comments, you may mail a letter to the Fairplay Board of Trustees at PO Box 267, Fairplay, CO, 80440; hand deliver it to Town Hall at 901 Main Street; or send it by email to jsciacca@fairplayco.us.

The completed application packet is available for review at Town Hall during normal business hours of 8:30 AM to 4:30 PM, Monday – Friday, located at 901 Main. A copy of the application will be posted to the Town's website no later than Friday, July 14, 2023 by close of business as part of the Regular Meeting Agenda Packet. Questions can be addressed to Town Administration at (719) 836-2622.

Attachment: Certificate of Mailing

CERTIFICATE OF MAILING (One Page)

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing for the South Park Community Garden Special Use Permit for a Community Garden to be located at 600 Front Street, Fairplay, CO, was placed in the United States mail, postage prepaid, first class, this 5th day of July, 2023, and addressed to:

Kevin & Teresa Moore
PO Box 14
Alma, CO 80440

Center of Colorado Water Conservancy District
PO 1747
Fairplay, CO 80440

Mark & Rachel Edwards
PO Box 81
Fairplay, CO 80440

Richard Layton & Amanda Salasin
PO Box 935
Fairplay, CO 80440

Robert Sheets
PO Box 2077
Fairplay, CO 80440

Michael Lapp
2845 S Ogden Street
Englewood CO 80113

Jacob Hurwitz
PO Box 1043
Fairplay, CO 80440

David & Jennifer Almgren
633 Park Ave
Johnstown, CO 80534



Janell Sciacca
Town Administrator / Town Clerk



MEMORANDUM

TO: Mayor Just and Honorable Board of Trustees

FROM: Donovan Graham, Director of Public Works

RE: Staff Report

DATE: August 7, 2023

Burro Days was a great success again this year. Considering our hired trash and recycling team backed out at the last minute, I believe that the Public Works Department did an excellent job keeping up with the trash.

Just some numbers from the Public Works Department, we worked a total of 192 hours from Thursday to Sunday and walked an average of 10.2 miles a day (thanks to our phones for keeping track). Unfortunately, we did have 2 employee injuries, Mark hurt his shoulder while carrying a ladder when he stepped in a large hole in the Courthouse lawn and Sean cut his finger while taking down a banner. Both will require surgery.

Due to unforeseen circumstances, American Leak Detection was unable to come pinpoint the leak on Bogue and 6th until Friday the 4th of August. I will provide an update to the Board at the meeting on August 7th.

Well #4 was activated Burro Days and the wells kept up fine with demand. The Water Production and Loss Report will be distributed on August 7.

Great news – I was finally able to get ahold of Chuck with PMS Paving and the overlay project will begin on August 14th. We are hopeful Park County will allow PMS to repair Platte at that same time.

If there are any other questions, please feel free to ask.

MONTHLY REPORT

TO: Mayor and Board of Trustees
 FROM: Janell Sciacca, Town Administrator / Clerk
 RE: Monthly Report
 DATE: July, 2023 Monthly Report



PROJECTS

1. RIVER PARK PHASE 2
 - The Right-of-Way and Utility clearances have been received but we are still waiting for the environmental clearance. As soon as all clearances are received, we can move forward with signing documents with CDOT and putting the project out to bid. Delaying the project to next year, or even potentially beginning this fall may work better with the Bridge replacement going on at the east side of the park.
2. INFILTRATION GALLERY / WELL #4
 - The Loan Ordinance and Agreement were approved at our July 3 meeting and behind-the-scenes completion of the agreement attachments are taking place for finalization for funding. for the Drinking Water Revolving Fund Loan.
 - I am not working with DOLA to finalize figures for the Grant award agreement and hope to bring that to the Board at the 1st meeting in September.
3. 501 MAIN
 - With the completion of Burro Days, JOC Construction has obtained the Building Permit in order to start working on repairing the hole in the west end of the building.
 - The Mayor and Alex and I met with JOC Construction and RTA Architects on July 19 at the building and RTA representatives began gathering images for use in 3D design drawings for use in planning the interior of the building. Once done, a Work Session will be held with the Board to discuss everyone's priorities.

EVENTS AND ACTIVITIES

- ✓ No additional Short Term Rental permits have been issued and the Town remains at 15 properties being licensed.
- ✓ I have reached out to CDOT and AECOM to see if the location for an Outrider/Bustang/Summit Stage/Town Shuttle Transit Hub has been completed, but I have not received any response.
- ✓ Discussions regarding a Transit Maintenance and Storage Facility/PW Office Building will be initiated during the budget. This will also be part of discussions for any renegotiation of the Summit Stage IGA.
- ✓ The Town will move forward to replace the 4" water line on Hathaway in the coming months. Rocks and Walls was the selected contractor, and the Board will see a Professional Services Agreement for this at the August 21 meeting.
- ✓ Tom Eisenman and I both attended a DOLA, DOH and CHFA Mountain Resort Stakeholder Outreach and Engagement Session in Frisco on Friday, July 28 to learn about Prop123 funding opportunities for affordable housing projects.
- ✓ The Deputy Director of Housing will be addressing the Park County Elected Officials at the August 22 Park County Intergovernmental Meeting to advise us on local government responsibilities/best practices for affordable housing funding opportunities.
- ✓ The Independence Day Celebration was a huge success again this year and the Fireworks show was amazing! We will look to budget no less than the same amount for 2024.
- ✓ The new Fairplay Cemetery was installed the last week of July and we will move forward to add landscaping, flowers and a light.

- ✓ The court at Cohen Park was sealed on July 23 and the contractor is now waiting for concrete to set the Basketball post. Alex is looking for a second pole/hoop that we will also have installed and then striping will be completed for both basketball and pickleball and a fence will be installed.
- ✓ The Park County Fair was held July 7-16, 2023 and the Town was a recognized in-kind sponsor for the water donated. This year, an Officer's time will also be added to the donation.
- ✓ The Mayor and I met with a 35-year Law Enforcement veteran July 31 to discuss the Chief of Police position.
- ✓ This year's Burro Days celebration was held July 28-30 and saw record crowds. Staff is meeting on August 9 to recap and begin preparations for next year's 75th anniversary.
- ✓ Staff will be moving to an electronic timecard system with Caselle in early August. Caselle will also begin processing the Town's payroll and related benefits payments in August. This is an extra expense for the Town but takes that burden off the Town Treasurer and eliminates manual time entries, requests for time off, etc. by the employees.
- ✓ Our financial management program Caselle was moved to the cloud in July providing remote accessibility and taking it off the Town's server, freeing up space.
- ✓ I applied for a Statewide Internet Portal Authority Grant for digitization services for the Town's vital records. If received, the award would allow us to have all Ordinances, Resolutions, Minutes and Packets scanned, OCR'd and indexed. The original files would then be stored off-site, and the electronic images would be accessible and more easily searched. This saves time when looking for information and protects and preserves the originals.
- ✓ Alex, Kyle and I are going to be handling more of the nuisance matters in the Town via an abatement process that was provided by the Town Attorney. We have 2 current trash and rubbish matters that we will test the process out on. Several on-street parking Notices of Violation have been issued and we will continue to use this method to warn those in violation. Citations may still be issued when necessary.

DEVELOPMENT / LAND USE / BUILDING

- ★ Staff held its Development Review Meeting on Thursday, July 6. Staff is aware of a potential annexation project that may be on the horizon.
- ★ A Subdivision Improvement Agreement for the completion of the infrastructure for the undeveloped portion of Stone Creek should be coming forward to the Board within the near future.

UPCOMING MEETINGS OR EVENTS

Wednesday, August 16 – First Day of School

Tuesday, August 22 – Park County Intergovernmental Meeting in Alma

Saturday, August 26 – Final TGI Fairplay Concert with Hazel Miller and FREE Peaches & Ice Cream





Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Kyle Parag				
Address	501 HWY 285	2023-012		TENANT FINISH FOR BREW ROOM, INTERIOR ONLY. DOES NOT INCLUDE THE EXTERIOR WORK.
Status	Issued	Issued	4/26/2023	
Use	COMMERCIAL			
Address	271 BEAVER CREEK LN	2023-011	James March POB 1720 FAIRPLAY, CO 80440	NEW THREE CAR TWO STORY GARAGE AND WORKSHOP
Status	Issued	Issued	5/2/2023	
Use	RESIDENTIAL - SFR			
Address	640 HWY 285	2023-010	Randy Mcfarland	NEW KITCHEN HOOD TYPE 1, HOOD ONLY PERMIT
Status	Finaled	Issued	4/19/2023	
Use	COMMERCIAL		8/2/2023	
Address	699 BOGUE ST	2023-006	Dustin Morgan PO BOX 363 ALMA, CO 80420	CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE. ICF CONSTRUCTION
Status	Issued	Issued	3/29/2023	
Use	RESIDENTIAL - SFR			
Address	515 Castello Ave	2023-019	Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Address	513 Castello Ave	2023-020	Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			
Address	515 Castello Ave	2023-019	Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			
Address	640 HWY 285	2023-010	Randy McFarland	hood builder inc 5925 Evans 215 DENVER, CO 80222
Status	Finale	Issued	4/19/2023	NEW KITCHEN HOOD TYPE 1, HOOD ONLY PERMIT
Use	COMMERCIAL		8/2/2023	
Address	640 HWY 285	2023-014	Randy McFarland	Randy McFarland
Status	Finale	Issued	5/9/2023	NEW KITCHEN LAYOUT
Use	COMMERCIAL		8/2/2023	
Address	372 PARK VIEW DR	2023-007	Catherine Seiwart PO 812 FAIRPLAY, CO 80440	Bruce Anderson
Status	Issued	Issued	5/3/2023	RESIDENTIAL HOME
Use	RESIDENTIAL - SFR			
Address	501 HWY 285	2023-012		TENANT FINISH FOR BREW ROOM, INTERIOR ONLY. DOES NOT INCLUDE THE EXTERIOR WORK.
Status	Issued	Issued	4/26/2023	
Use	COMMERCIAL			



**Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023**

		Owner	Contractor	Project Description
Address	198 S Sixth St	BP-05-2022		NEW SINGLE FAMILY RESIDENCE
Status	Issued	Issued	7/1/2022	
Use	RESIDENTIAL - SFR			
Address	198 S Sixth St	BP-05-2022		NEW SINGLE FAMILY RESIDENCE
Status	Issued	Issued	7/1/2022	
Use	RESIDENTIAL - SFR			
Address	198 S Sixth St	BP-05-2022		NEW SINGLE FAMILY RESIDENCE
Status	Issued	Issued	7/1/2022	
Use	RESIDENTIAL - SFR			
Address	521 Castello	2022-080		HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022	
Use	RESIDENTIAL - SFR			
Address	519 Castello	2022-083		HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022	
Use	RESIDENTIAL - SFR			
Address	372 PARK VIEW DR	2023-007	Catherine Seiwart PO 812 FAIRPLAY, CO 80440	RESIDENTIAL HOME
Status	Issued	Issued	5/3/2023	
Use	RESIDENTIAL - SFR			



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

			Owner	Contractor	Project Description
Address	699 BOGUE ST	2023-006	Dustin Morgan PO BOX 363 ALMA, CO 80420	Dustin Morgan PO BOX 363 ALMA, CO 80420	CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE. ICF CONSTRUCTION
Status	Issued	Issued	3/29/2023		
Use	RESIDENTIAL - SFR				
Address	519 Castello	2022-083			HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022		
Use	RESIDENTIAL - SFR				
Address	521 Castello	2022-080			HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022		
Use	RESIDENTIAL - SFR				
Address	198 S Sixth St	BP-05-2022			NEW SINGLE FAMILY RESIDENCE
Status	Issued	Issued	7/1/2022		
Use	RESIDENTIAL - SFR				
Address	455 MAIN ST	2022-050			ADDITION OF BASEMENT AND RENOVATION OF EXISTING SINGLE FAMILY HOME TO INCLUDE BUSINESS USE
Status	Issued	Issued	7/7/2022		
Use	RESIDENTIAL - SFR				
Address	372 PARK VIEW DR	2023-007	Catherine Seiwart PO 812 FAIRPLAY, CO 80440	Bruce Anderson	RESIDENTIAL HOME
Status	Issued	Issued	5/3/2023		
Use	RESIDENTIAL - SFR				



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Address	416 FRONT ST	2023-025		NEW AND REPLACEMENT FENCE
Status	Issued	Issued		
Use	RESIDENTIAL - SFR			
Address	501 HWY 285	2023-027	David Axelrod	EXTERIOR ADDITION FOR BOILER AND SILO
Status	Issued	Issued		
Use	COMMERCIAL			
Address	720 TROUT CREEK DR	2023-022	Debbie Siples 720 Trout Creek FAIRPLAY, CO 80440	NEW FENCE
Status	Approved	Issued		
Use	RESIDENTIAL - SFR			
Address	521 Castello	2022-080		HABITAT FOR HUMANITY
Status	Issued	Issued		
Use	RESIDENTIAL - SFR			
Address	519 Castello	2022-083		HABITAT FOR HUMANITY
Status	Issued	Issued		
Use	RESIDENTIAL - SFR			
Address	808 MAIN ST	2023-033	R&R ROOFING po box 1389 BAILEY, CO 80421	RE ROOF MULEHIDE SA MODIFIED BITUMEN
Status	Issued	Issued		
Use	COMMERCIAL			



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Address	808 MAIN ST	2023-033	R&R ROOFING po box 1389 BAILEY, CO 80421	RE ROOF MULEHIDE SA MODIFIED BITUMEN
Status	Issued	Issued	7/18/2023	
Use	COMMERCIAL			
Address	501 HWY 285	2023-027	David Axelrod	EXTERIOR ADDITION FOR BOILER AND SILO
Status	Issued	Issued	8/2/2023	
Use	COMMERCIAL			
MTheisen				
Address	525 Castello Ave	2023-021	kenny Nail	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			
Whit				
Address	519 Castello	2022-083		HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022	
Use	RESIDENTIAL - SFR			
Address	521 Castello	2022-080		HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022	
Use	RESIDENTIAL - SFR			



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

			Owner	Contractor	Project Description
Address	640 HWY 285	2023-010	Randy Mcfarland	hood builder inc 5925 Evans 215 DENVER, CO 80222	NEW KITCHEN HOOD TYPE 1, HOOD ONLY PERMIT
Status	Finald	Issued	4/19/2023		
Use	COMMERCIAL		8/2/2023		
Address	519 Castello	2022-083			HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022		
Use	RESIDENTIAL - SFR				
Address	519 Castello	2022-083			HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022		
Use	RESIDENTIAL - SFR				
Address	521 Castello	2022-080			HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022		
Use	RESIDENTIAL - SFR				
Address	521 Castello	2022-080			HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022		
Use	RESIDENTIAL - SFR				
Address	513 Castello Ave	2023-020		Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023		
Use	RESIDENTIAL - SFR				



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Address	525 Castello Ave	2023-021	kenny Nail	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			
Address	699 BOGUE ST	2023-006	Dustin Morgan PO BOX 363 ALMA, CO 80420	CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE. ICF CONSTRUCTION
Status	Issued	Issued	3/29/2023	
Use	RESIDENTIAL - SFR			
Address	525 Castello Ave	2023-021	kenny Nail	NEW SINGLE FAMILY HOME
Status	Issued	Issued	5/16/2023	
Use	RESIDENTIAL - SFR			
Address	501 HWY 285	2023-012		TENANT FINISH FOR BREW ROOM, INTERIOR ONLY. DOES NOT INCLUDE THE EXTERIOR WORK.
Status	Issued	Issued	4/26/2023	
Use	COMMERCIAL			
Address	198 S Sixth St	BP-05-2022		NEW SINGLE FAMILY RESIDENCE
Status	Issued	Issued	7/1/2022	
Use	RESIDENTIAL - SFR			
Address	550 Castello Ave	2023-023	TOM ROWE PO BOX 5617 BRECKENRIDGE, CO 80424	MODIFY LAYOUT OF UNIT 2, TO CREATE ADDITIONAL BATHROOM AND BEDROOM
Status	Issued	Issued	6/14/2023	
Use	RESIDENTIAL - MFR			



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

				Owner	Contractor	Project Description
Address	501 HWY 285	2023-027		David Axelrod		EXTERIOR ADDITION FOR BOILER AND SILO
Status	Issued	Issued	8/2/2023			
Use	COMMERCIAL					
Address	519 Castello	2022-083				HABITAT FOR HUMANITY
Status	Issued	Issued	11/29/2022			
Use	RESIDENTIAL - SFR					
Address	521 Castello	2022-080				HABITAT FOR HUMANITY
Status	Issued	Issued	11/28/2022			
Use	RESIDENTIAL - SFR					
Address	501 HWY 285	2023-027		David Axelrod		EXTERIOR ADDITION FOR BOILER AND SILO
Status	Issued	Issued	8/2/2023			
Use	COMMERCIAL					
Address	372 PARK VIEW DR	2023-007		Catherine Seiwart PO 812 FAIRPLAY, CO 80440	Bruce Anderson	RESIDENTIAL HOME
Status	Issued	Issued	5/3/2023			
Use	RESIDENTIAL - SFR					
Address	372 PARK VIEW DR	2023-007		Catherine Seiwart PO 812 FAIRPLAY, CO 80440	Bruce Anderson	RESIDENTIAL HOME
Status	Issued	Issued	5/3/2023			
Use	RESIDENTIAL - SFR					



Town of Fairplay
Building Department
Inspection Inspector Report
5/1/2023 - 8/3/2023

		Owner	Contractor	Project Description
Address	517 Castello Ave	2023-002	Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued 1/11/2023		
Use	RESIDENTIAL - SFR			
Address	517 Castello Ave	2023-002	Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME
Status	Issued	Issued 1/11/2023		
Use	RESIDENTIAL - SFR			



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

62

Owner	Contractor	Project Description	Amount	Valuation
-------	------------	---------------------	--------	-----------

Project Type: ADDITION

Address 271 BEAVER CREEK LN	James March	NEW THREE CAR TWO STORY	\$1,945.35	\$75,000
Permit # 2023-011	POB 1720	GARAGE AND WORKSHOP		
Status ISSUED	FAIRPLAY, CO 80440			
Use RESIDENTIAL - SFR				
Issued 5/2/2023				
Finaled				
New Sq Ft				

Project Type: ADDITION & REMODEL

Address 550 CASTELLO AVE	TOM ROWE	TOM ROWE	BEDROOM CONVERSION FROM	\$568.37	\$12,000
Permit # 2023-009	PO BOX 8233	PO BOX 8233	GARAGE		
Status ISSUED	BRECKENRIDGE, CO	BRECKENRIDGE, CO			
Use RESIDENTIAL - MFR	80424	80424			
Issued 5/9/2023					
Finaled					
New Sq Ft					

Project Type: DECK

Address 681 CLARK ST	BUILD NEW/REPLACE DECK	\$220.00
Permit # 2023-032		
Status ISSUED		
Use RESIDENTIAL - SFR		
Issued 7/14/2023		
Finaled		
New Sq Ft		



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

63

	Owner	Contractor	Project Description	Amount	Valuation
Project Type: DEMOLITION					
Address	331 HWY 285, A	ABC Construction	DEMOLITION OF A WALL. NEW	\$181.50	
Permit #	2023-004	po box 1298	PERMIT FOR BUILD BACK		
Status	FINALED	fairplay, co 80440			
Use	COMMERCIAL				
Issued	3/2/2023				
Finaled	8/2/2023				
New Sq Ft					
Project Type: ELECTRICAL					
Address	1255 MEADOWS DR		ELECTRICAL SERVICE TO	\$215.06	
Permit #	2023-001		MODULAR BUILDING		
Status	ISSUED				
Use	RESIDENTIAL - SFR				
Issued	1/5/2023				
Finaled					
New Sq Ft					
Address	901 MAIN ST	Winn-Marion Barber	REPLACE VEHICLE CHARGING	\$142.95	
Permit #	2022-090		STATIONS WITH UPGRADED		
Status	FINALED		UNITS		
Use	COMMERCIAL				
Issued	1/6/2023				
Finaled	3/28/2023				
New Sq Ft					



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

64

	Owner	Contractor	Project Description	Amount	Valuation
Address 615 BOGUE ST Permit # 2023-031 Status ISSUED Use RESIDENTIAL - SFR Issued 7/11/2023 Finaled New Sq Ft	Kelsey Hanley 615 Bogue street FAIRPLAY, CO 80440	WAVE ELECTRIC	INSTALL ELECTRIC IN SHED	\$142.95	
Project Type: FENCE					
Address 400 HWY 285 Permit # 2023-013 Status ISSUED Use COMMERCIAL Issued 5/2/2023 Finaled New Sq Ft			NEW FENCE ON COMMERCIAL PROPERTY	\$75.00	
Address 601 BOGUE ST Permit # 2023-017 Status ISSUED Use RESIDENTIAL - SFR Issued 5/11/2023 Finaled New Sq Ft	Julie Bullock 601 bogue street FAIRPLAY, CO 80440	Julie Bullock 601 bogue street FAIRPLAY, CO 80440	REMOVAL OF OLD WOODEN FENCE, REPLACE WITH CEDAR WOODEN 6' FENCE. REPLACEMENT OF GATE AND ADDITION OF OF ANOTHER GATE IN BACK OF PROPERTY. THIS IS IN CORRELATION WITH A PIIP.	\$75.00	



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

65

	Owner	Contractor	Project Description	Amount	Valuation
Address 416 FRONT ST			NEW AND REPLACEMENT	\$75.00	
Permit # 2023-025			FENCE		
Status ISSUED					
Use RESIDENTIAL - SFR					
Issued 5/30/2023					
Finaled					
New Sq Ft					
Address 201 EIGHTH ST	Christiane Baigent		NEW FENCE, MUST MEET LINE	\$75.00	
Permit # 2023-024			OF SIGHT ON MAIN		
Status ISSUED					
Use RESIDENTIAL - SFR					
Issued 5/31/2023					
Finaled					
New Sq Ft					
Project Type: MECHANICAL					
Address 610 FRONT ST		Chimney Doctors	NEW WOOD STOVE AND	\$220.00	\$9,151
Permit # 2023-003			CHIMNEY		
Status FINALED					
Use RESIDENTIAL - SFR					
Issued 1/18/2023					
Finaled 2/7/2023					
New Sq Ft					



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

66

Owner		Contractor	Project Description	Amount	Valuation
Project Type: NEW SINGLE FAMILY RESIDENCE					
Address 517 CASTELLO AVE		Ambrose home Builders	NEW SINGLE FAMILY HOME	\$2,987.42	\$290,000
Permit # 2023-002		8471 Rogers Ct			
Status ISSUED		ARVADA, CO 80007			
Use RESIDENTIAL - SFR					
Issued 1/11/2023					
Finaled					
New Sq Ft					
Address 699 BOGUE ST	Dustin Morgan	Dustin Morgan	CONSTRUCTION OF NEW	\$5,378.73	\$378,662
Permit # 2023-006	PO BOX 363	PO BOX 363	SINGLE FAMILY RESIDENCE.		
Status ISSUED	ALMA, CO 80420	ALMA, CO 80420	ICF CONSTRUCTION		
Use RESIDENTIAL - SFR					
Issued 3/29/2023					
Finaled					
New Sq Ft					
Address 372 PARK VIEW DR	Catherine Seiwart	Bruce Anderson	RESIDENTIAL HOME	\$9,521.49	\$800,000
Permit # 2023-007	PO 812				
Status ISSUED	FAIRPLAY, CO 80440				
Use RESIDENTIAL - SFR					
Issued 5/3/2023					
Finaled					
New Sq Ft					



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

67

	Owner	Contractor	Project Description	Amount	Valuation
Address 515 CASTELLO AVE Permit # 2023-019 Status ISSUED Use RESIDENTIAL - SFR Issued 5/16/2023 Finaled New Sq Ft		Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME	\$2,636.84	\$250,000
Address 513 CASTELLO AVE Permit # 2023-020 Status ISSUED Use RESIDENTIAL - SFR Issued 5/16/2023 Finaled New Sq Ft		Ambrose home Builders 8471 Rogers Ct ARVADA, CO 80007	NEW SINGLE FAMILY HOME	\$2,636.84	\$250,000
Address 525 CASTELLO AVE Permit # 2023-021 Status ISSUED Use RESIDENTIAL - SFR Issued 5/16/2023 Finaled New Sq Ft		kenny Nail	NEW SINGLE FAMILY HOME	\$2,636.84	\$250,000



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

68

Owner	Contractor	Project Description	Amount	Valuation
-------	------------	---------------------	--------	-----------

Project Type: OTHER

Address 360 NINTH ST		GREENHOUSE ADDED TO	\$315.03	
Permit # 2023-015		SOUTH SIDE OF STRUCTURE.		
Status ISSUED				
Use COMMERCIAL				
Issued 5/11/2023				
Finaled				
New Sq Ft				

Project Type: PLUMBING

Address 520 FRONT ST	Dixie Plumbing	REPLACING 30FT OF SEWER	\$71.50	
Permit # 2023-005		SERVICE LINE FROM CAST IRON		
Status FINALED		TO NEW PVC. WILL USE PEA		
Use COMMERCIAL		GRAVEL, AND RIGID		
Issued 3/3/2023		INSULATION. WILL HAVE TO		
Finaled 8/2/2023		CLOSE OFF ALLEY FOR 5 DAYS		
New Sq Ft 500		TO THAW FIRST.		
Address 450 HWY 285	ottos resturant	REPAIR OF EXISTING SEWER	\$71.50	
Permit # 2023-028		LINE FROM CLEANOUT TO		
Status ISSUED		TOWNS MANHOLE. NO STREET		
Use COMMERCIAL		CUT NEEDED. MANHOLE IS ON		
Issued 6/27/2023		PROPERTY.		
Finaled				
New Sq Ft				



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

69

	Owner	Contractor	Project Description	Amount	Valuation
Address 415 WITCHER LN Permit # 2023-030 Status ISSUED Use RESIDENTIAL - SFR Issued 7/6/2023 Finaled New Sq Ft	BOB ELLIOT PO BOX 2048 FAIRPLAY, CO 80440	VICTOR ALMEIDA DILLON, CO 80435	TAPPING WATERLINE ON WITCHER TO BRING WATER TO THE BROKEN DOWN CABIN. WILL CUT INTO PAVED ROAD		
Project Type: REMODEL					
Address 640 HWY 285 Permit # 2023-010 Status FINALED Use COMMERCIAL Issued 4/19/2023 Finaled 8/2/2023 New Sq Ft	Randy Mcfarland	hood builder inc 5925 Evans 215 DENVER, CO 80222	NEW KITCHEN HOOD TYPE 1, HOOD ONLY PERMIT	\$1,622.88	\$63,010
Address 501 HWY 285 Permit # 2023-012 Status ISSUED Use COMMERCIAL Issued 4/26/2023 Finaled New Sq Ft			TENANT FINISH FOR BREW ROOM, INTERIOR ONLY. DOES NOT INCLUDE THE EXTERIOR WORK.	\$2,103.48	\$75,000



Town of Fairplay
Building Department
Permit Report

70

1/1/2023 - 7/31/2023

	Owner	Contractor	Project Description	Amount	Valuation
Address 640 HWY 285 Permit # 2023-014 Status FINALED Use COMMERCIAL Issued 5/9/2023 Finaled 8/2/2023 New Sq Ft	Randy McFarland	Randy McFarland	NEW KITCHEN LAYOUT	\$1,128.22	\$35,000
Address 550 CASTELLO AVE Permit # 2023-023 Status ISSUED Use RESIDENTIAL - MFR Issued 6/14/2023 Finaled New Sq Ft	TOM ROWE PO BOX 5617 BRECKENRIDGE, CO 80424	TOM ROWE PO BOX 5617 BRECKENRIDGE, CO 80424	MODIFY LAYOUT OF UNIT 2, TO CREATE ADDITIONAL BATHROOM AND BEDROOM	\$733.95	\$18,000
Project Type: REROOF					
Address 610 FRONT ST Permit # 2022-077 Status FINALED Use RESIDENTIAL - SFR Issued 1/30/2023 Finaled 1/31/2023 New Sq Ft	AMANDA SALASIN	CARPENTER ROOFING	REPLACE 18.5 SQR WITH PRO PANEL METAL ROOFING	\$220.00	\$15,000



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

71

	Owner	Contractor	Project Description	Amount	Valuation
Address	808 MAIN ST	R&R ROOFING	RE ROOF MULEHIDE SA	\$220.00	
Permit #	2023-033	po box 1389	MODIFIED BITUMEN		
Status	ISSUED	BAILEY, CO 80421			
Use	COMMERCIAL				
Issued	7/18/2023				
Finaled					
New Sq Ft					

Project Type: SIGN

Address	501 HWY 285, 1A	SOUTH PARK BEAUTY	NEW SIGN FOR NEW TENANT	\$88.00	
Permit #	2022-092	5601 Hwy 285	SPACE		
Status	FINALED	FAIRPLAY, CO 80440			
Use	COMMERCIAL				
Issued	1/2/2023				
Finaled	1/31/2023				
New Sq Ft					

Project Type: SOLAR PANELS

Address	652 CRAWFORD LN	KALLIE KIRSTEN	Jeremy Burks	INSTALL NEW SOLAR PANELS	\$550.00	\$15,000
Permit #	2022-091		9959 E Geddes Ave	ON SINGLE FAMILY HOME		
Status	FINALED		CO			
Use	RESIDENTIAL - SFR					
Issued	2/15/2023					
Finaled	4/27/2023					
New Sq Ft						



Town of Fairplay
Building Department
Permit Report
1/1/2023 - 7/31/2023

72

	Owner	Contractor	Project Description	Amount	Valuation
Address 564 CLARK ST			NEW SOLAR PANELS	\$500.00	\$12,600
Permit # 2023-016					
Status ISSUED					
Use RESIDENTIAL - SFR					
Issued 5/9/2023					
Finaled					
New Sq Ft					
Project Type: WINDOWS					
Address 716 FRONT ST	Chad Seuer		REPLACEMENT OF WINDOWS/ QUICK PERMIT	\$75.00	
Permit # 2023-029					
Status ISSUED					
Use RESIDENTIAL - SFR					
Issued 6/30/2023					
Finaled					
New Sq Ft					
Address 824 TROUT CREEK DR	SYLVIA SIMMS		REPLACING 4 WINDOWS. THIS PROJECT IS IN CONJUNCTION WITH A PIIP	\$75.00	
Permit # 2023-034					
Status FINALED					
Use RESIDENTIAL - SFR					
Issued 7/20/2023					
Finaled 8/2/2023					
New Sq Ft					

SCRIPT FOR EXECUTIVE SESSION

BEFORE GOING INTO EXECUTIVE SESSION – with the regular meeting recorder on

1. Announce that the Town Board would like to go into an executive session and that the topic of discussion will be determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and/or for the purpose of personnel matter, regarding the Police Department.
2. Announce that the Section 24-6-402 (4) (f) C.R.S. authorizes an executive session for these matters.
3. Someone moves to go into executive session and someone seconds the motion.
4. Take a vote – an affirmative vote of 2/3 of the quorum present.
5. Announce who will be involved in the Executive Session – Mayor and Board of Trustees, Town Administrator and Town Attorney (by Zoom)

ONCE IN EXECUTIVE SESSION – with the exec session recorder on

1. Announce that it is (date) and the time is ____ p.m. For the record, I am the presiding officer, Mayor Just. As required by the Open Meetings Law, this executive session is being electronically recorded. Also present at the executive session are: _____.
2. Announce that the Section 24-6-402 (4) (f) C.R.S. authorizes an executive session for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators on personnel matters pertaining to the Police Department.
3. Announce that: “I caution each participant to confine all discussion to the stated purpose of the executive session, and that no formal action may occur in the executive session. If, at any point in the executive session, any participant believes that the discussion is going outside the proper scope of the executive session, please interrupt the discussion and make an objection.”

AT THE END OF EXECUTIVE SESSION –before the exec session recorder is turned off

1. Announce that it is (date) and the time is ____ p.m., and the executive session has been concluded. The participants in the executive session were: myself, Mayor Just and _____.
2. Announce that the recording will be kept for a minimum of 90 days in accordance with state law.

ONCE YOU ARE BACK IN REGULAR SESSION – with the regular meeting recorder on

1. Announce that it is (date) and the time is ____ p.m., and the executive session has been concluded. The participants in the executive session were: myself, Mayor Just and _____.
2. Announce that; “For the record, if any person who participated in the executive session believes 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, I would ask that you state your concerns for the record.”
3. “Seeing none, this meeting is hereby adjourned.” (or if other items to be discussed move on to that item.)

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
August 7, 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, July 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, Josh Voorhis and Pete Lynn.

Staff in attendance were Town Administrator / Town Clerk Janell Sciacca, Public Works Director Donovan Graham, Operator in Responsible Charge (ORC) Marty Deline, Building Official Kyle Parag, and Town Planner Scot Hunn (online).

APPROVAL OF AGENDA

Motion #1 by Mayor Pro Tem Dodge, 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. Motion carried unanimously.

CONSENT AGENDA

- A. APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from July 14, 2023 through August 2, 2023 in the amount of **\$88,609.41**.

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. The motion carried unanimously.

CITIZEN COMMENTS

Brion Trahan, 435 Front Street, spoke regarding motorcycles driving up and down the Town streets recklessly performing stunts and tricks and loudly disturbing the peace and creating dangerous situations. He felt that Officers were lenient not issuing tickets and putting the community in danger. He asked for help from the Town in addressing the matter.

NEW BUSINESS

- A. FIRST READING** – Resolution No. 23, Series of 2023, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JENNIFER DANNER AS TOWN TREASURER.”**

Town Administrator Sciacca presented an overview of the Staff Report reminding that former Treasurer Wittbrodt submitted her resignation and moved out of the area. The Town interviewed applicants and unanimously selected Jennifer “Jennie” Danner to be appointed as the new Town Treasurer. Sciacca recommended the Board approve Resolution No. 23 to formally appoint Danner to the position.

Motion #3 by Trustee Voorhis, seconded by Trustee Douglas, to approve Resolution No. 23, Series of 2023, as presented appointing Jennifer Danner as Town Treasurer. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. The motion carried unanimously.

Sciacca administered Danner's Oath and she took her seat at the Staff table. Danner expressed her appreciation for the honor and excitement about the opportunity. The Board welcomed her.

B. FIRST READING – Resolution No. 24, Series of 2023, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND GREG LEICHTMAN FOR THE 318 BEAVER CREEK LANE WALKWAY PROJECT."

Town Administrator Sciacca presented an overview of the Staff Report. She reported that Special Projects Coordinator Alex Wagner was taking over processing the PIIP and ESTIP applications and worked with the applicant who was in attendance. She advised that approximately \$18,000 was left in the PIIP line and Staff was recommending approval as presented. Mayor Just reminded that former Town Attorney Lee Phillips introduced this program and stated it had allowed the Town to provide many home and business owners funding for improvements. He invited the applicant to speak. Leichtman stated he thought about replacing the walkway for several years and kept seeing the PIIP announcements in the Town's newsletters, so he decided to apply. He stated he wanted to get started before the weather turned cold. Just thanked Leichtman for submitting an application and asked that he pass on his experience to others to let them know there are no strings attached to the funding.

Motion #4 by Trustee Douglas, seconded by Trustee Lynn, to approve Resolution No. 24, Series of 2023, approving a Property Improvement Incentive Program (PIIP) agreement between the Town and Greg Leichtman for the 318 Beaver Creed Lane Walkway Project as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. The motion carried unanimously.

PUBLIC HEARINGS

A. CONTINUED FROM JULY 17, 2023 – Consideration of a Special Use Permit application from South Park Community Garden to allow for a Community Garden and Greenhouse in the Town Center (TC) Zoning District for the property located at 600 Front Street and legally described as Lot 1 and NW 23 FT of Lot 2, Block 7, T09 R77 S33 SE4, Fairplay."

Mayor Just introduced the Public Hearing at 6:22 p.m. providing an opening statement. He gave an overview of the format and jurisdiction as well as the procedure to be followed. There were no objections to the jurisdiction or procedure.

Town Planner Scot Hunn presented the Staff Report reviewing the criteria from the Code that Staff used to make its findings and the Board must also consider. He then reviewed the Special Use Permit Application procedures and the eight (8) factors to be considered in determining whether or not to grant the permit as well as the specific Community Garden/Greenhouse supplemental standards providing Staff's responses for each. Hunn then reviewed the suggested conditions of approval and requested the addition of a 7th condition regarding the applicant providing details regarding the screening of restrooms. Mayor Just inquired as to the removal of the water and propane tanks existing on-site, parking of vehicles, and a water tap connection. He also questioned whether or not there was a survey for the property to ensure the proposed fence and any other improvements were contained on the property. Sciacca replied that would survey would be required at the Building Permit stage but could be an added condition. Hunn reported that the other items noted would also be added as conditions: 8. Requiring the removal of the propane and water tanks; and 9. Requiring a traffic plan. Further discussion ensued regarding the potential for improvements to be built on Town property and it was agreed to also add condition 10. That a survey was required for all improvements. Hunn then reminded that if the Board voted to approve the application, Section 16-16-30 of the Code required a resolution to be brought back for approval to ratify

the decision and conditions of that approval. Just then stated his preference that any time there was an application of this nature or a Building Permit, the Town require a survey. He then opened the floor for the applicant to speak. Keith and Vivian Pershing were in attendance. Mayor Just inquired if they understood where the Town was at with the application, and they stated they did.

Just opened the floor to comments in support of the application and South Park Community Garden member Kimberly Gregory read the narrative from the application. Gabriel Knight, 1290 Trout Creek Rd, who lived in Fairplay since he was 14, stated he was always interested in horticulture and plants but never found that education or opportunity locally in the past and urged the Board to approve the application so for the kids in the Town to have the opportunity he did not. Amanda Salasin, 610 Front Street, stated she lived next to the proposed garden site, was happy the site had been cleaned up, and was excited for the project stating she was also interested in sustainability and gardening herself. Just then opened the floor to comments opposing the application. Being none, he closed the floor to public comment and moved the Board to deliberation. Mayor Pro Tem Dodge felt the use would be an awesome addition being in Town Center and he felt the property was perfect for a garden and was happy to see the use being proposed.

Motion #5 by Mayor Pro Tem Dodge, seconded by Trustee Lynn, to approve the Special Use Permit request for South Park Community Garden with the following conditions:

1. This Special Use Permit shall not run with the land; all approvals shall run with the non-profit use of the Applicant.
2. The application and Special Use Permit shall be updated to include hours of operation which shall become conditions of approval.
3. No exterior lighting is approved for this Special Use Permit. Any lighting proposed – exterior or interior – in the future shall be reviewed and approved by the Town as an amendment to this Special Use Permit.
4. All signage shall comply with the Town of Fairplay sign regulations.
5. The application and Special Use Permit shall be updated to detail where refuse will be stored, how it will be stored, that it will be bear-proof, and how the property will be serviced by refuse removal services.
6. Any structures proposed on the property in association with this Special Use Permit and which 1). are proposed as permanent structures, and 2). require a building permit, shall conform and comply with the applicable standards of the Town Center Overlay District Design Standards.
7. Applicant shall provide adequate details for the provision of and screening of restroom facilities.
8. The water and propane tanks shown in the proposed site plan shall be removed.
9. Applicant shall provide a 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.
10. A property survey is required for the installation of all site improvements.

A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn- aye. Motion carried unanimously.

Town Administrator Sciacca reminded that the Town code requires the approval to be formalized by adoption of a Resolution and that document would be presented to the Board at their next meeting on August 21, 2023.

OTHER BUSINESS

- A. Discussion regarding a request from the Meat Cleaver Wild Game Butcher to use the parking lot at 401 Main for accepting wild game for transport to Denver for processing.

Mayor Just introduced the topic stating the owner of the Meat Cleaver was inquiring about setting up a receiving facility at the 4th & Main parking lot similar to other mobile businesses that had been allowed to set up there. He advised the Meat Cleaver was hoping to receive animals during the first season, and only for this fall as a trial run. Just advised that the unit used for receiving was completely self-contained, did not need water or electricity, and would simply be accepting animals and storing them in their locker for transport back to Denver for processing. He advised that if approved, a Revocable Use Agreement would be brought back to the Board for approval to formalize the temporary use. Trustee Douglas felt it could work out really well. Trustee Dodge questioned if the use was appropriate for the lot on Main Street and suggested the Board look at another location. After additional discussion, the Board agreed to allow for the use at the Town's parking lot on Platte Drive and a Revocable Use Agreement would be brought back to the Board on August 21.

BOARD OF TRUSTEE AND STAFF REPORTS

Building Official Kyle Parag directed the Board to the permit report in the packet and stated that building permits had been fairly slow. Parag reported that Charles Abbott and Northwest Fire Protection District were still working to approve an agreement for fire inspections. Sciacca advised that Parag was doing inspections on a case-by-case basis. Trustee Dodge stated that the permit numbers for the year were impressive and Parag replied the majority of them were for the Habitat project.

Mayor Just inquired if certifications on the Habitat water lines were done and wanted to make sure no chlorine tablets were left in the lines. Operator in Charge Marty Deline replied that was done last fall and the lines were flushed with high and low chlorine tests being sent to the lab. Just wanted to make sure the lines were disinfected before any Certificates of Occupancy were issued and Deline said additional tests would be done again before the fall.

Public Works Director Graham noted that the leak at Bogue and 6th was located, it was believed the valve was the issue but there was a hollow space in the apron on Bogue so it would be dug up just to be sure. Rocks & Walls ordered the valve. Just inquired if a program to exercise valves was in place. Graham replied there was a program in place to exercise ¼ of them every year.

Treasurer Danner advised that former Treasurer Wittbrodt submitted her final paid bills report with the current packet, and that she would be learning as fast as possible to get up to speed, was attending multiple trainings and would be gearing up for budget.

Town Administrator Sciacca reported that she and Special Projects Coordinator Wagner were working on Code Enforcement matters and would be using the nuisance notification and abatement process that was provided by the Town Attorney to deal with multiple matters. Notices were also being put on vehicles that were parking in/on the street. Sciacca also reported that the trash at Hathaway and 5th was the result of a squatter matter and the property owner was working through the Court process for eviction, the Town provided the County with a quote from PMS out of Salida for repairs needed on Platte, the Intergovernmental Meeting was coming up on August 22, the final TGIFairplay Concert would be held Saturday, August 26, Cohen Park basketball court was finally sealed and the hoop would go in soon, and Deron Dirksen of SGM was doing the engineered drawings for the Hathaway water line replacement and the related construction contract would be coming to the Board at the next meeting. She also reported

that Julie Bullock would provide her Burro Days recap report at the next meeting but wanted everyone to know 50% of the booths for 2024 were already sold.

Trustee Douglas stated he had a lot of fun at Burro Days and there were a lot of cars in Town.

Mayor Pro Tem Dodge agreed with Trustee Douglas and there was plenty of candy this year. He also reported the Town was represented at the Nate Carrigan Golf Tournament held the prior weekend and Fairplay sponsored hole #2. It was a great event and raised a lot of money for that cause.

Trustee Voorhis stated that the light timing at US285 and CO9 had changed, and vehicles were having to sit longer in the shopping center parking lot. He had seen tempers flaring and he suggested CDOT change the timing on the weekends.

Mayor Just read an email into the record asserting that Prunes the Burro could not have lived to be 63. He felt it was a joke and did call his cousin who has been raising burros for over 50 years. His cousin said she had one burro live to be 56. He felt it was not an appropriate email to write and the Town did not intend to change the history. He then reported that the Flume had been taken over by a corporate entity out of New Year and his only hope was that it being one of the oldest papers in the State of Colorado they treat it with the respect it deserves.

Mayor Pro Tem Dodge then added that the new Cemetery sign looked awesome, and the entire Board agreed.

At 7:27 p.m., Mayor Just announced that the Town Board would be moving into Executive Session and requested everyone who was not participating leave the room. There was a brief recess while the room was cleared.

EXECUTIVE SESSION Pursuant to C.R.S. Section 24-6-402(4)(f) for the purpose of determining positions relative to matters that may be subject to negotiation, developing a 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 the Police Department.

Just announced the topic and statute authorizing the Executive Session and stated that He, Mayor Pro Tem Dodge, Trustees Douglas, Voorhis and Lynn, Town Administrator Sciacca, Officer Flannery and Sgt. Grover would be the participants.

Motion #6 by Mayor Pro Tem Dodge, seconded by Trustee Douglas, to adjourn to Executive Session Pursuant to C.R.S. Section 24-6-402(4)(f) 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 the Police Department. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn - aye. The motion carried unanimously.

At 8:45 p.m. Mayor Just announced that the Executive Session had been concluded and the participants were he, Mayor Pro Tem Dodge, Trustees Douglas, Voorhis and Lynn, Town Administrator Sciacca, Officer Flannery and Sgt. Grover. He announced for the record that 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 Executive Session occurred during the Executive Session, or that any improper action occurred during

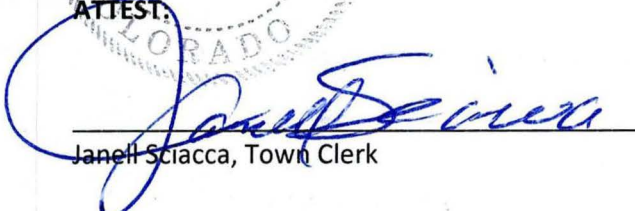
the Executive Session in violation of the Open Meetings Law, that person state their concerns for their record.

ADJOURNMENT

Hearing no concerns, and there being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:46 p.m.



ATTEST:


Janell Sciacca, Town Clerk

BOARD OF TRUSTEES, FAIRPLAY, COLORADO


Frank Just, Mayor