



**AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, November 3, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO**

[CLICK TO JOIN MEETING BY TEAMS](#)

(Meeting ID: 223 803 067 505 1 / Passcode: i9yR7C3n)

Dial in by phone [+1 929-352-2940](tel:+19293522940) , [34001476#](tel:+134001476)

- I. **6:00 PM – CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **APPROVAL OF AGENDA**
- V. **CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. **APPROVAL OF PRIOR MEETING MINUTES** – July 7, 2025 Regular Meeting.
 - B. **APPROVAL OF PRIOR MEETING MINUTES** – July 21, 2025 Regular Meeting.
 - C. **APPROVAL OF CHECK AND ACH EXPENDITURES ISSUED THROUGH BILL.COM** – Paid bills for all Town funds from October 7, 2025, through October 31, 2025, in the amount of **\$134,829.94.**
- VI. **CITIZEN COMMENTS** *(This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.)*
- VII. **PUBLIC HEARINGS**
 - A. **CONTINUED FROM OCTOBER 20, 2025: APPEAL HEARING – EP 2025-003:** Should the Board of Trustees for the Town of Fairplay approve an application from Pat Stoinski appealing the Town Administrator’s denial of a Lot Line Adjustment Plat on the property commonly known at 1150 Castello Avenue, Fairplay, CO?
 - B. **FIRST READING** – 2025FY Amended Budget and 2026FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.
- VIII. **NEW BUSINESS**
 - A. Should the Board of Trustees for the Town of Fairplay approve a Second Amendment to the Town of Fairplay Development Agreement with Habitat for Humanity regarding the residential development located at 521 Castello Avenue.
 - B. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 32, Series of 2025, 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 ERIN MICHALSKI FOR THE 530 FRONT STREET FREEZER ENCLOSURE PROJECT.**”?
 - C. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 35, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO DETERMINING THAT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON APRIL 7, 2026 SHALL BE A MAIL BALLOT ELECTION.**”?
 - D. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 36, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO REFERRING A QUESTION TO THE ELECTORS OF THE TOWN OF FAIRPLAY ON WHETHER THE LODGING OCCUPATION TAX SHALL BE INCREASED TO A MAXIMUM OF \$5.00 PER OCCUPIED ROOM PER NIGHT.**”?
- IX. **STAFF AND BOARD OF TRUSTEE REPORTS**
 - A. Report on implementation of Fairplay Police Department Sabbatical Program.
- X. **EXECUTIVE SESSION** under C.R.S. §§ 24-6-402(4)(b) and (f) to receive legal advice and to discuss personnel matters related to Chief of Police and Officer James Deschryver, the subject officer in an internal affairs investigation.
- XI. **ADJOURNMENT.**

Upcoming Meetings / Events

Fairplay Board of Trustees Regular Meeting & 2nd Public Hearing on Amended/Proposed Budgets
Fairplay Board of Trustees Regular Meeting & Final Public Hearing on Amended/Proposed Budgets
Fairplay Real Colorado Christmas Celebration & Festival of Trees

November 17, 2025
December 1, 2025
December 6, 2025



**OFFICIAL MINUTES
REGULAR BOARD MEETING
JULY 7, 2025
901 MAIN STREET, FAIRPLAY, CO 80440**

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, July 7, 2025, at 6:02 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

II. PLEDGE OF ALLEGIANCE

Mayor Just led the pledge of allegiance.

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Frank Just, Mayor Pro Tem Ray Douglas, Trustee Courtney Avery, and Trustee Erik Baum

BOARD MEMBERS ABSENT: Trustee Josh Voorhis (excused)

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Town Planner Scot Hunn and Town Building Official Kyle Parag

IV. APPROVAL OF AGENDA

V. CONSENT AGENDA

A. APPROVAL OF PRIOR MEETING MINUTES – May 12, 2025 Special Meeting.

B. APPROVAL OF PRIOR MEETING MINUTES – May 19, 2025 Regular Meeting.

C. APPROVAL OF CHECK EXPENDITURES – Paid bills for all Town funds from June 13, 2025, through July 3, 2025 in the amount of **\$83,626.50**

MOTION to approve the Consent Agenda with the minutes as written and expenditures as stated and clarified by Staff was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

VI. PUBLIC COMMENT

Laurence Burnett, 498 8th Street, spoke concerning stop sign violations in Town, especially at 6th Street and Castello. Sgt. Martinez reported that he would get the word out to Officers for increased patrols and ticketing enforcement. Burnette also inquired about funding for the Town shuttle service. Administrator Sciacca explained the program was partially funding by a \$100,000 CDOT Faster Grant and the purpose was to provide free service for students, seniors, visitors, etc. She also noted the Town partnered with the Town of Alma, Senior Coalition and other service organizations to serve mobility needs in the community.

NEW BUSINESS

A. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 21, Series of 2025, 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 MARCIA MCMAHON FOR THE 200 6TH STREET STAIN AND PAINT PROJECT.**”?

Town Administrator Sciacca presented the PIIP request for exterior painting and staining at 200 6th Street and introduced the applicant in attendance. Sciacca reported that the application was in order, funding was available and Staff was recommending approval as presented.

MOTION to approve Resolution No. 21, Series of 2025, approving a PIIP with Marcia McMahon for 200 6th Street as presented was made by Trustee Baum and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

- B. REQUEST FOR WAIVER OF TAP FEE** - Should the Board of Trustees for the Town of Fairplay, sitting at the Water and Wastewater Enterprise Board, approve a request from Park County for waiver of a Water Tap / Plant Investment Fee for the Park County Sheriff's Office Bunkhouse?

Town Administrator Sciacca presented providing an overview of the Staff Report. She introduced Park County Public Works Director Nick Bredsnadger and Project Manager Jared McQueer who provided details on the bunkhouse installation and purpose and respectfully requested waiver of the new water tap. There was clarification that the tap size would be a 1" tap and the amount to be waived was \$16,920. Following discussion regarding the improved intergovernmental relationship between the entities, Mayor Just requested formal agreements for the fuel arrangement, and another agreement between the Sheriff and the Chief of Police for use of bunk space for Town Officers be put in place. He also requested future collaboration on possible transfer of the property owned by the County at 5th and Clark for affordable housing opportunities. Bredsnadger and McQueer verbally agree to the requests.

MOTION to approve the a request from Park County Government for waiver of a 1" Water Tap for the Park County Sheriff's Office Bunkhouse in an amount not to exceed \$20,000 and a formal MOU be brought back to the Board for space at the Bunkhouse for Town Officers along with formalization of other ongoing intergovernmental cooperations and ongoing relationship matters was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

- C. FIRST READING** – Board Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 22, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN AMENDED CONSTRUCTION CONTRACT AGREEMENT WITH HIGH PEAK CONSTRUCTION, INC. FOR SIDEWALK CONSTRUCTION.**”?

Town Administrator Sciacca presented providing an overview of the Staff Report advising that the original estimate for sidewalks was \$245,000 and had come in closer to \$293,629. She reviewed the completed sections to date and advised that the sections yet to be completed would push the project closer to \$400,000. Mayor Just advised that concrete costs were expected to rise 20-22% in 2026 and prompted urgency to complete the projects outlined in 2025. The Board generally agreed to proceed with all remaining identified sidewalk projects also agreeing that they were a valuable capital investment for the community as a whole and that there was strong community support and appreciation voiced to date on the sections completed.

MOTION to approve adoption of Resolution No. 22, Series of 2025, as presented approving an amended construction agreement with High Peak Construction, Inc. was made by Trustee Avery and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

- D. SECOND READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 20, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN AGREEMENT WITH TERRAGENESIS, LLC FOR DEWATERING, TRANSPORTATION AND LAND APPLICATION SERVICES FOR BIOSOLIDS.**”?

Town Administrator Sciacca presented providing an overview of the Staff Report and noted the cost was \$91,000 and significantly lower than amounts paid in prior years and other proposals. Following discussion surrounding “dry ton” versus “wet ton,” the Board generally felt comfortable proceeding based on historical data and expected volumes.

MOTION to approve adoption of Resolution No. 20, Series of 2025, as presented approving an agreement with TerraGenesis LLC was made by Trustee Baum and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

- E.** Should the Board of Trustees for the Town of Fairplay, Colorado approve the purchase of real property adjacent to the Town's Water Plant, 1582 Beaver Creek Road and TBD Beaver Creek Road, Fairplay, CO 80440 AKA county parcel ID R0048989 and R0048990, and the purchase of 10 water stock certificates.

Town Attorney Rivera reported that the loan package was delayed due to changed financing conditions and additional unexpected fees. He advised the seller remains patient while the Town south out better financing terms, and following additional discussion, the Board reaffirmed their commitment to purchase the property and water certificates at the original agreement upon amount of \$430,000 which was \$360,000 for the land and \$70,000 for the certificates. Rivera advised Staff would continue to negotiate terms and return with updates when necessary.

VII. PUBLIC HEARINGS

- A. CERTIFICATE OF APPROPRIATENESS REQUEST – COA 2025-004.** Should the Board of Trustees for the Town of Fairplay, sitting at the Architectural Review Committee, approve an application from South Park Health Services District for renovations for a Physical Therapy Building at 540 Front Street?

Mayor Just announced the public hearing item and format. Town Planner Scot Hunn presented providing and overview of the Staff Report and advised the application was fairly straightforward and Staff was recommending approval as presented with no conditions. Charlie Schultz appeared on behalf of the applicant and responded to questions of the Board. There was not public comment for or against the Certificate of Appropriateness.

MOTION to approve the application for a Certificate of Appropriateness filed by the South Park Health Services District for the exterior addition of a porch enclosure and front walkway for the Physical Therapy Building located at 540 Front Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval; and that the Board direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved was made by Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

B. CONTINUED FROM APRIL 7, 2025: VARIANCE REQUEST – VAR 2025-001. Should the Board of Trustees for the Town of Fairplay, sitting at the Board of Review, approve an application from ACL Real Estate dba Highside Brewing for a variance for relief from required parking requirements and parking lot design standards; and a variance for relief from the required State Highway 285 landscape setback and buffer for the property located at 411 US 285?

Mayor Just announced the public hearing item and format. Town Planner Scot Hunn presented providing an overview of the Staff Report and announced the applicant worked with Staff to revise the landscaping and parking plan to include ADA parking spaces, graded and delineated gravel lot for general parking and barrels and seasonal planters along US 285 for landscaping and traffic delineation. He announced that Staff reversed its prior position and was now recommending approval with conditions. There was no comment for or against the request. The Board and the applicants both expressed appreciation of the collaborative effort and felt the outcome was a mutually beneficial compromise.

MOTION to approve the variance request(s) by ACL Real Estate, LLC as per Staff's recommendation because the application MEETS the required criteria and standards, and that the Town Attorney and/or the Town Planner be directed to prepare a finding and order and resolution consistent with the Board's for the Board's approval at a future meeting was made by Trustee Baum and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

C. SECOND READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 3, Series of 2025, entitled “**AN ORDINANCE ADOPTING BY REFERENCE THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INTERNATIONAL FIRE CODE, THE 2023 NATIONAL ELECTRICAL CODE, COLORADO FUEL GAS CODE, COLORADO PLUMBING CODE, COLORADO WILDFIRE RESILIENCY CODE, COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE OF SEPTEMBER 1, 2025.**”?

Mayor Just announced the public hearing item and format. Town Building Official Kyle Parag presented providing an overview of the Staff Report and reviewing the different codes and purposes and recent legislation impacting adoption deadlines. He advised the Town was not technically required to adopt new codes in 2025 but future adoptions after July 1, 2026 could trigger mandatory low energy, low carbon codes which would make construction more restrictive and costly. Parag recommended adoption before the July 1 deadline to avoid stricter mandates. Following questions and discussions, the Board generally agreed to continue the ordinance in order to conduct further discussions and gather more input from builders and stakeholders prior to adoption.

MOTION continue consideration of Ordinance No. 3, Series of 2025 to September 15, 2025 was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

VIII. STAFF AND BOARD OF TRUSTEE REPORTS

A. 2nd Quarter Water and Sewer Operator In Responsible Charge (ORC) Report from Warm Springs Consulting, LLC. Operators in Responsible Charge Keith Chisholm and Marty Deline reviewed the quarterly report. Discussion ensued relative to acceptable water loss and gallons not billed being 10-20% and not 30% or more that were being seen. It was felt that matters contributing

to the figures were non-reading meters, leaks and data entry errors. Unmetered leaks, such as the one at the Forest Service building were significant contributors. It was noted that the lift station also lacks metering and was instead estimated from pump runtimes. Sciacca advised that contractor Ken Hardesty would work with Staff to revise and refine the tracking spreadsheet, and Staff would continue to investigate and report on leaks.

Town Administrator Sciacca reported on Transit figures, the River Park project, Staff training on the Water Billing software, the 501 Main roof repair, the upcoming Park County Fair and a proposal from Park County to close Bullet Road through the Fairgrounds.

IX. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:34 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



**OFFICIAL MINUTES
REGULAR BOARD MEETING
JULY 21, 2025
901 MAIN STREET, FAIRPLAY, CO 80440**

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, July 21, 2025, at 6:01 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

II. PLEDGE OF ALLEGIANCE

Mayor Just led the pledge of allegiance.

III. ROLL CALL

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

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Town Planner Scot Hunn

IV. APPROVAL OF AGENDA

MOTION to approve the Agenda as written was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

A. APPROVAL OF CHECK EXPENDITURES – Paid bills for all Town funds from July 4, 2025, through July 16, 2025, in the amount of **\$72,076.80**.

B. APPROVAL OF EFT EXPENDITURES for all Town funds for June 1, 2025 through June 30, 2025, in the amount of **\$533,088.12**.

C. APPROVAL OF RECONCILIATION for all Town financial accounts and funds with Financial Update for the month of May, 2025.

Trustee Baum inquired about higher expenses from Plante Moran and Artistic Custom Badges. Sciacca provided explanations and included additional information regarding One Card and benefit expenses paid by EFT.

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

- Roll call vote: Unanimous approval.

VI. PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. Presentation by High Rockies Community School Regarding 2025 Llama Rama Fundraiser.

Student mayors Olivia Rodriguez and Violette Shaw presented on behalf of High Rockies Community School highlighting key points about the school:

- Small school with 13 full-time and 2 part-time students in pilot year
- Multi-age, play-based, and outdoor-focused curriculum
- Student government and social-emotional learning emphasized
- Real-life projects included community unit, biogeography, astronomy, and entrepreneurship
- Community involvement through volunteering and local partnership

They also presented a funding request:

- Seeking support for barn renovation project to create community education space
- Total project cost over \$500,000
- School has raised \$21,000 so far, with \$30,000 goal for Llama-Rama event
- Requested town support for the project

Board discussion ensued with a concern being raised about equitable funding for all schools. Following additional discussion and confirmation of available funding, the Board agreed to donate \$3,000 to the High Rockies Community School 2025 Llama Rama Fundraiser.

VII. CITIZEN COMMENTS

Scott Dodge, 1217 Meadow Drive, suggested the Town find a way to allow for the Beach to remain open during its Independence Day celebration instead of taking a huge amenity out of commission for the day. Dodge also commented on shutting down parking on Front Street for 15 minutes parade events noting it impacted businesses by removing their parking for an entire day.

VIII. NEW BUSINESS

A. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 24, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT WITH JOSIAH RENZ FOR J.R.’S PIZZA PLACE.**”?

Town Administrator Sciacca presented the ESTIP application and introduced applicant Josiah Renz. Renz provided information on his plans and answered questions from the Board. Renz advised his Building and Fire plans were already approved and he was hoping this agreement would help expedite the process. Details regarding daily capacity were discussed as well as planned menu changes for the restaurant. The Board expressed general excitement and extended best wishes to Renz.

MOTION to approve Resolution No. 24, Series of 2025, approving an ESTIP with Josiah Renz for JR’s Pizza Place as presented was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

IX. PUBLIC HEARINGS

A. CERTIFICATE OF APPROPRIATENESS REQUEST – COA 2025-005. Should the Board of Trustees for the Town of Fairplay, sitting at the Architectural Review Committee, approve an application from Shiela Waite for renovations for the building at ~~540 Front Street~~ 425 Main Street?

Mayor Just announced the public hearing item and format. Town Planner Hunn presented an overview of the Staff Report and recommendation for approval. Applicants Shiela & Ryan Waite were in attendance online and reviewed details of the proposed renovations. Just opened the floor to public comment. Scott Dodge, 1317 Meadow, pointed out the agenda showed the property at 540 Front Street and not 425 Main Street. Just noted the correction for the record. There were no comments against and no comments in favor of the request.

MOTION to approve the application for a Certificate of Appropriateness filed by RNS Excavating & Contracting for the removal and replacement of a deck at the RNS Excavating & Contracting Building located at 425 Main Street within the Town Center Overlay District, because the proposal meets the Town’s criteria and standards for approval; and that the Board direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved was made by Mayor Pro Tem Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

X. OTHER BUSINESS

A. Board Discussion. Discussion of whether to create a process by which smaller development projects may apply for exemptions/waivers from specific application requirements that would otherwise apply to the development project.?

Town Attorney Rivera and Town Planner Hunn introduced the topic of creating a waiver process for smaller development projects. Current code requires all projects, even small subdivisions, to meet full requirements and Staff was seeking feedback on a proposal to allow waivers for specific application requirements. Rivera provided an example of a minor subdivision applicant being required to submit a \$20,000-\$30,000 drainage study. Discussion followed on scope of waivers and Rivera reviewed options:

- Town administrator grants with no further review
- Town administrator grants with board notification
- Town administrator grants with option for board review
- All waivers presented to and heard by the board

Mayor Just advocated for waivers to come directly to the board for quicker decision-making. Concerns were raised regarding Board members' expertise to evaluate waiver requests and there was general agreement that waivers should be available for multiple types of applications, not just minor subdivisions. Overall, the Board felt there was need for a waiver process and directed Staff to develop a proposal for a waiver process to be presented at a future meeting.

XI. OLD BUSINESS

- A. Should the Board of Trustees for the Town of Fairplay, Colorado approve the purchase of real property adjacent to the Town's Water Plant, 1582 Beaver Creek Road and TBD Beaver Creek Road, Fairplay, CO 80440 AKA county parcel ID R0048989 and R0048990, and the purchase of 10 water stock certificates.

Town Attorney Rivera presented an update on the purchase of real property adjacent to the town's water plant and 10 water stock certificates for a total purchase price of \$430,000. He noted that financing would have to be obtained by the Town with the Board acting as a Water and Wastewater Enterprise Board. Rivera explained financing complexities including pledging water service fees as source of loan repayment and possible land collateral requirements as well. He also explained the due diligence process for water certificates noting it was expected to take 45-60 days. Following questions from the Board, Town Attorney Rivera provided a motion for the Board

MOTION that the Board of Trustees, in its capacity as Water and Wastewater Enterprise Board, move to instruct Staff to work with the appropriate persons to enter into a preliminary contract to purchase the real property adjacent to the Town's water plant and 10 water stock certificates and obtain preliminary financing for same. Subject to the following contingency: financing of same remains subject to the approval of the Town Board, acting in its capacity as Water and Wastewater Enterprise Board and the other conditions set forth in the contract to buy and sell real estate was made Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

XII. STAFF AND BOARD OF TRUSTEE REPORTS

Town Administrator Sciacca noted the notice in her report being sent out with Utility Bills as required following a Drinking Water Treatment Technique Violation. She noted that there was no danger to the public, and the violation was a result of a SCADA failure which the Town was working to correct. She then reported that the 501 Main roof repair was moving forward, but CIRSA requested a 3rd quote, the River Park project was essentially complete and amenities (trash cans, benches, etc.) were being obtained, the State Patrol would be conducting an Active Shooter training at Town Hall on July 23, and the next Intergovernmental Meeting was set for July 30 at 501 Main .

Trustee Voorhis raised concerns regarding invasive chamomile plants in Town and volunteered to work with Staff to address. He also inquired as to any updates on Highside Brewery's plans to install landscaping and parking improvements. Sciacca replied she would follow up with the Town Attorney and Planner on the matter.

Mayor Pro Tem Douglas reported on his attendance on behalf of the Town as the Park County Fair and Sponsor Dinner.

XIII. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:16 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk

TOWN OF FAIRPLAY BILL.COM CHECK AND ACH EXPENDITURES
for the Period of October 17, 2025 thru October 31, 2025

Process Date	Vendor	Bill Description	Payment Amount	Method
10/17/2025	Beautiful Garden Inc	Water Line Repair Landscaping at 680 6th	1,650.00	Check
10/17/2025	Caselle LLC	Monthly Program Support Fees	2,102.00	Check
10/17/2025	Central Mountain Pest Control LLC.	Town Hall Pest Control Services	100.00	Check
10/21/2025	Central Mountain Pest Control LLC.	PW/Utilities Office Pest Control Services	100.00	Check
10/21/2025	CenturyLink	Water Plant Phone Line	83.03	Virtual card
10/22/2025	Colorado Analytical Laboratories, Inc.	Water Testing Supplies	78.00	Virtual card
10/23/2025	Colorado Analytical Laboratories, Inc.	Required Testing (Water/Wastewater)	54.00	Virtual card
10/23/2025	Colorado Analytical Laboratories, Inc.	Required Testing (Water/Wastewater)	403.00	Virtual card
10/24/2025	Colorado Analytical Laboratories, Inc.	Required Testing (Water/Wastewater)	24.00	Virtual card
10/24/2025	Colorado Analytical Laboratories, Inc.	Required Testing (Water/Wastewater)	1,794.00	Virtual card
10/24/2025	Colorado Tourism Office	Sprys Tourism Leadership Program	3,050.00	Check
10/24/2025	Continental Divide Winery	TGIFairplay/4th of July Event Expense	1,034.00	Check
10/24/2025	Continental Divide Winery	TGIFairplay Event Expense	468.00	Check
10/24/2025	DRC Construction Services	Front Street Sewer Line Cleaning & CCTV	3,250.00	Check
10/24/2025	Elevated Cleaning Co	Monthly Cleaning Fees - 501 & 901 Main	550.00	Check
10/24/2025	Emergent Enforcement Solutions	September AVIS Citation Services	5,180.00	ePayment
10/24/2025	Fairplay Auto Supply	Auto Parts and Supplies	1,325.65	Check
10/30/2025	Family Support Registry	10/31/2025 Pay Withholding Account 15890460	285.69	Check
10/30/2025	Filter Press, LLC	Books for Resale at Visitor Center	88.00	ePayment
10/30/2025	Frank Just	WaterLine Insurance Coverage Payout	1,113.94	Check
10/30/2025	Hardesty Engineering and Mapping, LLC	On-Call Engineering/Consulting Services	6,097.43	ePayment
10/30/2025	Hardesty Engineering and Mapping, LLC	On-Call Engineering/Consulting Services	340.00	ePayment
10/30/2025	HASP - Attn: John Matterson	Annual HASP Dues	1,610.00	Check
10/30/2025	HomeServe USA Corp	September '25 Water Line Coverage Premiums	1,641.25	Check
10/31/2025	Iron Mountain	Off-Site Records Storage	189.00	Virtual card
10/31/2025	Konica Minolta Business Solutions U.S.A., Inc.	Monthly Copy Fees - September '25	246.50	Virtual card
10/31/2025	ORourke Media Group	Required Public Notices - Ords & Hearings	322.50	Check
10/31/2025	ORourke Media Group	Required Public Notices - Stoinski Appeal	12.38	Check
10/31/2025	Phoenix Technology Group	Monthly Managed ISP Services	4,555.00	ePayment
10/31/2025	Postal Pros Southwest Inc.	Monthly Announcements Mailing Expense	129.50	Check
10/31/2025	Postal Pros Southwest Inc.	Utility Billing Mailing Expense	339.34	Check
10/31/2025	Promark Industries	Intl Dump Truck Exhaust System Repair/Svce	3,543.33	Virtual card
10/31/2025	Schmueser Gordon Meyer, Inc. dba SGM	GIS Services	581.00	ePayment
10/31/2025	TerraGenesis llc	WWTP Dewatering Services - 501,745 Gallons	91,268.45	ePayment
10/31/2025	The Adventure Company	CDL Testing Services - Transit Driver	350.00	ePayment
10/31/2025	The Flume	Annual Newspaper Subscription	80.00	Check
10/31/2025	Town of Fairplay	501 Main Utilities - August	206.00	Other
10/31/2025	Town of Fairplay	501 Main Utilities - September	200.30	Other
10/31/2025	USA BLUEBOOK	Water Testing Supplies	299.70	Virtual card
10/31/2025	USA BLUEBOOK	Water Testing Supplies	84.95	Virtual card
			<u>\$ 134,829.94</u>	

Quasi-Judicial Hearings (Land Use Hearings, Liquor License Hearings, Board of Adjustment, etc. – non-legislative – generally will be in reaction to an application being filed with the Town and when the Town Board is acting as a “Judge”)

1. Read the Mayor’s opening statement included in your packet. This opens the public hearing.
2. Have staff present the application and staff report.
3. Ask the applicant to present its case.
4. Ask for Public comment in favor of the application.
5. Ask for public comment in opposition to the application.
6. Ask if the applicant would like to present any rebuttal evidence.
7. Ask the Board if they have questions of the applicant or staff.
8. The Board can now deliberate if you feel there are going to be questions of the applicant or staff during deliberation you may choose to keep the public hearing open during this time.

OR

You may now close the hearing and ask the Board to deliberate.

9. At the end of deliberation, you should ask for a motion to continue, approve or deny the application.



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

www.fairplayco.us

August 11, 2025

Pat Stoinski
Al Stoinski
PO Box 1909
Fairplay, CO 80440

RE: Stoinski April 8, 2025 Application for Lot Line Adjustment
Case EP 2025-003

Pursuant to Fairplay Municipal Code section 16-20-50, I've reviewed the Town Planner, Scot Hunn's, recommendation regarding your application for a Lot Line Adjustment ("Town Planner's Recommendation"). The attached letter dated August 7, 2025 is the Town Planner's Recommendation.

Pursuant to Fairplay Municipal Code section 16-20-50, I adopt and affirm the reasoning and conclusions set forth in the Town Planner's Recommendation and, consequently, deny your application for a Lot Line Adjustment. Fairplay Municipal Code section 16-20-50 sets forth your rights to appeal this decision.

Regards,

Janell Sciacca, Town Administrator

cc: File

CERTIFICATE OF EMAILING/MAILING

I, Janell Sciacca, do hereby certify that this denial letter, with a copy of associated denial recommendation from Town Planner Scot Hunn, was emailed to freelancefound@live.com and also mailed by USPS to applicant at above address this 11th day of August, 2025

Signature: _____

Title: TOWN ADMINISTRATOR

Date: AUGUST 11, 2025

August 7, 2025

Town of Fairplay
Attn: Janell Sciacca, Town Administrator
901 Main Street
Fairplay, CO. 80440

Re: Stoinski Lot Line Adjustment Application – Recommendation for Denial

Janell,

Pursuant to the Town of Fairplay Subdivision Regulations, specifically the provisions of Article 20 – *Exemption Plat*, of the Town of Fairplay Unified Development Code (UDC), I am herewith presenting a formal recommendation for denial of the Stoinski Exemption (Lot Line Adjustment) plat filed by Pat Stoinski (the “Applicant”) on or about April 8, 2025 (the “Stoinski Application”) to adjust or move the common property line between “New Lot 11A” and “New Lot 14,” Block 7, Johnson Addition.

As you are aware, the Town staff and consultant team completed an initial review of the Stoinski Application during the months of April and May 2025.

Following reviews by Hunn Planning & Policy, LLC., and SGM, Inc., the Applicant was provided with written comments – generally within 2-3 weeks of initial application date - pursuant to the Town of Fairplay Unified Development Code (UDC) standards and submittal requirements, as well as comments from a professional land surveyor related to professional survey standards and Colorado State Statutes requirements for land survey plats.

The Applicant subsequently re-submitted an updated exemption plat on or about June 10, 2025. The Town staff and consultant team subsequently provided additional review comments generally within a 2-week period (16 calendar days), providing written comments on June 24th and 26th.

As you are further aware, as part of the Town staff’s and consultant team’s review, the Applicant was asked – per the UDC – to provide a survey of existing conditions to demonstrate that any new or adjusted property lines would be in compliance with the Town of Fairplay zoning and subdivision requirements such as setbacks. Of particular concern after receiving the existing conditions survey was the proximity of the proposed, adjusted property line between New Lot 11A and New Lot 14 relative to existing building improvements (on New Lot 11A) and a shed structure on New Lot 14.

On June 26, 2025, I sent a letter to the Applicant stating that, following the Town’s review of the existing conditions survey and proposed Lot Line Adjustment Plat, staff and the consultant team had determined that the proposed property line between New Lot 11A and New Lot 14 would violate setbacks on both lots due to the proximity of the proposed lot line and existing improvements on both lots.

Specifically, the proposed exemption plat would create a new lot line between New Lot 11A and New Lot 14 that violates Chapter 16, Section 16-5-40 – *Table of dimensional limitations*, UDC, in the following ways:

- The properties are zoned Light Industrial (LI).
- The required side and rear yard setback(s) in the LI zone district are ten (10) feet.
- On proposed New Lot 11A, according to the draft plat and the existing conditions survey dated June 10, 2025, the proposed property line would be placed within approximately 1-2 feet of an existing staircase structure. This would violate the required 10-foot rear yard setback.
- On proposed New Lot 14, according to the draft plat and the existing conditions survey dated June 10, 2025, the proposed property line would be placed within approximately 1-2 feet of an existing shed structure. This would violate the required 10-foot side yard setback.

The Applicant was informed that, in its current configuration, the plat could not be approved and that doing so would create nonconformities on both new Lots (New Lot 11A and New Lot 14) in violation of the Town's subdivision regulations and, generally, state statutes. The Applicant was given alternatives to move the proposed property line further away (to the north) of an existing stairway located on New Lot 11A and to remove a shed on Lot 14 before the plat could be approved and/or recorded.

Since that time, and to my knowledge, the Town has received no further information or correspondence from the Applicant indicating that an updated plat – with revised property boundaries - will be provided for review by the Town; or that the Applicant will agree to removing the shed structure on proposed Lot 14 prior to approval of the plat.

In accordance with Chapter 16, Article 20 of the UDC, and in consideration of the lack of correspondence or good faith efforts on behalf of the Applicant to respond to or address Town review comments dated June 26, 2025, I am herein forwarding a recommendation for denial of the Stoinski Application.

The following citation from the UDC provides an overview of the process for review and approval of Exemption Plats (inclusive of Lot Line Adjustments) and specifically details that the Town Administrator is responsible for approval, approval with conditions, or denial of Exemption Plat applications. Additionally, the following citation outlines 1) the fact that all plats must conform to the requirements of the UDC, and 2) the process for the Applicant to appeal any decision by the Town Administrator:

Sec. 16-20-50. - Exemption procedures.

Land development activities eligible for exemption from normal subdivision standards and processes shall be subject to the following procedures:

- (A) All applicants for a subdivision exemption shall meet with the Town Planner and/or Building Official to discuss exemption procedures prior to the submission of an application.*
- (B) All applicants shall submit a complete application, accompanied by any required fee, and a professionally prepared draft subdivision exemption plat substantially conforming in all respects to the applicable*

requirements of Article XVI of this Chapter and illustrating all proposed adjusted lot lines and lots. The applicant shall provide no less than an original and two (2) copies of the proposed subdivision exemption plat unless otherwise specified by the Town Clerk.

- (C) All applications for a subdivision exemption shall be initially reviewed by the Town Planner and Building Official who shall forward a recommendation to the Town Administrator. The Town Administrator shall approve or deny the application within thirty (30) days without need for notice or hearing. Appeals from a decision of the Town Administrator shall be to the Board of Trustees in accordance with the procedures set forth in Subsection (E) below.*
- (D) Upon approval of an application, the Town Administrator shall sign a reproducible Mylar original of the final subdivision exemption plat substantially conforming in all applicable respects to the requirements of Article XVI Subdivision Plat Details of this Chapter, and two (2) duplicate paper prints of the Mylar. One paper print shall be returned to the applicant. The Town Clerk shall file the approved plat with the County Clerk and Recorder as soon as reasonably possible, with the cost thereof to be borne by the applicant.*
- (E) An applicant may appeal a decision of the Town Administrator denying a subdivision exemption approval to the Board of Trustees by filing a written notice of appeal with the Town Clerk not more than ten (10) days from the date of the Town Administrator's written decision. Such written notice shall specify in plain language the grounds for the appeal and shall be accompanied by any required filing fee and a copy of the Town Administrator's decision being appealed. Upon receipt of a timely notice of appeal, the Town Clerk shall schedule the matter for a hearing before the Board of Trustees to be conducted not more than thirty (30) days from the date the notice of appeal was received. All appeals shall be heard by the Board of Trustees de novo and shall be conducted at a public meeting within thirty (30) days from the filing of the appeal, or as soon thereafter as can be accommodated. The Town Clerk shall both (1) notify the appellant by certified mail, return receipt requested, of the date the appeal shall be heard and (2) publish notice thereof. Notice of the public hearing shall conform to the requirements of Article IV of this Chapter. The decision of the Board of Trustees on appeal may be issued orally, but shall thereafter be reduced to writing within a reasonable period of time after the conclusion of the hearing and mailed to the appellant. Absent good and just cause, the failure of an appellant to attend the hearing on his or her appeal shall constitute an abandonment of the appeal and no further proceedings shall be had thereon.*
- (F) Aggregation and consolidation of lots for subdivision purposes. Any application seeking to simultaneously merge or aggregate two or more lots or parcels and then subdivide same for the purpose of creating two (2) or more new conforming lots shall be reviewed and approved under the procedures and standards utilized for establishing a minor or major subdivision, as the case may be, depending upon the total number of new lots sought to be created.*

Please let me know if I can provide anything further in this matter.

Kind regards,

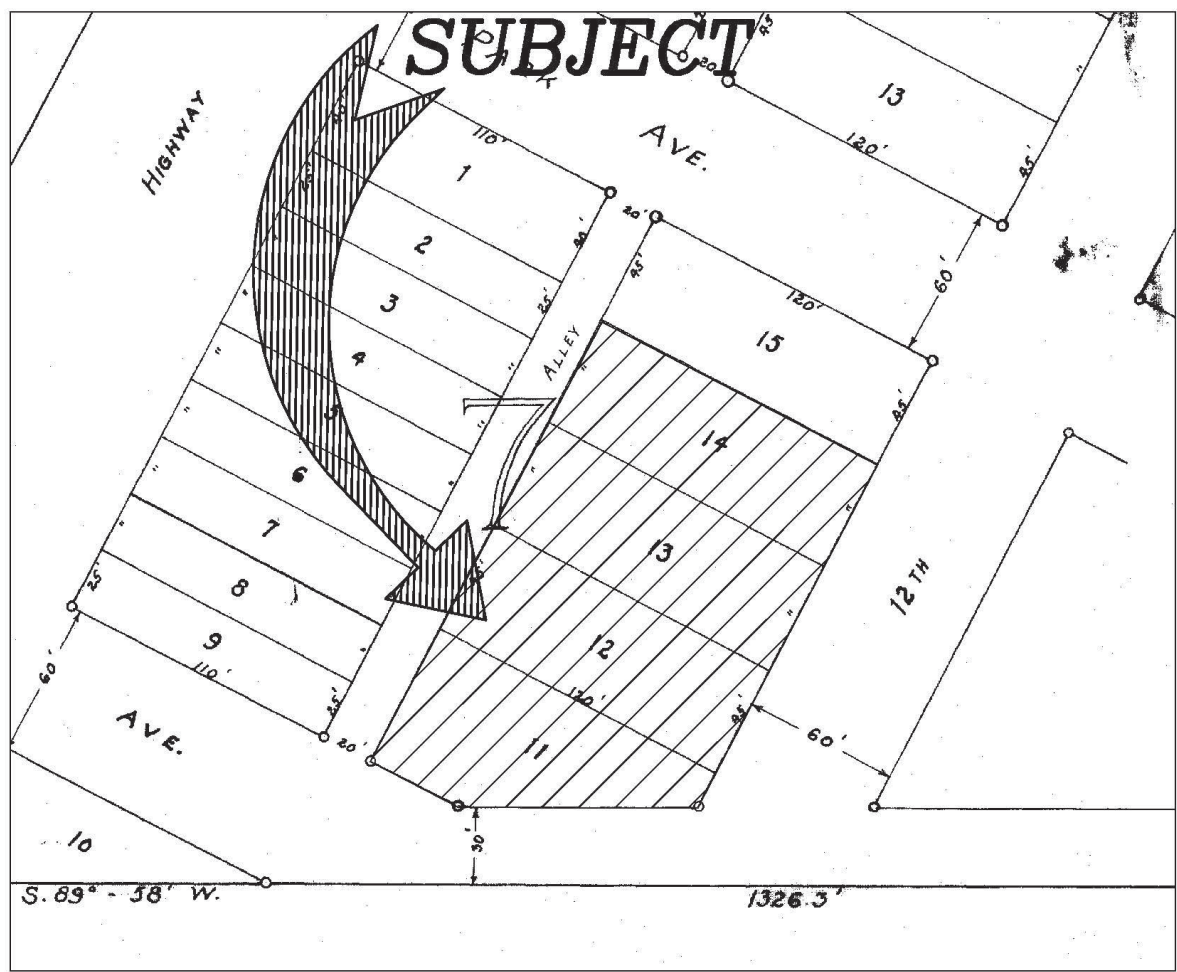
Cc: Joseph Rivera, Town Attorney



Scot Hunn, AICP/MPA

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944 OR AS NOTED
- INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



TITLE COMPANY CERTIFICATE:

_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____

Agent/Officer _____

Title:
Town Administrator Certificate

This plat is approved* this _____ day of _____, 20____

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'46"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LEGAL DESCRIPTIONS FROM SCHEDULE # 512673.
- THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE EASEMENTS
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- LOTS 11 THROUGH LOT 15 BLOCK 7 ARE ZONED LIGHT INDUSTRIAL.
- BUILDING SETBACKS: FRONT 25 FT., SIDE AND REAR ARE 10 FT. OR AS MAY BE AMENDED BY TOWN CODE.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

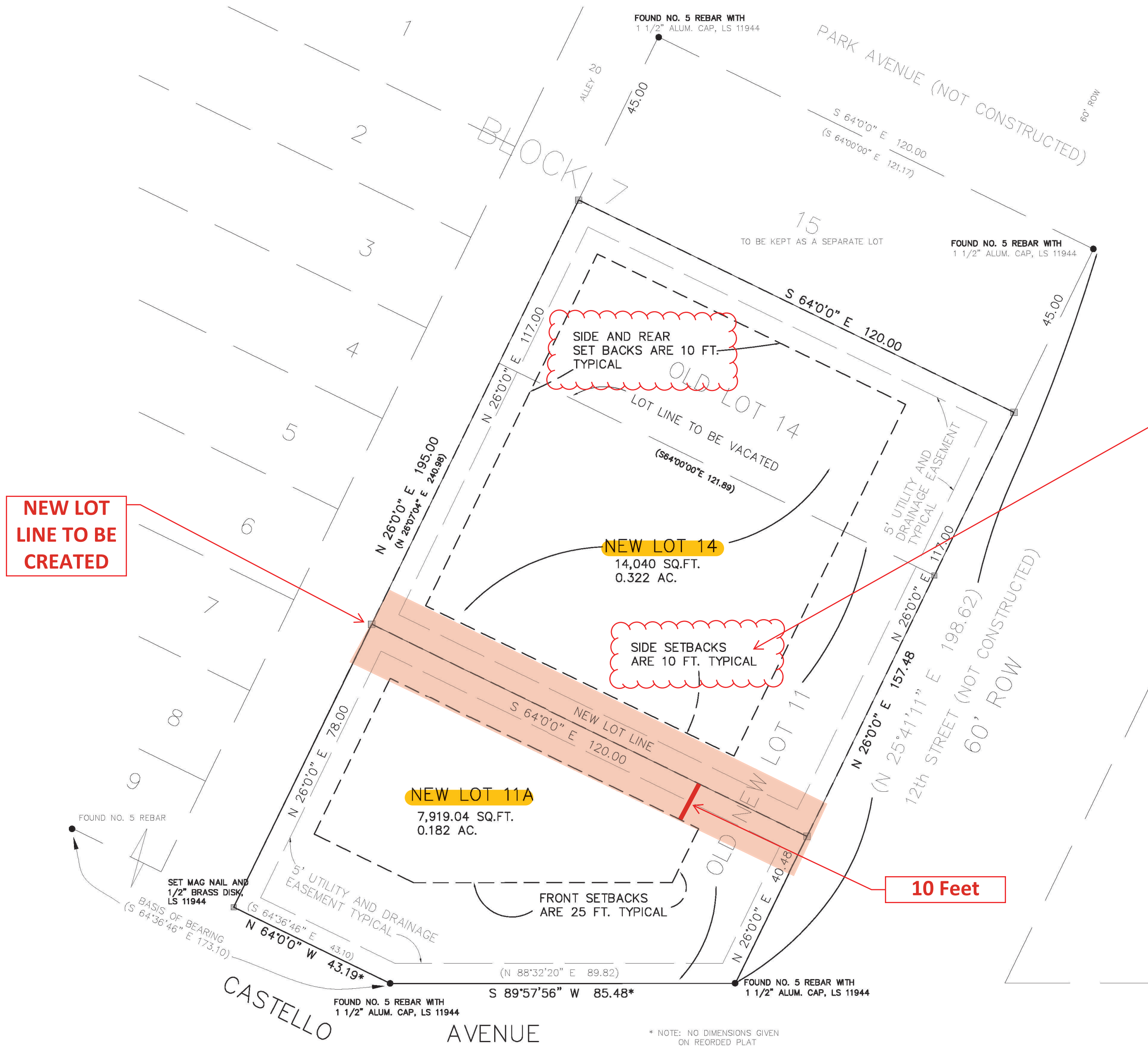
STOINSKI EXEMPTION PLAT

A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION

AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1

IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M.

TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



NEW LOT
LINE TO BE
CREATED

Note by
Applicant's
Surveyor
Acknowledging 10
Foot Setback
Requirement

10 Feet

MORTGAGE'S CERTIFICATE

_____, as beneficiary of a deed of trust or identify other mortgage instrument or agreement security Interest which constitutes a lien upon the declarant's property, recorded at Reception No. _____ and/or Book _____, Page _____, Park County Clerk and Recorder, hereby consents to the dedication of land to streets, alleys, roads and other public areas as designated on this plat, and hereby releases said lands from the lien created by said instrument.

(print name of beneficiary)

(signature)

(signature)

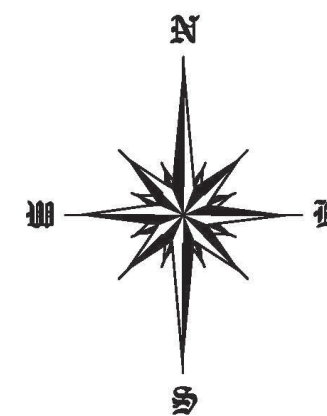
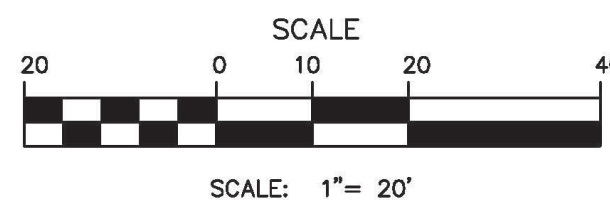
(print title)

Date: _____

Address: _____

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.



Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of STOINSKI EXEMPTION PLAT, A RESUBDIVISION OF LOTS 11 THROUGH 14, BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon, and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.
Executed the _____ day of _____, 20____

PATRICIA J. STOINSKI ALFRED W. STOINSKI

STATE OF COLORADO)

COUNTY OF _____) ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ [printed name(s) of owner(s)] [if by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner].

Witness my hand and official seal.

(SEAL) _____ Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate: _____

This plat is approved* this _____ day of _____, 20____

TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate: _____

STATE OF COLORADO)

COUNTY OF PARK) ss.

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M., ____ and is duly recorded.

Town Clerk _____

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20____

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate: _____

STATE OF COLORADO)

COUNTY OF PARK) ss.

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____ and/or Book _____, Page _____, at ____ o'clock ____ M., _____ Park County clerk and Recorder

Fairplay Board of Trustees Certificate: _____

This plat is approved* this _____ day of _____, 20____

TOWN OF FAIRPLAY

Mayor _____

ATTEST: _____

Town Clerk _____

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

STOINSKI EXEMPTION PLAT

BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION

TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

BURNETT LAND
SURVEYING, INC.
P.O. BOX 1953, 351 HWY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

ADDRESS: 1150 CASTELLO AVE.

DATE: JUNE 10, 2025

SCALE: 1" = 20'

DRAWN BY: TLB

JOB NO. 2025-098

PREPARED FOR:

STOINSKI

EXISTING CONDITIONS SURVEY DATED JUNE 10, 2025

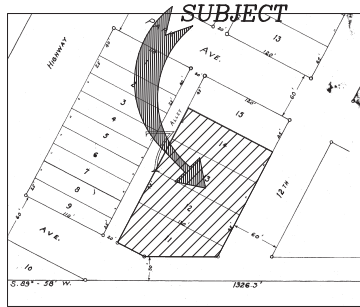
LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

10' UE 10' WIDE UTILITY EASEMENT
5' UE 5' WIDE UTILITY EASEMENT

STOINSKI EXEMPTION PLAT

A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1 IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M. TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



TITLE COMPANY CERTIFICATE: _____
_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____.

Agent/Officer _____

Title _____

Town Administrator Certificate _____

This plat is approved this _____ day of _____, 20____.

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR _____

NOTES:

- 1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'46"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 3) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A FELS TWO (2) MISDEMEANOR VIOLATIONS TO STATE STATUTE 18-6-408, C.R.S.
- 5) LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- 6) THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE EASEMENTS.
- 7) ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- 8) LOTS 11 THROUGH LOT 15 BLOCK 7 ARE ZONED LIGHT INDUSTRIAL.
- 9) BUILDING SETBACKS ARE: FRONT 25 FT., SIDE AND REAR ARE 10 FT. OR AS MAY BE ADJUDGED BY TOWN CODE.

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

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

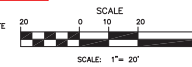
This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which this drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

MORTGAGEE'S CERTIFICATE:

_____ as beneficiary of a deed of trust, or identify other mortgage instrument or agreement security interest which constitutes a lien upon the decedent's property, recorded at Reception No. _____, Page _____, Park County Clerk and Recorder, hereby consents to the dedication of land to streets, alleys, roads and other public uses as designated on this plat, and hereby releases said lands from the lien created by said instrument.

(print name of beneficiary) _____ (signature) _____ Date: _____
(signature) _____ (print title) _____ Address: _____

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.



Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to-wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of STOINSKI EXEMPTION PLAT, A RESUBDIVISION OF LOTS 11 THROUGH 14, BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use of the streets, alleys and other public ways and places as shown herein, and hereby indicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown herein.

Executed the _____ day of _____, 20____.

PATRICIA J. STOINSKI _____ ALFRED W. STOINSKI _____
STATE OF COLORADO _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (printed name(s) of owner(s)). If by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity. If by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner.

Witness my hand and official seal.

(SEAL) _____ Notary Public _____

My commission expires _____

Fairplay Director of Public Works Certificate _____

This plat is approved this _____ day of _____, 20____.
TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS _____

Town Clerk's Certificate _____

STATE OF COLORADO _____

COUNTY OF PARK _____

I hereby certify that this instrument was filed in my office at _____ o'clock _____, _____, and is duly recorded.

Town Clerk _____

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-81-105, C.R.S.

Dated this _____ day of _____, 20____.

Surveyor's Name/Registration No. _____

Park County Clerk and Recorder's Certificate _____

STATE OF COLORADO _____

COUNTY OF PARK _____

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____, and/or Book _____, Page _____, at _____ o'clock _____, _____, Park County Clerk and Recorder

Fairplay Board of Trustees Certificate:

This plat is approved this _____ day of _____, 20____.

TOWN OF FAIRPLAY

Mayor _____

ATTEST: _____

Town Clerk _____

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service poles, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Fairplay. Notice is further hereby given that acceptance of this plat and subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown herein for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owner of the land embraced within this subdivision.

EXISTING CONDITIONS STOINSKI EXEMPTION PLAT

BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

BURNETT LAND SURVEYING, INC.		DATE: JUNE 10, 2025	
P.O. BOX 1065, 350 HWY 285, STE 104		SCALE: 1" = 20'	
FAIRPLAY, COLORADO 80440		DRAWN BY: TLB	
(719) 558-1465		RESP/APP FOR: STOINSKI	
		JOB NO. 2025-098	

Existing shed will encroach into side yard setback for New Lot 14 and will be located 1-2 feet away from proposed property line.

Also, cannot allow shed as primary use on new lot.

Approximate location of proposed (new) lot line

Approximate dimensions of 10 foot setback area on either side of proposed lot line

Existing stairs will encroach into rear yard setback for New Lot 11 and be located 1-2 feet away from proposed property line



Scot Hunn <scot@hunnplanning.com>

Stoinski Lot Line Elimination - Comments for June 10 2025 Re-Submittal

Scot Hunn <scot@hunnplanning.com>

Thu, Jun 26, 2025 at 10:01 AM

To: freelancefound@live.com, Thomas Burnett <burnettsurveying@gmail.com>

Cc: Janell Sciacca <jsciacca@fairplayco.us>, Joseph Rivera <jrivera@mdbrlaw.com>, Deron Dirksen <derond@sgm-inc.com>, Tim Barnett <timb@sgm-inc.com>

Pat and Tom:

Thank you for your patience.

The Town of Fairplay staff and consultants have reviewed the latest versions of lot line elimination plat and existing conditions survey that were provided from the Applicant to the Town on or about June 10, 2025.

Attached are comments from Deron and Tim at SGM regarding some outstanding technical comments and recommendations they have. My comments are as follows:

- The updated plat addressed several of my previous comments. Thank you.
- Town Attorney, Joseph Rivera (copied on this email) and I conducted a site visit to the property recently to validate the existence and condition of the shed as well as the proposed property line in relation to the existing commercial building and the shed.
- As we interpret the existing conditions survey and the updated plat, it is clear that the **proposed** property line between "New Lot 11A" and "New Lot 14" will fall within 1-2 feet of both the existing stairs on the rear of the commercial building and also within 1-2 feet of the shed.
- The Town cannot approve a new lot line that is so close to those structures. To do so would mean the Town is knowingly allowing for the creation of nonconformities on both lots (New Lot 11A and Lot 14) because the building on Lot 11 and its stairs would violate the rear setback requirements (10 foot minimum separation between the stairs and any new property lines) and, unless the shed is moved it, too, would be encroaching into the side yard setback on New Lot 14.
- The minimum setback distance for what will be the rear setback for New Lot 11A is 10 feet. So, the property line needs to be located a minimum of 10 feet away from the edge of the stairs at the back of the commercial building. That would place the new property line through the middle of the shed which cannot happen.
- One option that we have suggested previously is to remove the shed prior to the plat being recorded. I believe this is the most practical option available (getting agreement that the shed will be removed prior to recording) to move this plat forward toward approval.
- The common lot line between New Lot 11A and New Lot 14 should be moved to the north approximately 10 feet on the plat.

I anticipate that another meeting with Town staff and consultant team will be helpful to discuss and resolve these issues. I should have time this Friday afternoon after 3 pm. I will have some availability Monday, June 30th, but then taking time off the remainder of next week. I am not certain that Janell, Deron, or Tim are available Friday or Monday but I can reach out to them and see.

We look forward to working with you to resolve outstanding issues and to bring this review to a close.

Scot Hunn, AICP/MPA

Principal/Owner

Hunn Planning & Policy LLC.

scot@hunnplanning.com

(970) 343-2161

3 attachments



Letter - Stoinski Review Comments 250624.pdf

879K



fp-jn-b7-2 EXEMPT PLAT (3) dd notes 250617.pdf

645K



StoinskiSubdivisionPlat-SurveyorPlatReview-250617.pdf

116K

Sec. 16-5-40. - Table of dimensional standards.

Land Use	SF-Res	MF-Res	T	TC	C	MU	LI	CC	POST
Primary Structure Setbacks									
Minimum lot size - sq. ft.	2,500	3,000[2]	2,500	2,500	5,000	3,000	6,000	2,500	None
Minimum lot width - ft.	25	30	25	25	50	30	50	25	None
Maximum lot coverage - %	40	60	50	100	80	80	80	80	20
Minimum lot frontage - ft.	25	30	25	25	50	25	25	25	None
Front setback - ft.	15	15	10	0	25	10	25	10	10
Rear setback - ft.	10, 5[1]	10, 5[1]	10, 5[1]	5	10	10	10	10, 5[1]	5
Side yard setback - ft.	5	10	5	0	10	0	10	5	5
Maximum principal building height - ft.	30	35	30	30	30	30	30	35	35
Maximum	22	22	22	22	n/a	n/a	n/a	22	22

accessory building height - ft.									
Minimum building footprint - sq. ft.	450	450	450	n/a	n/a	n/a	n/a	n/a	n/a

- [1] Adjacent to alley.
- [2] Plus one thousand (1,000) square feet for each additional dwelling unit over three (3) units.

Building height exceptions: Building height shall not exceed the maximum limitations set forth in the Table of Dimensional Standards except as follows:

- a. Parapet walls may extend above the maximum building height by up to thirty (30) inches.
- b. Stacks, vents, cooling towers, elevator structures and similar mechanical building appurtenances, spires, domes, cupolas, towers and similar non-inhabitable building appurtenances may extend above the applicable maximum building height limitations by up to ten (10) feet.

Setback encroachments: No structure shall encroach into a required setback except as follows:

- a. Uncovered porches and decks, not more than thirty (30) inches above undisturbed grade, may project into required setbacks. Uncovered porches and decks shall be a minimum of five (5) feet from the property line.
- b. Balconies and fire escapes, not used as passageways, may project four (4) feet into required setbacks. Balconies and fire escapes shall be a minimum of five (5) feet from the property line.
- c. Cornices, eaves, canopies, gutters, chimneys, flues, headers, sills, belt courses, pilasters, ornamental features and other similar architectural features may project two (2) feet into required setbacks. All projections shall be a minimum of five (5) feet from the property line.
- d. Slabs, patios and steps may project into required setbacks. All slabs, patios and steps shall be a minimum of one (1) foot from the property line.
- e. Walks and handicap access ramps may be located within required setbacks.



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: Pat Stoinski Date: 4/8/2025

Applicant's Address: 1150 Castello Ave Fairplay
mailing Po Box 1909 Fairplay

Applicant's Phone: 719 839 1956 cell Fax: 719+ 836 1756

Email Address: freelancefound@live.com

OWNER INFORMATION

Owner: Pat and Al Stoinski Relationship to Applicant: spouses

Owner's Address: same

Owner's Phone: 719 836 0230 office Fax: _____

Email Address: same

PROPERTY INFORMATION

Physical Address: 1150 Castello Ave

Parcel No.: 410

Subdivision: Johnson addition

Lot: 11 Block: n/a

Number of Acres: .65

Existing Zoning: light Industrial

PROJECT PROPOSAL

General Description of Project:

Moving the lot line on lot 11 to rear of the existing building. Due to the sale of the Building. Then lot 14 will be larger. And keeping lot 15 the same.

We removed lot line for lot 12 & 13, as we were going to put an addition on the building. But decided not to.

We are using lot 14 and 15 for our other existing business.

Wanting to inquire on the procedure for adding a construction trailer or equal on lot 14 or 15. Potentially hooking up town sewer and water.

SIGNATURES

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

Patricia Stoinski

4/8/2025

Patricia Stoinski

4/8/2025

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.

Patricia Stoinski

4/8/25

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: _____ _____
---	---



PARK COUNTY TREASURER
PO BOX 638
FAIRPLAY CO 80440
www.parkcountyco.gov/treasurer
719-836-4334

TAX NOTICE ENCLOSED

22671*64**G50**0.9735**1/6*****AUTO5-DIGIT 80421
 STOINSKI ALFRED W & PATRICIA J TRUST
 U/A DTD 11/4/1994
 PO BOX 1909
 FAIRPLAY CO 80440-1909



REAL ESTATE PROPERTY TAX NOTICE **2024 TAXES DUE IN 2025**



Scan To Pay Taxes Online

ACCOUNT #	R0000410
PARCEL #	410
TAX DISTRICT #	0002

TX AUTHORITY	MILL LEVY	MILL LEVY CREDIT	TAX AMOUNT	VALUATION	ACTUAL	ASSESSED
PARK COUNTY	13.81770	11.35760	\$757.77			
PARK COUNTY ROAD AND BRID	0.25700	0.00000	\$14.09			
NORTHWEST FIRE	16.89100	0.22600	\$926.30			
SCHOOL DISTRICT RE-2	16.21800	0.00000	\$889.39			
RE-2 BOND	1.05000	0.00000	\$57.58			
CITY OF FAIRPLAY	11.79900	0.00000	\$647.06			
CITY OF FAIRPLAY ROAD & B	0.25700	0.00000	\$14.09			
UPPER SOUTH PLATTE WATER	0.09200	0.04200	\$5.05			
SOUTH PARK AMBULANCE	10.20300	0.00000	\$559.53			
CENTER OF COLO WTR CON DI	1.00000	0.00000	\$54.84			
SOUTH PARK REC DISTRICT	1.00000	0.00000	\$54.84			
TOTAL	72.58470		\$3,980.54			
NET LEVY ->						
		LATE FILING FEE / ADMIN FEE	\$0.00			
		SPECIAL ASSESSMENT	\$0.00			
		SENIOR / VETERAN EXEMPTION	\$0.00			
		PRE-PAYMENT	\$0.00			
		GRAND TOTAL	\$3,980.54			
SPECIAL MESSAGES						
See reverse side for more information on Senior & Disabled exemptions. - Late payments without applicable interest will be returned. - If you are in bankruptcy, this is not an attempt to collect a debt.						
UNPAID PRIOR YEAR TAXES						
No						
DISTRIBUTION BREAKDOWN						

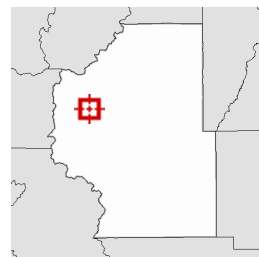
SB 25 - In absence of State Legislative Funding, your school mill levy would have been 17.2680...

PROPERTY DESCRIPTION (MAY BE ABBREVIATED)

T09 R77 S34 SW4 FAIRPLAY JOHNSON ADDITION BLOCK 7 LOT 11 NEW AND LOT 14, 15
 Property Location: 1150 CASTELLO AVE FAIRPLAY 80440



Overview



Legend

-  Parcel
-  Roads

Parcel ID	R0000410	Alternate ID	410	Owner Address	STOINSKI ALFRED W & PATRICIA J TRUST;
Sec/Twp/Rng	n/a	Class	Office Building		U/A DTD 11/4/1994
Property Address	1150 CASTELLO AVE	Acreage	0.65		PO BOX 1909
	FAIRPLAY				FAIRPLAY, CO 80440
District	0002				
Brief Tax Description	T09 R77 S34 SW4				
	FAIRPLAY JOHNSON ADDITION				
	BLOCK 7 LOT 11 NEW AND				
	LOT 14, 15				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2025

Last Data Uploaded: 4/8/2025 9:23:14 PM

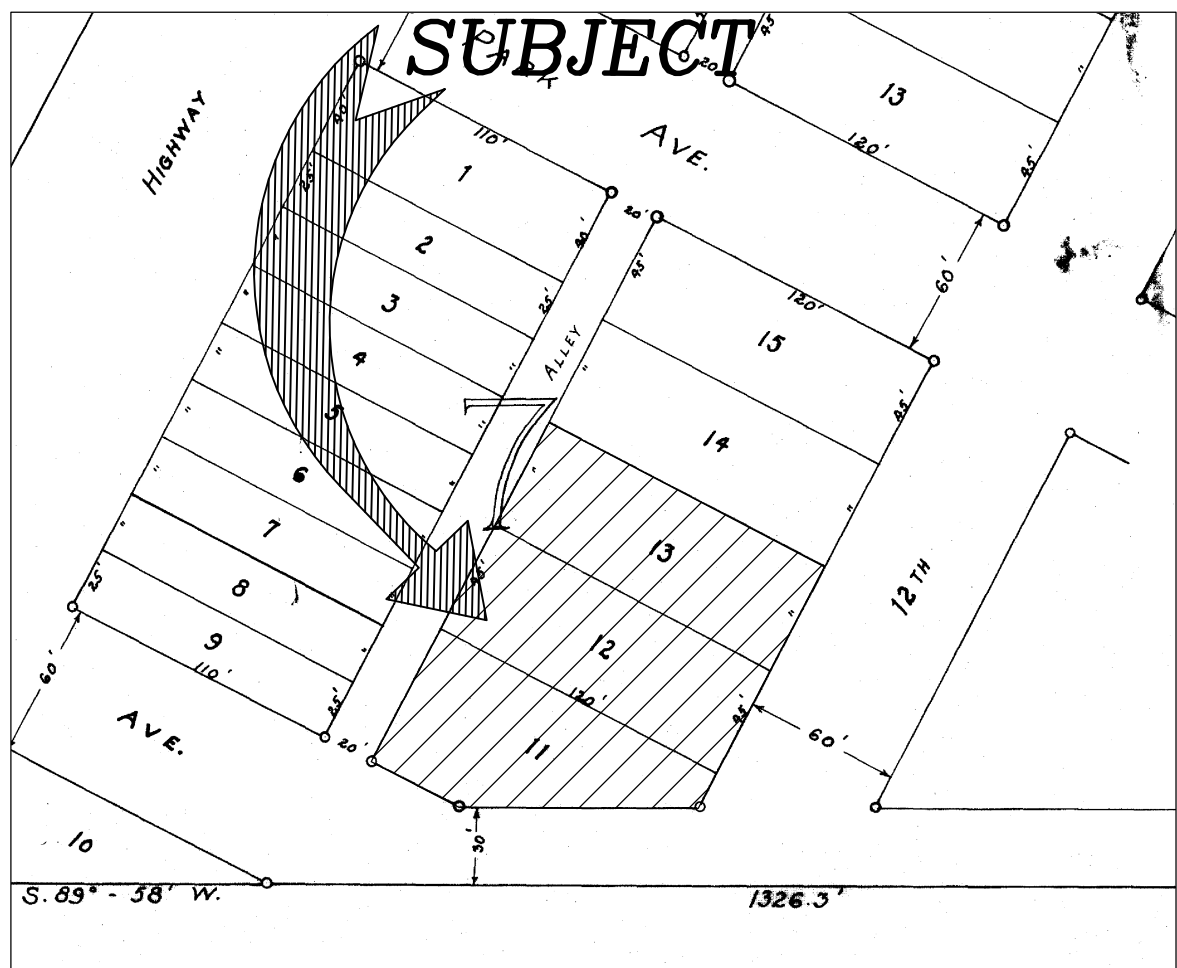
 Developed by  **SCHNEIDER**
GEOSPATIAL

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

10' UE 10' WIDE UTILITY EASEMENT
5' UE 5' WIDE UTILITY EASEMENT

THE STOINSKI SUBDIVISION MINOR SUBDIVISION PLAT A RESUBDIVISION OF NEW LOT 11, BLOCK 7, JOHNSON ADDITION AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1 IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M. TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



TITLE COMPANY CERTIFICATE:

_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____

Agent/Officer

Title:
Town Administrator Certificate

This plat is approved* this _____ day of _____, 20____

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- 1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'46"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 3) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5) LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- 6) THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO CREATE 2 NEW SUBDIVISION LOTS.
- 7) ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- 8) BLOCK 7 IS ZONED LIGHT INDUSTRIAL.
- 9) REFER TO FINAL DEVELOPMENT PLAN FOR ALL BUILDING SETBACKS.
- 10) SETBACKS ARE: FRONT 25' FT., SIDE AND REAR ARE 10' FT.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

MORTGAGE'S CERTIFICATE

_____ as beneficiary of a deed of trust or identify other mortgage instrument or agreement security interest which constitutes a lien upon the declarant's property, recorded at Reception No. _____, Park County Clerk and Recorder, hereby consents to the dedication of land to streets, alleys, roads and/or Book _____, Page _____, and hereby releases said lands from the lien created by said instrument.

(print name of beneficiary)

(signature)

Date:

(signature)

(print title)

Address:

Suggest Plat Note: "The purpose of this exemption plat is to vacate the existing lot line between New Lot 11 and Lot 14, and to create a new lot line between New Lot 11 and Lot 14; and to create associated utility and drainage easements."

Suggest removing note No. 10 - setbacks may change in the future so its best not to plat them or include in a note; alternatively, you could change the note to read "SETBACKS ARE: FRONT 25' FT., SIDE AND REAR ARE 10 FT., AS MAY BE AMENDED BY TOWN CODE

Should you be creating easements along the exterior lot boundaries for utilities, drainage, other?

This should read: "EXEMPTION PLAT" or "STOINSKI EXEMPTION PLAT" or something like that.

This seems to be an errant note; please remove.

LOT LINES TO BE VACATED

This seems to be an errant note; please remove unless there are lot lines being vacated.

Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets and easements as shown herein under the name and style of THE STOINSKI SUBDIVISION, MINOR SUBDIVISION PLAT, A RESUBDIVISION OF BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon; and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.
Executed the _____ day of _____, 20____

PATRICIA J. STOINSKI

ALFRED W. STOINSKI

STATE OF COLORADO)

COUNTY OF _____)ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ [printed name(s) of owner(s)] [if by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner].

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate:

This plat is approved* this _____ day of _____, 20____
TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate:

STATE OF COLORADO)

COUNTY OF PARK)

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M., _____ and is duly recorded.

Town Clerk

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20____

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate:

STATE OF COLORADO)

COUNTY OF PARK)

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____ and/or Book _____ Page _____ at ____ o'clock _____ Park County clerk and Recorder

Fairplay Board of Trustees Certificate:

This plat is approved* this _____ day of _____, 20____
TOWN OF FAIRPLAY

Mayor

ATTEST:

Town Clerk

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

THE STOINSKI SUBDIVISION MINOR SUBDIVISION

BLOCK 7, NEW LOT 11 JOHNSON ADDITION

TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

		ADDRESS: 1150 CASTELLO AVE.	
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425		DATE: APRIL 9, 2025	
		SCALE: 1"= 20'	
		DRAWN BY: TLB	
		STOINSKI	
		JOB NO. 2025-098	

May 13th, 2025

Town of Fairplay
901 Main Street
Fairplay, CO 80440

Re: Reviewing Surveyor Comments, Lot Line Exemption Plat - A Re-Subdivision of New Lot 11 and Let 14, Block 7, Johnson Addition, plat dated April 9th, 2025

I have reviewed the plat that was submitted to me for compliance with C.R.S. 38-51-106 - Land Survey Plats, and have the following comments:

- A. Address conflicting boundary evidence, if any. C.R.S. 38-51-106(1)(k)
- B. Depict all field measured distances necessary to establish the boundaries on the ground and all dimensions for newly created parcels necessary to establish the boundaries on the ground. C.R.S. 38-51-106(1)(c)
 - Provide measured distances for all lines. According to the notes, measured dimensions are in parentheses. There are no dimensions with parenthesis on some lines on the survey.
 - The original parcels (including vacated lines) to be completely dimensioned.
- C. List the source of research if done by someone other than the surveyor. C.R.S. 38-51-106(1)(b)(I)
- D. Monument the Subdivision per C.R.S. 38-51-105
 - Monument the northern line of the perimeter of the Survey (Lot 14)
 - Monument the newly Lot line as required by local code.
- E. The monument symbols and descriptions in the legend do not appear to match the monuments in the plan. C.R.S. 38-51-106(1)(f) and Board Rule 1.6(M)
- F. There is dedication language for streets and easements, as well all legend descriptions for easement abbreviations, but there does not appear to be any depicted on the drawing
- G. The Subdivision name in the Title does not match the name in the Certificate (Stoinski Subdivision...).
- H. In the Legal Description, reference the source instrument of record. C.R.S. 38-51-106(1)(i) and C.R.S. 38-51-106(1)(k)

- I. The Basis of Bearing as labeled in the drawing (north line of Lot 15) conflicts with the described location in the statement.
- J. Apply signature and seal. C.R.S. 38-51-106(1)(j) and Board Rule 1.6(A)

Timothy A. Barnett
Colorado P.L.S. #38404
For, and on behalf of SGM

May 13, 2025

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

RE: Stoinski Lot Line Adjustment, Block 7 New Lot 11 & Lot 14 Johnson Addition: Review

Dear Janell:

Thank you for the opportunity to review the Stoinski Lot Line Adjustment, Block 7 Ne Lot 11 & Lot 14 Johnson Addition. SGM reviewed the following documents from 5/05/25:

- fp-jn-b7-2 Layout1

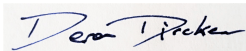
SGM's surveyor comments have been provided by a separate document.

fp-jn-b7-2 Layout1

1. Note #6: should note #6 read "THE PURPOSE OF THIS LOT LINE ADJUSTMENT PLAT IS TO ADJUST THE LOT LINE"?
2. Note #8: These lots are zoned light industrial. Not all of Block 7 is zoned light industrial.
3. Note #9: Please provide Final Development Plan.
4. Note #10: Please show setbacks on mapping.
5. Should "NEW 11A" be "NEW LOT 11A"?
6. Provide existing conditions map so that it clear all easements, setbacks, etc. are being met. Does the existing water main need an easement?
7. Should lot line between two new lots be labeled "NEW LOT LINE"?
8. Land Dedication and Owner's Certificate: Please confirm this information is correct.

Please let me know if you have any questions.

Thank you,



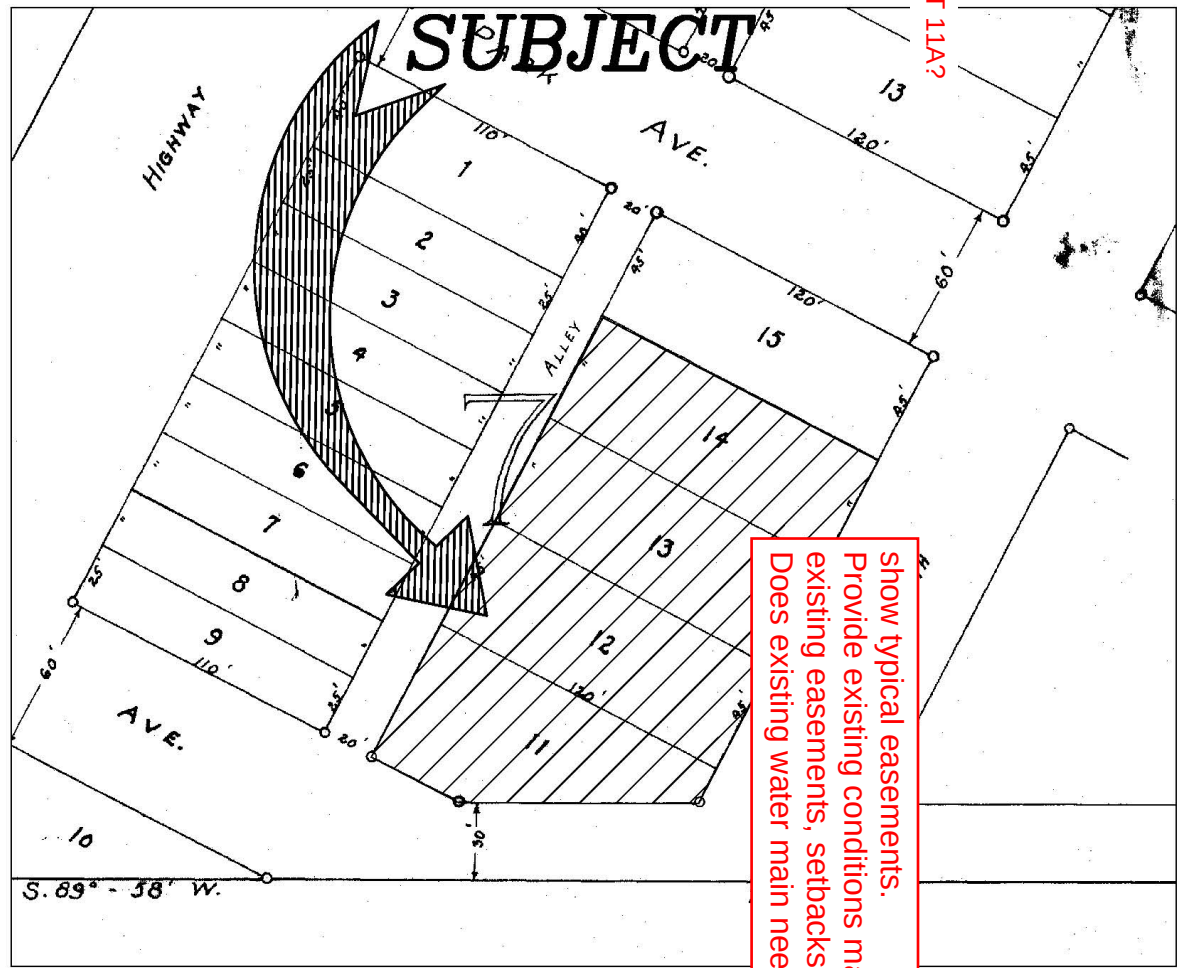
Deron Dirksen, PE

cc. Dan Cokley

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
- INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

10' UE 10' WIDE UTILITY EASEMENT
5' UE 5' WIDE UTILITY EASEMENT



TITLE COMPANY CERTIFICATE:

_____ does hereby certify that we have hereon and all lands herein dedicated by virtue of the plat, or above-named Owner(s) free and clear of all liens, taxes and

Dated this _____ day of _____, 20__

Agent/Officer

Title:
Town Administrator Certificate

This plat is approved* this _____ day of _____, 20__

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'46"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO CREATE 2 NEW SUBDIVISION LOTS.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- BLOCK 7 IS ZONED LIGHT INDUSTRIAL.
- REFER TO FINAL DEVELOPMENT PLAN FOR ALL BUILDING SETBACKS.
- SETBACKS ARE: FRONT 25 FT., SIDE AND REAR ARE 10 FT.

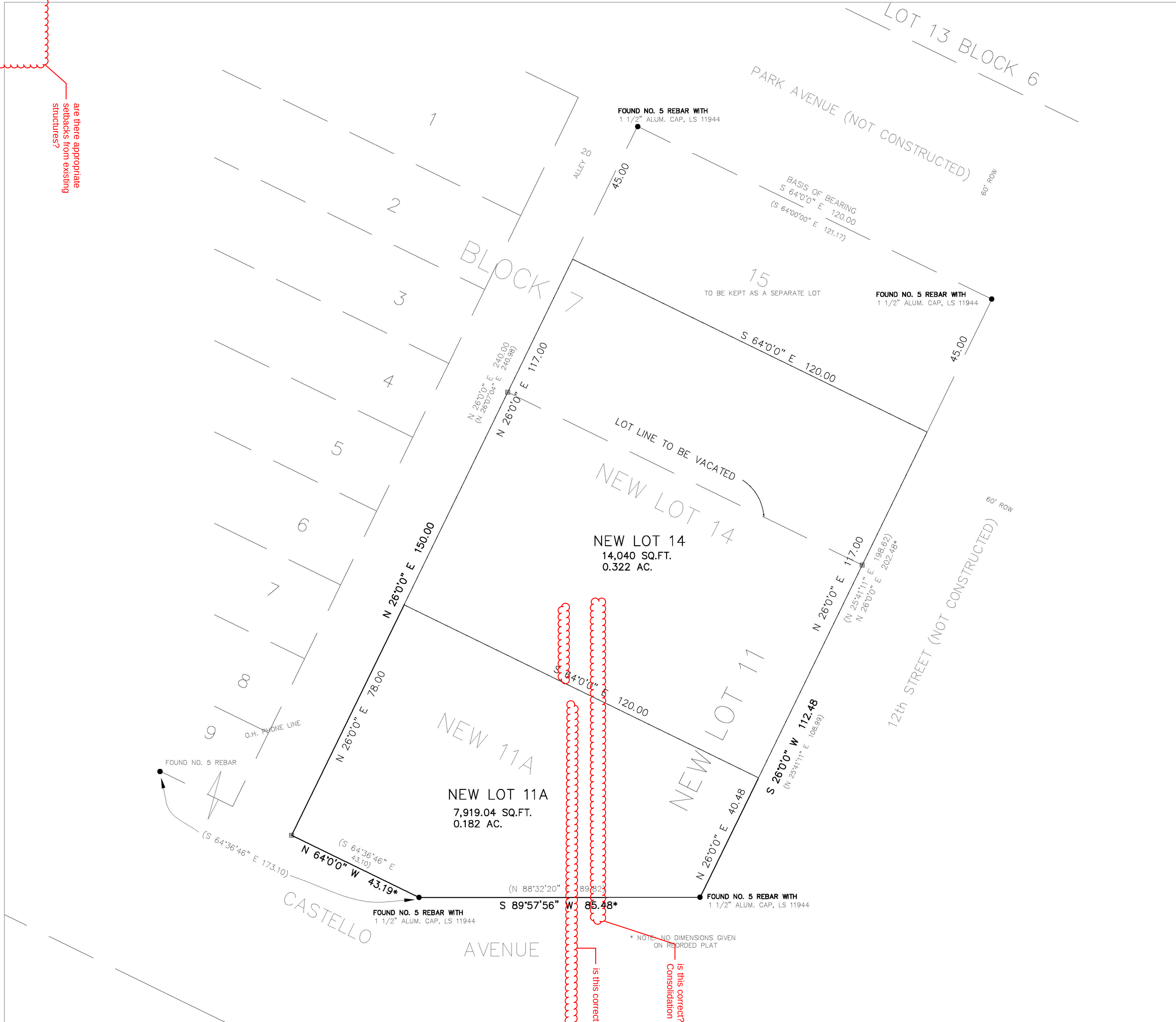
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

EXEMPTION PLAT LOT LINE ADJUSTMENT PLAT A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1 IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M. TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



MORTGAGE'S CERTIFICATE:

_____ as beneficiary of a deed of trust or identify other mortgage instrument or agreement security interest] which constitutes a lien upon the decedant's property, recorded at Reception No. _____, Park County Clerk and Recorder, hereby consents to the dedication of land to streets, alleys, roads and other public areas as designated on this plat, and hereby releases said lands from the lien created by said instrument.

(print name of beneficiary)

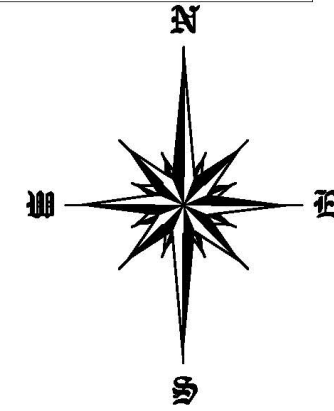
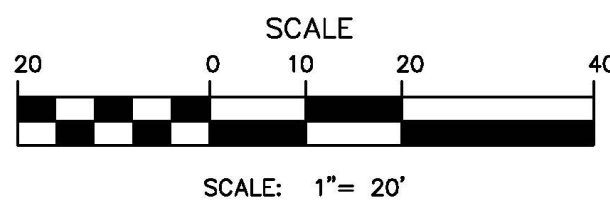
(signature)

Date:

(signature)

(print title)

Address:



Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of THE STOINSKI SUBDIVISION, MINOR SUBDIVISION PLAT, A RESUBDIVISION OF BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon, and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.
Executed the _____ day of _____, 20__

PATRICIA J. STOINSKI ALFRED W. STOINSKI

STATE OF COLORADO)
COUNTY OF _____)ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20__, by _____ [printed name(s) of owner(s)]. [if by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner.]

Witness my hand and official seal.

(SEAL) _____ Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate: _____

This plat is approved* this _____ day of _____, 20__,
TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate: _____

STATE OF COLORADO)
COUNTY OF PARK)

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M., _____ and is duly recorded.

Town Clerk

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20__

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate: _____

STATE OF COLORADO)
COUNTY OF PARK)

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20__, under Reception No. _____ and/or Book _____ Page _____ at ____ o'clock _____ Park County clerk and Recorder

Fairplay Board of Trustees Certificate: _____

This plat is approved* this _____ day of _____, 20__,
TOWN OF FAIRPLAY

Mayor

ATTEST:

Town Clerk

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

EXEMPTION PLAT

LOT LINE ADJUSTMENT PLAT

BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

BURNETT LAND
SURVEYING, INC.
P.O. BOX 1953, 361 HWY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

ADDRESS: 1150 CASTELLO AVE.

DATE: APRIL 9, 2025

SCALE: 1" = 20'

DRAWN BY: TLB

JOB NO. 2025-098

PREPARED FOR:

STOINSKI

June 17th, 2025

Town of Fairplay
901 Main Street
Fairplay, CO 80440

Re: Reviewing Surveyor Comments, Stoinski Exemption Plat - A Re-Subdivision of New Lot 11 and Let 14, Block 7, Johnson Addition, plat dated June 10th, 2025

I have reviewed the plat that was submitted to me for compliance with C.R.S. 38-51-106 - Land Survey Plats, and have the following comments:

- A. Address conflicting boundary evidence, if any. C.R.S. 38-51-106(1)(k)
- B. Depict all field measured distances necessary to establish the boundaries on the ground and all dimensions for newly created parcels necessary to establish the boundaries on the ground. C.R.S. 38-51-106(1)(c)
 - Provide measured distances for all lines. According to the notes, measured dimensions are in parentheses. There are some lines on the survey without dimensions in parenthesis. Several of the dimensions for the new lots appear to be record and not measured dimensions.
- C. In the Legal Description, reference the source instrument of record. Typically this is a reference to the vesting deed or recorded plat that the survey is based upon, including the source document reception number. C.R.S. 38-51-106(1)(i) and C.R.S. 38-51-106(1)(k)
- D. Apply signature and seal. C.R.S. 38-51-106(1)(j) and Board Rule 1.6(A)

Timothy A. Barnett
Colorado P.L.S. #38404
For, and on behalf of SGM

June 24, 2025

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

RE: Stoinski Exemption Plat, A resubdivision of New Lot 11, and Lot 14 Block 7, Johnson Addition:
Review

Dear Janell:

Thank you for the opportunity to review the Stoinski Exemptin Plat, A resubdivision of New Lot 11, and Lot 14 Block 7, Johnson Addition. SGM reviewed the following documents from 6/10/25:

- fp-jn-b7-2 EXEMPT PLAT (3)

SGM's surveyor comments have been provided by a separate document.

fp-jn-b7-2 EXEMPT PLAT (3)

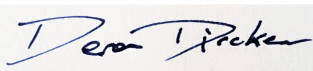
1. Note #6: Should "NEW LOT 11" be "NEW LOT 11A"? Should "LOT 14" be "NEW LOT 14"?

6) THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE
BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN
NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE
EASEMENTS. 11A? NEW?

2. Please make a 5-foot-wide water main easement on the alley side for both New Lot 11A and New Lot 14. This specific water main easement will overlap the general utility and drainage easement. The existing water main is approximately three to four feet from the existing property line.

Please let me know if you have any questions.

Thank you,

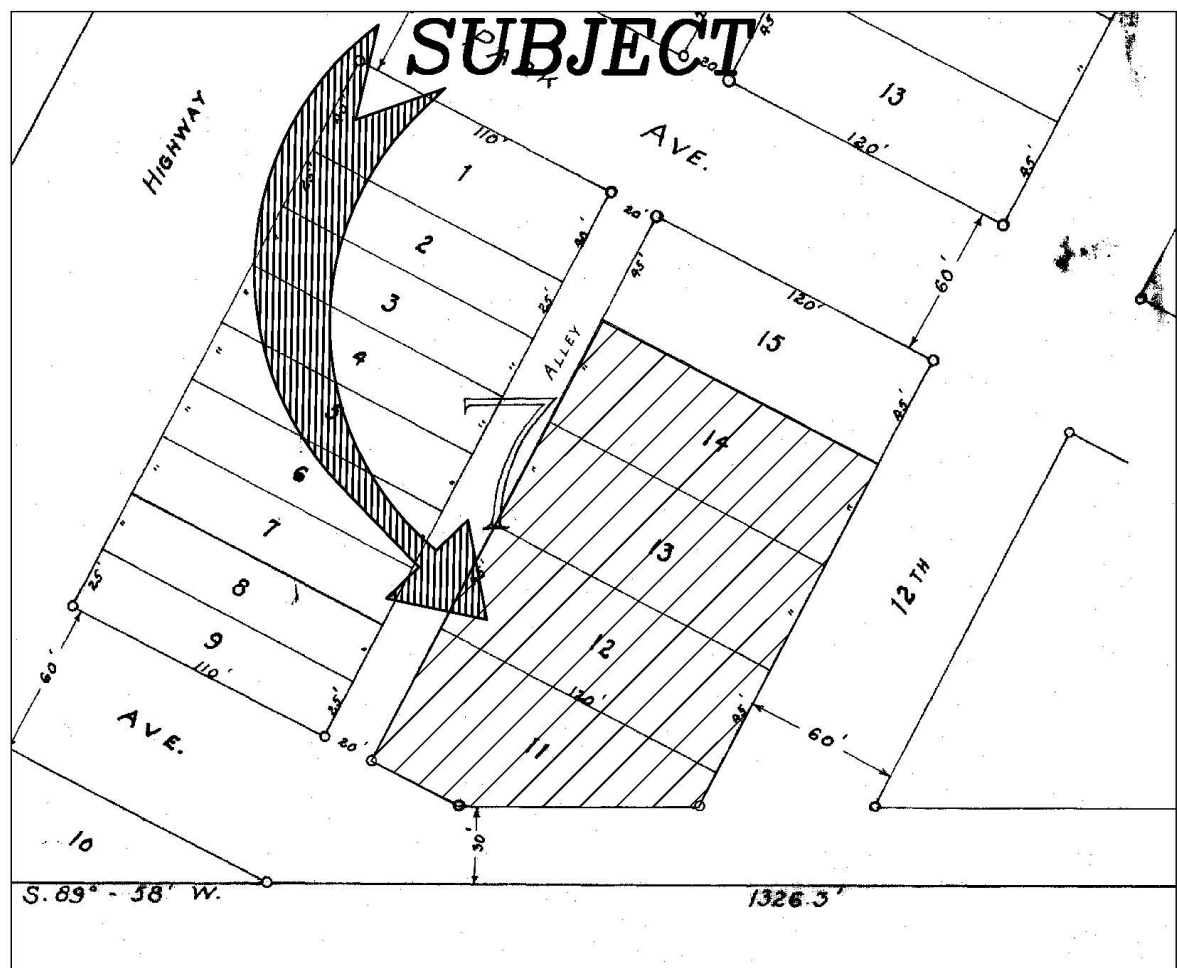


Deron Dirksen, PE

cc. Dan Cokley

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944 OR AS NOTED
- INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



TITLE COMPANY CERTIFICATE:

VICINITY MAP

_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____.

Agent/Officer _____

Title: _____

Town Administrator Certificate

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'48"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE EASEMENTS.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- LOTS 11 THROUGH LOT 15 BLOCK 7 ARE ZONED LIGHT INDUSTRIAL.
- BUILDING SETBACKS: FRONT 25 FT., SIDE AND REAR ARE 10 FT. OR AS MAY BE AMENDED BY TOWN CODE.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

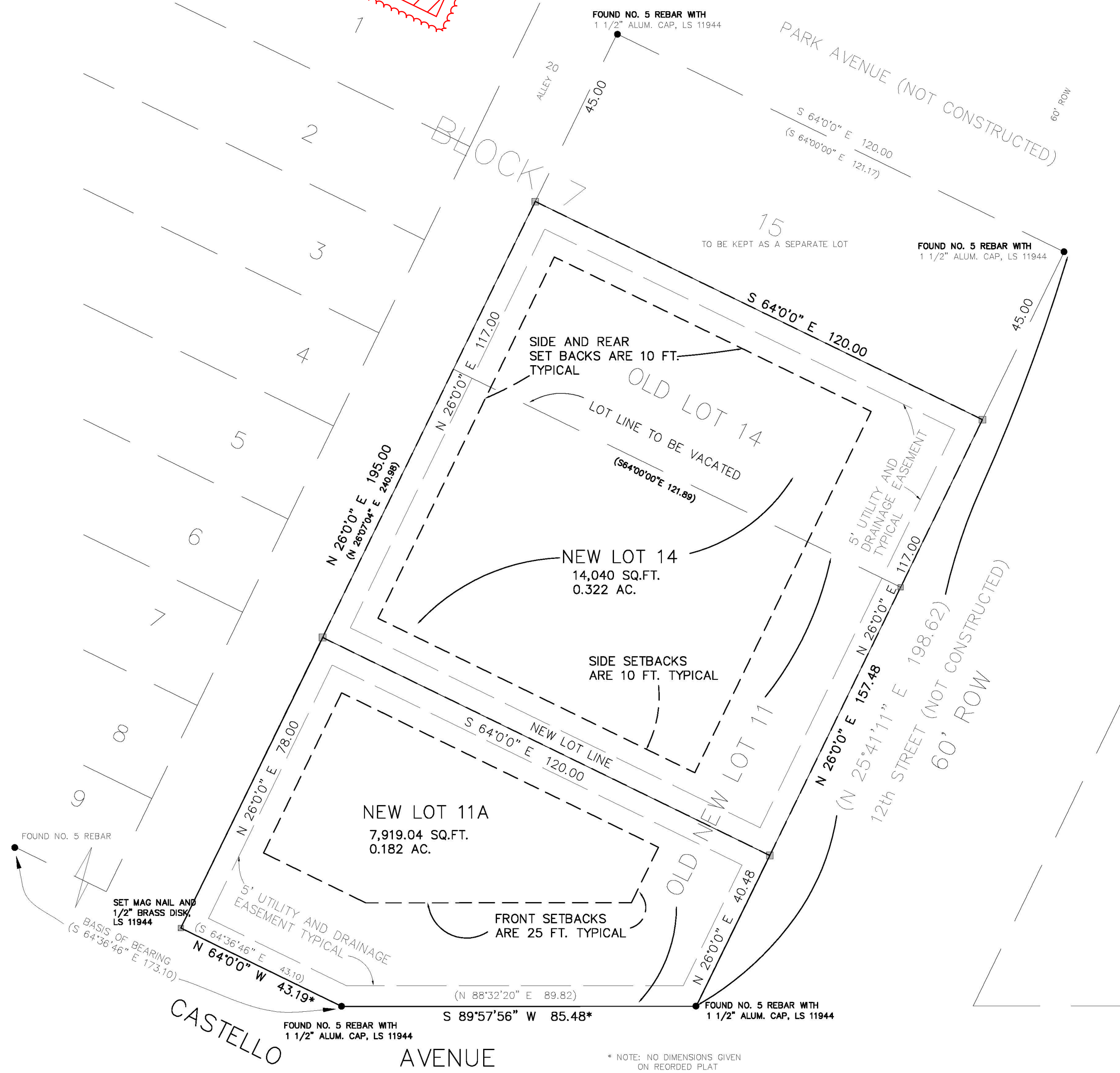
STOINSKI EXEMPTION PLAT

A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION

AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1

IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M.

TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of STOINSKI EXEMPTION PLAT, A RESUBDIVISION OF LOTS 11 THROUGH 14, BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon, and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.
Executed the _____ day of _____, 20____.

PATRICIA J. STOINSKI _____ ALFRED W. STOINSKI _____

STATE OF COLORADO _____)

COUNTY OF _____) ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ [printed name(s) of owner(s)] [if by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner].

Witness my hand and official seal.

(SEAL) _____ Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate: _____

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate: _____

STATE OF COLORADO _____)

COUNTY OF PARK _____) ss.

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M., _____ and is duly recorded.

Town Clerk _____

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20____.

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate:

STATE OF COLORADO _____)

COUNTY OF PARK _____) ss.

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____ and/or Book _____ Page _____, at ____ o'clock _____, Park County clerk and Recorder

Fairplay Board of Trustees Certificate:

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY

Mayor _____

ATTEST: _____

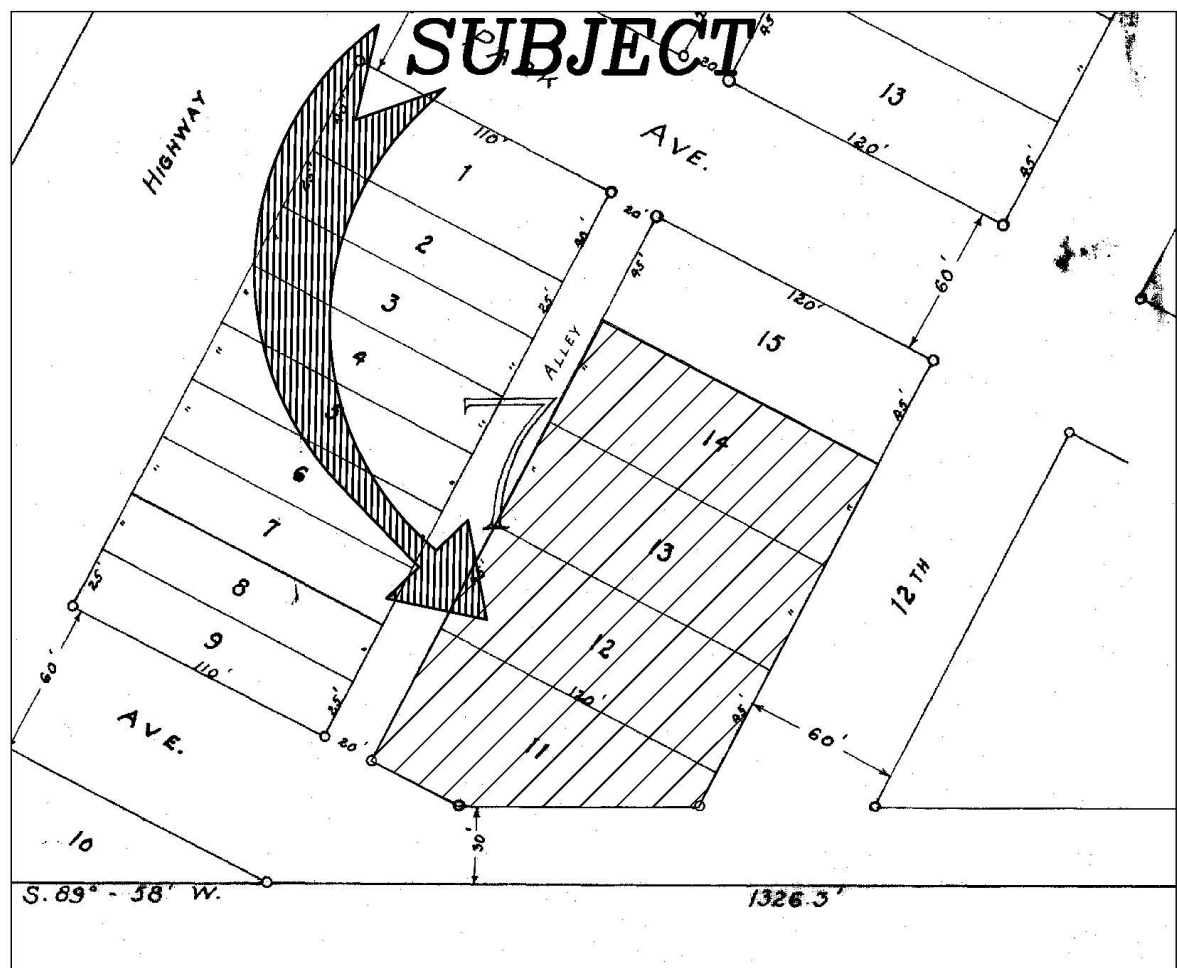
Town Clerk _____

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

STOINSKI EXEMPTION PLAT		
BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION		
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO		
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 361 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	ADDRESS: 1150 CASTELLO AVE.	PREPARED FOR: STOINSKI
	DATE: JUNE 10, 2025	
	SCALE: 1" = 20'	
	DRAWN BY: TLB	
JOB NO. 2025-098		

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944 OR AS NOTED
- INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



TITLE COMPANY CERTIFICATE:

_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____.

Agent/Officer _____

Title:
Town Administrator Certificate

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°38'48"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE EASEMENTS.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- LOTS 11 THROUGH LOT 15 BLOCK 7 ARE ZONED LIGHT INDUSTRIAL.
- BUILDING SETBACKS: FRONT 25 FT., SIDE AND REAR ARE 10 FT. OR AS MAY BE AMENDED BY TOWN CODE.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

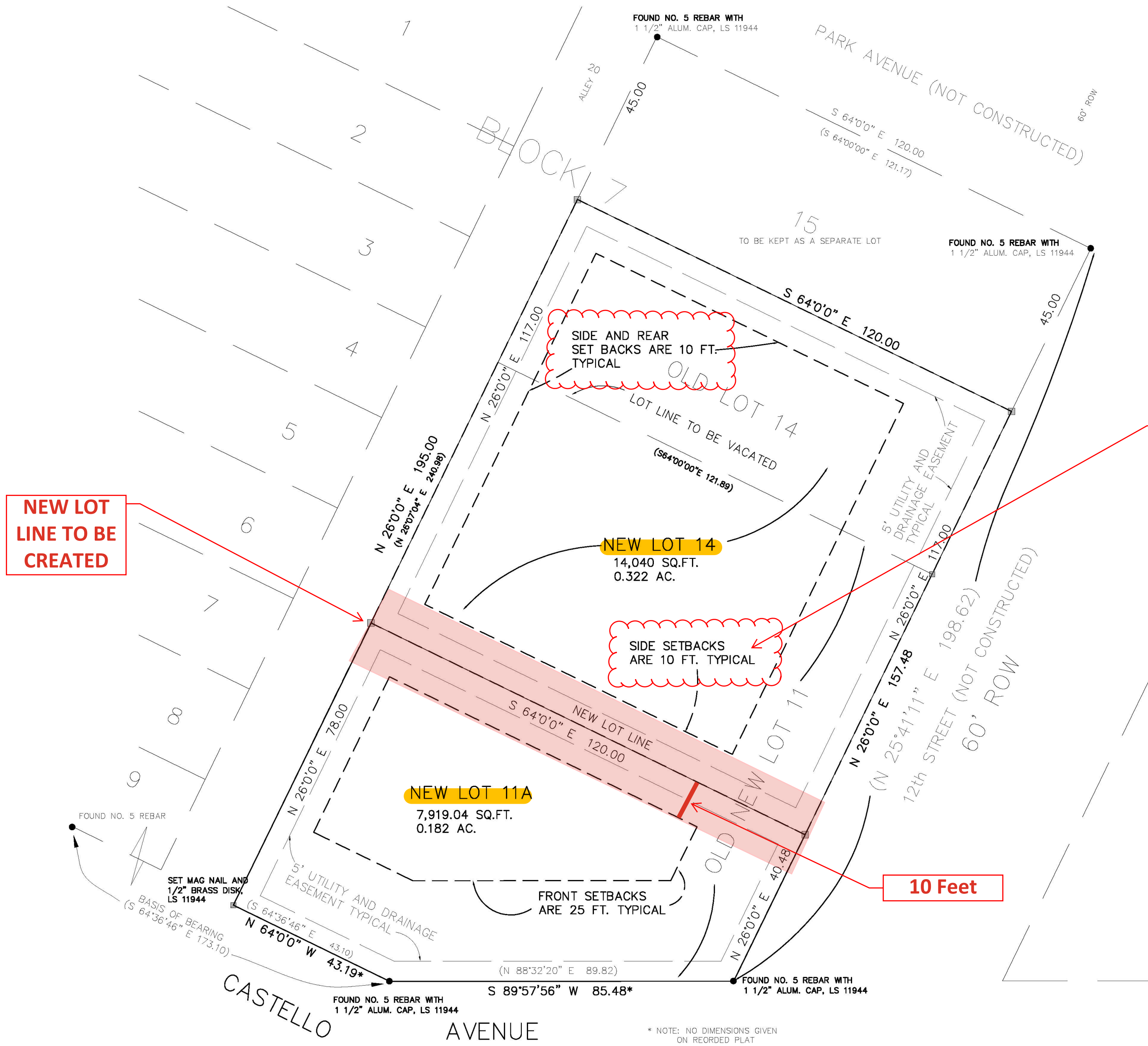
STOINSKI EXEMPTION PLAT

A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION

AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1

IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M.

TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



NEW LOT LINE TO BE CREATED

Note by Applicant's Surveyor Acknowledging 10 Foot Setback Requirement

10 Feet

Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of STOINSKI EXEMPTION PLAT, A RESUBDIVISION OF LOTS 11 THROUGH 14, BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon, and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

Executed the _____ day of _____, 20____.

PATRICIA J. STOINSKI ALFRED W. STOINSKI

STATE OF COLORADO)

COUNTY OF _____) ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ [printed name(s) of owner(s)] [if by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner].

Witness my hand and official seal.

(SEAL) _____ Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate: _____

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate: _____

STATE OF COLORADO)

COUNTY OF PARK) ss.

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M., _____ and is duly recorded.

Town Clerk _____

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20____.

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate:

STATE OF COLORADO)

COUNTY OF PARK) ss.

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____ and/or Book _____ Page _____, at ____ o'clock _____, Park County clerk and Recorder

Fairplay Board of Trustees Certificate:

This plat is approved* this _____ day of _____, 20____.

TOWN OF FAIRPLAY

Mayor _____

ATTEST:

Town Clerk _____

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

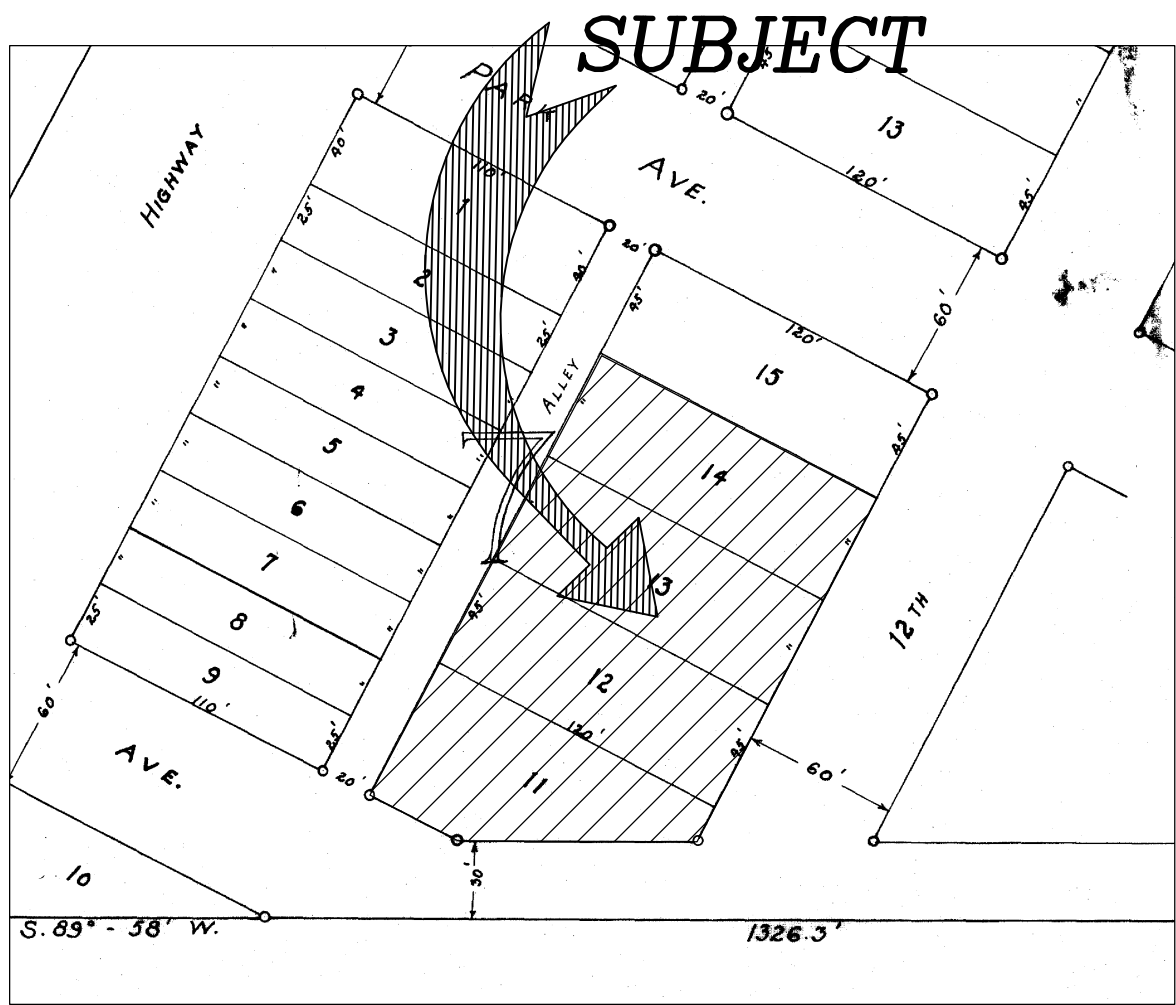
STOINSKI EXEMPTION PLAT		
BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION		
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO		
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 361 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	ADDRESS: 1150 CASTELLO AVE.	PREPARED FOR: STOINSKI
	DATE: JUNE 10, 2025	
	SCALE: 1" = 20'	
	DRAWN BY: TLB	
JOB NO. 2025-098		

LEGEND

- INDICATES FOUND NO. 5 REBAR AND 1 1/2" YELLOW PLASTIC CAP, OR 1 1/2" ALUMINUM CAP, LS 11944 OR AS NOTED
- INDICATES SET NO. 5 X 18" REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

10' UE 10' WIDE UTILITY EASEMENT
5' UE 5' WIDE UTILITY EASEMENT

STOINSKI EXEMPTION PLAT
A RESUBDIVISION OF NEW LOT 11, AND LOT 14 BLOCK 7, JOHNSON ADDITION
AS SIGNED NOVEMBER 18, 1939 AND RECORDED AT G-1
IN SW1/4 SEC. 34, T.9S., R.77 W. 6th P.M.
TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



TITLE COMPANY CERTIFICATE:

_____ does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of the plat, and title to all such lands is in the above-named Owner(s) free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 20____

Agent/Officer _____

Title: _____
Town Administrator Certificate

This plat is approved* this _____ day of _____, _____

TOWN OF FAIRPLAY
TOWN ADMINISTRATOR

NOTES:

- 1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 9 TO THE SOUTHERLY CORNER OF LOT 11, BLOCK 7 AS BEING S64°36'46"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 3) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR, NAMING SAID PERSON OR ENTITY.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5) LEGAL DESCRIPTIONS FROM SCHEDULE # 512573.
- 6) THE PURPOSE OF THIS EXEMPTION PLAT IS TO VACATE THE EXISTING LOT LINE BETWEEN NEW LOT 11 AND LOT 14 AND TO CREATE A NEW LOT LINE BETWEEN NEW LOT 11 AND LOT 14, AND TO CREATE ASSOCIATED UTILITY AND DRAINAGE EASEMENTS.
- 7) ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
- 8) LOTS 11 THROUGH LOT 15 BLOCK 7 ARE ZONED LIGHT INDUSTRIAL.
- 9) BUILDING SETBACKS ARE: FRONT 25 FT., SIDE AND REAR ARE 10 FT. OR AS MAY BE AMENDED BY TOWN CODE.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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

This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of the RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

MORTGAGE'S CERTIFICATE

_____, as beneficiary of a deed of trust or identify other mortgage instrument or agreement security interest which constitutes a lien upon the declarant's property, recorded at Reception No. _____ and/or Book _____, Page _____, Park County Clerk and Recorder, hereby consents to the dedication of land to streets, alleys, roads and other public areas as designated on this plat, and hereby releases said lands from the lien created by said instrument.

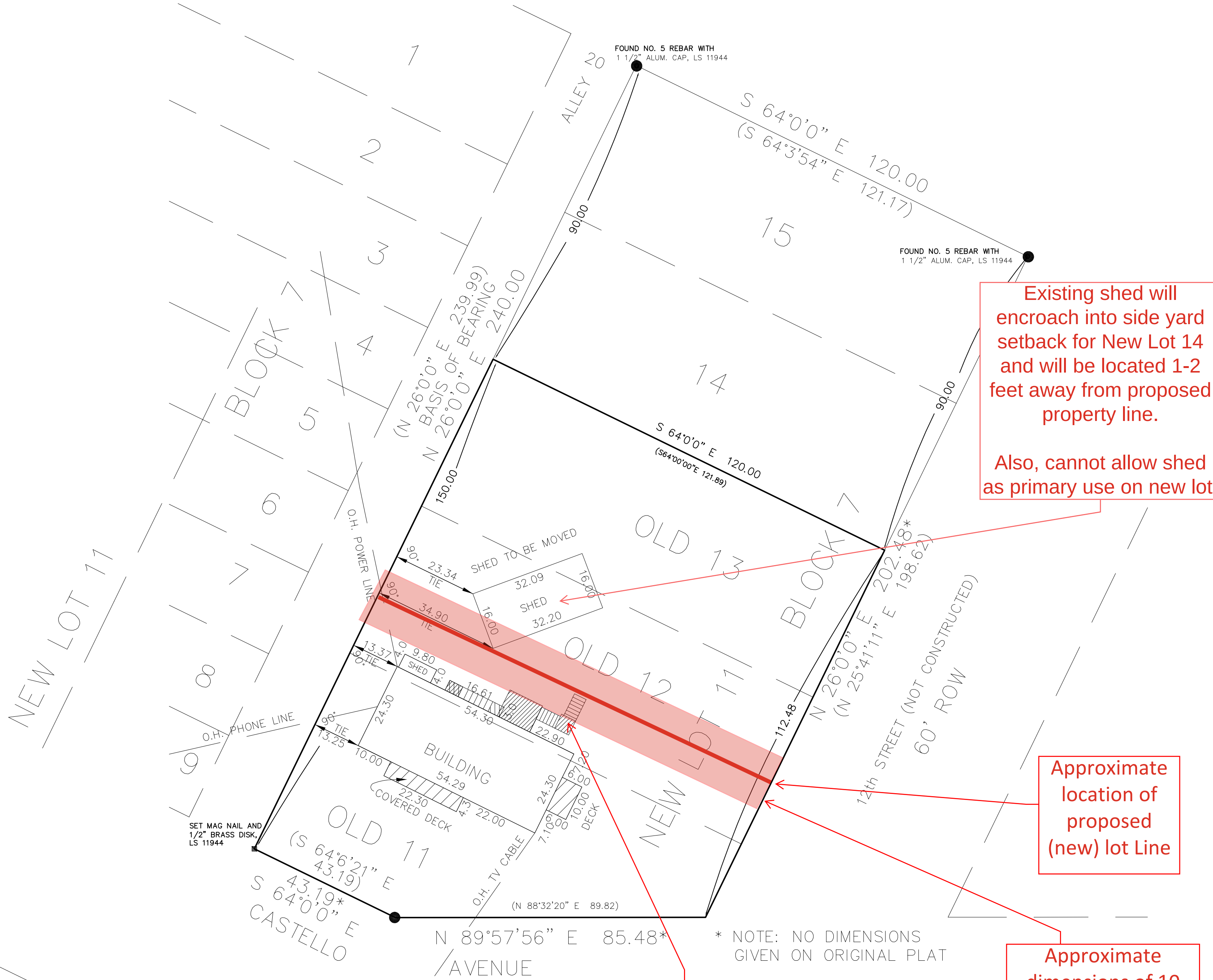
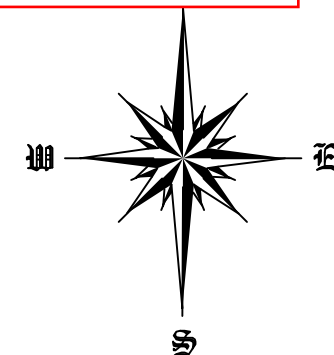
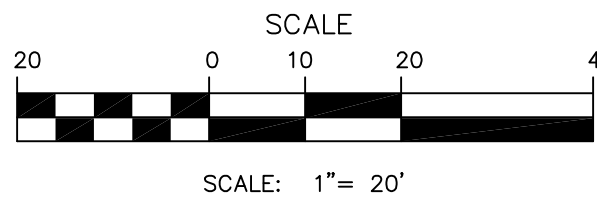
(print name of beneficiary) _____

(signature) _____ Date: _____

(signature) _____

(print title) _____ Address: _____

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.



Land Dedication and Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS:

That PATRICIA J. STOINSKI AND ALFRED W. STOINSKI, being the owner or owners of the following described real property situate in the Town of Fairplay, County of Park and State of Colorado, to wit:

BLOCK 7, NEW LOT 11, AND LOT 14 JOHNSON ADDITION, TOWN OF FAIRPLAY

has laid out, subdivided and platted the same into lots, tracts, streets, and easements as shown herein under the name and style of STOINSKI EXEMPTION PLAT, A RESUBDIVISION OF LOTS 11 THROUGH 14, BLOCK 7, JOHNSON ADDITION TOWN OF FAIRPLAY, and by these presents does hereby set apart and dedicate to the Town of Fairplay for public use all of the streets, alleys and other public ways and places as shown hereon, and hereby dedicates those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.
Executed the _____ day of _____, 20____

PATRICIA J. STOINSKI _____ ALFRED W. STOINSKI _____

STATE OF COLORADO)
COUNTY OF _____)ss.

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ [printed name(s) of owner(s)]. [If by natural persons, here insert name; if by persons acting in a representative official capacity, or as attorney-in-fact, then insert the name and said capacity of said person and reference document establishing such capacity; if by officer of a corporation, then insert the name of said officer as the president or vice president of such corporation, naming it; if by a general partner of a partnership, then insert the name of said person as a general partner].

Witness my hand and official seal.

(SEAL) _____ Notary Public

My commission expires _____

Fairplay Director of Public Works Certificate: _____

This plat is approved* this _____ day of _____, 20____
TOWN OF FAIRPLAY
DIRECTOR OF PUBLIC WORKS

Town Clerk's Certificate: _____

STATE OF COLORADO)
COUNTY OF PARK)ss.

I hereby certify that this instrument was filed in my office at ____o'clock ____M., _____ and is duly recorded.

Town Clerk _____

Surveyor's Certificate

I, Thomas L. Burnett, being a registered land surveyor in the State of Colorado, do hereby certify that this plat of _____ was prepared by me and under my supervision, that both this plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to Sec. 38-51-105, C.R.S.

Dated this _____ day of _____, 20____

Surveyor's name/Registration No. _____

Park County Clerk and Recorder's Certificate:

STATE OF COLORADO)
COUNTY OF PARK)ss.

I hereby certify that this plat was accepted for filing and recorded in the office of the Park County Clerk and Recorder on the _____ day of _____, 20____, under Reception No. _____ and/or Book _____, Page _____ at ____o'clock _____ Park County clerk and Recorder

Fairplay Board of Trustees Certificate:

This plat is approved* this _____ day of _____, 20____
TOWN OF FAIRPLAY

Mayor _____

ATTEST: _____

Town Clerk _____

*This approval does not guarantee that the type of soil, geologic hazard, drainage or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is also with the understanding that all expenses involving necessary improvements for all utility service paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Fairplay. Notice is further hereby given that acceptance of this platted subdivision by the Town of Fairplay does not automatically constitute an acceptance of the roads, rights-of-way and other public improvements shown hereon for maintenance by said Town. Until such roads and rights-of-way and improvements meet Town specifications and are specifically inspected and accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads, rights-of-way and improvements are the sole responsibility of the subdivider and owners of the land embraced within this subdivision.

EXISTING CONDITIONS

STOINSKI EXEMPTION PLAT

BLOCK 7, NEW LOT 11 & LOT 14, JOHNSON ADDITION
TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

BURNETT LAND
SURVEYING, INC.
P.O. BOX 1953, 351 HWY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

ADDRESS: 1150 CASTELLO AVE.
DATE: JUNE 10, 2025
SCALE: 1" = 20'
DRAWN BY: TLB
STOINSKI
JOB NO. 2025-098

LEGISLATIVE HEARINGS (Policy issues such as ordinances changing the Code, Budget Hearings, etc)

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

OR

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



TO: Mayor Just & Board of Trustees

FROM: Janell Sciacca, Town Administrator / Interim Town Treasurer

AGENDA Public Hearing on 2025 Amended and 2026 Proposed Budgets

ITEM: DATE: November 3, 2025

BACKGROUND AND OVERVIEW:

The initial 2025 Amended and the 2026 Proposed Budgets for all funds of the Town of Fairplay were transmitted to the Board of Trustees, and made available to the public, on October 15, 2025 as required by law.

November 3, 2025 will be the initial/first Public Hearing on these documents and Staff asks that the hearing be opened and public comment accepted. Staff will provide a brief overview on revenues and expenditures, and answer questions from the Board and public. Over the next month, updates will be made to reflect updated expenses and revenues, and priorities based on discussions with the Board regarding operations, projects, regular and special funding, etc.

Plante Moran is in process of reconciling all accounts and will provide recommendations and additional information to Town Administration which will further help to refine numbers for both budgets prior to proposed adoption on December 1.

Again, updates will continue to be made right up to the time the Board formally adopts the amended 2025 Budget and the 2026 Proposed Budget, and Staff encourages the Board to ask questions at anytime. Citizens are encouraged to stop in at or call Town Hall during normal business hours or attend the upcoming public meetings on November 17 and December 1.

PROPOSED ACTION:

Open the Public Hearing, accept input, and continue the Hearing until the next regularly scheduled meeting on November 17, 2025 at 6 PM.

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
GENERAL FUND - REVENUE	BEGINNING FUND BALANCE	\$ 2,056,902	\$ 3,101,288	\$ 3,989,003	\$ 3,023,045	\$ 3,023,045	\$ 3,023,045	\$ 3,000,000
	TAXES							
10-40-05	AD VALOREM TAX (Current Taxes)	234,253	236,521	334,859	314,758	305,838	314,758	315,000
10-40-10	SPEC. OWNERSHIP TAX (SO Taxes)	28,860	28,947	28,384	25,000	19,148	25,000	25,000
10-40-30	INTEREST ON PROPERTY TAX (Interest)	737	882	1,240	600	699	1,000	1,000
10-40-40	DELINQUENT TAXES	300	-	0	-	(802)	(802)	-
10-40-55	50% SHAREBACK OF R&B LEVY	8,125	6,986	6,020	8,000	5,996	7,000	7,000
10-40-60	MOTOR VEHICLE REGISTRATION (Dis Lic Fees)	4,199	3,888	3,920	4,000	2,810	4,000	4,000
10-40-70	SALES TAX (.75)	1,566,501	1,596,916	1,539,511	1,500,000	906,086	1,500,000	1,500,000
10-40-75	SALES TAX - STREETS (.25)	522,167	532,305	513,170	500,000	233,894	500,000	500,000
10-40-80	HIGHWAY USER'S TAX	37,564	38,382	44,998	35,000	21,874	35,000	40,000
10-40-85	SEVERANCE TAX	11,678	13,919	13,819	14,000	697	1,000	1,000
10-40-86	MINERAL LEASE REVENUE	581	1,201	913	1,000	635	1,000	1,000
10-40-90	CIGARETTE TAX	3,434	4,504	3,230	2,000	2,200	2,500	3,500
10-40-96	LODGING TAX	52,596	48,875	47,341	45,000	26,804	35,000	50,000
	TOTAL	\$ 2,470,995	\$ 2,513,326	\$ 2,537,403	\$ 2,449,358	\$ 1,525,879	\$ 2,425,456	\$ 2,447,500
	LICENSES							
10-41-10	LIQUOR LICENSES	5,783	4,159	6,232	6,000	2,198	4,000	4,000
10-41-30	DOG LICENSES	98	130	80	100	79	100	100
10-41-32	LIVESTOCK PERMITS	75	25	0	50	-	-	-
10-41-34	COMMERCIAL FLY FISHING PERMIT	450	1,050	750	1,000	500	1,000	1,000
10-41-39	PLAN REVIEW FEE	-	9,407	0	-	1,790	2,250	5,000
10-41-40	*BUILDING PERMITS	14,567	29,190	11,614	10,500	18,262	20,000	20,000
10-41-41	* SURCHARGE: STREETS 5%	968	1,458	211	1,000	689	1,000	1,500
10-41-42	* SURCHARGE: PARKS & REC 5%	968	1,458	269	1,000	689	1,000	1,500
10-41-45	EZ BUILDINGS PERMITS	-	375	0	-	-	-	-
10-41-50	FRANCHISE TAX (Xcel 3% Fee) (CNG 5%)	74,719	84,998	89,833	72,500	57,028	80,000	90,000
10-41-60	GOLD PANNING PERMITS/DONATIONS	8,350	6,875	8,872	8,000	7,020	8,000	8,000
10-41-70	BUSINESS LICENSES	7,100	12,275	7,550	6,500	8,908	9,000	9,000
10-41-74	SHORT TERM RENTAL PERMIT	4,500	6,600	4,200	4,000	300	4,000	6,000
10-41-80	SIGN PERMITS	762	-	150	-	-	-	-
*10-41-90	* EXCAVATION PERMITS	539	-	0	-	-	-	-
*10-41-92	* MECHANICAL PERMIT/ELECTRICAL	983	-	1,189	-	-	-	-
*10-41-94	* STREET CUT	500	-	550	-	-	-	-
*10-41-96	* FENCE PERMIT	290	-	75	-	-	-	-
10-41-97	SPECIAL EVENTS PERMIT	1,780	1,210	634	500	200	200	500
*10-41-98	* RESIDE/REROOF PERMIT	3,900	-	275	-	-	-	-
	TOTAL	\$ 126,330	\$ 159,209	\$ 132,484	\$ 111,150	\$ 97,663	\$ 130,550	\$ 146,600
	FEES							
10-42-60	DEVELOPMENT ESCROW / DEPOSITS	-	-	13,216	-	14,444	15,000	15,000
10-42-75	PLANNING & DEVELOPMENT FEES	2,575	2,010	5,742	5,000	3,825	4,000	1,000
10-42-80	PLASTIC BAG FEES	-	3,304	2,276	1,000	624	700	2,000
10-42-90	COPIES & FAXES	231	52	0	-	9	10	10
10-42-91	IMPACT FEES - PUBLIC SAFETY	-	-	-	-	-	-	-
10-42-92	IMPACT FEES - STORM DRAINAGE & STREETS	-	-	-	-	-	-	-
10-42-93	IMPACT FEES - FACILITIES	-	-	-	-	-	-	-
10-42-94	IMPACT FEES - PARKS	-	-	-	-	-	-	-
	TOTAL	\$ 2,806	\$ 5,366	\$ 21,234	\$ 6,000	\$ 18,901	\$ 19,710	\$ 18,010
	TRANSPORTATION							
10-43-05	RIDERSHIP REVENUE	-	-	0	-	0	-	-
10-43-10	GRANT REVENUE	-	-	0	100,120	0	-	95,000
10-43-90	MISCELLANEOUS REVENUE	-	-	0	-	0	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ 100,120	\$ 112,500	\$ 113,000	\$ 95,000

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
	LAW ENFORCEMENT							
10-45-05	TRAFFIC FINES	7,630	7,225	20,856	20,000	9,140	15,000	20,000
10-45-10	SURCHARGE: POLICE TRAINING (\$15.00)	1,432	1,425	3,710	3,500	2,618	3,000	3,500
10-45-15	COURT COSTS \$31.00	310	434	402	300	434	500	300
10-45-20	DEFAULT/OJW FEES \$30.00	-	-	90	60	60	90	60
10-45-25	FUEL SURCHARGE (\$2.50)	-	-	22	500	463	500	500
10-45-26	FACILITIES SURCHARGE (\$7.50)	-	-	117	1,500	1,278	1,500	1,500
10-45-30	OTHER FINES	100	260	135	200	890	1,000	500
10-45-35	AVIS FINES	-	-	0	-	46,690	50,000	50,000
10-45-45	ALMA IGA	-	-	120,861	100,000	88,554	120,000	120,000
10-45-46	SPECIAL DUTY REIMBURSEMENT	-	-	11,100	-	-	-	-
10-45-55	NATIONAL NIGHT OUT DONATIONS	-	-	0	-	2,236	2,500	2,500
10-45-80	VIN INSPECTIONS	3,619	2,180	215	200	280	300	200
10-45-85	CDOT LEAF GRANT	-	-	0	-	-	-	-
10-45-90	MISCELLANEOUS	11,267	3,666	2,634	1,000	2,664	3,000	1,000
10-45-95	GRANTS - EQUIPMENT	30,960	-	3,570	-	67,828	70,000	-
10-45-96	GRANTS - HVE	-	-	2,950	2,000	2,350	3,000	-
	TOTAL	\$ 55,318	\$ 15,190	\$ 166,661	\$ 129,260	225,484	\$ 270,390	\$ 200,060
	INTEREST							
10-46-05	INTEREST ON COLOTRUST	37,599	160,546	164,981	125,000	91,425	125,000	125,000
10-46-30	INTEREST ON CHECKING	381	394	339	250	135	250	250
10-46-40	OTHER FINANCING SOURCES (NEW)			44,298			250	250
	TOTAL	\$ 37,980	\$ 160,941	\$ 209,618	\$ 125,250	91,561	\$ 125,250	\$ 125,250
	EVENTS							
10-47-39	FOURTH OF JULY	5,697	7,006	11,181	10,000	11,979	7,500	10,000
10-47-41	BURRO MUSEUM DONATIONS	-	-	0	-	112	100	0
10-47-50	TGIFAIRPLAY SUMMER CONCERTS	16,636	14,696	9,811	10,000	14,381	10,000	10,000
10-47-52	REAL COLORADO CHRISTMAS	-	-	1,500	500	-	500	500
10-47-56	BURRO DAYS	55,601	73,151	86,560	65,000	55,474	85,000	85,000
10-47-59	RETAIL SALES	2,284	1,159	673	2,500	810	2,500	10,000
10-47-65	MARDI GRAS	6,200	10,360	14,100	15,000	13,384	15,000	15,000
10-47-66	FALL FESTIVAL	-	-	1,131	5,000	-	5,000	5,000
10-47-90	MISCELLANEOUS REVENUE-EVENTS	-	1,403	2,545	3,000	5,307	3,000	3,000
	TOTAL	\$ 86,418	\$ 107,775	\$ 127,500	\$ 111,000	101,447	\$ 128,600	\$ 138,500
	MISCELLANEOUS							
10-47-00	MISCELLANEOUS INCOME	15,109	48,982	4,139	10,000	4,241	5,000	5,000
10-47-10	CEMETERY	408	300	750	300	1,575	1,700	500
10-47-91	INSURANCE PROCEEDS	-	-	-	-	112,500	113,000	-
10-47-38	TOWN CLEAN UP DONATIONS	135	600	887	1,000	888	1,000	1,000
10-47-49	STREET LIGHTS	10,930	11,025	10,783	10,000	7,433	10,000	10,000
10-47-62	501 MAIN - RENT & UTILITY	1,513	1,170	2,717	2,000	1,458	2,000	2,000
10-47-63	UNIV OF DENVER EXEC ED	-	-	0	8,400	8,400	-	-
10-47-75	COMMERCIAL FISHING FEES	7,321	8,228	8,782	6,000	-	6,000	6,000
10-47-81	GRANT - COHEN PARK PLAYGROUND	92,739	-	0	-	-	-	-
10-47-82	CAMPING PERMITS/FACILITY USE	500	740	415	500	495	500	500
10-47-83	GRANT - FEDERAL	-	-	0	-	-	-	-
	GRANT - DOLA EIAF	-	-	-	-	-	-	112,500
10-47-86	GRANT - 501 MAIN STREET	-	-	0	-	-	-	-
10-47-87	GRANT - ARPA	-	-	197,812	-	-	-	-
10-47-88	GRANT - RIVER PARK	-	-	0	1,000,000	574,367	750,000	-
10-47-91	TOWN HALL RENT REVENUE	12,397	12,397	12,407	18,000	10	18,000	18,000
	TOTAL	\$ 141,052	\$ 83,442	\$ 238,692	\$ 1,056,200	711,367	\$ 907,200	\$ 155,500
	TOTAL GENERAL FUND REVENUE	\$ 2,920,898	\$ 3,045,247	\$ 3,433,592	\$ 4,088,338	\$ 2,884,802	4,102,416	3,326,420
	TOTAL AVAILABLE RESOURCES	\$ 4,977,800	\$ 6,146,535	\$ 7,422,596	\$ 7,111,383	\$ 5,907,847	\$ 7,125,461	\$ 6,326,420

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
GENERAL FUND - EXPENSES								
	ADMINISTRATION							
10-50-02	401A EMPLOYER MATCH	3,798	7,349	10,065	13,500	6,956	13,500	13,500
10-50-05	SALARIES	127,777	257,107	362,095	263,845	227,763	263,845	270,000
10-50-10	EMPLOYEE HEALTH & WELLNESS	-	3,704	6,464	15,000	446	5,000	15,000
10-50-11	SS/MEDICARE EXPENSE	10,103	19,952	27,231	20,825	16,078	20,825	20,655
10-50-12	UNEMPLOYMENT EXPENSE	260	558	3,402	545	1,924	2,500	2,700
10-50-13	EMPLOYEE HEALTH INSURANCE	33,760	40,647	59,536	37,395	28,275	37,395	85,000
10-50-14	WORKER'S COMPENSATION	667	468	1,272	2,083	13,053	15,000	1,155
10-50-15	EDUCATION	1,654	4,194	4,631	5,000	2,035	5,000	5,000
10-50-16	ADMIN VEHICLE	5,885	6,000	6,165	6,000	4,681	6,000	6,000
10-50-23	TOWN HALL EXPENSE - UTILITIES	7,252	7,109	6,441	7,000	2,616	4,000	7,000
10-50-25	TOWN HALL EXPENSE - REPAIR & MAINT	4,817	18,401	63,946	30,000	37,058	38,000	20,000
10-50-27	TOWN HALL EXPENSE - SUPPLIES	895	1,287	824	1,000	521	1,000	1,000
10-50-30	OFFICE SUPPLIES	2,901	4,649	3,716	2,000	1,570	2,000	2,500
10-50-32	EQUIPMENT RENTAL	4,635	6,944	3,056	5,500	2,321	3,500	5,500
10-50-35	POSTAGE EXPENSE	1,141	426	676	600	448	600	600
10-50-40	BANK/CREDIT CARD FEES	4,081	5,306	7,041	4,000	7,927	9,000	5,000
10-50-50	ELECTION EXPENSE	-	-	104	-	-	-	3,000
10-50-55	BOARD OF TRUSTEE SALARIES	1,470	1,755	2,093	2,340	2,160	2,340	2,500
10-50-57	TOWN ATTORNEY LEGAL SERVICES	16,155	23,805	16,213	40,000	67,145	75,000	75,000
10-50-58	BUILDING OFFICIAL CONTRACT	11,564	27,182	12,980	15,000	12,576	15,000	25,000
10-50-60	COMPUTER/SOFTWARE/SUPPORT	52,108	34,204	28,547	40,000	29,733	40,000	65,000
10-50-65	TELEPHONE/INTERNET	11,265	13,096	7,613	7,500	2,958	7,500	8,000
10-50-70	MISCELLANEOUS EXPENSE	6,016	21,110	2,856	10,000	7,883	10,000	10,000
10-50-75	CODIFICATION & WEBSITE	2,051	1,864	3,004	25,000	19,642	25,000	20,000
10-50-76	ESTIP AGREEMENT	15,915	20,808	35,642	25,000	13,948	15,000	200,000
10-50-80	VEHICLE RENTAL PAYMENT TO ISF	-	-	0	-	-	-	-
10-50-90	CAPITAL OUTLAY	-	36,483	44,298	-	-	45,000	45,000
	TOTAL	\$ 326,168	\$ 564,406	\$ 719,912	\$ 579,133	\$ 509,717	\$ 662,005	\$ 914,110
GENERAL FUND - EXPENSES								
	COMMUNITY DEVELOPMENT							
10-51-05	PROFESSIONAL FEES	17,692	21,766	43,049	45,000	49,000	55,000	60,000
10-51-07	PROFESSIONAL FEES-BILL BACKS	-	2,228	42,447	35,000	28,602	35,000	35,000
10-51-10	EDUCATION/BENEVOLENCE(Board Members)	6,095	9,908	13,073	20,000	14,346	17,000	30,000
10-51-20	VISITOR CENTER	4,952	3,126	13,784	10,000	4,383	6,000	7,500
10-51-25	GRANTS EXPENSE-ARPA	-	-	197,812	-	-	-	-
10-51-26	SCHOLARSHIPS	-	-	-	-	5,000	7,500	10,000
10-51-30	MARKETING	14,696	14,946	25,941	15,000	17,306	18,000	10,000
10-51-34	TOWN BEAUTIFICATION	14,524	11,452	9,474	12,500	8,829	9,500	12,500
10-51-35	TOWN CLEAN UP DAY	7,433	11,926	15,049	12,000	12,305	12,500	12,000
10-51-40	DUES AND MEMBERSHIPS	625	1,483	1,125	1,500	700	1,000	1,500
10-51-45	WORKFORCE HOUSING	-	5,000	0	100,000	-	-	100,000
10-51-75	DONATIONS	3500	4,250	10,000	10,000	3,651	7,500	20,000
10-51-76	EMERGENCY SUPPLIES	-	-	0	3,000	-	-	3,000
10-51-78	VOLUNTEER APPRECIATION	0	-	0	-	-	-	-
10-51-80	FAIRPLAY FORWARD PROJECTS	-	-	0	-	56	60	10,000
10-51-81	COMP PLAN/LUC UPDATE	0	-	0	10,000	-	-	75,000
10-51-85	PROPERTY IMPROVEMENT INCENTIVE PLAN	3,287	3,836	6,926	20,000	10,099	12,000	20,000
10-51-86	850 HATHAWAY-BUS BARN	17,958	9,445	0	-	-	-	-
10-51-95	501 MAIN STREET -UTILITIES/OTHER	18,777	16,166	13,878	25,000	22,464	25,000	25,000
10-51-96	501 MAIN STREET-REMODEL	516	59,851	644,448	300,000	103,049	104,000	200,000
10-51-98	501 MAIN STREET-REPAIRS	-	28,380	0	2,500	1,630	115,000	10,000
	TOTAL	\$ 110,055	\$ 203,762	\$ 1,037,008	\$ 621,500	\$ 281,420	\$ 425,060	\$ 641,500

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
	COMMUNITY DEVELOPMENT/EVENTS							
10-51-50	TGFAIRPLAY CONCERTS	15,121	25,647	21,542	20,000	17,590	18,000	20,000
10-51-62	BURRO DAYS	58,322	57,515	112,619	60,000	62,633	65,000	60,000
10-51-66	MARDI GRAS	9,244	10,455	15,429	15,000	13,223	13,500	20,000
10-51-70	MISC EVENTS	2,002	3,254	2,963	5,000	2,053	2,500	5,000
10-51-71	FIREWORKS/4TH OF JULY	17,882	34,671	39,361	35,000	28,992	30,000	40,000
10-51-67	FALL FESTIVAL		-	10,113	10,000	6,488	7,000	10,000
10-51-74	REAL COLORADO CHRISTMAS	2,826	2,430	3,484	3,000	-	3,000	3,000
	TOTAL	\$ 105,397	\$ 133,972	\$ 205,512	\$ 148,000	\$ 130,979	\$ 139,000	\$ 158,000
	TRANSPORTATION							
10-52-02	401A EMPLOYER MATCH	-	-	-	3,000	199	400	1,500
10-52-03	401A EMPLOYER MATCH-CDOT GRANT	45,81		-		199	400	1,500
10-52-05	SALARIES	-	-	1,134	60,000	5367	10,000	40,000
10-52-06	SALARIES-CDOT GRANT			0		5367	10,000	40,000
10-52-08	HEALTH INSURANCE/WELLNESS	-	-	0	-	0	-	15,000
10-52-09	HEALTH INSURANCE/WELLNESS-CDOT GRANT	-	-	0	-	0	-	15,000
10-52-10	SS/MEDICARE EXPENSE-CDOT GRANT			0		411	1,000	2,295
10-52-11	SS/MEDICARE EXPENSE	-	-	29	4,590	411	1,000	2,295
10-52-12	UNEMPLOYMENT EXPENSE	-	-	28	120	113	200	60
10-52-13	UNEMPLOYMENT EXPENSE-CDOT GRANT			0		113	200	60
10-52-14	WORKER'S COMPENSATION	-	-	50	1,000	1000	1,000	1,000
10-52-15	DRIVER TRAINING/PHYSICALS		-	3,345	2,000	82	1,000	2,000
10-52-30	OFFICE SUPPLIES	-	-	0	1,000	0	1,000	1,000
10-52-35	LIABILITY INSURANCE	-	1,010	0	5,000	1881	2,500	2,500
10-52-36	INSURANCE-CDOT GRANT			0		1881	2,500	2,500
10-52-40	OPERATING SUPPLIES	-	-	0	1,000	85	125	500
10-52-41	OPERATING EXPENSES-CDOT GRANT			0		750	125	500
10-52-45	MISCELLANEOUS	-	120	800	2,500	785	2,500	2,500
10-52-50	PHONE	-	24	456	1,000	592	1,000	1,000
10-52-55	UTILITIES	-	-	0	1,500	0	1,500	1,500
10-52-60	VEHICLE MAINTENANCE	-	-	1,256	10,000	17	3,000	10,000
10-52-70	FUEL	-	0	0	10,000	634	2,500	10,000
10-52-75	SUMMIT STAGE FUNDING	0	0	0	18,000	18000	18,000	18,000
10-52-80	PROGRAM CONSULTING FEES	0	0	0	0	0	0	8,000
10-52-85	ADVERTISING / MARKETING	0	0	0	0	0	0	4,800
10-52-90	VEHICLE PURCHASE	0	0	0	0	0	0	20,000
	TOTAL	\$ 46	\$ 1,154	\$ 7,098	\$ 120,710	\$ 37,886	\$ 59,950	\$ 203,510
	JUDICIAL							
10-53-02	401A EMPLOYER MATCH	136	148	180	290	137	300	300
10-53-05	MUNICIPAL JUDGE SALARY	8,880	9,653	11,381	12,000	8969	12,000	13,000
10-53-10	COURT CLERK	4,682	5,138	5,994	5,768	4711	5,768	10,000
10-53-11	SS/MEDICARE EXPENSE	1,018	1,128	1,372	1,360	945	1,360	1,913
10-53-12	UNEMPLOYMENT EXPENSE	26	29	417	36	225	300	500
10-53-13	EMPLOYEE HEALTH INSURANCE	1,064	1,102	1,153	1,056	795	1,056	1,000
10-53-14	WORKER'S COMPENSATION	37	37	235	350	650	1,000	500
10-53-20	COURT ATTORNEY	-	-	0	250	0	250	1,000
10-53-30	EDUCATION	-	-	0	250	0	200	250
10-53-40	OPERATING EXPENSE	205	399	58	250	199	-	50
10-53-50	DUES AND MEMBERSHIPS	-	-	137	250	0	-	150
	TOTAL	\$ 16,049	\$ 17,634	\$ 20,927	\$ 21,860	\$ 16,631	\$ 22,234	\$ 28,663

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
	POLICE DEPARTMENT							
10-54-01	POLICE SALARIES	261,836	265,643	522,847	739,113	622,328	739,113	765,000
10-54-03	EXTRA DUTY PAY	5,488	-	1,250	-	-	-	-
10-54-04	PART TIME OFFICERS	13,665	8,950	16,843	25,000	40,950	45,000	-
10-54-05	PENSION CONTRIBUTION-FPPA	29,111	27,712	90,814	105,694	76,706	105,694	120,000
10-54-08	POLICE SALARIES-OVERTIME	16,410	17,454	0	36,956	61,084	65,000	40,000
10-54-10	UNIFORMS AND ACCESSORIES	2,540	3,745	7,626	9,000	7,062	9,000	5,000
10-54-11	SS/MEDICARE EXPENSE	6,057	5,937	12,954	13,166	10,571	13,166	13,000
10-54-12	UNEMPLOYMENT EXPENSE	439	579	3,741	1,529	4,650	6,000	7,000
10-54-13	EMPLOYEE HEALTH INSURANCE	83,962	66,465	155,040	176,301	132,674	176,301	210,000
10-54-14	WORKER'S COMPENSATION	13,623	12,132	11,624	30,000	30,000	40,000	40,000
10-54-15	FUEL	17,851	10,677	24,449	20,000	15,628	20,000	10,000
10-54-17	POLICE SALARIES-GRANT			2,950		1,650	1,650	-
10-54-20	VEHICLE MAINTENANCE	10,993	11,224	27,634	25,000	17,681	25,000	25,000
10-54-24	PROFESSIONAL TRAINING EXPENSE	2,047	1,025	10,551	6,800	10,459	11,000	6,000
10-54-26	IN-SERVICE TRAINING EXPENSE	-	-	302	500	9	50	500
10-54-28	VEHICLE RENTAL PYMT TO ISF	24,551	33,410	56,480	88,776	72,329	88,776	-
10-54-30	RADAR & RADIO MAINTENANCE	394	352	3,525	4,000	4,305	5,000	4,000
10-54-32	AMMUNITION	-	-	0	400	728	850	400
10-54-45	OPERATING/OFFICE SUPPLIES	1,657	2,485	1,957	2,500	1,580	2,500	2,500
10-54-50	EQUIPMENT	43,508	10,988	46,416	85,000	79,092	85,000	55,000
10-54-53	GRANT - EQUIPMENT & SUPPLIES			3,570	-	181	-	-
10-54-55	TELEPHONE/INTERNET	6,663	6,735	12,098	10,000	8,218	10,000	12,000
10-54-60	MEMBERSHIPS - DUES	250	50	0	800	250	300	600
10-54-61	UNIV OF DENVER EXEC ED		-	0	8,400	8,400	8,400	-
10-54-65	COMPUTER/SOFTWARE/SUPPORT	14,869	29,995	58,080	45,000	17,520	25,000	45,000
10-54-71	NATIONAL NIGHT OUT			0		1,352	1,500	3,000
10-54-75	INVESTIGATIVE SERVICES & SUPPLIES	2,190	1,645	3,571	1,500	172	500	1,500
10-54-76	RADAR CITATION SERVICES (AVIS/ES)			0	-	12,349	25,000	40,000
10-54-78	MISCELLANEOUS		18,959	12,466	-	108	150	-
10-54-80	OFFICER RECRUITING	325	12,483	14,124	7,000	2,815	4,000	4,000
10-54-87	LIABILITY INSURANCE	10,436	10,329	48,701	55,000	35,882	55,000	75,000
10-54-97	PUBLIC RELATIONS	806	407	3,120	5,000	2,195	2,500	4,000
	TOTAL	\$ 569,671	\$ 559,383	\$ 1,152,733	\$ 1,502,435	\$ 1,278,929	\$ 1,571,450	\$ 1,488,500
	PUBLIC WORKS							
10-56-01	SALARIES	161,838	145,107	157,991	220,242	183,602	220,242	150,000
10-56-02	401A EMPLOYER MATCH	4,678	4,085	4,668	11,012	5,249	11,012	7,500
10-56-10	SEASONAL	8,775	6,990	6,530	8,000	8,687	8,750	8,000
10-56-11	SS/MEDICARE EXPENSE	12,829	11,453	12,358	17,461	13,177	17,461	15,000
10-56-12	UNEMPLOYMENT EXPENSE	236	193	2,677	466	2,116	2,500	2,500
10-56-13	EMPLOYEE HEALTH INSURANCE	27,297	38,466	42,321	79,196	48,704	60,000	52,500
10-56-14	WORKER'S COMPENSATION	5,964	9,971	6,537	12,955	18,177	20,000	15,000
10-56-15	FUEL	6,287	5,560	7,250	7,000	4,580	7,000	5,000
10-56-20	AUTO PARTS		-	401	500	51	500	1,000
10-56-25	REPAIRS & MAINT - EQUIPMENT	7,794	13,347	24,306	15,000	15,660	16,500	15,000
10-56-30	TOOLS, MAT'L'S, & SUPPLIES	4,788	3,529	2,908	5,000	4,025	5,000	5,000
10-56-35	EDUCATION - TRAINING	150	382	3,450	5,000	910	2,500	5,000
10-56-40	ELECTRIC STREET LIGHTS	12,148	13,710	13,787	15,000	22,178	27,500	15,000
10-56-45	TELEPHONE/INTERNET/COMPUTER	3,001	7,920	12,745	10,000	11,571	15,000	10,000
10-56-50	MAINTENANCE BUILDING - UTILITY	11,054	10,612	16,435	10,000	11,146	15,000	10,000
10-56-55	MAPPING - GIS	5,778	33,872	7,871	40,000	1,985	3,000	30,000
10-56-60	VEHICLE/EQUIP RENTAL PYMT TO ISF	49,941	57,391	76,637	60,544	50,453	60,544	-
10-56-70	STREETS - REPAIRS & MAINT	212,219	237,052	209,199	300,000	452,250	455,000	300,000
10-56-71	SNOWPLOWING		-	0	-	-	-	-
10-56-80	UNIFORMS AND SAFETY EQUIPMENT	-	-	1,339	5,000	1,740	4,000	2,500
10-56-82	TOWN SHOP/OFFICE BUILDING REPAIRS	2,536	1,212	9,823	5,000	3,989	5,000	5,000
10-56-90	EQUIPMENT AND EQUIPMENT RENTAL	41,813	8,524	41,863	25,000	7,078	10,000	30,000
	TOTAL	\$ 579,125	\$ 609,377	\$ 661,097	\$ 852,376	\$ 867,328	\$ 966,509	\$ 684,000

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
	PARKS & RECREATION							
10-58-30	TOOLS, MATERIALS, & SUPPLIES	2,444	1,713	471	3,000	527	1,000	2,500
10-58-41	PARKS UTILITIES	470	528	512	2,500	385	1,250	2,500
10-58-42	VAULT RESTROOMS MAINTENANCE	7,539	5,834	5,900	10,000	1,560	2,000	10,000
10-58-50	CEMETERY EXPENSE	980	11,801	589	1,250	809	1,250	1,000
10-58-80	FAIRPLAY BEACH EXPENSE		-	8,175	10,000	3,931	4,500	20,000
10-58-83	COHEN PARK	129,182	9,859	5,979	20,000	1,577	2,000	20,000
10-58-86	FAIRPLAY RIVERPARK	-	-	31,917	1,000,000	796,343	1,000,000	-
10-58-87	BURRO PARK	-	-	707	10,000	2,000	3,500	100,000
10-58-90	LAND ACQUISITION			0	-	-	-	130,000
	TOTAL	\$ 140,615	\$ 29,735	\$ 54,251	\$ 1,056,750	\$ 807,132	\$ 1,015,500	\$ 286,000
	NON/DEPARTMENTAL EXPENSES							
10-61-15	LIABILITY INSURANCE	16,952	22,120	22,998	23,000	18,847	23,000	27,500
10-61-17	AUDIT FEES	4,500	4,638	5,100	10,000	4,750	5,000	15,000
10-61-18	PROFESSIONAL SRVCS-ACCOUNTING		-	23,673	51,000	63,043	80,000	-
10-61-22	PROF SRVCS - GRANT WRITING	-	-	0	34,000	8,840	10,000	-
10-61-23	TREASURER'S FEES - MILL LEVY	4,667	4,706	6,169	6,000	6,025	7,000	6,500
10-61-25	PUBLISHING & RECORDING EXPENSE	1,668	1,040	3,604	1,500	347	600	1,500
10-61-26	BANK SERVICE CHARGES		-	0	-	-	-	-
10-61-27	OFF-SITE RECORDS MNGT FEES		-	8,080	10,000	1,339	2,250	10,000
10-61-30	DUES & MEMBERSHIPS	1,642	5,606	12,018	20,000	6,741	8,000	10,000
10-61-50	CAPITAL IMPROVEMENT	-	-	0	-	-	-	-
10-61-60	ABATEMENT	-	-	3,284	2,000	-	-	1,000
10-61-65	MISCELLANEOUS		-	7,171	1,000	25,126	30,000	30,000
10-61-85	BAD DEBT WRITE OFF			5,887	-	-	-	-
10-61-90	DEBT SERVICE-PRINCIPAL			24,787	-	-	-	-
10-61-91	DEBT SERVICE-INTEREST			2,477	-	-	-	-
	TOTAL	\$ 29,429	\$ 38,108	\$ 125,248	\$ 158,500	\$ 135,057	\$ 165,850	\$ 101,500
	TOTAL GENERAL FUND EXPENDITURES	\$ 1,876,554	\$ 2,157,532	\$ 3,983,786	\$ 5,061,263	\$ 4,065,079	\$ 5,027,558	\$ 4,505,782
	TOTAL GENERAL FUND REVENUES	\$ 2,920,898	\$ 3,045,247	\$ 3,433,592	\$ 4,088,338	\$ 2,884,802	\$ 4,102,416	\$ 3,326,420
	TOTAL GENERAL FUND EXPENDITURES	\$ 1,876,554	\$ 2,157,532	\$ 3,983,786	\$ 5,061,263	\$ 4,065,079	\$ 5,027,558	\$ 4,505,782
	REVENUES OVER EXPENDITURES	\$ 1,044,344	\$ 887,715	\$ (550,193)	\$ (972,925)	\$ (1,180,277)	\$ (925,142)	\$ (1,179,362)
	DIFFERENCE PLUS BEG. FUND BALANCE	\$ 3,101,246	\$ 3,989,003	\$ 3,438,810	\$ 3,438,810	\$ 1,842,768	\$ 2,097,903	\$ 1,820,638
	REDUCTION OF BEG FUND BALANCE TO BALANCE THE BUDGET							
	ENDING FUND BALANCE	\$ 3,101,246	\$ 3,989,003	\$ 3,438,810	\$ 2,050,120	\$ 1,842,768	\$ 2,097,903	\$ 1,820,638
	TABOR RESTRICTED FUNDS	\$ 87,627	\$ 91,000	\$ 119,514	\$ 151,838	\$ 121,952	\$ 150,827	\$ 135,173

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
CONSERVATION TRUST FUND								
	BEGINNING FUND BALANCE	\$ 33,933	\$ 37,613	\$ 42,856	\$ 47,445	\$ 52,095	\$ 55,294	\$ 55,294
CTF - REVENUES								
	INTERGOVERNMENTAL REVENUE							
20-44-10	COLORADO LOTTERY FUNDS	4,649	5,146	4,484	4,590	3,133	3,750	4,590
	TOTAL	\$ 4,649	\$ 5,146	\$ 4,484	\$ 4,590	\$ 3,133	\$ 4,590	\$ 4,590
	INTEREST INCOME							
20-46-50	INTEREST INCOME SAVINGS	31	-	0	60	0	-	-
20-46-60	CSAFE INTEREST		97	104	-	67	100	100
	TOTAL	31	97	104	60	67	100	100
	TOTAL CTF REVENUE	\$ 4,680	\$ 5,243	\$ 4,588	\$ 4,650	\$ 3,199	\$ 4,690	\$ 4,690
	TOTAL AVAILABLE RESOURCES	\$ 38,613	\$ 42,856	\$ 47,445	\$ 52,095	\$ 55,294	\$ 52,095	\$ 55,294
CTF - EXPENSES								
	OPERATIONS EXPENSES							
20-73-03	BASEBALL FIELD IMPROVEMENTS	-	-	0	-	-	-	-
20-73-10	COHEN PARK - IMPROVEMENTS	1,000	-	0	-	-	-	-
20-73-15	BEACH IMPROVEMENTS					-	-	-
20-73-65	SIDEWALK / TRAIL IMPROVEMENTS		-	0	-	-	-	-
20-73-75	BURRO PARK - IMPROVEMENTS	-	11,425	2,522	5,000	-	2,500	5,000
	TOTAL	\$ 1,000	\$ 11,425	\$ 2,522	\$ 5,000	-	\$ 5,000	\$ 5,000
	CAPITAL OUTLAY	-	-	-	-	-	-	-
	TOTAL CTF EXPENDITURES	\$ 1,000	\$ 11,425	\$ 2,522	\$ 5,000	-	\$ 5,000	\$ 5,000
	TOTAL REVENUE	\$ 4,680	\$ 5,243	\$ 4,588	\$ 4,650	\$ 3,199	\$ 4,690	\$ 4,690
	TOTAL CTF EXPENDITURES	\$ 1,000	\$ 11,425	\$ 2,522	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
	REVENUE OVER EXPENDITURES	\$ 3,680	\$ (6,182)	\$ 2,066	\$ (350)	\$ 3,199	\$ (310)	\$ (310)
	DIFFERENCE PLUS BEG. FUND BAL.	\$ 37,613	\$ 31,431	\$ 44,923	\$ 47,095	\$ 55,294	\$ 54,984	\$ 54,984
	REDUCTION OF BEG FUND BALANCE TO BALANCE THE BUDGET							
	CTF ENDING FUND BALANCE	\$ 37,613	\$ 31,431	\$ 44,923	\$ 47,095	\$ 55,294	\$ 54,984	\$ 54,984
INTERNAL SERVICE FUND								
ISF - REVENUES	INTERNAL SERVICE FUND: BEGINNING UNRESTRICTED NET POSITION	\$ 183,050	\$ 95,206	\$ 142,362	\$ 230,096	\$ 329,553	\$ 230,095.81	\$ -
	REVENUE							
32-47-20	DEPT. RENTAL PAYMENT	97,712	112,087	141,785	169,457	96,919	169,457	
32-47-30	SALE OF VEHICLE/EQUIPMENT-PD	-	3,000	0	-	-	-	
32-47-45	INSURANCE PROCEEDS	-	-	12,083	-	-	-	
	TOTAL REVENUE	\$ 97,712	\$ 115,087	\$ 153,868	\$ 169,457	\$ 96,919.46	\$ 169,457	
ISF - EXPENSES								
	EXPENDITURES							
32-58-10	POLICE VEHICLES	39,806	17,981	23	70,000	64,713	70,000	
32-58-20	PUBLIC WORKS EQUIPMENT	145,750	49,949	-	-	-	-	
32-58-30	PUBLIC WORKS VEHICLES	-	-	-	-	-	-	
32-58-40	ADMINISTRATION VEHICLE	-	-	-	-	-	-	
32-75-50	DEPRECIATION	-	52,144	66,111	-	-	-	
	TOTAL	\$ 185,556	\$ 120,074	\$ 66,134	\$ 70,000	\$ 64,713	\$ 70,000	
	TOTAL RENTAL REVENUE	\$ 97,712	\$ 115,087	\$ 153,868	\$ 169,457	\$ 96,919	\$ 169,457	
	TOTAL EXPENDITURES	\$ 185,556	\$ 120,074	\$ 66,134	\$ 70,000	\$ 64,713	\$ 70,000	
	REVENUES OVER EXPENDITURES	\$ (87,844)	\$ (4,987)	\$ 87,734	\$ 99,457	\$ 32,206	\$ 99,457	
	UNRESTRICTED NET POSITION	\$ 95,206	\$ 142,362	\$ 230,096	\$ 329,553	\$ 361,759	\$ 329,553	\$ -

ISF is going away in
2025 per Auditor
recommendation

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
UTILITY ENTERPRISE FUND BUDGET								
	UTILITY FUND: BEGINNING UNRESTRICTED NET POSITION	\$ 1,439,625	\$ 1,537,918	\$ 1,912,970	\$ 2,408,648	\$ 1,869,237	\$ 2,131,673	\$ 1,780,769
UTILITY FUND - REVENUES	<u>WATER REVENUE</u>							
51-42-05	POTABLE WATER	379,875	393,442	391,175	400,000	265,030	400,000	500,000
51-42-10	LATE FEES			0	-	-	-	-
51-42-20	LIEN REVENUE	3,761	3,082	653	1,000	-	1,000	1,000
51-42-30	LIEN INTEREST - REVENUE	-	-	0	-	-	-	-
51-42-32	WATER FACILITY MAINTENANCE FEE	487	472	274	487	225	500	500
51-42-34	WATER METERS, PRV, PARTS	1,854	-	6,977	6,000	-	6,000	-
51-42-36	PENALTY NON-COMPLIANCE	240	440	233	50	160	200	50
51-42-40	PLANT INVESTMENT FEES	120,000	-	112,800	50,000	-	-	47,000
51-42-50	WATER LABOR REIMBURSEMENTS			0	-	-	-	-
51-42-60	OTHER WATER REVENUE	-	-	0	-	-	-	-
	TOTAL	\$ 506,216	\$ 397,435	\$ 512,112	\$ 457,537	\$ 265,415	\$ 407,700	\$ 548,550
	<u>WATER - MISCELLANEOUS REVENUE</u>							
51-44-10	FEMA PROJECT		162,010	0	-	0	-	-
51-44-15	DOLA - GRANT REVENUE		163,306	186,385	-	0	-	-
	TOTAL	\$ -	\$ 325,316	\$ 186,385	\$ -	\$ 0	\$ -	\$ -
	TOTAL WATER REVENUE	\$ 506,216	\$ 722,751	\$ 698,497	\$ 457,537	\$ 265,415	\$ 407,700	\$ 548,550
	<u>WASTEWATER REVENUE</u>							
51-46-05	USER FEES	669,690	677,798	686,596	675,000	468,737	675,000	685,000
51-46-10	LATE FEES		-	0	-	-	-	-
51-46-20	LIEN REVENUE	4,361	3,308	815	-	-	-	-
51-46-30	LIEN REVENUE - INTEREST	59	32	0	-	-	-	-
51-46-40	PLANT INVESTMENT FEES	225,498	8,351	125,265	-	58,312	60,000	41,755
51-46-50	SEWER LABOR REIMBURSEMENT				-	-	-	-
51-46-60	OTHER WASTEWATER REVENUE		-	8,351	-	-	-	-
51-47-91	TRANSFER IN		-	0	-	-	-	-
	TOTAL WASTEWATER REVENUE	\$ 899,607	\$ 689,490	\$ 821,027	\$ 675,000	\$ 527,049	\$ 735,000	\$ 726,755
	<u>INTEREST</u>							
51-48-10	INTEREST ON INVESTMENTS	22,607	80,993	76,246	65,000	41,241	65,000	80,000
51-48-30	LATE FEES	6,409	9,820	13,392	10,000	17,635	10,000	10,000
	TOTAL INTEREST	\$ 29,016	\$ 90,813	\$ 89,638	\$ 75,000	\$ 58,876	\$ 75,000	\$ 90,000
	TOTAL UTILITY FUND REVENUE	\$ 1,434,840	\$ 1,503,054	\$ 1,609,161	\$ 1,207,537	\$ 851,340	\$ 1,217,700	\$ 1,365,305

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
UTILITY FUND - EXPENSES								
	EMPLOYEE EXPENSES							
51-70-01	SALARIES	204,089	148,794	123,353	120,441	102,447	120,441	150,000
51-70-02	401A EMPLOYER MATCH	6,030	4,328	3,856	6,023	2,902	6,023	7,500
51-70-10	EMPLOYEE HEALTH & WELLNESS	-	2,895	1,501	5,000	1,464	5,000	5,000
51-70-11	SS/MEDICARE EXPENSE	15,640	11,512	10,522	9,334	7,320	9,334	11,475
51-70-12	UNEMPLOYMENT EXPENSE	366	265	1,638	244	828	1,250	3,000
51-70-13	EMPLOYEE HEALTH INSURANCE	43,518	31,270	24,869	34,497	23,295	34,497	52,500
51-70-14	WORKER'S COMPENSATION	3,001	3,700	3,371	1,416	6,640	1,416	3,000
51-70-15	TRUSTEE / ENTERPRISE BOARD SALARIES	710	690	1,080	1,560	1,440	1,560	2,000
51-70-19	CHANGE IN ACCRUED SALARIES/BENEFITS			-1,087	-	-	-	-
	TOTAL	\$ 273,353	\$ 203,453	\$ 169,103	\$ 178,515	\$ 146,335	\$ 179,521	\$ 234,475
	GENERAL OPERATIONS EXPENSE							
51-72-02	BANK/CREDIT CARD FEES	4,560	4,233	5,218	3,000	5,223	6,500	3,000
51-72-06	COMPUTER/SOFTWARE/SUPPORT-OFFICE	14,316	12,424	21,119	40,000	19,258	40,000	40,000
51-72-10	MISCELLANEOUS	277	292	263	500	250	500	500
51-72-14	OFFICE SUPPLIES	1,571	973	278	750	622	750	500
51-72-18	POSTAGE EXPENSE	4,412	3,332	3,945	3,500	4,450	6,000	3,500
51-72-22	PUBLISHING EXPENSE	543	-	0	200	-	-	200
51-72-26	TELEPHONE/INTERNET EXPENSE	2,765	2,833	2,447	2,500	1,556	2,500	2,500
51-72-30	TOWN HALL RENTAL PAYMENT	12,397	12,397	12,397	18,000	-	18,000	18,000
51-72-34	UTILITIES-OFFICE	2,907	2,222	2,136	2,500	4,107	6,000	2,500
51-72-38	VEHICLE/EQUIP RENTAL PYMT TO ISF	23,220	21,285	22,449	20,138	16,781	20,138	-
51-72-42	VEHICLE MAINTENANCE/REPAIR	1,758	1,991	1,614	2,500	-	-	2,500
51-72-44	FUEL	6,287	5,558	7,250	5,000	1,613	2,500	5,000
51-72-45	UNIFORMS/SAFETY EQUIPMENT	-	-	575	5,000	-	5,000	2,500
51-72-60	REPAIRS AND MAINT - OFFICE BUILDING	3,263	1,270	2,431	3,500	300	3,500	3,500
	TOTAL	\$ 78,275	\$ 68,810	\$ 82,121	\$ 107,088	\$ 54,160	\$ 111,388	\$ 84,200
	CONTRACTUAL FEES							
51-73-20	AUDITOR FEES	4,500	4,638	5,100	10,000	9,819	10,000	15,000
51-73-22	PROF SRVCS - GRANT WRITING	-	-	1,754	34,000	1,693	2,500	15,000
51-73-40	INSURANCE - PROPERTY/LIABILITY	16,107	14,714	15,794	20,500	17,468	20,500	27,500
51-73-45	WATER LINE INSURANCE	-	-	8,252	24,000	11,908	18,000	24,000
51-73-50	PROFESSIONAL FEES	26,010	32,184	21,463	50,000	16,128	25,000	50,000
51-73-55	PROFESSIONAL SRVCS - ACCOUNTING	-	-	24,484	34,000	47,559	55,000	40,000
51-73-60	LEGAL FEES	-	4,274	1,711	25,000	2,271	10,000	25,000
51-73-70	TREASURERS FEES	814	642	149	1,000	1,070	1,500	1,000
	TOTAL	\$ 47,431	\$ 56,451	\$ 78,707	\$ 198,500	\$ 107,916	\$ 142,500	\$ 197,500
	WATER - PLANT & EQUIPMENT							
51-74-11	CAPITAL EXPENDITURES	-	-	-	-	-	70,000	-
51-74-15	COMPUTER EXPENSE-WATER SYSTEM	2,386	8,640	2,161	50,000	21,465	50,000	25,000
51-74-17	CONTRACT - PLANT OPERATOR	54,000	49,500	58,500	54,000	36,000	54,000	60,000
51-74-20	DITCH MAINTENANCE	-	-	0	500	-	500	500
51-74-25	EDUCATION	751	3,698	1,655	10,000	1,737	4,000	10,000
51-74-30	INFILTRATION GALLERY PROJECT	-	113,702	0	-	-	-	-
51-74-32	ENGINEERING FEES	907	35,032	11,376	25,000	6,114	25,000	25,000
51-74-40	HASP MEMBERSHIP DUES	1,610	1,610	1,910	2,000	-	2,000	2,000
51-74-45	LEAKS AND REPAIRS	100,820	31,529	303	100,000	117	100,000	100,000
51-74-50	MISCELLANEOUS	24	3,000	870	1,000	352	1,000	1,000
51-74-55	PERMITS/DUES/LOCATES	1,425	1,507	1,495	2,000	624	2,000	1,000
51-74-60	PUMPHOUSE EXPENSE	1,281	-	75	1,500	-	1,500	2,500
51-74-65	REPAIRS & MAINTENANCE- EQUIPMENT	3,434	13,118	7,107	25,000	6,521	25,000	160,000
51-74-67	REPAIRS & MAINTENANCE- BUILDING	-	176	0	-	1,846	2,500	5,000
51-74-70	UTILITIES	2,996	4,134	4,223	6,000	2,486	6,000	6,000
51-74-75	TESTING AND SUPPLIES	10,864	3,259	28,449	12,000	14,433	17,000	25,000

Account #	Account Description	2022 Final Actual - Budgetary Basis	2023 Final Actual - Budgetary Basis	2024 Final Actual - Budgetary Basis	2025 Adopted	2025 Actual 8/31/2025	2025 AMENDED	2026 PROPOSED
51-74-80	TOOLS & SUPPLIES	1,934	3,221	2,577	2,500	1,621	2,500	2,500
51-74-85	WATER METERS	9,588	14,736	2,375	60,000	2,605	7,500	300,000
51-74-90	WATER TANKS	408	-	178	10,000	136	5,000	10,000
51-74-95	WATER TREATMENT PLANT - UTILITIES	26,078	17,827	18,451	20,000	9,521	20,000	10,000
	TOTAL	\$ 218,506	\$ 304,688	\$ 141,703	\$ 381,500	\$ 105,578	\$ 325,500	\$ 745,500
	WASTEWATER - PLANT & EQUIPMENT							
51-76-10	CAPITAL EXPENDITURES	-	19,785	1,794	100,000	-	100,000	200,000
51-76-20	COLLECTION SYSTEM MAINTENANCE	9,335	11,223	10,386	10,000	1,090	5,000	10,000
51-76-25	COMPUTER EXPENSE-WASTEWATER SYSTEM	2,591	-	4,476	70,000	212	70,000	25,000
51-76-27	CONTRACT - PLANT OPERATOR	60,000	55,000	65,000	60,000	46,025	60,000	60,000
51-76-30	EDUCATION	323	306	126	10,000	1,607	4,000	10,000
51-76-35	ENGINEERING FEES	-	-	2,779	5,000	-	2,500	5,000
51-76-36	LIFT STATION	2,000	4,480	6,495	10,000	611	5,000	35,000
51-76-45	MISCELLANEOUS	3,060	-	391	500	-	250	500
51-76-50	PERMITS/DUES/LOCATES	3,223	3,260	3,421	5,000	2,907	5,000	5,000
51-76-55	REPAIRS AND MAINTENANCE - EQUIPMENT	10,113	46,678	7,884	50,000	37,156	50,000	50,000
51-76-60	SLUDGE DISPOSAL	100,000	120,928	90,953	150,000	-	100,000	200,000
51-76-65	TESTING SUPPLIES AND CHEMICALS	6,744	7,663	6,438	5,000	3,021	5,000	5,000
51-76-70	TOOLS AND SUPPLIES	644	1,635	2,459	2,500	2,078	3,500	2,500
51-76-75	TRASH	828	1,032	654	1,500	754	1,500	1,500
51-76-80	UTILITIES-PLANT	70,747	64,582	70,564	75,000	39,088	50,000	75,000
51-76-90	DEPRECIATION			284,569				-
	TOTAL	\$ 269,609	\$ 336,572	\$ 558,388	\$ 554,500	\$ 134,549	\$ 461,750	\$ 684,500
	DEBT SERVICE							
51-80-02	LOAN PRINCIPAL-SANITATION PLANT	223,700	231,000	0	246,100	-	246,100	255,000
51-80-04	LOAN INTEREST-SANITATION PLANT	93,270	86,209	79,434	71,454	35,727	71,454	65,000
51-80-06	LOAN PRINCIPAL-WATER PLANT	-	-	0	5,396	2,678	5,396	126,733
51-80-08	LOAN INTEREST-WATER PLANT	-	342	4,028	3,895	1,968	25,000	-
	TOTAL	\$ 316,970	\$ 317,551	\$ 83,462	\$ 326,846	\$ 40,373	\$ 347,950	\$ 446,733
	TOTAL UTILITY FUND EXPENDITURES	\$ 1,204,144	\$ 1,287,526	\$ 1,113,483	\$ 1,746,948	588,911	\$ 1,568,609	\$ 2,392,908
	TOTAL UTILITY FUND REVENUES	\$ 1,434,840	\$ 1,503,054	\$ 1,609,161	\$ 1,207,537	851,346	\$ 1,217,706	\$ 1,365,311
	TOTAL UTILITY FUND EXPENDITURES	\$ 1,204,144	\$ 1,287,526	\$ 1,113,483	\$ 1,746,948	588,911	\$ 1,568,609	\$ 2,392,908
	REVENUES OVER EXPENDITURES	\$ 230,695	\$ 215,528	\$ 495,678	\$ (539,411)	262,435	\$ (350,903)	\$ (1,027,597)
	UNRESTRICTED NET POSITION	\$ 1,537,918	\$ 1,912,970	\$ 2,408,648	\$ 1,869,237	213,1673	\$ 1,780,769	\$ 753,173
	TABOR RESTRICTED FUNDS		45,092	48,275	36,226	25540	36,226	40,959

MEMORANDUM

TO: Fairplay Board of Trustees
FROM: Deron Dirksen, PE, Senior Engineer II
DATE: November 3, 2025
RE: **Summit Habitat for Humanity: Second Amendment to Original Development Improvements Agreement**

Dear Board of Trustees:

This Memo is for Summit Habitat for Humanity located on Castello Avenue for the Second Amendment to Original Development Improvements Agreement.

Second Amendment to Original Development Improvements Agreement:

This Second Amendment to Original Development Improvements Agreement is between Summit Habitat for Humanity (Habitat) and the Town of Fairplay (Town) and updates the First Amendment to the Town of Fairplay Development Improvements Agreement recorded January 31, 2024, at Reception #807331. The Original Development Improvements Agreement was recorded on June 23, 2022, at Reception #793920.

The previous Letter of Credit expired December 18, 2024, so Staff worked with Habitat for an updated Second Amendment To Original Development Improvements Agreement which has updated:

- Construction Schedule,
- Engineer Opinion of Probable Cost (cost estimate),
- Landscape Plan, and
- Financial Security (Letter of Credit).

Here is the link to the Municipal Code Section 16-2-70 Financial Security and Warranty,

https://library.municode.com/co/fairplay/codes/municipal_code?nodeId=MUNICIPAL_CODE_CH16UNDECO_ARTII_ADEN_S16-2-70FISEWA

Recommendation and Suggested Motion:

Staff recommend **Approval** of the Second Amendment to Original Development Improvements Agreement.

Move to approve the Second Amendment to the Town of Fairplay Development Agreement with Habitat for Humanity regarding the residential development located at 521 Castello Avenue and, in a form approved by the Town Attorney, authorize the Mayor to execute this second amendment on behalf of the Town.

Attachments:

- Second Amendment To Original Development Improvements Agreement

**SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT**
Summit Habitat for Humanity Subdivision

**FIRST AMENDMENT TO ORIGINAL DEVELOPMENT IMPROVEMENTS
AGREEMENT RECORDED ON JANUARY 31, 2024 AT RECEPTION NO. 807331**

**ORIGINAL DEVELOPMENT IMPROVEMENTS AGREEMENT
RECORDED ON JUNE 23, 2022 AT RECEPTION NO. 793920**

**THIS SECOND AMENDMENT TO THE TOWN OF FAIRPLAY
DEVELOPMENT IMPROVEMENTS AGREEMENT** ("Second Amendment") is made and entered into this ____ day of ____ 2025, by and between the Town of Fairplay, Colorado, a statutory town, whose address is 901 Main Street / PO Box 267, Fairplay, Colorado 80440 (hereinafter referred to as the "Town"), and Summit Habitat for Humanity, Inc. whose address is P.O. Box 4330, Breckenridge, Colorado 80424-4330 (hereinafter referred to as the "Owner").

RECITALS

WHEREAS, Owner is the fee simple owner of real property described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Owner previously filed an application for approval of a Final Plat to subdivide a previously subdivided parcel located at 521 Castello Avenue to create eight (8) new lots, along with easements for access, utilities, drainage, and parking, with the Town for the development of the Property, such development herein referred to as the "Project"; and

WHEREAS, the Town's Board of Trustees approved the final plat for the Project on March 7, 2022; and

WHEREAS, as a condition of approval of the Project, the Owner entered into a Development Improvements Agreement, as provided for by Chapter 16-2-70 of the Fairplay Municipal Code; and

WHEREAS, pursuant to Section 16-2-70 of the Fairplay Municipal Code, the Owner was and is also required to provide security or collateral in an amount of not less than one hundred twenty-five percent (125%) of the estimated cost of the completion of all improvements described in the Owner's submitted documents, drawings, and plans; and

WHEREAS, the Town and the Owner therefore entered into a Development Improvements Agreement on April 21, 2022, recorded with the Park County Clerk on June 23, 2022 at Reception No. 793920 ("Original Development Improvements Agreement"), to protect the Town from the cost of completing development improvements itself and is not executed for the benefit of material suppliers, laborers, or others providing work, services or material to the Project or for the benefit of any occupants in the Project; and

WHEREAS, the Town and the Owner amended the Development Improvements Agreement on January 4, 2024, recorded with the Park County Clerk on January 31, 2024 at Reception No. 807331 (“First Amendment to Original Development Improvement Agreement”), to amend the dates by which the Owner must complete the required development improvements and update the Schedule of Required Construction Improvements, update the Engineers Opinion of Probable Cost, and update the amount of performance security required by the Town; and

WHEREAS, the Town and the Owner wish to now enter into this Second Amendment to the Original Development Improvements Agreement to amend the dates by which the Owner must complete the required development improvements and update the Schedule of Required Construction Improvements, update the Engineers Opinion of Probable Cost, and update the amount of performance security required by the Town.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and the Owner agree as follows:

1. Section 8.1, entitled “Security Required” of the First Amendment to Original Development Improvement Agreement is hereby replaced in its entirety to read as follows:

“8.1 Security Required. To secure the construction and installation of the public and other required improvements listed in the schedule of improvements for which the applicant, owner or developer is responsible, whether on-site or off-site, including tasks not specifically itemized within the schedule of improvements but which can be reasonably considered necessary for the development and for which the property owner or developer is responsible, the property owner or developer shall furnish the Town with a cash, letter of credit, cash bond, performance bond, or other security acceptable to the Town Attorney to secure the performance and completion of such required improvements, in an amount equal to one hundred thirty-three thousand three hundred seven dollars and no cents **(\$133,307.00)**, which total includes: (1) the twenty-five percent (25%) contingency of the original estimated cost of required improvements, in an amount equal to Fifty Three Thousand Seven Hundred Thirteen Dollars (\$53,713.00); plus (2) the updated estimated cost of the outstanding required improvements, in an amount equal to seventy-nine thousand five hundred ninety-four dollars and no Cents (\$79,594.00). A signed and stamped Engineers Opinion of Probable Cost is attached hereto as **Exhibit C(1) and C(2)** and incorporated herein by this reference. Security, if furnished at time of signing of this agreement, shall be incorporated and attached at **Exhibit D**.”

2. **Exhibit B**, entitled "Schedule of Construction Improvements," of the **First Amended Development Improvement Agreement** is hereby replaced in its entirety with **Exhibit B** to this Second Amendment to the Original Development Improvements Agreement, entitled “FURTHER UPDATED Schedule of Construction Improvements.”
3. **Exhibit C**, entitled "Engineers Opinion of Probable Cost," of the First Amended Development Improvements Agreement is hereby replaced in its entirety with **Exhibit C(1)**

and C(2) to this Second Amendment to the Original Development Improvements Agreement, entitled "FURTHER UPDATED Engineers Opinion of Probable Cost."

4. All other terms and conditions of the Original Development Improvements Agreement recorded with the Park County Clerk on June 23, 2022 at Reception No. 793920 shall remain the same.
5. The Town shall record this Second Amendment to the Original Development Improvements Agreement upon execution. The Owner shall simultaneously with the execution of this Second Amendment to the Original Development Improvements Agreement tender to the Town the actual amount of recording fees

****REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK****

IN WITNESS WHEREOF, the parties have caused this Second Amendment to the Original Development Improvements Agreement to be executed on the day and year first above written.

TOWN OF FAIRPLAY, a statutory town

By: _____
Title: Frank Just, Mayor

Janell Sciacca, Town Clerk

OWNER: Habitat for Humanity, Inc.

By: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 2025, by
_____ as _____ of Habitat for
Humanity, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

Notary Public

[S E A L]

Exhibit A
SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT

Legal Description

807331

807331
4 of 8

1/31/2024 4:05 PM
RS48.00 DS0.00

Milena Kassel
Park County

Exhibit A
Legal Description

Replat of lots 23, 24, 25, 26 and the East Half of Lot 27, Block 13, Clark and Bogue's
Addition to the Town of Fairplay
Located in the Northeast Quarter of Section 33, Township 9 South, Range 77 West of the
6th P.M., Town of Fairplay, County of Park, State of Colorado, containing .542 Acres, more or
less, with an address known as located at 521 Castello Avenue, Fairplay, Colorado

Exhibit B
SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT

FURTHER UPDATED Schedule of Construction
Improvements – Habitat for Humanity Fairplay

Habitat for Humanity – Fairplay
 October 16, 2025
 By: Nate Erickson & Deron Dircksen

Phase 1 Completion Schedule: 521 (Lot 1), 519 (Lot 2), 517 (Lot 3) Castello Avenue

Item	Accepted	Completion Date
Erosion control and BMPs	No	December 31, 2023
Site Work and Grading: Install 6-inches of ¾-inch road base for shared drive and driveways	No	December 31, 2023
Grading: Install site drainage swales	No	December 31, 2023
Water Line Improvements: Fire Hydrant Assembly	No	December 31, 2023
Asphalt – Shared Driveway (Bottom Mat)	No	October 30, 2025
Asphalt – From Shared Driveway to Garage	No	October 30, 2025
Landscaping	No	November 30, 2025
Permanent reference monuments and monument boxes	No	December 31, 2023
As-built Drawings	No	December 31, 2023

Phase 2 Completion Schedule: 515 (Lot 4), 513 (Lot 5), 525 (Lot 7) Castello Avenue

Item	Accepted	Completion Date
Erosion control and BMPs	No	October 30, 2025
Site Work and Grading: Install 6-inches of ¾-inch road base for driveways	No	October 30, 2025
Grading: Install site drainage swales	No	October 30, 2025
Asphalt – Shared Driveway (Top Mat)	No	October 30, 2025
Asphalt – From Shared Driveway to Garage	No	October 30, 2025
Landscaping	No	November 30, 2025
Permanent reference monuments and monument boxes	No	October 29, 2025
As-built Drawings	No	October 29, 2025

Phase 3 Completion Schedule: 523 (Lot 8) & 527 (Lot 6) Castello Avenue

Item	Accepted	Completion Date
Erosion control and BMPs	No	October 30, 2025
Site Work and Grading: Install 6-inches of ¾-inch road base for driveways	No	October 30, 2025
Grading: Install site drainage swales	No	October 30, 2025
Asphalt – Shared Driveway (Top Mat)	No	October 30, 2025
Asphalt – From Shared Driveway to Garage	No	October 30, 2025
Landscaping	No	November 30, 2025
Permanent reference monuments and monument boxes	No	April 30, 2026
As-built Drawings	No	April 30, 2026

Note: items not on this sheet have been completed. Acceptance for all improvements will be completed at the end of the project.

Exhibit C-1
SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT

**FURTHER UPDATED Engineers Opinion of Probable
Cost – Habitat for Humanity Fairplay**

Town of Fairplay - Habitat for Humanity
10/2/2025
By: Deron Dirksen
Engineer Opinion of Probable Cost

Phase 1 Completion Schedule: 521 (Lot 1), 519 (Lot 2), 517 (Lot 3) Castello Avenue

NUMBER	ITEM	UNITS	QUANTITY	COST / UNIT	COST
1	Erosion control and BMPs	L.S.	1	\$ 100.00	\$ 100.00
2	Site Work and Grading: Install 6-inches of ¾-inch road base for shared drive and driveways	L.S.	1	\$ 100.00	\$ 100.00
3	Grading: Install site drainage swales	L.S.	1	\$ 100.00	\$ 100.00
4	Water Line Improvements: Fire Hydrant Assembly	L.S.	1	\$ 100.00	\$ 100.00
5	Asphalt – Shared Driveway (Bottom Mat)	S.Y.	456	\$ 27.50	\$ 12,540.00
6	Asphalt – From Shared Driveway to Garage	S.Y.	100	\$ 55.00	\$ 5,500.00
7	Landscaping	L.S.	1	\$ 6,666.00	\$ 6,666.00
8	Permanent reference monuments and monument boxes	L.S.	1	\$ 100.00	\$ 100.00
9	As-built Drawings	L.S.	1	\$ 100.00	\$ 100.00

Phase 2 Completion Schedule: 515 (Lot 4), 513 (Lot 5), 525 (Lot 7) Castello Avenue

NUMBER	ITEM	UNITS	QUANTITY	COST / UNIT	COST
1	Erosion control and BMPs	L.S.	1	\$ 400.00	\$ 400.00
2	Site Work and Grading: Install 6-inches of ¾-inch road base for shared drive and driveways	L.S.	1	\$ 100.00	\$ 100.00
3	Grading: Install site drainage swales	L.S.	1	\$ 100.00	\$ 100.00
4	Asphalt – Shared Driveway (Top Mat)	S.Y.	228	\$ 27.50	\$ 6,270.00
5	Asphalt – From Shared Driveway to Garage	S.Y.	116	\$ 55.00	\$ 6,380.00
6	Landscaping	L.S.	1	\$ 6,666.00	\$ 6,666.00
7	Permanent reference monuments and monument boxes	L.S.	1	\$ 100.00	\$ 100.00
8	As-built Drawings	L.S.	1	\$ 2,450.00	\$ 2,450.00

Phase 3 Completion Schedule: 523 (Lot 8) & 527 (Lot 6) Castello Avenue

NUMBER	ITEM	UNITS	QUANTITY	COST / UNIT	COST
1	Erosion control and BMPs	L.S.	1	\$ 2,000.00	\$ 2,000.00
2	Site Work and Grading: Install 6-inches of ¾-inch road base for shared drive and driveways	L.S.	1	\$ 3,500.00	\$ 3,500.00
3	Grading: Install site drainage swales	L.S.	1	\$ 3,760.00	\$ 3,760.00
4	Asphalt – Shared Driveway (Top Mat)	S.Y.	228	\$ 27.50	\$ 6,270.00
5	Asphalt – From Shared Driveway to Garage	S.Y.	100	\$ 55.00	\$ 5,500.00
6	Landscaping	L.S.	1	\$ 6,667.00	\$ 6,667.00
7	Permanent reference monuments and monument boxes	L.S.	1	\$ 1,675.00	\$ 1,675.00
8	As-built Drawings	L.S.	1	\$ 2,450.00	\$ 2,450.00

Total (3 Phases) \$ 79,594.00

25% Contingency of Original Amount \$ 53,713.00

TOTAL: \$ 133,307.00



Exhibit C-2
SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT

LANDSCAPE PLAN

Seeding

Seed mix (species breakdown): High Altitude Native Grass Mix from BBB Seed (Boulder, CO), specially formulated for elevations above 8,000 ft. Rate of Application: 3 lbs/1,000 sq. ft.

This seed mix includes the varieties indicated below¹.

Sheep Fescue*	Upland Bluegrass
Mountain Brome	Idaho Fescue*
Slender Wheatgrass*	Rocky Mountain Fescue*
Intermediate Ryegrass	Dahurian Wildrye
Tufted Hairgrass	Prairie Junegrass

At the time of install, a starter fertilizer will be applied to help in the germination process, and a layer of straw/hay will be spread to help retain soil and moisture.

Topsoil

Topsoil will be spread at all private landscape areas within each lot and within the shared space on either side of the entry drive off of Castello Avenue at approximately four inches (4") in depth. The area planned for topsoil is 12,000 sq. ft.

Groundcover

Other than the seed mix, there will be no additional plant material (trees, shrubs, or perennials) installed by SHFH.

Boulders will be placed in strategic locations as follows.

- At the fire hydrants and edges of shared drives to block culverts and curb stops; and
- Throughout the shared space and private lots to add aesthetic value to the development.

Homeowners are encouraged to add additional plant material at their discretion provided that said plant materials conform to the requirements as stated in Sec. 16-11-110 of the Code.

Homeowners shall also review Code Sec. 16-11-100 (Prohibited plant materials list) to ensure no prohibited materials are used on their properties.

Irrigation

No permanent or temporary irrigation is planned for the development.

¹ The varieties marked with an asterisk are recommended species as stated in the recommended plant materials list set forth in the Town of Fairplay Municipal Code ("Code") Sec. 16-11-110.

Exhibit D
SECOND AMENDMENT TO ORIGINAL DEVELOPMENT
IMPROVEMENTS AGREEMENT

Security – Habitat for Humanity Fairplay (Updated and Revise Letter of Credit)

IRREVOCABLE STANDBY LETTER OF CREDIT

Letter of Credit Number: 8513540

Amount: U.S. \$ 133,307.00 (one hundred and thirty three thousand three hundred and seven dollars and zero cents U.S. DOLLARS)

This Letter of Credit is issued on October 23, 2025 by Issuer in favor of the Beneficiary for the account of Applicant. The parties' names and their addresses are as follows:

APPLICANT:

SUMMIT HABITAT FOR HUMANITY, INC.
 Entity Type: Other
 PO BOX 4330
 Breckenridge, CO 80424

BENEFICIARY:

TOWN OF FAIRPLAY, COLORADO
 Entity Type: Domestic Government Unit
 901 Main St., PO Box 267
 Fairplay, CO 80440

ISSUER:

FIRSTBANK
 12345 West Colfax Avenue
 Lakewood, CO 80215

1. LETTER OF CREDIT. Issuer establishes this Irrevocable Standby Letter of Credit (Letter of Credit) in favor of Beneficiary in the amount indicated above. Beneficiary may draw on this Letter of Credit with a Draft (or Drafts, if the maximum number of drawings is greater than one). Each Draft shall be signed on behalf of Beneficiary and be marked "Drawn under FirstBank Letter of Credit No. 8513540 dated October 23, 2025." Drafts must be presented at Issuer's address shown above on or before the Expiration Date. The presentation of any Draft shall reduce the Amount available under this Letter of Credit by the amount of the draft.

This Letter of Credit sets forth in full the terms of Issuer's obligation to Beneficiary. This obligation cannot be modified by any reference in this Letter of Credit, or any document to which this Letter of Credit may be related.

This Letter of Credit expires on the Expiration Date.

2. DRAWINGS. Partial drawings shall not be permitted under this Letter of Credit. "Draft" means a draft drawn at sight.

3. DOCUMENTS. Each Draft must be accompanied by the following, in original and two copies except as stated:

A. The original Letter of Credit, together with any amendments.

Issuer shall be entitled to accept a draft and the documentation described above, as required by the terms of this Letter of Credit, from any person purporting to be an authorized officer or representative of Beneficiary without any obligation or duty on the part of Issuer to verify the identity or authority of the person presenting the draft and such documentation.

4. EXPIRATION DATE. This Letter of Credit expires at the close of business at Issuer's address at 6:00 PM Mountain Time (Time) on April 23, 2026 (Date). Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the Expiration Date.

5. NON-TRANSFERABLE. This Letter of Credit is not transferable.

6. APPLICABLE LAW. This Letter of Credit is governed by the Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or amendment. This Letter of Credit is also governed by the laws of Colorado, except as those laws conflict with the UCP.

ISSUER:

FirstBank

By  _____
 Edison Calle, Vice President

Date 10-23-2025



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Alex Wagner, Special Projects Coordinator

RE: Resolution Approving PIIP Agreement with Erin Michalski

DATE: November 3, 2025

Agenda Item: Resolution for PIIP Agreement

This resolution approves an agreement with Erin Michalski for the 530 Front Street Freezer Enclosure Project. Staff has reviewed this application and found it in compliance with the PIIP rules and regulations.

This application is for \$2,612 to go towards Enclosing Exterior Freezer Storage which will improve the street view of the property. The property taxes paid for this property over the last five years are \$3,191. The estimate for the work is \$5,225. There is \$8,363 remaining in the PIIP line item for 2025.

The total amount of PIIP projects funded since 2014 is \$115,318.33.

Staff recommends approval of this application. Approval of this resolution will require a motion, second and a roll call vote.

TOWN OF FAIRPLAY, COLORADO**RESOLUTION NO. 32
(Series of 2025)**

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 ERIN MICHALSKI FOR THE 530 FRONT STREET FREEZER ENCLOSURE 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 Erin Michalski 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 3rd day of November 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

**PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT
530 FRONT STREET FREEZER ENCLOSURE PROJECT)**

THIS PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT (530 Front Street Freezer Enclosure Project) (hereafter referred to as the "530 Front Street Freezer Enclosure Project PIIP Agreement") is made and executed this 3rd day of November, 2025, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipal corporation, (hereafter referred to as the "Town"), and Erin Michalski (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 530 Front Street, (the "Property"); and

WHEREAS, the Owner proposes to improve the Property by Enclosing Exterior Freezer, 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 the Owner 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 commence no later than December 1, 2025, and shall be completed no later than December 31, 2025. Should the work not commence or 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 Two Hundred and Twenty Five Dollars (\$5,225).

4. **Contractor.** Clint Maas

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 Two Thousand Six Hundred and Twelve Dollars (\$2,612) 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.

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: Erin Michalski
400 N Park Ave, Unit 12B
Breckenridge, CO 80440

EXECUTED the day and year first above written.

THE TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

Janell Sciacca, Town Clerk

OWNER:

Erin Michalski



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

TOWN OF FAIRPLAY

Property Improvement Incentive Program (PIIP)

Application for Consideration

Applicant Must Be Property Owner

PROPERTY INFORMATION	
Property Address:	530 Front Street, Fairplay
Residential ☐	Commercial ☒
OWNER INFORMATION	
First Name:	Erin
Last Name:	Michalski
Mailing Address:	400 N Park Ave, unit 12B Breckenridge, CO 80424
Phone Number:	970 977 9391
Email Address:	erin@eaglerockbeef.com
CONTRACTOR INFORMATION	
Name:	Clint Maas
Contractor Lic. #	N/A
Mailing Address:	
License County	
Phone Number:	
Email Address:	
PROJECT INFORMATION	
Description of Work: Please attach Photos or drawings of project area, Contractor bids/ quotes, and/or cost quote of all materials.	We are working to complete the work needed to comply with our Certificate of Appropriateness #2025-002 The primary focus of this work is to enclose the existing freezer unit adjacent to the building at 530 Front Street per the approved CoA. See attachments for approved CoA for reference as well as estimated cost of materials and labor.
Project Valuation (\$): (Total Cost of Project)	5,225
(OFFICE USE ONLY) Will this Project Require A Building permit? YES ☐ NO ☐ Amount of PIIP Funds from the Town: 	
By signing this application I understand that this is not a building permit application. If a building permit is required a separate application must be submitted. I have read and understand the rules and regulations of the PIIP Program - Ordinance No. 1, 2014.	
Applicant	10/24/2025 Date
SUBMIT THIS COMPLETED FORM TO: Alex Wagner: awagner@fairplayco.us or submit at Town Hall – 901 Main St	

Property Address:

530 Front Street

Tax Schedule #:

HOW MUCH PIIP MONEY CAN I APPLY FOR IN 2025?

A - Total Tax Paid	Tax Year	B - Total Mill Levy	C - Fairplay Mill Levy	A / B X C - Total Tax Paid to Fairplay
\$4500.98	2024	72.5847	11.7999	731.71223
4336.30	2023	69.929	11.7999	731.71224
4058.88	2022	75.9982	11.7999	630.2041
3888.68	2021	72.8218	11.7999	630.11398
2958.02	2020	74.603	11.7999	467.86778

5 Year Total of Taxes Paid to Fairplay

3191 TOTAL, can only give

2,612
= 50% of
Project

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:

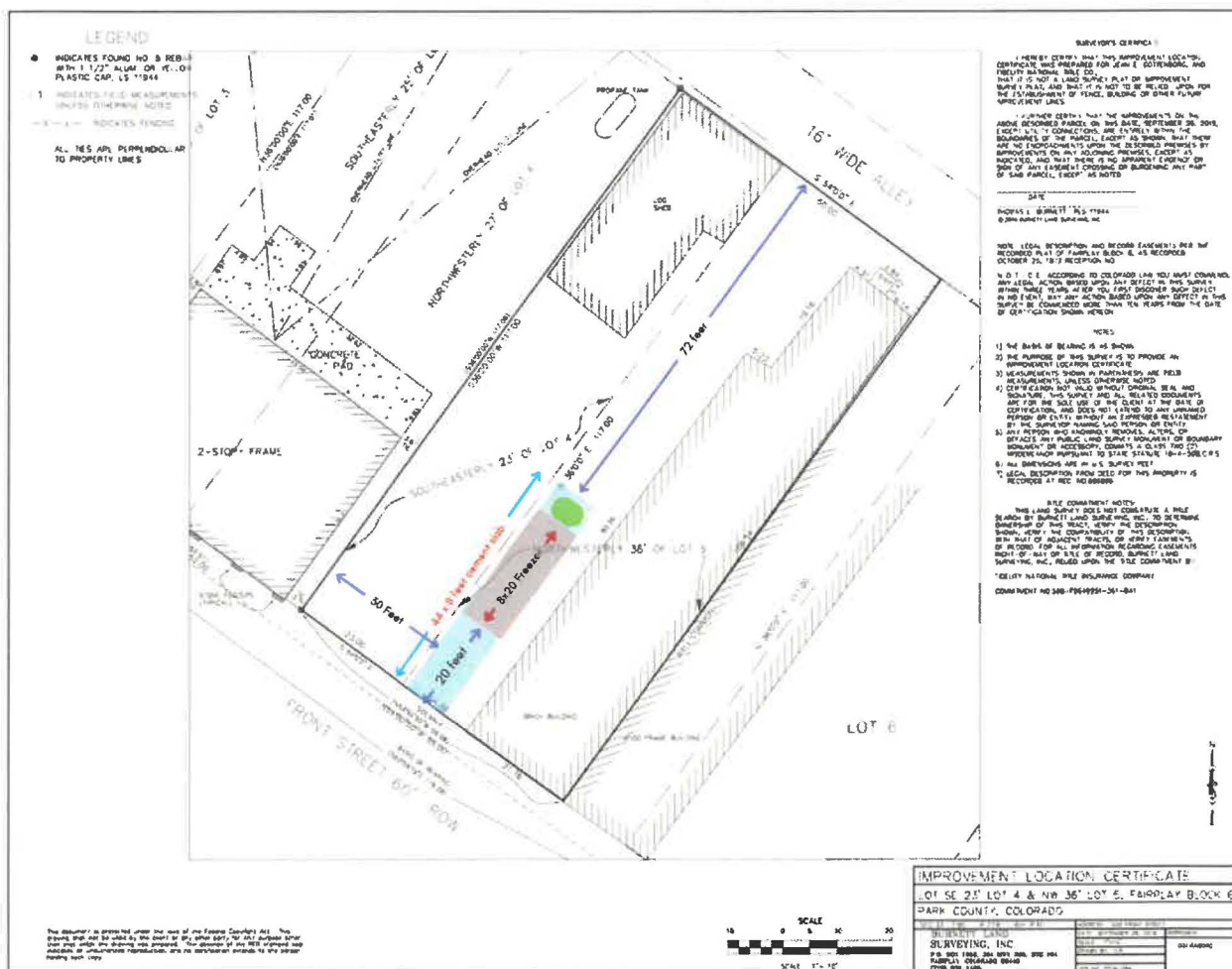
530 FRONT STREET

CERTIFICATE OF APPROPRIATENESS SITE PLAN

Blue rectangle = 8 x 44 Cement Slab

Red Rectangle = 8 x 20 Freezer Unit

Green Square = Compressor Unit



530 FRONT STREET

CERTIFICATE OF APPROPRIATENESS SITE PLAN

Freezer elevations



530 FRONT STREET

CERTIFICATE OF APPROPRIATENESS SITE PLAN

Proposed Facade Concealment Sketch

**FRONT STREET VIEW OF
UNIT. TO BE COVERED
IN BOARD AND BATTEN
VENEER AND
CONNECTED
TO THE EXISTING
BUILDING**

**(NOTE: BOARDS
TO BE SOLID IN FORM
AND NOT SLOTTED,
DRAWING IS A ROUGH
SKETCH OF THE PLAN)**



530 FRONT STREET

CERTIFICATE OF APPROPRIATENESS SITE PLAN

Proposed Facade Concealment Sketch

VIEW FROM NORTH WEST

UNIT. TO BE CONCEALED BY
BOARD AND BATTEN VENEER

(Note: Boards to be solid in form
and not slotted, drawing is a
rough sketch of the plan)



530 FRONT STREET

CERTIFICATE OF APPROPRIATENESS SITE PLAN

Proposed Facade Concealment Sketch

**VIEW FROM ALLEY / EAST
SIDE REAR FACING FACADE
LEFT OPEN TO PROVIDE SNOW
REMOVAL ACCESS (Note:
Boards to be solid in form and
not slotted, drawing is a
rough sketch of the plan)**





TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator/Clerk

RE: Resolution No. 35 April 7, 2026 Mail Ballot Election
Resolution No. 36 April 7, 2026 Lodging Tax Ballot Question

DATE: November 3, 2025

Background:

As a Statutory Town, Fairplay conducts its Regular Municipal Election on the 1st Tuesday in even numbered years. The next Regular Election is scheduled to be held Tuesday, April 7, 2026.

C.R.S. § 31-10-908 provides that the governing body of a municipality can determine that an election be conducted by mail ballot and Article 1, Section 2-1-10, of the Fairplay Municipal Code requires that the Town determine to follow all or part of the provisions of the Uniform Election Code for any election. Therefore, Resolution No. 35, Series 2025, is being presented in order to allow the April 7, 2026 election to be conducted as a Mail Ballot Election rather than Polling Place. The Town Board has determined since 2010 to conduct its elections by mail ballot due to the many advantages it provides and outlined below

- ✓ Additional time for voters to fill out ballot;
- ✓ Convenience of filling it out at home or even while out of town;
- ✓ No standing in line or having to take time off work;
- ✓ Associated costs are less saving taxpayer monies;
- ✓ Voter turnout is typically much higher.

In addition to the Mayor and 2 Trustee positions that will be on the ballot, Staff is recommending the Board approve Resolution No. 36 to send a question to the Town electors requesting an increase in the per night lodging tax rate established in 2008 from \$2.00 per night per lodging room to \$5.00 per night per lodging room. The added revenue is proposed to be used to continue to address visitor impacts, fund ever increasing community and quality of life projects and capital improvements, and be used for any other lawful municipal purpose as determined by the Board.

Recommendation:

Following questions by the Board, Staff recommends approval of Resolutions No. 35 and 36, Series 2025, separately as presented by motion, second and a roll call vote.

TOWN OF FAIRPLAY, COLORADO

**RESOLUTION NO. 35
(Series 2025)**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO DETERMINING THAT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON APRIL 7, 2026 SHALL BE A MAIL BALLOT ELECTION.

WHEREAS, the Town of Fairplay (Town) is a municipal corporation duly organized and operating as a statutory town under the Constitution and laws of the State of Colorado; and,

WHEREAS, pursuant to C.R.S. §§ 31-15-501(1)(C), 31-10-908, the Board of Trustees of the Town of Fairplay is authorized to determine that certain elections may be conducted by mail ballot; and

WHEREAS, in accordance with Section 31-1-101 (10) of the Colorado Revised Statutes, the Town's regular elections shall be held on the 1st Tuesday in April of even number years, with the next election occurring on Tuesday, April 7, 2026; and

WHEREAS, at its regular meeting on November 3, 2025, the Board of Trustees found that in the interest of maximizing voter turnout, the 2026 Regular Municipal Election shall be by mail ballot and voted to direct the Town Clerk, as the Designated Election Official of the Town, to conduct the election as a mail ballot election; and

WHEREAS, the Town of Fairplay is permitted to conduct a Mail Ballot Election on April 7, 2026 because the Town election does not involve partisan candidates and will not be held in conjunction with a primary or congressional vacancy election.

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

Section 1. The Board of Trustees has determined that the election to be held on April 7, 2026, shall be by mail ballot. The Board hereby authorizes and directs the Town Clerk, as the designated election official for the Town, to conduct the election by mail ballot pursuant to C.R.S. 31-10-910.

RESOLVED, APPROVED AND ADOPTED THIS 3rd DAY OF NOVEMBER , 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

TOWN OF FAIRPLAY, COLORADO

**RESOLUTION NO. 36
(SERIES OF 2025)**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO
REFERRING A QUESTION TO THE ELECTORS OF THE TOWN OF FAIRPLAY ON WHETHER
THE LODGING OCCUPATION TAX SHALL BE INCREASED TO A MAXIMUM OF \$5.00 PER
OCCUPIED ROOM PER NIGHT**

WHEREAS, the Town of Fairplay (“Town”) is a statutory municipality organized under the laws of the State of Colorado; and

WHEREAS, C.R.S. §§ 31-15-501(1)(C),, authorizes the Town to levy occupation taxes within its borders; and

WHEREAS, pursuant to Resolution No. 4, Series of 2008, the Town previously referred a question to the registered electors of the Town of Fairplay whether the Town should levy a \$2.00 per night lodging occupation tax on the provision of lodging rooms and accommodations including camping; and

WHEREAS, at the Regular Municipal Election held on April 1, 2008 the registered electors of the Town voted to approve the \$2.00 per night lodging occupation tax; and

WHEREAS, the provision of lodging and accommodations, including camping or campsites, and short-term rentals to the traveling public results in increased traffic, increased demands upon municipal services, increased demands on public safety and emergency services, all of which have direct impacts on the health, safety, and welfare of Town residents; and

WHEREAS, in the seventeen years since the implementation of the lodging occupation tax, the Town has learned that \$2.00 per night in no way adequately covers all the associated impacts; and

WHEREAS the Town of Fairplay Board of Trustees desires to increase the lodging occupation tax to \$5.00 per lodging room per night; and

WHEREAS, the Board of Trustees deems it appropriate to submit this matter as a Ballot Issue to the electorate of the Town at the Regular Municipal Election to be held on Tuesday, April 7, 2026; and

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

Section 1. The following ballot question shall appear on the ballot at the Regular Municipal Election to be held on Tuesday, April 7, 2026:

Question 1. Shall the Town of Fairplay, Colorado, amend the Town's lodging occupation tax rate from \$2.00 per day per occupied lodging room or accommodation up to \$5.00 per day per occupied lodging room or accommodation for hotel rooms, motel rooms, lodging rooms, motor hotel rooms, guest house rooms, bed and breakfast rooms, recreational vehicle pads or other similar accommodations rented for less than one (1) month or thirty (30) consecutive days commencing on bookings made after July 1, 2026, increasing tax revenues up to \$40,000 the first fiscal year and whatever amounts are raised annually thereafter, to be used to address visitor impacts, fund community projects and capital improvements, or fund any other lawful municipal purpose as determined by the Town of Fairplay Board of Trustees; and shall the Town be permitted to collect, retain, and expend all revenues derived from such tax as a voter-approved revenue change and an exception to limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law?

YES ____ NO ____

Section 2. In connection with the fixing of the ballot title, the Board finds and determines as follows:

- A. The Board finds that the general understanding of the effect of a "yes" or "no" vote on the Ballot Issues will be clear to the electors.
- B. The ballot title for the Ballot Issue will not conflict with those titles selected for any other Town measure that will appear on the ballot at the April 7, 2026 Town election; and
- C. The ballot title for the Ballot Issue correctly and fairly expresses the true intent and meaning of the measure.

Section 3. The Town Clerk shall serve as the designated election official of the Town for purposes of performing acts required or permitted by law in connection with the election on the Ballot Questions and shall take such action as may be required to comply with all applicable laws pertaining to the conduct of the election.

Section 4. The Town Clerk, the Town Administrator, and Town Attorney are hereby authorized and directed to take all necessary and appropriate action to effectuate the provisions of this Resolution including all reasonable and necessary action to cause such approved ballot question and issue to be printed and placed on the ballot for the April 7, 2026 Regular Municipal Election.

Section 5. Implementation of Tax. Upon approval of the above Ballot Issue by the majority of the registered electors of the Town, the Board shall enact an implementing ordinance consistent with the terms and conditions contained in the above Ballot Issue.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be ineffective, invalid, or unenforceable, the ineffectiveness, invalidity, or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining issues of this Resolution. 3

RESOLVED, APPROVED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, CMC Town Clerk