AMENDED

AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, November 17, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO
CLICK TO JOIN MEETING BY TEAMS
(Meeting ID: 286 986 347 086 82 / Passcode: Sh2Q8jd7)
Dial in by phone +1 929-352-2940,,70786372#

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 RECONCILIATIONS** for all Town Financial Accounts for the months of July, August & September 2025.
  B. **APPROVAL OF CHECK AND ACH EXPENDITURES ISSUED THROUGH BILL.COM** – Paid bills for all Town funds from November 1, 2025, through November 13, 2025, in the amount of **$215,544.78.**
VI. **CITIZEN COMMENTS** (*This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.)*
VII. **PROCLAMATIONS, PRESENTATIONS AND UPDATES**
  A. Mayor's Proclamation announcing High Rockies Community School as 2026 Mountain Mardi Gras Royalty.
  B. Presentation by Performance Services Regarding Project Services Partnership.
VIII. **PUBLIC HEARINGS**
  A. **CONTINUED FROM OCTOBER 20, 2025 - FOURTH 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 MARCH 1, 2026**."?
  B. **SECOND READING –** 2025FY Amended Budget and 2026FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.
IX. **OLD BUSINESS**
  A. Update from Tanner Crawley of Trellis Housing Partners on The Bluffs Land Banking Application Process.
X. **NEW BUSINESS**
  A. Consider a Request from Chief of Police Jeff Worley for Early Use of Sabbatical Leave for Officers.
  B. Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 37, Series of 2025, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING UPDATED FAIRPLAY WASTEWATER DESIGN CRITERIA, TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS**."?
  C. Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 38, Series of 2025, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY ADOPTING UPDATED FAIRPLAY WASTEWATER RULES & REGULATIONS**."?
XI. **STAFF AND BOARD OF TRUSTEE REPORTS**
XII. **ADJOURNMENT.**

Upcoming Meetings / Events

Thanksgiving Holiday – Town Offices Closed	November 27-28, 2025
Fairplay Board of Trustees Regular Meeting & Final Public Hearing on Amended/Proposed Budgets	December 1, 2025
Fairplay Real Colorado Christmas Celebration & Festival of Trees	December 6, 2025
Christmas Holiday – Town Offices Closed	December 24 & 25, 2025
New Year's Holiday – Town Offices Closed December	January 1, 2025

Bank Account Name	Bank Account Ending	Caselle Account Number	Caselle Name	GL Account	07/31/2025 GL Final Balance	07/31/2025 Bank Balance	Final Variance	Notes for final correction
TBK - TOF - SAVINGS - STREET CUT ESCROW	x8210	7	TBK - Street Cut	10-1005	23,032.02	$ 23,032.02	-	same GL & bank balance as June, quarterly statement
TBK - TOF - DDA - MMDA- DEPOSIT ACCT	1640293403	11	TBK MM DEPOSIT ACCT	01-1040	163,789.09	$ 162,302.74	(1,486.35)	Variance is due to DITs
TBK - TOF - DDA - DISBURSEMENT ACCT	1640293402	12	TBK DISBURSEMENT ACCT	01-1030	19,726.33	$ 35,012.01	15,285.68	Variance is due to outstanding checks
Xpress - Deposit Account	X10437	14	XPRESS BILL PAY DEPOSIT ACCT	01-1050	32,816.01	$ 30,995.70	(1,820.31)	Variance is due to DITs
TBK - TOF - Shadow MM (Deposit)	xxxx1113	15	TBK-DEPOSIT ACCT-SHADOW	01-1041	-	$ -	-	No Bank Activity July - Final Rec Mar 25
TBK - TOF - Shadow DDA (Disbursement)	xxxx1111	16	TBK-DISBURSEMENT-SHADOW	01-1031	-	$ -	-	No Bank Activity July - Final Rec Mar 25
TBK - TOF - Shadow DDA (Square)	xxxx1115	17	TBK-SQUARE-SHADOW	01-1061	-	$ -	-	No Bank Activity July - Final Rec Mar 25
TBK - TOF - DDA - SQUARE CREDIT CARD	XXXX3404	18	TBK BANK - SQUARE ACCT	01-1060	-	$ -	-	No Bank Activity July - Final Rec Mar 25
CSAFE - TOF - CONSERVATION	x62-01	19	CSAFE - CONSERVATION TRUST	20-1003	2,074.61	$ 2,074.61	-	
CSAFE - TOF - DEBT RETIRE	x62-02	20	CSAFE - DEBT RETIRE	51-1005	28,783.71	$ 28,783.71	-	
ZIONS BANK - TOF 2018 Debt Svc Reserve	2736500	21	ZION'S BANK - LOAN RESERVE	51-1004	371,453.94	$ 371,453.94	-	
COLOTRUST - General 1640	x1640	22	COLO TRUST - GENERAL	10-1003	2,563,619.21	$ 2,563,619.21	-	
COLOTRUST - WATER FUND	x2330	23	COLO TRUST - WATER FUND	51-1003	932,439.30	$ 932,439.30	-	
US BANK - TOWN OF FAIRPLAY - CORP CHECKING	X-XXX-XXX-0542	24	US BANK - CHECKING ACCT	01-1062	111,336.78	$ 118,984.81	7,648.03	Variance is related to $8,048.05 outstanding checks and $400 DITs
PATHPOINT - ONLINE PAYMENTS		25	PATHPOINT ACCT	01-1063	13,542.00	$ 13,542.00	-	

Prepared by: Angelica Jauregui, Accounting Consultant, Plante Moran

Reviewed by: Janelle Sciacca, Town Administrator/Clerk, Town of Fairplay

Janelle Sciacca
Signature

11/11/2025
Date

Bank Account Name	Bank Account Ending	Caselle Account Number	Caselle Name	GL Account	08/31/2025 GL Balance	08/31/2025 Bank Balance	Variance	Notes for final correction
TBK - TOF - SAVINGS - STREET CUT ESCROW	x8210	7	TBK - Street Cut	10-1005	23,032.02	$ 23,032.02	-	same GL & bank balance as June, quarterly statement
TBK - TOF - DDA - MMDA- DEPOSIT ACCT	1640293403	11	TBK MM DEPOSIT ACCT	01-1040	88,657.04	$ 83,771.08	(4,885.96)	matches DIT from Rec Report $4,885.96
TBK - TOF - DDA - DISBURSEMENT ACCT	1640293402	12	TBK DISBURSEMENT ACCT	01-1030	63,725.09	$ 79,010.77	15,285.68	matches O/S Checks from Rec Report $15,285.68
Xpress - Deposit Account	X10437	14	XPRESS BILL PAY DEPOSIT ACCT	01-1050	39,964.61	$ 35,732.92	(4,231.69)	matches DIT from Rec Report $4,231.69
TBK - TOF - Shadow MM (Deposit)	xxxx1113	15	TBK-DEPOSIT ACCT-SHADOW	01-1041	-	$ -	-	No Bank Activity Aug - Final Rec Mar 25
TBK - TOF - Shadow DDA (Disbursement)	xxxx1111	16	TBK-DISBURSEMENT-SHADOW	01-1031	-	$ -	-	No Bank Activity Aug - Final Rec Mar 25
TBK - TOF - Shadow DDA (Square)	xxxx1115	17	TBK-SQUARE-SHADOW	01-1061	-	$ -	-	No Bank Activity Aug - Final Rec Mar 25
TBK - TOF - DDA - SQUARE CREDIT CARD	XXXX3404	18	TBK BANK - SQUARE ACCT	01-1060	-	$ -	-	No Bank Activity Aug - Final Rec Mar 25
CSAFE - TOF - CONSERVATION	x62-01	19	CSAFE - CONSERVATION TRUST	20-1003	2,082.36	$ 2,082.36	-	
CSAFE - TOF - DEBT RETIRE	x62-02	20	CSAFE - DEBT RETIRE	51-1005	28,890.24	$ 28,890.24	-	
ZIONS BANK - TOF 2018 Debt Svc Reserve	2736500	21	ZION'S BANK - LOAN RESERVE	51-1004	372,701.64	$ 372,701.64	-	
COLOTRUST - General 1640	x1640	22	COLO TRUST - GENERAL	10-1003	2,572,855.12	$ 2,572,855.12	-	
COLOTRUST - WATER FUND	x2330	23	COLO TRUST - WATER FUND	51-1003	935,798.60	$ 935,798.60	-	
US BANK - TOWN OF FAIRPLAY - CORP CHECKING	X-XXX-XXX-0542	24	US BANK - CHECKING ACCT	01-1062	152,584.62	$ 210,075.43	57,490.81	matches O/S Checks from Rec Report $57,490.81
PATHPOINT - ONLINE PAYMENTS		25	PATHPOINT ACCT	01-1063	3,278.00	$ 3,278.00	-	

Prepared by: Kourtney Matuschka, Senior Accounting Consultant, Plante Moran

Reviewed by: Janelle Sciacca, Town Administrator/Clerk, Town of Fairplay

Janelle Sciacca
Signature

11/11/2025
Date

Bank Account Name	Bank Account Ending	Caselle Account Number	Caselle Name	GL Account	09/30/2025 GL Balance	09/30/2025 Bank Balance	Variance	Notes for final correction
TBK - TOF - SAVINGS - STREET CUT ESCROW	x8210	7	TBK - Street Cut	10-1005	23,037.83	$ 23,037.83	-	same GL & bank balance as June, quarterly statement
TBK - TOF - DDA - MMDA- DEPOSIT ACCT	1640293403	11	TBK MM DEPOSIT ACCT	01-1040	89,392.27	$ 87,853.92	(1,538.35)	matches DIT from Rec Report $1,538.35
TBK - TOF - DDA - DISBURSEMENT ACCT	1640293402	12	TBK DISBURSEMENT ACCT	01-1030	64,769.29	$ 80,054.97	15,285.68	matches O/S Checks from Rec Report $15,285.68
Xpress - Deposit Account	X10437	14	XPRESS BILL PAY DEPOSIT ACCT	01-1050	66,556.30	$ 40,137.74	(26,418.56)	matches DIT from Rec Report $26,418.56
TBK - TOF - Shadow MM (Deposit)	xxxx1113	15	TBK-DEPOSIT ACCT-SHADOW	01-1041	-	$ -	-	No Bank Activity Sept - Final Rec Mar 25
TBK - TOF - Shadow DDA (Disbursement)	xxxx1111	16	TBK-DISBURSEMENT-SHADOW	01-1031	-	$ -	-	No Bank Activity Sept - Final Rec Mar 25
TBK - TOF - Shadow DDA (Square)	xxxx1115	17	TBK-SQUARE-SHADOW	01-1061	-	$ -	-	No Bank Activity Sept - Final Rec Mar 25
TBK - TOF - DDA - SQUARE CREDIT CARD	XXXX3404	18	TBK BANK - SQUARE ACCT	01-1060	-	$ -	-	No Bank Activity Sept - Final Rec Mar 25
CSAFE - TOF - CONSERVATION	x62-01	19	CSAFE - CONSERVATION TRUST	20-1003	2,089.74	$ 2,089.74	-	
CSAFE - TOF - DEBT RETIRE	x62-02	20	CSAFE - DEBT RETIRE	51-1005	28,992.40	$ 28,992.40	-	
ZIONS BANK - TOF 2018 Debt Svc Reserve	2736500	21	ZION'S BANK - LOAN RESERVE	51-1004	$373,953.56	$ 373,953.56	-	
COLOTRUST - General 1640	x1640	22	COLO TRUST - GENERAL	10-1003	$2,581,730.72	$ 2,581,730.72	-	
COLOTRUST - WATER FUND	x2330	23	COLO TRUST - WATER FUND	51-1003	$939,026.84	$ 939,026.84	-	
US BANK - TOWN OF FAIRPLAY - CORP CHECKING	X-XXX-XXX-0542	24	US BANK - CHECKING ACCT	01-1062	186,128.98	$ 187,790.98	1,662.00	matches O/S Checks from Rec Report $1,662
PATHPOINT - ONLINE PAYMENTS		25	PATHPOINT ACCT	01-1063	56,327.47	$ 56,327.47	-	

Prepared by: Kourtney Matuschka, Senior Accounting Consultant, Plante Moran

Reviewed by: Janelle Sciacca, Town Administrator/Clerk, Town of Fairplay

Janelle Sciacca
Signature

11/11/2025
Date

TOWN OF FAIRPLAY BILL.COM CHECK AND ACH EXPENDITURES
for the Period of November 1, 2025 thru November 13, 2025

Process Date	Vendor	Bill Description	Payment Amount
11/12/2025	Alpine Civil Construction	WWTP SCADA Upgrade Project	8,000.00
11/12/2025	Alpine Civil Construction	Collection System Calibrations/Sampler Integration	720.00
11/12/2025	Alpine Civil Construction	Collection System Calibrations On Influent/Effluent/Sludge Return	990.00
11/12/2025	Amanda Crumbley	Crumbley_CDL Skills Test Reimbursement	568.66
11/12/2025	Apex Waste Solution	Monthly Dumpster Fees	397.74
11/12/2025	AT&T Mobility	3 Months Staff Cell Phones/Body Cams/MDTS	5,783.26
11/12/2025	Charles Abbott Associates Inc	Building Official Services	716.05
11/6/2025	CIRSA	Workers Compensation Premium 3/3	11,547.25
11/6/2025	CIRSA	Liability Insurance Premium 3/3	23,415.17
11/12/2025	Elevated Cleaning Co	Monthly Cleaning Fees - Town Hall & 501 Main	550.00
11/13/2025	Family Support Registry	15890460_11-14-2025 Withholding	254.30
11/10/2025	FNF Construction Inc.	River Park Pay App No. 7	10,440.82
11/12/2025	Hayes Poznanovic Korver LLC	Water Certificates Acquisition Legal Fees	5,400.13
11/12/2025	Highline	2 Months Broadband - Town Hall/501 Main/PW Office	1,389.90
11/12/2025	Hunn Planning Policy LLC.	Planning Services Fees - October '25	1,150.00
11/12/2025	JR & Co., Inc.	501 Main Roof Repair Pay App #2	86,770.72
11/13/2025	Konica Minolta Business Solutions U.S.A., Inc.	Monthly Copy Fees	145.75
11/3/2025	Konica Minolta Premier Finance	Montly Copier Lease Fees 901 Main/PW Shop & Events/PD	449.42
11/13/2025	Konica Minolta Premier Finance	Copier Service Fee	23.53
11/3/2025	Konica Minolta Premier Finance	Montly Copier Lease Fees 901 Main/PW Shop & Events/PD	476.24
11/12/2025	Murray Dahl Beery Renaud LLP	Legal Counsel Fees - October '25	17,776.02
11/13/2025	ORourke Media Group	Ordinance Legal Notice	49.54
11/12/2025	ORourke Media Group	Ordinance, Budget and Public Hearing Legal Notices	322.50
11/13/2025	Park County Road Bridge Department	October 2025 Fuel	2,404.04
11/13/2025	Park County Road Bridge Department	September 2025 _ Fuel	2,422.67
11/12/2025	Patriot Portables Events LLC	Monthly Port-o-let Fees	2,310.00
11/12/2025	Plante & Moran, PLLC	October '25 Financial Accounting Services	7,897.50
11/12/2025	Plante & Moran, PLLC	September 2025 Financial Accounting Services (Bill.com/Bd Mtg/ Budget)	9,298.50
11/4/2025	Postal Pros Southwest Inc.	Utility Billing & Monthly Announcments Postage Fees	339.34
11/12/2025	Promark Industries	PD 2024 Tahoe-824 LOF Maintenance	263.00
11/12/2025	Promark Industries	2016 Interceptor-119 Transmission & Code Service	2,157.61
11/12/2025	Promark Industries	PD 2022 Tahoe-711 LOF Maintenance	478.60
11/12/2025	Sarah Ernst	Ersnt Cell Reimbursement 11-2025	50.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Park County Project Referral Review Services	436.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	240 Beaver Lane Pre Application Mtg Services	109.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	River Park Oversight Services	1,475.00
11/13/2025	Schmueser Gordon Meyer, Inc. dba SGM	Stone Creek Infrastructure Plan Review Fees - Bill Back	420.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Impact Fee Services	1,167.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	PW Manual Update Services	545.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Habitat for Humanity Easement and Amended DIA Cost Esimate	1,689.50
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Lazy Boy Minor Review Services	599.50
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Finley SUP Review Services	1,689.50
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	Stoinski Exemption Plat Services	82.00
11/12/2025	Schmueser Gordon Meyer, Inc. dba SGM	General Engineering Services	2,085.20
11/13/2025	Shred America Colorado	Monthly Console Shredding	13.82
11/12/2025	Tandem Dev Lab	Old Town Website Files Download	275.00
			$ 215,544.78

FAIRPLAY, COLORADO

MAYORAL PROCLAMATION

2026 MOUNTAIN MARDI GRAS ROYALTY

WHEREAS, The Town of Fairplay is proud to host its third Mountain Mardi Gras Celebration; and

WHEREAS, The Town of Fairplay, its citizens, and greater community members place a high priority on charitable giving; and

WHEREAS, Local non-profit organizations work diligently to provide our community with services, opportunities and greater access to our beautiful natural world; and

WHEREAS, Gaining the title of Mardi Gras King & Queen is contingent upon raising the most money for a local charity of each couple's choice; and

WHEREAS, The 2026 Nominee is a much deserving, community drive, non-profit that has recently begun providing a vital service for the your in our community; and

WHEREAS, as Mayor of Fairplay, I am proud to announce the 2026 Mountain Mardi Gras Royalty selection is High Rockies Community School; and

WHEREAS, The 2026 Town of Fairplay Mardi Gras Royalty Court will be the Guest of Honor on Saturday, February 21st at the Town of Fairplay Mountain Mardi Gras Celebration, amidst delicious, decadent and to-die-for delicacies, and terrific, traditional adult beverages, as well as, New Orleans style entertainment; and

NOW THEREFORE, I, Frank Just, Mayor of the Town of Fairplay, Colorado, do hereby proclaim High Rockies Community School Royalty for the Town of Fairplay's 2026 Mountain Mardi Gras Celebration, and thus, do order herewith the immediate commencement of this year's Mardi Gras royalty rivalry and competition!

Given under my hand and official seal of the Town of Fairplay, Colorado, this 17th day of November, 2025.

Town of Fairplay, Colorado

____

Frank Just, Mayor

Partnering to Support Your Vision

Facilities Assessment | November 17, 2025

Performance Services

Guaranteed Design | Guaranteed Outcomes | Guaranteed No Change Orders

Performance Services

Agenda

- ✓ Who We Are, What We Do
- ✓ Process, MOU
- ✓ Priorities
- ✓ Next Steps

Performance Services

Who We Are

David Koch
Vice President

Kate Sawyer
Business Development Manager

Ryan Quigley
National Water/Wastewater Specialist

Tim Weber, AIA, NCARB
Principal Architect –
Project Development Leader

Kasia Bulkowski, AIA, A4LE, NCARB, WELL AP
Principal Architect –
Project Development Leader

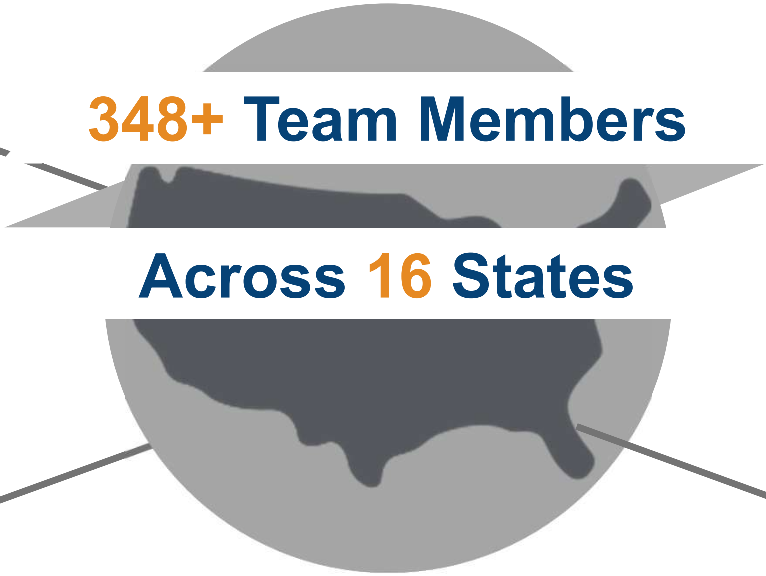
Danny MacRostie, PE
Project Development Engineer

Performance Services

27 Years of Excellence

841+
PROJECTS

1998
FOUNDED TO SERVE CUSTOMERS



348+ Team Members

Across 16 States

$3.6 Billion
IN TOTAL PROJECT VALUE

1 SOLE FOCUS
COMMITMENT TO 100% CLIENT SATISFACTION

As of 8/26/2025

Who: Local Team with National Reach

- **26** Architects & Designers
- **59** Engineers
- **99** Construction Ops & Project Managers
- **30** Controls Specialists
- **2** Educational Planners
- **39** Consultants
- **11** Performance Assurance
- **2** Estimators
- **1** Building Envelope Specialist

As of 6/9/2025

Performance Services

What We Do: Design-Build

Design-Build Delivery

Other Delivery Methods (DBB, CM-A, CM-C)

One master chef **vs.** *Several chefs in the kitchen*

Why: One Contract, One Contact

Example Flat Cost Structure

Performance Services

- Design
- Construction Management
- Field Supervision

- Mechanical
- Electrical
- Plumbing
- Controls
- Specialized Engineering
- Equipment
- Other Trades

Why: No Change Orders

1. Sole Accountability

One contract for design and construction.

2. Measure Twice, Cut Once

We analyze the as-built drawing, physically inspect every area included in the project, looking above ceilings and opening units. On major renovations we use LiDAR to capture dimensions of every surface to within $1/8^{th}$ of an inch. Nothing is left to chance.

3. We Pay for Mistakes

Our team follows a detailed design checklist on every project to ensure that we don’t make the same mistake twice, because errors are costly.

100% Customer Satisfaction Process

CUSTOMER FOCUSED BENEFITS: **CLIENT EXPERIENCE**

Committed to 100% client satisfaction on every project.

Performance Services has built a reputation on an unwavering commitment to serving our clients. From the first owner meeting to the completion of a project and throughout the guarantee, Performance Services stands behind our work and with our clients.

Our clients receive an active project feedback survey customized to the “moments of truth” of every project.

Performance Services

What We Build

New Construction

Complex Renovations

City Centers/Town Halls

Court Houses

Public Safety Facilities

Performance Services

What We Do: Performance Contracting

Energy Savings Performance Contracting

- A procurement and financing model that allows public facilities to make energy efficiency, renewable energy, and other facility upgrades with little or no upfront cost.
- The cost of these improvements is paid back over time using the savings generated from reduced utility, maintenance expenses, and avoided capital costs.
- Delivered under **one contract** with a **single point of responsibility** for engineering design and construction services.
- In Colorado, energy performance contracting allows public entities to partner with prequalified energy service companies through a competitive, qualifications-based process, **with project costs repaid** from **guaranteed** energy savings.

COLORADO Energy Office

Performance Services

Benefits

- Budget Neutral
- Opportunity to Address Deferred Maintenance
- Create High-Performing Buildings
- Establish Optimal Working Environments
- Reduce Contracting Risk
- ENERGY STAR® Award Eligibility

Performance Services

Focus on Existing Buildings

- HVAC System Enhancements
- Boiler and Chiller Replacements
- Pumps, Fans, and Motor Upgrades
- Lighting Improvements
- Building Envelope Enhancements
- Water Conservation Measures
- Renewable Energy Installations
- Energy Management Systems

Performance Services

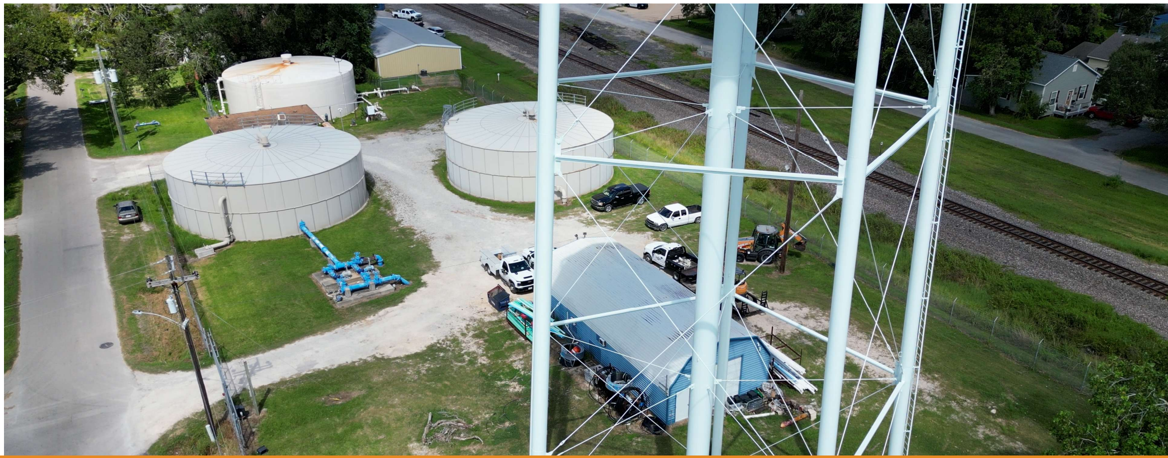
Water Capabilities

AMI (Advanced Metering Infrastructure)

SCADA

Smart Utility Infrastructure

Water & Wastewater Plant Upgrades



Performance Services

How: Needs Assessment

1. Review Situation & Establish Goals
2. Stakeholder Interviews
3. Survey Buildings/ Physical Conditions
4. Identify Needs, Solutions, Costs, and Benefits

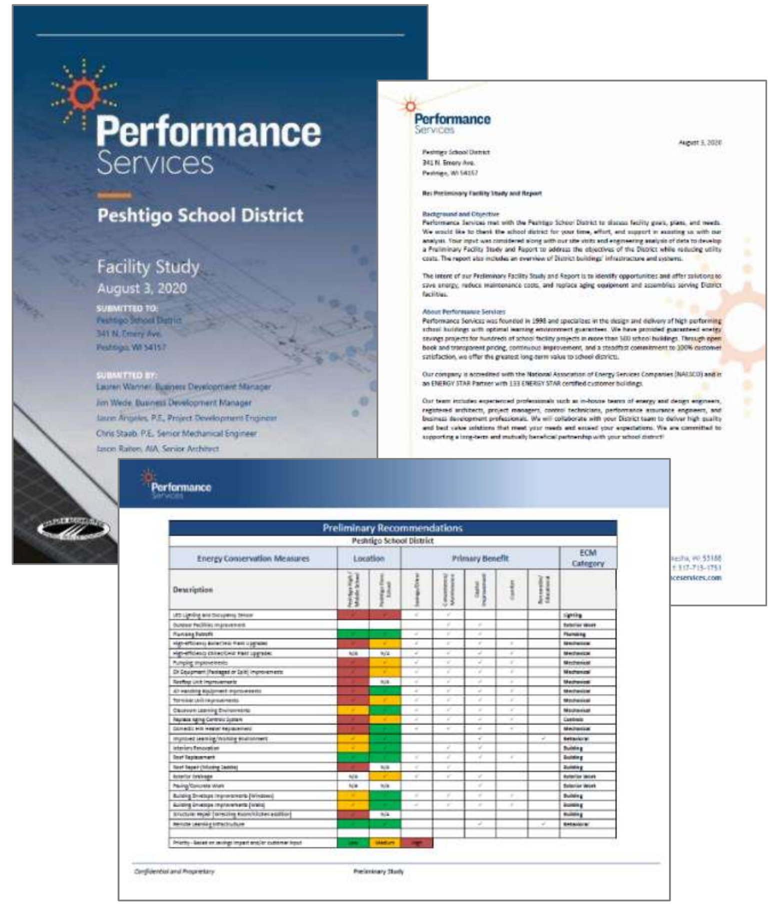
Typically takes 12-16 weeks

How: Facility Assessment Reports

Identifies potential improvements using Design/Build and EPC project viability.

The reports will include:

- Key findings and recommended solutions for each project
- Equipment inventory, where appropriate
- Lifecycle evaluation
- Utility analysis
- Priority checklist for building improvements
- Financial/cost estimate summaries for recommendations


Performance Services
Peshtigo School District
Facility Study
August 3, 2020
Preliminary Recommendations

Performance Services

MOU: Scope of Work

Support assessing the Town's wastewater system, water metering system, water treatment facility's generator, Fairplay Town Hall, Police Station, and Visitor's Center.

Our Responsibilities:

- ✓ Review existing documents, drawings, studies, plans, etc.
- ✓ Analyze all utility data from all structures owned and operated by the Town.
- ✓ Conduct site audits as necessary to validate information in existing documents, drawings, studies, plans, etc. and to obtain additional information to support analysis and make recommendations.
- ✓ Interview Town personnel and staff to understand space usage and facility operations and issues.
- ✓ Collect all necessary data to deliver a Facilities Assessment which will include a complete Facility Analysis Report and Energy Performance Contract (EPC) Feasibility Report.
- ✓ Meet with Town Leadership, Board of Trustees, and any other stakeholders determined by the Town (e.g., community members) at intervals throughout this process to solicit feedback and ensure the Plan's alignment with Town goals, priorities, and preferences.
- ✓ Facilitate Community Meetings to create options for the community center if the stakeholders find value in it.

Performance Services

Next Steps

1. Kick-Off Meeting with Key Stakeholders
2. Survey Buildings/Physical Conditions
3. Identify Needs, Solutions, Costs and Benefits
4. Deliver Facility Assessment Reports

Questions? Thank you!

Performance Services

Guaranteed Design | Guaranteed Outcomes | Guaranteed No Change Orders

<u>OPENING</u> - Legislatve

1. Introduce the topic and announce that the Public Hearing is open at __ (time).
2. Ask for Staff presentation.
3. Ask for public comment <u>in favor</u> of and <u>in opposition</u>.
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 <u>continue</u>, <u>approve</u> or <u>deny</u>.

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Staff Report

To: Board of Trustees

From: Kyle Parag, Chief Building Official

RE: 2024 Codes adoption

Date: 11/17/2025

BACKGROUND/ANALYSIS:

The Town adopts Building Codes that provide specific details and requirements related to construction of buildings and structures within the Town to assure a safe built environment. These Building Codes are based on a national council that continuously implements code changes based on industry standards, requirements, events, and material innovations. The Council produces new versions with updates every 3 years and jurisdictions are suggested to adopt the newer versions on a regular basis.

ISO (Insurance Services Office) BCEGS (Building Coed Effectiveness Schedule) Ratings are important to the community in both the availability of homeowners insurance and the premiums associated with the insurance.
Updating the adopted building and fire codes will improve the rating. ISO requires the jurisdiction to be on a code series no older than 6 years old for improved ratings.

The State of Colorado has created a Wildland-Urban Interface Code (CWRC), which all jurisdictions will be required to adopt by October 1, 2025. The Town currently has adopted the similar, IWUIC.

RECOMMENDATION:

The Building Official recommends the adoption of the 2024 I-Codes Series with the amendments in the exhibit.
This adoption includes the model electrical and solar code, and the 2024 IWUIC, in which the CWRC is based on.

KEY CHANGES:
From our current adopted codes, please see the key changes the newer version and the proposed amendments will mean.

(a) The IBC has increased clarity and more defined requirements for fire safety
(b) Addition of new appendices. BC, BE
    a. BC-Accessory Dwelling Units (ADU)- the appendix provides clear requirements and eliminates the requirement for fire separation between connected units.
(c) Updated hazard loads for commercial buildings
(d) Imaginary lot lines are available for easier determination of fire separation requirements
(e) Accessory rooms can now be shared between two-family dwellings
(f) Improved landing requirements for stairways
(g) Snow loads are using ASCE 7-22 mapping without reductions, we amended to 70 lbs ground to keep consistent and historical values for residential.
(h) Energy conservation code, the 2024 version corrected a big issue in our climate. The 2024 version is considered 8% more restrictive than the 2018 version, with no notable changes to insulation values.
(i) Energy Code requires motion lighting controls in most spaces
(j) Adoption of the Colorado Model Electric and Solar Codes

COST changes

1. 2024 International Residential Code (IRC) vs 2018 IRC
Summary:
The 2024 IRC introduces only minor structural and materials-related changes. The study shows **no measurable increase** in average construction costs for most dwellings.
Findings:

- Most amendments provide **optional compliance paths**, not new mandatory costs.
- Only three changes affect typical new homes: updated guard support framing, reduced slab vapor barrier requirement, and modified stucco underlayment for dry climates.
- The combined **net cost change ranges from –$13 to –$2,227 per house**, depending on design and location.

Estimated overall effect:
➡️ **–0.05% to +0.1%** total construction cost variation (essentially neutral).

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2. 2024 International Energy Conservation Code (IECC) vs 2018 IECC
Summary:
The largest shift between 2018 and 2024 occurs in energy provisions.
However, the 2024 IECC is designed to provide **flexibility** and **cost parity** with 2021 levels — meaning many homes will see **very small increases or even savings**.
Findings (Colorado's Climate Zone 5B):

- **Added cost range:** $3,785 (gas) to $6,849 (electric) for single-family homes.
- This equates to approximately **$1.50–$3.00 per square foot** for a typical 2,500 SF home.

- **Key cost drivers:** improved insulation (wall/slab), higher window performance (U-0.27 vs 0.30), and HRV/ERV ventilation in cold zones.
- **Energy savings offset:** Annual utility reductions typically **recoup added cost in 2–6 years** depending on occupancy.

Estimated overall effect:

➡️ **+1.0% to +1.5%** increase in total construction cost.

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3. 2024 International Wildland–Urban Interface Code (IWUIC) vs 2018 IWUIC

Summary:

IWUIC cost effects depend on vegetation hazard class and construction class. Fairplay's requirements mirror **Class 1 Ignition-Resistant (IR-1)** construction for high and extreme hazard zones.

Findings:

- Added cost primarily comes from ignition-resistant materials (fiber cement siding, tempered glazing, metal deck framing).
- **Estimated increase: $2,000–$8,000** per home, depending on lot exposure and defensible space factors.
- For most Colorado mountain areas, the *average increase is 1–1.5% of construction cost*.

Estimated overall effect:

➡️ **+0.5% to +1.5%** increase for WUI-compliant homes.

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4. Combined Effect for 2024 Code Adoption (Typical Colorado Single-Family Home)

Code	**Estimated Added Cost**	**Percent of Total Project Cost**	**Expected Impact**
2024 IRC	–$2,000 to +$500	±0.1%	Neutral / negligible
2024 IECC	+$3,000 to +$7,000	+1.0%–1.5%	Slight increase with energy savings
2024 IWUIC	+$2,000 to +$8,000	+0.5%–1.5%	Applies only in WUI zones
Total Range (Typical Fairplay Build)	**+$5,000 to +$10,000**	**≈ +1–2% overall**	Minimal net change

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Summary for Owners and Contractors

For most single-family homes in Fairplay:

- **Typical added cost:** about **1–2% total project cost** (~$5,000–$10,000 on a $500k home).
- **Energy efficiency savings** offset the added cost within a few years.
- **WUI compliance** remains the main variable but is already standard practice in most mountain builds.

Overall, the **transition from 2018 to 2024 codes represents a minimal cost increase** with enhanced fire resilience, efficiency, and long-term durability benefits.

TOWN OF FAIRPLAY, COLORADO

ORDINANCE NO. 3
(Series of 2025)

A 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 MARCH 1, 2026.

WHEREAS, the Town of Fairplay Building Official has recommended the adoption of the 2024 international Building Codes with the amendments as provided; and,

WHEREAS, copies of the 2024 International Building Code, International Residential Code, International Mechanical Code, International Fire Code, International Energy Conservation Code, International Property Maintenance Code, International Existing Building Code, National Electrical Code, Colorado Plumbing Code, Colorado Fuel-Gas Code, Colorado Wildfire Resiliency Code and the Colorado Model Electric Ready and Solar Ready Code are available for public inspection and review at ICCSAFE.ORG, NFPA.ORG and COLORADO.GOV; and,

WHEREAS, all existing, unexpired, and active permits that were issued prior to the adoption date of resolution shall be completed under the version of the code in place at time of permit issuance; and,

WHEREAS, upon consideration of the same, the Board of Trustees finds that the proposed 2024 building codes are reasonable and appropriate, will promote public health, safety, and welfare, and should accordingly be adopted.

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

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

WHEREAS, Colorado Revised Statutes § 31-16-201 to 208 provides that municipalities may adopt certain codes and standards by reference; and

WHEREAS, Pursuant to CRS § 31-16-204, the Board of Trustees may alter and amend any building code; and

WHEREAS, the Board has caused this Ordinance to be introduced at a public meeting of the Board, and subsequently has caused notice of a public hearing of the same to be published, and has conducted said hearing, all in compliance with C.R.S. § 31-16-203.

WHEREAS The Town of Fairplay, Board of Trustees did approve Ordinance 5, Series of 2023, adopting with certain amendments the International Building Code, 2018 Edition which is codified as Fairplay Municipal Code Chapter 18 – Building Regulations, and the Board of Trustees now desires to repeal and reenact the entire Chapter with the adoption of this ordinance.

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

Section 1. Chapter 18 – Building Regulations Article I, is repealed entirely and reenacted as follows:

CHAPTER 18
Building Regulations

ARTICLE I
Building Codes

Sec. 18-1-10. Administrative.

(a) No building or work on any building shall be commenced within the Town without first obtaining a building permit as required by this Article and the codes adopted herein and paying the appropriate building permit fee unless exempted from permitting as described in the codes adopted herein. The Building Official shall enforce this section with the intention to promote public health, safety, and welfare.

(b) For any work requiring a contractor license pursuant to Section 18-1-60 of this Code, permits under this Article shall only be issued to the contractor or registrant or their authorized representative. It shall be unlawful for any person to fraudulently use a license or registration issued to a contractor or registrant to obtain a permit for another person.

(c) The Board of Trustees may retain an independent contractor to serve as the Building Department for the Town of Town of Fairplay pursuant to a written contract approved by the Board of Trustees, which contract shall appoint a person to serve as Building Official, and set forth the general duties, responsibilities and requirements of the Building Official. No member of the Building Department shall be an officer of the Town or hold any other elected or appointed office or position within the Town. Members of the independent contractor shall not be considered employees of the Town.

Sec. 18-1-20. Adoption of codes.

(a) Pursuant to Title 31, Article 16, Part 2, C.R.S., the codes and standards hereinafter described are hereby adopted by reference, subject to the amendments herein set forth. The subject matter of the codes and standards adopted herein includes the regulation of the new construction, alteration and repair of all new and existing structures, along with all plumbing, mechanical, electrical and installations therein or in connection therewith. In case of any conflict between a code adopted herein and any other specific provision of the Town of Fairplay Municipal Code, the specific provision of the Town of Fairplay Municipal Code shall prevail. Copies of the referenced codes and standards are available for public inspection and review by any interested party at ICCSAFE.ORG, NFPA.ORG and COLORADO.GOV.

(b) The International Building Code, 2024 Edition, First Printing, August 2023, as amended, and appendix G for flood resistant construction, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Building Code as if fully set out in this Article with the additions deletions insertions and changes as follows:

(1) IBC Section 101.1. (title) is amended by the addition of the term Town of Fairplay where indicated.

(2) IBC Section 105.2 (Work Exempt from Permit) Number 2 is amended to read in its entirety:

2. fences not over 7' high and located more than 1 foot from a property line.

(3) IBC Section 105.5 (expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance. All permits shall become invalid after 180 days from the last successful inspection. The building official is authorized to grant extensions of time when requested in writing before the expiration date, and a justifiable cause is demonstrated.

(4) IBC Section 110.3.1 is amended by adding a new subsection as follows:
110.3.1.1 Survey. For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional licensed surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor before permanent construction is installed.

(5) IBC Section 110 is amended by adding a new section to read as follows:
110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.
In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

(6) IBC Section 111 is amended by adding the following new section:

Section 111.5 Certificate of Occupancy Required. No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site and building and utility inspections, as applicable. Failure to obtain a certificate of occupancy is noncompliance and shall be punishable by the penalties indicated in Section 18-1-50.

(7) IBC Section 113.1 (general) is deleted and replaced to read in its entirety:
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(8) IBC Section 1507.1.2 is amended to read in its entirety:
1507.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.
Exception: Detached accessory structures not containing conditioned space.

(9) IBC Section 3303 is amended by adding the following new section:
3303.8 Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.

(c) The International Residential Code, 2024 Edition, First Printing, "January 2024", and appendices BC and BO, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, including sections amended by the State of Colorado; Department of Regulatory Agencies, as part of the Colorado Plumbing Code and Colorado Fuel Gas Code listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Town of Fairplay Residential Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows:

(1) IRC Section R101.1. (Title) is amended by the addition of the term Town of Fairplay where indicated.

(2) IRC Section 105.2 (Work Exempt from Permit) Number 2 is amended to read in its entirety:

2. fences not over 7' high and located more than 1 foot from a property line.

(3) IRC R105.5 (Expiration) is amended to read in its entirety:
Every permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance. All permits shall become invalid after 180 days from the last successful inspection. The building official is authorized to grant extensions of time when requested in writing before the expiration date and a justifiable cause is demonstrated.

(4) IRC Section 108.6. (work commencing before permit issuance) is amended to add the following sentence at the end of the paragraph: "The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(5) IRC Section R109.1.1 (foundation inspection) is amended by adding a new subsection as follows:
R109.1.1.1 Lot boundaries
For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor before permanent construction is installed.

(6) IRC Section 109 is amended by adding a new section to read as follows:
109.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.
In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

(7) Delete Section R110.4 (temporary certificates) in its entirety

(8) Section R110 (Certificate of Occupancy) is amended by adding the following new section:
Section R110.5 Certificate of Occupancy Required
No building or structure shall be used or occupied until the Building Official has issued a Certificate of Occupancy as provided in this code. Issuance of a Certificate of Occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site, building and utility inspections, as applicable. Failure to obtain a Certificate of Occupancy before permit expiration is noncompliance and shall be punishable by the penalties indicated in 18-1-50

(9) Section R112.1 (General) is amended to read in its entirety:
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(10) IRC Section 202 (definitions) is amended by changing or adding the following definitions with all others to remain unchanged:
Basement: A story that is not a story above grade plane or underfloor spaces with a height of more than 7 feet.
Patio Cover: A structure with no less than 65% of the wall area under 6 feet 8 inches screened or glazed and less than 12 feet in height, used for recreation or outdoor living purposes associated with a dwelling unit.
Sleeping Loft: A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located.
Sleeping Room: A room or space that does not have a clear and permanent use other than sleeping, as determined by the building official, and meets the following criteria: 1: Exceeds 70 sqft. 2: has walls and doors. 3: contains a closet space.

(11) IRC Table R301.2 is filled to provide the following:
Table R301.2(1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage		
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite
70*	140 MPH	YES	Yes	NO	B	SEVERE	48 inches	SLIGHT TO MODERATE
Winter Design Temp	Ice Barrier Under-layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp				
-10 F	YES	SEE MAPS	2500	32 F				
Manual J Design Criteria								
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference	
9953 FT	39.22135 N	-14 F	81 F	.69	72 F	75 F	84 F	
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity		
9	15 MPH	7.5 MPH	51	HIGH (H)	50 %	50%		

*Applies to IRC regulated buildings only

(12) IRC Section R309 (automatic sprinkler systems) is amended to read in its entirety:
R309.1 Townhouse automatic sprinkler systems.
An automatic sprinkler system shall be installed in townhouses and shall comply with NFPA 13D.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system and not adding an additional dwelling unit.

R309.2 One- and two-family dwellings automatic fire sprinkler systems.
An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 6000 sqft, including non-conditioned areas.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system unless the addition adds more than 4000 sqft.

R309.2.1 Design and installation.
Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D.

(13) IRC Section 310.3 Number 2 is amended to read in its entirety:
2. Outside each separate sleeping area within 15 feet of the doorway of the sleeping rooms

(14) IRC Section 311.3 is amended to read in its entirety:
Carbon monoxide alarms in dwellings units shall be installed outside of each separate sleeping area within 15 feet of the doorway of the sleeping rooms. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom or communicative spaces within such, a carbon monoxide alarm shall be installed within the sleeping rooms.

(15) IRC Section R315 (sleeping lofts) is deleted and replaced to read in its entirety:
Where provided in dwelling units or sleeping units, sleeping lofts shall comply with the requirements for a sleeping room.

(16) IRC Section 317.5 (fire sprinklers) is amended to read in its entirety:
Where the home is required to be sprinklered, the garage shall comply with NFPA 13D

(17) IRC Section R325.8 is amended by adding a new subsection:
R325.8.1 Single Heating Source. In homes under 800 sqft of total habitable area, a single heat source without distribution shall be permitted.

(18) IRC Section R403.1.4.1 is amended by adding a new subsection as follows:
R403.1.4.1.1. Frozen Soil. All snow, frost and ice must be removed from the forms, reinforcing steel, embedded materials and similar items before concrete placing is begun. Concrete should never be placed on frozen subgrade as to do so can result in loss of support when the ground thaws. The Building Official shall be provided sufficient evidence that the soil is not frozen at the time of inspection and during the pour.

(19) IRC Section R902.1 (roof assemblies.) is amended to read in its entirety:

Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be class A, and they shall be tested in accordance with ASTM E108 or UL 790. The roof assembly shall be listed and identified as to class by an approved agency.

(20) IRC Section R905.1.2 is amended to read in its entirety:
R905.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.

Exception: Detached accessory structures not containing conditioned space.

(21) IRC Section R908.4.1 (roof recovering over wood shingles or shakes) is amended to read in its entirety:
The application of a new roof covering over wood shingles or shakes shall be prohibited.

(22) IRC Chapter 11 (Energy Efficiency) is deleted and replaced with the following to read in its entirety:
Section N1101 Scope and General Requirements
N1101.1 Scope.
This chapter applies to the design and construction of residential buildings as regulated by this code.
N1101.2 Referenced Code
Residential provisions of the 2024 International Energy Efficiency Code as adopted and amended shall regulate the design and construction of residential structures for energy efficiency.

(23) IRC Section M1414.1 is amended by adding an additional sentence to the section to read:
Fireplace stoves shall comply with the requirements of the State of Colorado; Department of Public Health and Environment.

(24) IRC Section M1502.6 (makeup air) is amended to read in its entirety:
M1502.6 Makeup air. installations exhausting more than 300 cubic feet per minute shall be provided with makeup air.

(25) IRC Section M1701 is amended by adding a new subsection to read as follows:
M1701.3 Combustion air terminations. Combustion air terminations shall be a minimum of 24 inches above ground level and not located where snow is likely to accumulate in high amounts due to wind or shade.

(26) IRC Section M1804 is amended to add a new subsection to read as follows:
M1804.5 Termination Heights. Direct vent and mechanical draft systems shall terminate at a height of no less than 24 inches above ground level and not located where snow is likely to accumulate in high amounts due to wind or shade.

(27) IRC Section G2417.4.1 is amended to read in its entirety:
The test pressure to be used shall not be less than 1-½ times the proposed maximum working pressure, but not less than 10 psig. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop

stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

(28) IRC Section G2445 is deleted and replaced with the following language:
G2445.1 (general)
Unvented room heaters are prohibited.

(29) IRC P2503.5.1 (Rough Plumbing) is amended by adding a new subsection to read as follows:
P2503.5.1.1 Air Admittance Valves. In locations where an AAV is proposed to be installed at a later date and used as the required venting, the rough plumbing shall be marked "AAV" to indicate the valve will be installed in finish materials.

(30) IRC Section P2603.5 (Freezing) is amended to read in its entirety:
P2603.5 Freezing. Water soil and waste pipe shall not be installed outside of a building thermal envelope, in exterior walls, in attics or crawlspaces, or any other space subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 96 inches deep or protected from frost by approved means. Water Service piping shall comply with the Town of Fairplay Public Works Manual.

(31) IRC Section P2603.5.1 (Sewer Depth) is amended to read in its entirety:
P2603.5.1 Sewer Depth. Building sewers shall comply with the latest edition of the Fairplay Sanitation District Design Criteria. Sewers shall be deep enough to drain basements and prevent freezing. Depths less than 8 feet shall be provided approved frost protection measures.

(32) IRC Section P2904 (dwelling unit sprinkler systems) is deleted in its entirety.

(33) Section P2905.3 (hot water supply to fixtures) is amended by changing 100 feet to 50 feet.

(34) IRC Section P3103.1 (roof extension) is amended to read in its entirety:
P3103.1. Roof extension. All open vent pipes which extend through a roof shall be terminated at least 16 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof

(35) IRC P3103.2 (Frost Closure) is amended to read in its entirety:
P3103.2 Frost Closure. Vent extension through a roof or wall shall not be less than 3 inches in diameter, any increase in size shall occur no less than 1 foot inside the building.

(36) IRC Part VIII is deleted and replaced with the following to read in its entirety:
3401.1 Referenced Code. Electrical and associated installations shall comply with the requirements of the Town of Fairplay Electrical Code as adopted in (l)

(37) IRC Appendix BC (accessory Dwelling Units) BC101.2 is amended as follows:
BC101.2 Conditions.
ADUs shall be permitted without requiring a change of occupancy where in compliance with all of the following:

1. Only one ADU shall be permitted for each primary dwelling unit.
2. The owner of a property containing an ADU shall reside in either the primary dwelling unit to the ADU, as of the date of permit approval.

3. An ADU shall have a separate house number from the primary dwelling unit
4. ADUs shall be secondary in size and function to the primary dwelling unit.
5. ADU shall be provided a separate entrance from the serving the primary dwelling unit.

(38) IRC Appendix BO (Existing Buildings) is amended by adding a new section as follows:
Section 108
Demolition
108.1 General. Demolition of structures or parts of structures shall comply with the provisions of this section.
108.2. Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the County a certification, in a form reasonably acceptable to the County, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.
108.3 Site. Sites of demolition shall be cleaned of all debris and graded to avoid any nuisances such as standing water, fall hazards or environmental concerns on a weekly basis.
108.4 Fencing. Demolition sites shall be fenced to avoid debris leaving the site from wind or other anticipated natural event

(d) The International Mechanical Code, 2024 Edition, First Printing, May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
(1) IMC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(e) The Colorado Fuel Gas Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Town of Fairplay Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
(1) IFGC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(f) The Colorado Plumbing Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Town of Fairplay Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
(1) IPC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.
(2) IPC Section 903.1 (roof extension) is amended by inserting “12 inches” where indicated

(3) IPC Section 903.1 (Frost Closure) is amended to read in its entirety:
903.2 Frost Closure. Vent extension through a roof or wall shall not be less than 3 inches in diameter, any increase in size shall occur no less than 1 foot inside the building.

(4) IPC Section 903.6 (extensions outside a structure) is amended to read in its entirety:
903.6 extension outside of structure. Vent pipes shall not be installed exterior of the structure.

(g) The International Property Maintenance Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

(1) IPMC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(2) IPMC Section 102, Applicability, is amended by the addition of a new Subsection 102.11 to read as follows:
102.11 Conflicts with other provisions. In the event of a conflict between the provision of this code and any other provision of the Town of Fairplay Land Use Code or other codes adopted by the Town, the stricter provision shall govern, it being the intent of the Board of Trustees to enforce requirements pertaining to the health, safety and welfare of the county's residents and businesses.

(3) IPMC Section 103, (Department of Property Maintenance Inspection) is amended to read as follows:
103.1 Code Official. The Code Official, as that term is used in this code, shall be the designated code enforcement officer or the building official where applicable.

(4) IPMC Section 111.2 (Membership of Board) is amended to read as follows:

(5) 111.2 Board of Appeals. The Board of Appeals, as that term is used in this code, shall be the Board of Adjustment created and governed by the Land Use Code.

(6) IPMC Section 302.4: Insert "twelve (12) inches." where indicated

(7) IPMC Section 602.3: Insert "October 1 to May 1." where indicated

(8) IPMC Section 602.4: Insert "October 1 to May 1." where indicated

(h) The International Existing Building Code, 2024 Edition, First Printing, August 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

(1) IEBC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(2) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "Code Adopted by the Colorado State Electrical Board."

(i) The International Energy Conservation Code, 2024 Edition, First Printing May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of

Fairplay Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

(1) IECC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(2) IECC Section R403.6.1 (Heat or energy recovery ventilation) is amended to add the term “over 800 sqft” after the term “dwelling units”

(j) The Colorado Model Electric Ready and Solar Ready Code, June 1, 2023, published by the State of Colorado; Department of Local Affairs, 1313 Sherman St, Suite #518, Denver Colorado 80203, is hereby adopted by reference as the Town of Town of Fairplay Model Electric Ready and Solar Ready Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

(1) Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(k) The International Swimming Pool and Spa Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

(1) ISPSC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(l) The National Electrical Code, as adopted by the State of Colorado; Department of Regulatory Agencies, as listed in Rule 3 CCR 710-1 is hereby adopted by reference as the Town of Town of Fairplay Electrical Code as if fully set out in this ordinance.

(m) The Colorado Wildfire Resiliency Code published by the Colorado Division of Fire Prevention and Control as published in accordance with C.R.S. 24-33.5-1236 is hereby adopted by reference as the Town of Fairplay Wildfire Resiliency Code as if fully set out in this ordinance.

(1) CWRC Section 101.1 (Title) is amended by the addition of the term Town of Fairplay where indicated.

(n) The International Wildland-Urban Interface Code, 2024 edition, First Printing “October 2023”, and appendix C, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Town of Fairplay Wildland-Urban Interface Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

(1) IWUIC Section 102.4.1 (Conflicts) is amended to read in its entirety:
102.4.1 Conflicts. Where conflicts occur between provisions of this code and provisions of the Colorado Wildfire Resiliency Code, the most restrictive shall apply. Where conflicts occur between the provisions of this code and the referenced standard, the provisions of this code shall apply.

(2) IWUIC Section 103.1 is amended to read in its entirety:
The enforcement agency is hereby created and the officials in charge of thereof shall be known as the code officials. The building official shall provide enforcement of provisions related to the new construction or alteration of structures, and the Fire Official shall provide enforcement of provisions relating to the site and maintenance of the structure and site.

(3) IWUIC Table 503.1 (ignition-resistant construction) is amended by deleting the row “1.5 x conforming”.
(4) IWUIC Section 602 (Automatic Sprinkler Systems) is deleted in its entirety.
(5) IWUIC Table 603.2 (required defensible space) is deleted and replaced with the following:

Table 603.2 Required defensible space.

All fire hazard severities	30 foot fuel modification minimum distance

Sec. 18-1-30. Purpose.
The purpose of adopting the foregoing code is to protect the public health, safety and general welfare of the inhabitants of the Town by providing for sound and safe structures and prohibiting certain practices.

Sec. 18-1-40. Scope.
The subject matter of the adopted primary code and secondary codes includes the construction, erection and demolition of buildings, providing for the issuance of permits for certain construction and regulating construction practices and establishing standards for construction in the Town.

Sec. 18-1-50. Violations and penalty.
It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code. A person or entity who violates this Code may be fined in an amount not to exceed two thousand six hundred and fifty dollars ($2650.00), or imprisoned for not more than one (1) year or suffer both fine and imprisonment. A separate offense shall be deemed committed on each day or portion thereof that the violation of any of the provisions of this Article occurs or continues unabated after the time limit set for abatement of the violation.

Sec. 18-1-60. Contractor’s License.

(a) License required. All persons, general contracting firms, subcontracting firms and other entities engaged in construction work of any kind or nature, including but not limited to general contracting, electrical, plumbing, excavating and concrete finishing within the Town limits shall be licensed under the applicable terms and provisions adopted by the Park County Building Department and when applicable, by the State of Colorado Department of Regulatory Agencies prior to:

(1) applying for any type of building permit for the performance of any construction work within the Town limits; or
(2) entering into a contract to perform or performing any construction work within the Town limits.

(b) Any person or entity that is required hereunder to be licensed to perform construction work may only enter into a contract to perform that type of construction work for which they are licensed by the County.

(c) Any Person or entity conducting or engaging in work in the Town must obtain a business license from the Town of Town of Fairplay in accordance with Sec. Town of Fairplay.

(d) Any natural person may construct a single-family dwelling on real property owned by such person without having first obtained a contractor's license from Park County if:

(1) the person has been issued a building permit;

(2) the construction complies with all applicable building codes and land use regulations;

(3) such person does not construct any more than one single-family dwelling unit within any two consecutive calendar year periods; and such single-family dwelling is constructed as such natural person's principal residence.

(4) The installation of electrical and plumbing systems comply with State of Colorado Regulations

(5) A signed affidavit is provided to the building department affirming the conditions

INTRODUCED, READ AND ADOPTED, AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the Town of Fairplay by the Board of Trustees this ______ day of ____________________, 2025.

TOWN OF FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

B1

BUDGET MEMORANDUM
2025 Amended and 2026 Proposed

To: Mayor and Board of Trustees

From: Janell Sciacca, Town Administrator

Date: November 17, 2025

RE: 2nd Public Hearing on 2025 FY Amended and 2026FY Proposed Budget

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November 17 is the 2nd Public Hearing on the 2025 FY Amended and 2026FY Proposed Budget. The Mayor will open the hearing that was continued from October 20, 2025, request Staff's presentation, accept public input and vote to continue the hearing to December 1, 2025 for final adoption.

NOTES AND HIGHLIGHTS

GENERAL FUND

REVENUES:
Many revenue items are holding steady and coming in near or above what was budgeted for 2025. Overall, Staff is recommending the 2025 amended budget be amended where projected revenues are not performing as expected.

Plante Moran continues to reconcile and journal revenues. They will be working hard to get everything entered by the week of Thanksgiving for use in final adoption. Some lines, such as Sales Tax, will not truly be reconciled until after the Audit in 2026. Therefore, Staff does its best to estimate where those lines will come in at.

As of the drafting of this memorandum, Sales Tax is holding strong, and we are 2.68% higher in revenue than what was received for the same period last year. We are at 86% of the expected revenue for the year and still have 2 months of taxes to be reported.

Compared to Annual Budgeted / Audited Figures:	2022	2023	2024	Budgeted 2025		
BUDGETED	$ 2,010,278.00	$ 2,091,624.00	$ 2,000,000.00	$ 2,000,000.00		
AUDITED	$ 2,088,668.00	$ 2,120,221.00	$ 2,052,680.81			
				$ 1,724,786.21	**Collected to Date**	
				2.68%		

Overall, the TAXES portion of the revenues is expected to come in near the 2025 budget figure. 2026 taxes are preliminarily budgeted at a little less than $17,000 over the 2025 Adopted Budget.

LICENSES are also on track to come in higher the 2025 budget amount and the 2026 Budget figure is almost $40,000 over the 2025 adopted.

FEE INCOME is higher for Development Bill Backs due to the volume of applications received, but overall these sections are performing as expected, and we will see added YE revenue from CDOT for reimbursement for the Transit program.

LAW ENFORCEMENT revenues are coming insignificantly higher than budgeted for 2025 due to unanticipated grant revenue and AVIS fines. In 2026 the overall budget is currently proposed at $255,260 which is a little over a 50% increase from the adopted 2025 Budget. The higher figure relates to revenues expected for Traffic and AVIS fines and IGA monies from the Town of Alma. The main difference between the proposed Amended 2025 Budget and the proposed 2026 Budget is a Grant the Town received in 2025 for the purchase of new radios which is shown in line 10-45-95.

INTEREST Income is another section that changes with the audit. Currently, this section is expected to come in close to budget for 2025 and is being proposed at the same level for 2026.

MISCELLANEOUS INCOME is currently under the 2025 Budget figures, but this is mainly due to reimbursements for the River Park Trail project. There are still 3 FNF Pay App and the Park County Land & Water Trust Fund reimbursements that are yet to be realized and the 5% Fishing Guide fees are typically paid in January by the guide companies. Another difference in this category for 2025 is the $112,500 received for the 501 Main Roof Repair project. This was unbudgeted revenue.

The proposed 2025 AMENDED BUDGET is currently proposed at about $8,000 less than the original 2025 ADOPTED BUDGET.

EXPENSES:
2026 PROPOSED BUDGET expenses are currently proposed at about $550,366 less than the 2025 ADOPTED BUDGET. The main difference again relates to the River Park Project. Other significant differences are that Staff has built in $200,000 for the ESTIP agreement approved with JR's Pizza, there is a 3% proposed salary increase for employes, the FPPA Pension rates are increasing, the Internal Service Fund payments will go away, Liability Insurance is increasing, $100,000 is included for work on Burro Park, $130,000 was included to purchase the parking lot across 5th Street at 501 Main and new AVIS citation service fees are included. Fees paid to Plante Moran should be significantly less in 2026 will all the 2025 progress.

B3

One of the most significant increases in expenditures built into the current 2026 PROPOSED BUDGET is an 18% increase in Employee Health Benefits. Staff is happy to report that this increase will not be realized as we have been able to work with the benefits broker Acrisure to obtain better employee benefits with only a small increase over 2025 rates as is shown below:

MEDICAL RENEWAL
Effective January 1, 2026

	PSHCG - Current Plan A PPO		PSHCG - Renewal Plan A PPO		Gravie Comfort fit	
Employee Employee & Spouse Employee & Child(ren) Family	$812.00 $1,785.00 $1,473.00 $2,415.00		$962.00 $2,108.00 $1,741.00 $2,850.00		$825.34 $1,763.92 $1,428.72 $2,501.37	
Monthly	**$22,833.00**		**$26,978.00**		**$23,106.72**	
Yearly	**$273,996.00**		**$323,736.00**		**$277,280.64**	
PLAN DESIGN	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network
Deductible						
Single	$1,000		$1,000		$0	$10,000
Family	$2,000		$2,000		$0	$20,000
Out of Pocket Max						
Single	$4,500		$4,500		$4,500	50% OP
Family	$9,000		$9,000		$9,000	50% OP
Coinsurance	0%		0%			
Preventive Care	No Charge		No Charge		0%	
Office Visits						
Primary Care	$25		$25		$0	50% OP
Specialist	$50		$50		$0	50% OP
Prescription Deductible						
Single	No Ded	N/A	No Ded	N/A	No Ded	N/A
Family	No Ded	N/A	No Ded	N/A	No Ded	N/A
Tier 1	$10	N/A	$10	N/A	$0	NA
Tier 2	$30	N/A	$30	N/A	Gen $0-75	NA
Tier 3	$60	N/A	$60	N/A	Gen$0-100	NA
Tier 4	25% to $500	N/A	25% to $500	N/A	Varriers	NA
Network	Choice Plus		Choice Plus		Cigna OAP	

ACRISURE®
AN EXTRAORDINARY ADVANTAGE™

While we will be changing networks, employees did not indicate there was any negative impact to their current physicians. The final figures are forthcoming for all Town provided benefits and those will be shared with the Board on December 1.

ADMINISTRATION expenses for 2026 are almost $350,000 over 2025. Again, the main items are the JR's ESTIP agreement, employee benefits, computer fees for several new programs (*Community Development, Asset and Agenda Management, Court and Online Payments*) legals fees, capital outlay related to GASB #87 and #96. Some funding is also included for a part-time / intern position to help with projects including scanning of plats and plans, old file review, basic financial assistance, etc. During reviews of the Fee Schedule Staff does want to discuss credit card charges that the Town has long absorbed. With switching to

COMMUNITY DEVELOPMENT / EVENTS will see increases in Professional Services for expected rises in cases as well as the UDC and Comp Plan project. Additional funds were added to Benevolence and Donations in case the Board chooses to supplement RMRH and also due to the fact that requests seem to be on the rise for donations in general. $100,000 has been left in again for Workforce Housing with hopes of making some progress toward our Prop123 commitment.

A new grant application was submitted for TRANSIT which could double the budget from 2025 to 2026 if received. It also include funding for purchase of a new shuttle bus if a companion grant were to be received.

As is widely know, the largest expenses in the General Fund are related to the PUBLIC SAFETY. FPPA pension rates increase in 2026 for the Employer from 10.5% and 3.8% to 11% and 4%. There are also increases in liability insurance and the Town will see a full year of radar citation services fees with Emergent Enforcement Solutions. The Town was also made aware that Park County may be implementing a per call fee for E911 services. This could be a significant impact for the budget as we have preliminarily been told Fairplay's portion is over $100,000.

For PUBLIC WORKS, the 2026 PROPOSED BUDGET is currently $194,375 less that the 2025 ADOPTED. A big part of this is how salaries are being broken out. Instead of percentages of people, full salaries for individuals are budgeted which is also the case in utilities. We also do not intend to hire a Public Works Director and Alex Wagner will continue in 2026 as the Public Works Supervisor overseeing 4 Maintenance Workers. Chris Bannister has been promoted to Crew Chief to assist Alex. $300,000 has been included again for sidewalk installations and street repairs. Staff will seek out grants in 2026 more actively for the sidewalk improvements.

In PARKS & RECREATION, there are no River Park Project expenses for 2026, but funds have been included for the parking lot acquisition and work on the development of Burro Park. The River Park Project is being closed out and final reimbursement will be completed by the end of the year.

For NON-DEPARTMENTAL expenditures, 2026 should see reduced Legal and Accounting Services expenses over 2025 actual. Staff is also not proposing to renew the agreement for grant writing with Tom Flannery.

CONSERVATION TRUST FUND

There are no significant changes and a small portion of available funds may be used for any work done at Burro Park.

INTERNAL SERVICE FUND

As per the recommendations of Plante Moran and Hinkle & Co., the Internal Service Fund will be going away at the end of 2026. Therefore, no funds will be budgeted in the fund moving forward and all vehicle acquisitions will be within specific Departments.

UTILITY FUND

REVENUES:

Revenues for the Utility Fund are projected higher than prior years due to historical receipts and the fact that 2026 will see meter replacements in total as part of a one-time project that we anticipate will be funded by the State Revolving Loan Fund. Staff will also be replacing broken meters with new Neptune meters in the interim. There are also additional sewer revenues projected with multiple new sewer taps anticipated to be installed in Gemenskap. Staff is also expecting to see a jump in new construction in 2026 and has budgeted for 5 water and sewer taps for new homes.

Overall, only a slight increase in revenue is budgeted for in 2026.

EXPENSES:

EMPLOYEE EXPENSES does include full salaries for both Chris Bannister and Timothy Murphy instead of partial salaries for multiple employees. Benefits will be budgeted in the same manner, and once the final benefit numbers come in, we anticipate the final expenses in this category will be consistent from 2025 to 2026.

OFFICE/GENERAL EXPENSES are consistent as well with the Internal Service Fund payments being eliminated for 2026.

CONTRACTUAL FEES are also expected to be pretty consistent, but again, Staff anticipates spending less for Accounting Services.

WATER – PLANT & EQUIPMENT is showing a significant increase for 2026 due to Capital Improvement Projects that are being budgeted for that were included in a spreadsheet prepared by Ken Hardesty and reviewed earlier during a Budget Work Session. These expenses will be offset by a State Revolving Loan Fund, or they may be significantly reduced to “must – do” projects if grants and loans are not obtained. For 2025 the Town will be buying a supply of new Neptune meters to keep on hand and install prior to any formal project.

In 2025 the Town should finalize a deal to secure 2 properties adjacent to the Water Plant. The DEBT SERVICE payments are included in the 2026 PROPOSED BUDGET along with funds to pay off the current SRF loan if the Board were to decide that was something it wanted to accomplish. All costs associated with the acquisition will be included in the loan. For 2025, $70,000 is budgeted to purchase 10 Water Stock Certificates in Capital Expenditures.

Again, 2026 includes Capital Improvement Project funds for items in the spreadsheet prepared by Ken Hardesty that funding from the State Revolving Loan Fund will be sought. A larger amount is budgeted for Sludge Removal just to be on the safe side even though the cost in 2025 was under $100k.

Two other important notes are that more funds were budgeted in 2025 for projects that were either less than expected or not done, or equipment that was not purchased. Staff is meeting with another Operator in Responsible Charge (ORC) company in order to begin the process of replacing Warm Springs Consulting which has indicated retirement is coming a the end of 2026. We do not know how this will impact those expenses, but will build in the fees associated with the current IGA. Additionally, Chris Bannister should have his licensing to be able to operate the Town's Water Plant by 2026, but has indicated he is not comfortable assuming responsibility yet and would prefer to continue working under an ORC until such time as he is ready to take over. This is exciting news for the Town!

ENDING REMARKS

I have reached out to Plante Moran to being working on the Resolutions for December 1. As a reminder, the figures will be changing right up to the date of adoption, but my intent is to go through them next week thoroughly to make sure we are not missing anything and that figures are truly representative of revenues and expenses for 2025 and projected revenues and planned expenses for 2026.

Please remember that the figures in this new spreadsheet do show Beginning Fund Balance. I will prepare an associated spreadsheet to share with you at our meeting on Monday which will include this figure along with TABOR restricted funds, proposed ending fund balances, etc.

I will also share the full Sales Tax Chart and a month-to-month reconciliation breakdown of the Town's different bank accounts. Please let me know if you have any questions or if there is other information you want to see or presented on Monday night.

TOWN OF FAIRPLAY

Budget Worksheet - PM FY22-26 Budget Report
Period 00/22 (01/01/2022) - 00/26 (01/01/2026)

Nov 13, 2025 6:12PM

Report Criteria:
Includes all accounts
Includes grand totals
[Report].Fund = "10","20","32","51"

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
GENERAL FUND									
TAXES									
10-40-05	AD VALOREM TAX	234,253.07	236,521.32	334,858.79	314,758.00	306,177.15	.00	315.000.00	315,000.00
10-40-10	SPEC. OWNERSHIP TAX	28,860.94	28,947.04	28,383.70	25,000.00	21,699.64	.00	25,000.00	25,000.00
10-40-30	INTEREST ON PROPERTY TAX	736.66	881.76	1,239.64	600.00	715.85	.00	1,000.00	1,000.00
10-40-40	DELINQUENT TAXES	299.70	.00	.00	.00	801.86-	.00	.00	.00
10-40-55	50% SHAREBACK OF R&B LEVY	8,125.33	6,985.93	6,019.93	8,000.00	6,053.15	.00	7,000.00	7,000.00
10-40-60	MOTOR VEHICLE REGISTRATION	4,199.69	3,887.79	3,919.71	4,000.00	3,219.45	.00	4,000.00	4,000.00
10-40-70	SALES TAX	1,566,501.49	1,596,916.01	1,539,510.65	1,500,000.00	1,062,472.13	.00	1,500,000.00	1,500,000.00
10-40-75	SALES TAX - STREETS	522,167.14	532,305.27	513,170.16	500,000.00	286,022.16	.00	500,000.00	500,000.00
10-40-80	HIGHWAY USER'S TAX	37,564.40	38,381.61	44,997.61	35,000.00	34,229.04	.00	35,000.00	40,000.00
10-40-85	SEVERANCE TAX	11,678.81	13,919.36	13,819.14	14,000.00	697.14	.00	1,000.00	1,000.00
10-40-86	MINERAL LEASE REVENUE	580.73	1,200.60	912.84	1,000.00	635.44	.00	1,000.00	1,000.00
10-40-90	CIGARETTE TAX	3,433.86	4,504.11	3,229.86	2,000.00	2,509.98	.00	3,000.00	3,500.00
10-40-96	LODGING TAX	52,596.00	48,874.80	47,341.40	45,000.00	30,374.00	.00	35,000.00	35,000.00
	Total TAXES:	2,470,997.82	2,513,325.60	2,537,403.43	2,449,358.00	1,754,003.27	.00	2,425.956.00	2,432,500.00
LICENSES									
10-41-10	LIQUOR LICENSES	5,782.50	4,158.75	6,232.00	6,000.00	2,673.75	.00	3,000.00	3,000.00
10-41-30	DOG LICENSES	98.00	130.00	80.00	100.00	79.00	.00	100.00	100.00
10-41-32	LIVESTOCK PERMIT	75.00	25.00	.00	50.00	.00	.00	.00	.00
10-41-34	COMMERCIAL FISHING PERMIT	450.00	1,050.00	750.00	1,000.00	500.00	.00	500.00	500.00
10-41-35	5% FISHING LICENSE FEE	.00	.00	.00	.00	.00	.00	.00	.00
10-41-39	PLAN REVIEW FEES	.00	9,407.44	.00	.00	1,790.24	.00	2,250.00	5,000.00
10-41-40	BUILDING PERMITS	14,556.64	29,189.77	11,613.92	10,500.00	27,246.72	.00	30,000.00	25,000.00
10-41-41	SURCHARGE: STREETS	967.92	1,457.52	211.10	1,000.00	986.84	.00	1,000.00	1,500.00
10-41-42	SURCHARGE: PARKS & REC	967.92	1,457.52	268.90	1,000.00	986.84	.00	1,000.00	1,500.00
10-41-45	EZ BUILDING PERMIT	.00	375.00	.00	.00	.00	.00	.00	.00
10-41-50	FRANCHISE TAX	74,718.58	84,997.70	89,833.41	72,500.00	65,795.14	.00	75,000.00	90,000.00
10-41-60	GOLD PANNING PERMITS/DONATIONS	8,350.00	6,875.00	8,872.30	8,000.00	7,470.00	.00	8,000.00	8,000.00
10-41-70	BUSINESS LICENSES	7,100.00	12,275.00	7,550.00	6,500.00	10,218.00	.00	10,500.00	10,000.00
10-41-74	SHORT TERM RENTAL PERMITS	4,500.00	6,600.00	4,200.00	4,000.00	300.00	.00	4,000.00	6,000.00
10-41-80	SIGN PERMITS	761.68	.00	150.00	.00	.00	.00	.00	.00
10-41-90	EXCAVATION PERMIT	538.50	.00	.00	.00	.00	.00	.00	.00
10-41-92	MECHANICAL PERMIT	983.06	.00	1,188.57	.00	.00	.00	.00	.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
10-41-94	STREET CUT PERMIT	500.00	.00	550.00	.00	.00	.00	.00	.00
10-41-96	FENCE PERMIT	290.00	.00	75.00	.00	.00	.00	.00	.00
10-41-97	SPECIAL EVENTS PERMIT	1,780.00	1,210.00	634.00	500.00	200.00	.00	200.00	500.00
10-41-98	RESIDE/REROOF PERMIT	3,900.00	.00	275.00	.00	.00	.00	.00	.00
	Total LICENSES:	126,319.80	159,208.70	132,484.20	111,150.00	118,246.53	.00	135,550.00	151,100.00
	FEE INCOME								
10-42-60	DEVELOPMENT FEES-BILL BACK	.00	.00	13,216.41	.00	20,931.75	.00	21,000.00	15,000.00
10-42-75	PLANNING & DEVELOPMENT FEES	2,575.00	2,010.00	5,741.93	5,000.00	1,175.00	.00	2,500.00	5,000.00
10-42-80	PLASTIC BAG FEES	.00	3,303.83	2,275.62	1,000.00	497.82	.00	600.00	2,000.00
10-42-90	COPIES & FAXES	230.60	52.00	.00	.00	8.65	.00	10.00	10.00
10-42-91	IMPACT FEES - PUBLIC SAFETY	.00	.00	.00	.00	.00	.00	.00	.00
10-42-92	IMPACT FEES - STORM DRAIN & ST	.00	.00	.00	.00	.00	.00	.00	.00
10-42-93	IMPACT FEES - FACILITIES	.00	.00	.00	.00	.00	.00	.00	.00
10-42-94	IMPACT FEES - PARKS	.00	.00	.00	.00	.00	.00	.00	.00
	Total FEE INCOME:	2,805.60	5,365.83	21,233.96	6,000.00	22,613.22	.00	24,110.00	22,010.00
	FEE INCOME								
10-43-05	RIDERSHIP REVENUE	.00	.00	.00	.00	.00	.00	.00	.00
10-43-10	GRANT REVENUE	.00	.00	.00	100,120.00	3,496.68	.00	10,000.00	95,000.00
10-43-90	MISCELLANEOUS REVENUE	.00	.00	.00	.00	.00	.00	.00	.00
10-43-91	INSURANCE PROCEEDS	.00	.00	.00	.00	.00	.00	.00	.00
	Total FEE INCOME:	.00	.00	.00	100,120.00	3,496.68	.00	10,000.00	95,000.00
	LAW ENFORCEMENT								
10-45-05	TRAFFIC FINES	7,630.00	7,225.00	20,856.00	20,000.00	10,065.00	.00	15,000.00	20,000.00
10-45-10	SURCHARGE: POLICE TRAINING	1,432.00	1,425.00	3,710.00	3,500.00	2,783.00	.00	3,000.00	3,500.00
10-45-15	COURT COSTS	310.00	434.00	402.00	300.00	496.00	.00	850.00	500.00
10-45-20	DEFAULT FEES	.00	.00	90.00	60.00	90.00	.00	90.00	60.00
10-45-25	FUEL SURCHARGE	.00	.00	21.50	500.00	490.00	.00	500.00	500.00
10-45-26	FACILITIES SURCHARGE	.00	.00	116.50	1,500.00	1,360.00	.00	1,500.00	1,500.00
10-45-30	OTHER FINES	100.00	260.00	135.00	200.00	890.00	.00	900.00	500.00
10-45-35	AVIS FEES	.00	.00	.00	.00	52,222.00	.00	60,000.00	75,000.00
10-45-45	ALMA POLICE SERVICES	.00	.00	120,860.51	100,000.00	126,860.48	.00	150,000.00	150,000.00
10-45-46	SPECIAL DUTY REIMBURSEMENT	.00	.00	11,100.00	.00	.00	.00	.00	.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
10-45-55	NATIONAL NIGHT OUT DONATIONS	.00	.00	.00	.00	2,256.39	.00	2,256.00	2,500.00
10-45-80	VIN INSPECTIONS	3,619.00	2,180.00	215.00	200.00	280.00	.00	300.00	200.00
10-45-85	CDOT LEAF GRANT REIMBURSEMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-45-90	MISCELLANEOUS	11,266.77	3,665.90	2,634.44	1,000.00	2,967.34	.00	3,000.00	1,000.00
10-45-95	GRANT-REIMB POST TRAINING	30,960.00	.00	3,569.68	.00	67,828.32	.00	68,000.00	.00
10-45-96	GRANT-PD HIGH VISABILITY ENFOR	.00	.00	2,950.00	2,000.00	2,350.00	.00	2,500.00	.00
	Total LAW ENFORCEMENT:	55,317.77	15,189.90	166,660.63	129,260.00	232,632.53	.00	307,890.00	255,260.00
INTEREST INCOME									
10-46-05	INTEREST ON COLOTRUST	37,599.17	160,546.32	164,981.01	125,000.00	100,329.93	.00	125,000.00	125,000.00
10-46-10	INTEREST ON STREET CUT BONDS	.00	.00	.00	.00	17.23	.00	20.00	.00
10-46-30	INTEREST ON CHECKING	381.24	394.32	339.12	250.00	122.76	.00	250.00	250.00
10-46-40	OTHER FINANCING SOURCES	.00	.00	44,298.00	.00	.00	.00	.00	.00
10-46-49	FAIRPLAY SANITATION FEES	.00	.00	.00	.00	.00	.00	.00	.00
	Total INTEREST INCOME:	37,980.41	160,940.64	209,618.13	125,250.00	100,469.92	.00	125,270.00	125,250.00
MISCELLANEOUS INCOME									
10-47-00	MISCELLANEOUS INCOME	15,109.25	48,981.59	4,139.32	10,000.00	9,205.30	.00	10,000.00	5,000.00
10-47-10	CEMETERY	407.50	300.00	750.00	300.00	1,575.00	.00	1,575.00	500.00
10-47-20	SALE OF TOWN PROPERTY	.00	.00	.00	.00	.00	.00	.00	.00
10-47-21	INSURANCE PROCEEDS	.00	.00	.00	.00	112,500.00	.00	112,500.00	.00
10-47-30	SALE OF TOWN ASSETS	.00	.00	.00	.00	.00	.00	.00	.00
10-47-38	TOWN CLEAN UP DONATIONS	135.05	600.00	887.00	1,000.00	888.00	.00	888.00	1,000.00
10-47-39	FOURTH OF JULY	5,697.36	7,005.87	11,180.80	10,000.00	11,978.71	.00	12,500.00	15,000.00
10-47-40	DONATIONS	.00	.00	.00	.00	.00	.00	.00	.00
10-47-41	BURRO MUSEUM DONATIONS	.00	.00	.00	.00	112.26	.00	112.00	100.00
10-47-49	STREET LIGHTING	10,930.77	11,024.89	10,782.75	10,000.00	8,447.99	.00	12,500.00	10,000.00
10-47-50	SUMMER CONCERT SERIES	16,635.92	14,696.30	9,810.86	10,000.00	14,381.08	.00	14,500.00	15,000.00
10-47-52	REAL COLORADO CHRISTMAS	.00	.00	1,500.00	500.00	.00	.00	500.00	500.00
10-47-53	SPOOKTACULAR DONATIONS	.00	.00	.00	.00	.00	.00	.00	.00
10-47-54	VICTORIAN BALL	.00	.00	.00	.00	.00	.00	.00	.00
10-47-55	WEARABLE ART FESTIVAL	.00	.00	.00	.00	.00	.00	.00	.00
10-47-56	BURRO DAYS	55,600.58	73,151.12	86,560.00	65,000.00	73,563.10	.00	75,000.00	75,000.00
10-47-57	PEACH FUNDRAISER	.00	.00	.00	.00	.00	.00	.00	.00
10-47-58	DISC GOLF TOURNAMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-47-59	RETAIL SALES	2,283.82	1,158.54	672.93	2,500.00	809.69	.00	810.00	10,000.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
10-47-60	525 HATHAWAY - RENT & UTILITY	.00	.00	.00	.00	.00	.00	.00	.00
10-47-62	501 MAIN - RENT & UTILITY	1,513.95	1,170.39	2,716.95	2,000.00	2,107.91	.00	2,000.00	2,000.00
10-47-63	GRANT-UNIV OF DENVER EXEC ED	.00	.00	.00	8,400.00	8,400.00	.00	8,400.00,	.00
10-47-65	MARDI GRAS	6,200.00	10,360.00	14,099.96	15,000.00	13,383.75	.00	13,384.00	15,000.00
10-47-66	FALL FESTIVAL REVENUE	.00	.00	1,130.56	5,000.00	110.58-	.00	.00	2,000.00
10-47-70	PLEIN AIR EVENT	.00	.00	.00	.00	.00	.00	.00	.00
10-47-75	COMMERCIAL FISHING FEES	7,321.75	8,227.75	8,781.63	6,000.00	.00	.00	6,000.00	6,000.00
10-47-80	FAIRPLAY BEACH PROJECT	.00	.00	.00	.00	.00	.00	.00	.00
10-47-81	GRANT-COHEN PARK	92,739.00	.00	.00	.00	.00	.00	.00	.00
10-47-82	CAMPING PERMITS/FACILITY USE	500.00	740.00	415.00	500.00	494.50	.00	500.00	500.00
10-47-83	GRANT - FEDERAL	.00	.00	.00	.00	.00	.00	.00	.00
10-47-84	FEMA REIMBURSEMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-47-85	GRANT - GOCO	.00	.00	.00	.00	.00	.00	.00	.00
10-47-86	GRANT REVENUE - 501 MAIN	.00	.00	.00	.00	.00	.00	.00	.00
10-47-87	GRANT REVENUE-ARPA	.00	.00	197,812.26	.00	.00	.00	.00	.00
10-47-88	GRANT-RIVER PARK-CDOT	.00	.00	.00	1,000,000.00	614,271.53	.00	750,000.00	.00
10-47-89	GRANT - COMM ASSESSMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-47-90	MISCELLANEOUS REVENUE-EVENTS	.00	1,403.00	2,545.00	3,000.00	6,612.87	.00	.00	3,000.00
10-47-91	TOWN HALL - 901 MAIN	12,397.00	12,397.00	12,407.00	18,000.00	10.00	.00	18,000.00	18,000.00
10-47-92	CAPITAL LEASE PROCEEDS	.00	.00	.00	.00	.00	.00	.00	.00
10-47-93	GRANT-RIVER PARK-PARK CO	.00	.00	.00	.00	.00	.00	.00	.00
	Total MISCELLANEOUS INCOME:	227,471.95	191,216.45	366,192.02	1,167,200.00	878,631.11	.00	1,039,169.00	178,600.00
ADMINISTRATION									
10-50-02	401(A) EMPLOYER MATCH	3,797.52	7,349.31	10,064.89	13,500.00	8,295.01	.00	9,000.00	15,250.00
10-50-05	SALARIES -ADMIN./CLERK/TREASUR	127,777.19	253,295.49	362,095.48	263,845.00	230,041.81	.00	263,845.00	305,000.00
10-50-06	PART TIME HOURLY	.00	.00	.00	.00	.00	.00	.00	.00
10-50-10	EMPLOYEE HEALTH AND WELLNESS	.00	3,703.80	6,464.47	15,000.00	6,506.30	.00	8,500.00	15,000.00
10-50-11	SS/MEDICARE EXPENSE	10,103.14	19,951.79	27,231.05	20,825.00	18,168.20	.00	20,825.00	23,332.50
10-50-12	UNEMPLOYMENT EXPENSE	260.47	558.48	3,401.70	545.00	1,931.76	.00	2,000.00	3,050.00
10-50-13	EMPLOYEE HEALTH INSURANCE	33,759.68	40,646.84	59,536.17	37,395.00	34,589.35	.00	37,395.00	60,000.00
10-50-14	WORKER'S COMPENSATION	667.00	468.00	1,271.71	2,083.00	13,052.88	.00	13,100.00	1,154.66
10-50-15	EDUCATION	1,654.00	4,194.21	4,630.96	5,000.00	8,095.39	.00	8,500.00	5,000.00
10-50-16	ADMIN VEHICLE	5,884.89	6,000.28	6,164.79	6,000.00	4,911.99	.00	6,000.00	6,000.00
10-50-19	CHANGE IN ACCRD SAL & BENEFITS	.00	3,811.42	.00	.00	.00	.00	.00	.00
10-50-20	TOWN HALL EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00
10-50-23	TOWN HALL EXPENSE - UTILITIES	7,251.84	7,108.79	6,441.00	7,000.00	3,749.34	.00	4,500.00	7,000.00

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10-50-25	TOWN HALL EXP - REPAIR & MAINT	4,817.48	18,400.91	63,945.54	30,000.00	37,457.84	.00	37,500.00	20,000.00
10-50-27	TOWN HALL EXPENSE - SUPPLIES	894.80	1,286.58	823.89	1,000.00	585.94	.00	700.00	1,000.00
10-50-28	TOWN HALL EXPENSE-901 MAIN	.00	.00	.00	.00	.00	.00	.00	.00
10-50-29	TOWN HALL L/P EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00
10-50-30	OFFICE SUPPLIES	2,900.66	4,648.55	3,715.90	2,000.00	2,520.49	.00	2,600.00	2,500.00
10-50-32	EQUIPMENT RENTAL	4,634.55	6,944.02	3,055.81	5,500.00	2,503.98	.00	2,510.00	5,500.00
10-50-35	POSTAGE EXPENSE	1,140.90	425.50	675.99	600.00	616.30	.00	700.00	600.00
10-50-40	BANK/CREDIT CARD FEES	4,080.53	5,305.93	7,041.12	4,000.00	8,975.35	.00	10,000.00	5,000.00
10-50-50	ELECTION EXPENSE	.00	.00	103.58	.00	.00	.00	.00	3,000.00
10-50-55	BOARD OF TRUSTEE SALARY	1,470.00	1,755.00	2,093.28	2,340.00	2,220.00	.00	2,340.00	2,500.00
10-50-56	OTHER TRUSTEE EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00
10-50-57	TOWN ATTY LEGAL SERVICES	16,154.50	23,804.51	16,212.93	40,000.00	79,864.41	.00	100,000.00	75,000.00
10-50-58	BUILDING OFFICAL CONTRACT	11,563.86	27,182.05	12,980.25	15,000.00	13,227.16	.00	15,000.00	25,000.00
10-50-60	COMPUTER/SOFTWARE/SUPPORT	52,107.57	34,203.82	28,546.72	40,000.00	37,094.75	.00	50,000.00	65,000.00
10-50-65	TELEPHONE/INTERNET	11,265.48	13,096.00	7,613.32	7,500.00	3,357.81	.00	4,500.00	8,000.00
10-50-70	MISCELLANEOUS EXPENSE	6,215.85	21,110.04	2,856.46	10,000.00	8,168.63	.00	8,500.00	10,000.00
10-50-71	FSD FEASIBILTY STUDY	.00	.00	.00	.00	.00	.00	.00	.00
10-50-75	CODIFICATION	2,051.02	1,863.85	3,004.40	25,000.00	19,641.54	.00	25,000.00	20,000.00
10-50-76	ESTIP AGREEMENT	15,914.84	20,808.26	35,642.44	25,000.00	13,947.72	.00	14,000.00	200,000.00
10-50-80	VEHICLE RENTAL PAYMENT TO ISF	.00	.00	.00	.00	.00	.00	.00	.00
10-50-85	COVID EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00
10-50-90	CAPITAL OUTLAY	.00	36,482.97	44,298.00	.00	.00	.00	.00	45,000.00
10-50-95	EMPLOYEE HOUSING	.00	.00	.00	.00	.00	.00	.00	.00
	Total ADMINISTRATION:	326,367.77	564,406.40	719,911.85	579,133.00	559,523.95	.00	692,015.00	928,887.16
	COMMUNITY DEVELOPMENT								
10-51-05	PROFESSIONAL SERVICES	17,692.18	21,765.75	43,049.44	45,000.00	54,098.41	.00	60,000.00	60,000.00
10-51-07	PROFESSIONAL SVCS-BILL BACK	.00	2,227.50	42,447.19	35,000.00	32,563.68	.00	35,000.00	35,000.00
10-51-10	EDUCATION/BENEVOLENCE (BOT)	6,095.09	9,907.70	13,073.02	20,000.00	14,798.34	.00	20,000.00	30,000.00
10-51-20	VISITOR CENTER	4,952.36	3,125.86	13,784.44	10,000.00	4,934.97	.00	6,000.00	10,000.00
10-51-25	GRANTS EXPENSE-ARPA	.00	.00	197,812.26	.00	.00	.00	.00	.00
10-51-26	SCHOLARSHIPS	.00	.00	.00	.00	5,000.00	.00	7,500.00	10,000.00
10-51-30	ADVERTISING AND MARKETING	14,696.13	14,945.66	25,941.21	15,000.00	17,623.89	.00	18,000.00	15,000.00
10-51-34	TOWN BEAUTIFICATION	14,524.26	11,452.24	9,474.35	12,500.00	8,829.00	.00	8,830.00	12,500.00
10-51-35	TOWN CLEAN UP	7,432.70	11,925.73	15,048.80	12,000.00	12,305.00	.00	12,500.00	12,000.00
10-51-40	DUES AND MEMBERSHIPS	624.93	1,483.00	1,125.00	1,500.00	700.00	.00	700.00	1,500.00
10-51-44	WAYFINDING SIGNAGE	.00	.00	.00	.00	.00	.00	.00	.00

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10-51-45	WORKFORCE HOUSING	.00	5,000.00	.00	100,000.00	.00	.00	.00	100,000.00
10-51-50	TGIFairplay EXPENSE	15,121.41	25,646.82	21,542.17	20,000.00	20,089.91	.00	21,100.00	18,500.00
10-51-62	BURRO DAYS	58,321.76	57,515.30	112,618.70	60,000.00	69,995.88	.00	70,000.00	60,000.00
10-51-66	MARDI GRAS	9,243.96	10,455.17	15,428.98	15,000.00	16,723.22	.00	17,000.00	15,000.00
10-51-67	FALL FESTIVAL EXPENSE	.00	.00	10,113.23	10,000.00	8,724.07	.00	9,000.00	9,000.00
10-51-70	MISCELLANEOUS EVENTS	1,801.29	3,253.71	2,963.30	5,000.00	3,322.88	.00	3,500.00	5,000.00
10-51-71	FIREWORKS/4TH OF JULY	17,881.53	34,671.24	39,361.11	35,000.00	32,419.06	.00	33,000.00	35,000.00
10-51-74	REAL COLORADO CHRISTMAS	2,825.94	2,430.17	3,484.38	3,000.00	81.75-	.00	1,000.00	3,000.00
10-51-75	DONATIONS	3,500.00	4,250.00	10,000.00	10,000.00	3,650.93	.00	7,500.00	20,000.00
10-51-76	EMERGENCY SUPPLIES	.00	.00	.00	3,000.00	.00	.00	.00	3,000.00
10-51-77	DISC GOLF TOURNAMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-51-78	VOLUNTEER APPRECIATION	.00	.00	.00	.00	435.00	.00	500.00	2,500.00
10-51-80	FAIRPLAY FORWARD	.00	.00	.00	.00	56.37	.00	60.00	10,000.00
10-51-81	COMP PLAN/LUC UPDATE	.00	.00	.00	10,000.00	.00	.00	.00	75,000.00
10-51-82	PEACH FUNDRAISER	.00	.00	.00	.00	.00	.00	.00	.00
10-51-85	PROPERTY IMPROVEMENT INCENTIVE	3,287.00	3,836.00	6,926.00	20,000.00	12,163.00	.00	15,000.00	20,000.00
10-51-86	850 HATHAWAY-BUS BARN	17,957.64	9,444.88	.00	.00	.00	.00	.00	.00
10-51-90	525 HATHAWAY	.00	.00	.00	.00	.00	.00	.00	.00
10-51-95	501 MAIN STREET	18,776.99	.00	13,877.96	25,000.00	23,755.05	.00	25,000.00	25,000.00
10-51-96	501 MAIN STREET REMODEL	516.00	59,851.11	644,448.48	300,000.00	103,155.91	.00	104,000.00	200,000.00
10-51-97	501 MAIN STREET UTILITIES	.00	16,166.49	.00	.00	406.30	.00	.00	.00
10-51-98	501 MAIN STREET REPAIRS	.00	28,380.25	.00	2,500.00	1,629.84	.00	115,000.00	20,000.00
	Total COMMUNITY DEVELOPMENT:	215,251.17	337,734.58	1,242,520.02	769,500.00	447,298.96	.00	590,690.00	807,000.00
TRANSIT									
10-52-02	401A EMPLOYER MATCH	.00	.00	.00	3,000.00	343.41	.00	750.00	1,500.00
10-52-03	401A EMPLOYER MATCH-CDOT GRANT	.00	.00	.00	.00	343.41	.00	750.00	1,500.00
10-52-05	SALARIES	.00	.00	1,134.12	60,000.00	9,471.00	.00	11,000.00	30,000.00
10-52-06	SALARIES-CDOT GRANT	.00	.00	.00	.00	9,471.00	.00	11,000.00	30,000.00
10-52-08	HEALTH INSURANCE/WELLNESS	.00	.00	.00	.00	3,762.72	.00	4,500.00	15,000.00
10-52-09	HEALTH INSURANCE-CDOT GRANT	.00	.00	.00	.00	3,762.72	.00	4,500.00	15,000.00
10-52-10	SS/MEDICARE EXPENSE-CDOT GRANT	.00	.00	.00	.00	724.54	.00	900.00	2,295.00
10-52-11	SS/MEDICARE EXPENSE	.00	.00	29.32	4,590.00	724.54	.00	900.00	2,295.00
10-52-12	UNEMPLOYMENT EXPENSE	.00	.00	27.71	120.00	191.23	.00	225.00	60.00
10-52-13	UNEMPLOYMENT EXPENSE-CDOT GRA	.00	.00	.00	.00	191.23	.00	225.00	60.00
10-52-14	WORKERS COMPENSATION	.00	.00	50.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
10-52-15	DRIVER TRAINING/PHYSICALS	.00	.00	3,345.00	2,000.00	1,682.00	.00	1,700.00	2,000.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
10-52-30	OFFICE SUPPLIES	.00	.00	.00	1,000.00	.00	.00	.00	1,000.00
10-52-35	LIABILITY INSURANCE	.00	1,010.12	.00	5,000.00	.00	.00	950.00	2,500.00
10-52-36	LIABILITY INSURANCE-CDOT GRANT	.00	.00	.00	.00	.00	.00	950.00	2,500.00
10-52-40	OPERATING SUPPLIES	.00	.00	.00	1,000.00	410.96	.00	125.00	500.00
10-52-41	OPERATING EXPENSES-CDOT GRANT	.00	.00	.00	.00	750.00	.00	125.00	500.00
10-52-45	MISCELLANEOUS	.00	119.76	800.00	2,500.00	784.36	.00	1,000.00	2,500.00
10-52-50	TELEPHONE	.00	24.07	455.90	1,000.00	592.16	.00	700.00	1,000.00
10-52-55	UTILITIES	.00	.00	.00	1,500.00	.00	.00	.00	1,500.00
10-52-60	VEHICLE MAINTENANCE	.00	.00	1,255.88	10,000.00	17.33	.00	2,000.00	10,000.00
10-52-70	FUEL	.00	.00	.00	10,000.00	1,403.18	.00	2,250.00	10,000.00
10-52-75	SUMMIT STAGE FUNDING	.00	.00	.00	18,000.00	.00	.00	18,000.00	18,000.00
10-52-80	PROGRAM CONSULTING FEES	.00	.00	.00	.00	.00	.00	.00	8,000.00
10-52-85	ADVERTISING / MARKETING	.00	.00	.00	.00	.00	.00	.00	4,800.00
10-52-90	VEHICLE PURCHASE	.00	.00	.00	.00	.00	.00	.00	20,000.00
	Total TRANSIT:	.00	1,153.95	7,097.93	120,710.00	35,625.79	.00	63,550.00	183,510.00
JUDICIAL SYSTEM									
10-53-02	401(A) EMPLOYER MATCH	136.24	148.20	179.95	290.00	170.39	.00	250.00	300.00
10-53-05	MUNICIPAL JUDGE SALARY	8,880.17	9,602.30	11,380.99	12,000.00	9,411.04	.00	11,000.00	13,000.00
10-53-10	COURT CLERK	4,682.22	5,137.98	5,994.15	5,768.00	4,932.97	.00	5,250,00	6,000.00
10-53-11	SS/MEDICARE EXPENSE	1,018.22	1,127.83	1,371.88	1,360.00	1,097.30	.00	1,250.00	1,500.00
10-53-12	UNEMPLOYMENT EXPENSE	26.40	29.44	416.87	36.00	248.27	.00	300.00	500.00
10-53-13	EMPLOYEE HEALTH INSURANCE	1,063.86	1,101.89	1,152.60	1,056.00	973.12	.00	1,000.00	1,750.00
10-53-14	WORKER'S COMPENSATION	37.00	37.00	234.91	350.00	650.00	.00	650.00	500.00
10-53-19	CHANGE IN ACCRD SAL & BENEFITS	.00	50.36	.00	.00	.00	.00	.00	.00
10-53-20	COURT ATTORNEY	.00	.00	.00	250.00	.00	.00	.00	500.00
10-53-30	EDUCATION	.00	.00	.00	250.00	.00	.00	200.00	250.00
10-53-40	OPERATING EXPENSE	205.01	398.55	58.46	250.00	.00	.00	.00	50.00
10-53-50	DUES AND MEMBERSHIPS	.00	.00	137.38	250.00	.00	.00	.00	150.00
	Total JUDICIAL SYSTEM:	16,049.12	17,633.55	20,927.19	21,860.00	17,483.09	.00	19,900.00	24,500.00
PUBLIC SAFETY									
10-54-01	POLICE SALARIES	261,836.39	263,254.99	522,847.01	739,113.00	647,156.04	.00	739,113.00	765,000.00
10-54-03	EXTRA DUTY PAY	5,487.50	.00	1,250.00	.00	.00	.00	.00	.00
10-54-04	PART TIME OFFICERS	13,665.25	8,950.00	16,843.07	25,000.00	45,158.55	.00	50,000.00	.00
10-54-05	PENSION CONTRIBUTION	29,110.60	27,711.55	90,814.23	105,694.00	88,945.27	.00	100,000.00	153,000.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
10-54-08	POLICE SALARIES OVERTIME	16,410.14	17,453.88	.00	36,956.00	58,629.43	.00	60,000.00	40,000.00
10-54-09	SRO-CONTRACT PARK CO	.00	.00	.00	.00	.00	.00	.00	.00
10-54-10	UNIFORMS AND ACCESSORIES	2,540.18	3,745.01	7,625.58	9,000.00	8,621.94	.00	9,000.00	5,000.00
10-54-11	SS/MEDICARE EXPENSE	6,056.61	5,936.59	12,954.26	13,166.00	12,114.45	.00	13,166.00	13,000.00
10-54-12	UNEMPLOYMENT EXPENSE	439.01	579.28	3,740.71	1,529.00	4,810.62	.00	6,000.00	7,000.00
10-54-13	EMPLOYEE HEALTH INSURANCE	83,962.14	66,465.27	155,040.26	176,301.00	162,256.83	.00	176,301.00	210,000.00
10-54-14	WORKER'S COMPENSATION	13,623.00	12,132.00	11,624.37	30,000.00	30,000.00	.00	30,000.00	40,000.00
10-54-15	FUEL	17,850.54	10,677.10	24,448.72	20,000.00	17,686.19	.00	20,000.00	10,000.00
10-54-17	POLICE SALARIES - GRANT	.00	.00	2,950.00	.00	1,950.00	.00	2,500.00	.00
10-54-19	CHANGE IN ACCRD SAL & BENEFITS	.00	2,388.04	.00	.00	.00	.00	.00	.00
10-54-20	VEHICLE MAINTENANCE	10,993.36	11,223.68	27,633.92	25,000.00	18,353.38	.00	25,000.00	25,000.00
10-54-24	PROFESSIONAL TRAINING EXPENSE	2,046.68	1,025.00	10,551.27	6,800.00	13,689.03	.00	14,000.00	6,000.00
10-54-25	POLICE CAR - LEASE	.00	.00	.00	.00	.00	.00	.00	.00
10-54-26	IN-SERVICE TRAINING EXPENSE	.00	.00	301.88	500.00	37.05	.00	100.00	500.00
10-54-28	VEHICLE RENTAL PAYMENT	24,551.04	33,410.14	56,480.30	88,776.00	72,329.25	.00	88,776.00	.00
10-54-30	RADAR & RADIO MAINTENANCE	394.42	352.40	3,525.35	4,000.00	4,305.06	.00	5,000.00	4,000.00
10-54-32	AMMUNITION	.00	.00	.00	400.00	728.32	.00	800.00	400.00
10-54-35	POLICE CAR EQUIPMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-54-45	OPERATING SUPPLIES	1,656.87	2,485.17	1,956.82	2,500.00	2,201.77	.00	3,000.00	2,500.00
10-54-50	EQUIPMENT EXPENSE	43,508.15	10,988.29	46,415.51	85,000.00	84,667.31	.00	85,000.00	55,000.00
10-54-53	GRANT-EQUIPMENT & SUPPLIES	.00	.00	3,569.68	.00	2,177.31	.00	2,200.00	.00
10-54-55	TELEPHONE - POLICE LINE	6,663.43	6,735.10	12,097.50	10,000.00	8,218.46	.00	10,000.00	12,000.00
10-54-60	MEMBERSHIPS - DUES	250.00	50.00	.00	800.00	283.69	.00	300.00	600.00
10-54-61	GRANT - UNIV OF DENVER EXEC ED	.00	.00	.00	8,400.00	8,400.00	.00	8,400.00	.00
10-54-65	COMPUTER/SOFTWARE/SUPPORT	14,868.73	29,994.62	58,080.28	45,000.00	32,274.78	.00	40,000.00	45,000.00
10-54-71	NATIONAL NIGHT OUT EXPENSES	.00	.00	.00	.00	1,594.61	.00	1,600.00	3,000.00
10-54-75	INVESTIGATIVE SERVICES	2,189.52	1,645.43	3,570.64	1,500.00	803.86	.00	900.00	1,500.00
10-54-76	RADAR CITATION SERVICES	.00	.00	.00	.00	25,277.38	.00	35,000.00	40,000.00
10-54-78	MISCELLANEOUS	.00	18,959.41	12,466.06	.00	107.25	.00	125.00	.00
10-54-80	OFFICER RECRUITING	325.00	12,483.45	14,123.85	7,000.00	3,459.75	.00	3,500.00	4,000.00
10-54-87	LIABILITY INSURANCE	10,435.84	10,328.69	48,701.48	55,000.00	35,882.14	.00	36,000.00	75,000.00
10-54-95	IGA - PARK CO SHERIFF'S DEPT.	.00	.00	.00	.00	.00	.00	.00	.00
10-54-96	TOWN SECURITY	.00	.00	.00	.00	.00	.00	.00	.00
10-54-97	PUBLIC RELATIONS	806.12	407.48	3,119.87	5,000.00	2,987.51	.00	3,000.00	4,000.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
	Total PUBLIC SAFETY:	569,670.52	559,382.57	1,152,732.62	1,502,435.00	1,395,107.23	.00	1,568,781.00	1,521,500.00
PUBLIC WORKS									
10-56-01	SALARIES	161,837.96	142,719.85	157,990.74	220,242.00	188,486.26	.00	220,242.00	130,000.00
10-56-02	401(A) EMPLOYER MATCH	4,678.32	4,085.32	4,667.98	11,012.00	6,417.68	.00	11,000.00	6,500.00
10-56-10	SEASONAL WAGES	8,775.00	6,990.00	6,530.04	8,000.00	7,242.75	.00	7,250.00	8,000.00
10-56-11	SS/MEDICARE EXPENSE	12,829.04	11,453.07	12,358.47	17,461.00	15,038.49	.00	17,500.00	10,000.00
10-56-12	UNEMPLOYMENT EXPENSE	235.53	193.44	2,677.01	466.00	2,136.16	.00	2,750.00	2,500.00
10-56-13	EMPLOYEE HEALTH INSURANCE	27,296.80	38,465.50	42,321.22	79,196.00	55,140.68	.00	79,196.00	52,500.00
10-56-14	WORKER'S COMPENSATION	5,964.00	9,971.00	6,537.14	12,954.00	18,177.63	.00	18,200.00	15,000.00
10-56-15	FUEL	6,287.34	5,559.75	7,250.37	7,000.00	5,892.08	.00	7,000.00	5,000.00
10-56-19	CHANGE IN ACCRD SAL & BENEFITS	.00	2,387.60	.00	.00	.00	.00	.00	.00
10-56-20	AUTO PARTS	.00	.00	401.00	500.00	51.06	.00	250.00	1,000.00
10-56-25	REPAIRS & MAINT - EQUIPMENT	7,794.28	13,347.30	24,306.29	15,000.00	19,851.12	.00	21,500.00	15,000.00
10-56-30	TOOLS, MAT'LS, & SUPPLIES	4,787.51	3,529.14	2,908.23	5,000.00	6,612.00	.00	7,000.00	5,000.00
10-56-35	EDUCATION & TRAINING	150.00	382.20	3,449.72	5,000.00	1,028.97	.00	2,000.00	5,000.00
10-56-40	ELECTRIC STREET LIGHTS & SIGNS	12,148.33	13,709.91	13,786.78	15,000.00	23,171.48	.00	25,000.00	15,000.00
10-56-45	TELEPHONE/COMPUTER	3,000.66	7,920.35	12,745.31	10,000.00	13,557.29	.00	15,000.00	10,000.00
10-56-50	MAINTENANCE BUILDING - UTILITY	11,053.86	10,612.38	16,434.82	10,000.00	11,843.40	.00	13,000.00	10,000.00
10-56-55	MAPPING	5,777.50	33,871.68	7,871.25	40,000.00	2,566.00	.00	3,500.00	30,000.00
10-56-60	VEHICLE RENTAL PAYMENT	49,940.87	57,390.70	76,636.74	60,544.00	50,453.09	.00	60,544.00	.00
10-56-70	STREET REPAIRS	212,218.88	237,052.20	209,199.43	300,000.00	572,583.69	.00	575,000.00	300,000.00
10-56-71	SNOWPLOWING	.00	.00	.00	.00	.00	.00	.00	.00
10-56-80	UNIFORMS AND SAFETY EQUIPMENT	.00	.00	1,338.72	5,000.00	1,843.28	.00	2,500.00	2,500.00
10-56-82	TOWN SHOP BUILDING REPAIRS	2,536.48	1,212.06	9,823.21	5,000.00	5,306.21	.00	6,000.00	5,000.00
10-56-90	EQUIPMENT	41,812.50	8,524.00	41,863.12	25,000.00	7,078.00	.00	8,000.00	30,000.00
	Total PUBLIC WORKS:	579,124.86	609,377.45	661,097.59	852,375.00	1,014,477.32	.00	1,105.432.00	658,000.00
PARKS & RECREATION									
10-58-30	TOOLS, MATERIALS, & SUPPLIES	2,444.04	1,713.15	470.84	3,000.00	527.30	.00	1,000.00	2,500.00
10-58-41	PARKS UTILITIES	469.95	527.66	512.07	2,500.00	456.55	.00	1,000.00	2,500.00
10-58-42	VAULT RESTROOMS MAINTENANCE	7,538.60	5,833.92	5,900.39	10,000.00	1,560.00	.00	3,000.00	10,000.00
10-58-50	CEMETERY EXPENSE	979.68	11,801.46	588.76	1,250.00	809.02	.00	1,000.00	1,000.00
10-58-80	FAIRPLAY BEACH PROJECT EXPENSE	.00	.00	8,175.00	10,000.00	3,930.97	.00	5,000.00	20,000.00
10-58-82	FEMA - REPAIRS	.00	.00	.00	.00	.00	.00	.00	.00
10-58-83	COHEN PARK PROJECT	129,182.49	9,858.68	5,979.17	20,000.00	1,576.99	.00	2,000.00	20,000.00

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10-58-86	FAIRPLAY RIVER PARK	.00	.00	31,917.39	1,000,000.00	833,342.41	.00	1,000,000.00	.00
10-58-87	BURRO PARK	.00	.00	707.00	10,000.00	2,000.00	.00	2,000.00	100,000.00
10-58-90	LAND ACQUISITION	.00	.00	.00	.00	.00	.00	.00	130,000.00
10-58-95	LAND LEASE PAYMENT	.00	.00	.00	.00	.00	.00	.00	.00
	Total PARKS & RECREATION:	140,614.76	29,734.87	54,250.62	1,056,750.00	844,203.24	.00	1,016.500.00	286,000.00
NON-DEPARTMENTAL EXPENDITURES									
10-61-10	LAND LEASE PAYMENT	.00	.00	.00	.00	.00	.00	.00	.00
10-61-15	LIABILITY INSURANCE	16,952.29	22,119.63	22,997.56	23,000.00	18,846.95	.00	23,000.00	27,500.00
10-61-17	AUDIT FEES	4,500.00	4,637.50	5,100.00	10,000.00	4,750.00	.00	4,750.00	15,000.00
10-61-18	PROFESSIONAL SRVCS-ACCOUNTING	.00	.00	23,673.06	51,000.00	65,016.98	.00	80,000.00	65,000.00
10-61-22	PROF SRVCS - GRANT WRITING	.00	.00	.00	34,000.00	8,840.00	.00	10,000.00	.00
10-61-23	TREASURER'S FEES - MILL LEVY	4,667.40	4,705.68	6,168.61	6,000.00	6,031.68	.00	6,500.00	6,500.00
10-61-25	PUBLISHING EXPENSE	1,667.67	1,039.51	3,604.32	1,500.00	811.90	.00	1,250.00	1,500.00
10-61-26	BANK SERVICE CHARGE	.00	.00	.00	.00	.00	.00	.00	.00
10-61-27	OFF-SITE RECORDS MNGT	.00	.00	8,080.16	10,000.00	1,527.57	.00	2,000.00	10,000.00
10-61-30	DUES & MEMBERSHIPS	1,642.00	5,606.00	12,018.41	20,000.00	6,805.80	.00	7,000.00	10,000.00
10-61-50	CAPITAL IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00
10-61-60	ABATEMENT	.00	.00	3,284.00	2,000.00	.00	.00	.00	1,000.00
10-61-65	MISCELLANEOUS	.00	.00	7,171.43	1,000.00	7,786.20	.00	8,000.00	30,000.00
10-61-85	BAD DEBT WRITE OFF	.00	.00	5,886.59	.00	.00	.00	.00	.00
10-61-90	DEBT SERVICE-PRINCIPAL	.00	.00	24,787.00	.00	.00	.00	.00	.00
10-61-91	DEBT SERVICE-INTEREST	.00	.00	2,477.00	.00	.00	.00	.00	.00
	Total NON-DEPARTMENTAL EXPENDITURES:	29,429.36	38,108.32	125,248.14	158,500.00	120,417.08	.00	142,450.00	166,500.00
901 MAIN STREET									
10-80-80	RENT 901 MAIN STREET	.00	.00	.00	.00	.00	.00	.00	.00
10-80-90	901 MAIN STREET-IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00
	Total 901 MAIN STREET:	.00	.00	.00	.00	.00	.00	.00	.00
	GENERAL FUND Revenue Total:	2,920,893.35	3,045,247.12	3,433,592.37	4,088,338.00	3,110,093.26	.00	4,080,307.00	3,259,720.00
	GENERAL FUND Expenditure Total:	1,876,507.56	2,157,531.69	3,983,785.96	5,061,263.00	4,434,136.66	.00	5,197,868.00	4,575,897.16
	Total GENERAL FUND:	1,044,385.79	887,715.43	550,193.59-	972,925.00-	1,324,043.40-	.00	1,117,561.00-	1,316,177.16-

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
CONSERVATION TRUST FUND									
INTERGOVERNMENTAL REVENUES									
20-44-10	COLORADO LOTTERY FUNDS	4,649.03	5,146.35	4,484.37	4,590.00	3,132.51	.00	3,750.00	4,590.00
20-44-20	PARK COUNTY GRANTS	.00	.00	.00	.00	.00	.00	.00	.00
	Total INTERGOVERNMENTAL REVENUES:	4,649.03	5,146.35	4,484.37	4,590.00	3,132.51	.00	3,750.00	4,590.00
INTEREST INCOME									
20-46-50	INTEREST INCOME SAVINGS	30.81	.00	.00	60.00	.00	.00	.00	.00
20-46-60	CSAFE INTEREST INCOME	.00	96.19	103.52	.00	74.39	.00	100.00	100.00
	Total INTEREST INCOME:	30.81	96.19	103.52	60.00	74.39	.00	3,850.00	100.00
OPERATION EXPENSE									
20-73-03	BASEBALL FIELD IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00
20-73-05	BASEBALL FIELD UTILITIES	.00	.00	.00	.00	.00	.00	.00	.00
20-73-10	COHEN PARK - IMPROVEMENTS	1,000.00	.00	.00	.00	.00	.00	.00	.00
20-73-15	BEACH IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00
20-73-20	BIKE PATH DONATION	.00	.00	.00	.00	.00	.00	.00	.00
20-73-30	HWY285/9 DESIGN PROJECT	.00	.00	.00	.00	.00	.00	.00	.00
20-73-65	SIDEWALK/TRAILPROJECT	.00	.00	.00	.00	.00	.00	.00	.00
20-73-75	BURRO PARK	.00	11,425.00	2,522.25	5,000.00	.00	.00	2,500.00	5,000.00
	Total OPERATION EXPENSE:	1,000.00	11,425.00	2,522.25	5,000.00	.00	.00	2,500.00	5,000.00
	CONSERVATION TRUST FUND Revenue Total:	4,679.84	5,242.54	4,587.89	4,650.00	3,206.90	.00	3,850.00	4,690.00
	CONSERVATION TRUST FUND Expenditure Total:	1,000.00	11,425.00	2,522.25	5,000.00	.00	.00	2,500.00	5,000.00
	Total CONSERVATION TRUST FUND:	3,679.84	6,182.46-	2,065.64	350.00-	3,206.90	.00	1,350.00	310.00-

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
INTERNAL SERVICE FUND									
REVENUE									
32-47-10	DOLA START UP GRANT	.00	.00	.00	.00	.00	.00	.00	.00
32-47-20	DEPT RENTAL PAYMENTS	97,711.91	112,085.84	141,785.27	169,457.00	139,059.35	.00	169,457.00	.00
32-47-30	SALE OF VEHICLE/EQUIPMENT	.00	.00	.00	.00	.00	.00	.00	.00
32-47-40	SALE OF VEHICLE/EQUIPMENT-PW	.00	3,000.00	.00	.00	.00	.00	.00	.00
32-47-45	INSURANCE PROCEEDS	.00	.00	12,083.00	.00	.00	.00	.00	.00
	Total REVENUE:	97,711.91	115,085.84	153,868.27	169,457.00	139,059.35	.00	169,457.00	.00
EXPENDITURES									
32-58-10	POLICE VEHICLES	.00	.00	23.06	70,000.00	64,713.01	.00	70,000.00	.00
32-58-20	PUBLIC WORK EQUIPMENT	.00	.00	.00	.00	.00	.00	.00	.00
32-58-30	PUBLIC WORKS VEHICLES	.00	.00	.00	.00	.00	.00	.00	.00
32-58-40	ADMINISTRATION VEHICLE	.00	.00	.00	.00	.00	.00	.00	.00
32-58-50	SANITATION DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
	Total EXPENDITURES:	.00	.00	23.06	70,000.00	64,713.01	.00	70,000.00	.00
EXPENDITURES									
32-75-50	DEPRECIATION	39,369.85	52,143.69	66,111.40	.00	.00	.00	.00	.00
	Total EXPENDITURES:	39,369.85	52,143.69	66,111.40	.00	.00	.00	70,000.00	.00
	INTERNAL SERVICE FUND Revenue Total:	97,711.91	115,085.84	153,868.27	169,457.00	139,059.35	.00	169,457.00	.00
	INTERNAL SERVICE FUND Expenditure Total:	39,369.85	52,143.69	66,134.46	70,000.00	64,713.01	.00	70,000.00	.00
	Total INTERNAL SERVICE FUND:	58,342.06	62,942.15	87,733.81	99,457.00	74,346.34	.00	99,457.00	.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
FAIRPLAY UTILITY ENTERPRISE									
GRANTS & LOANS									
51-40-05	AD VALOREM TAX	.00	.00	.00	.00	.00	.00	.00	.00
51-40-10	SO TAX	.00	.00	.00	.00	.00	.00	.00	.00
51-40-40	INTEREST ON PROPERTY TAX	.00	.00	.00	.00	5.68	.00	.00	.00
	Total GRANTS & LOANS:	.00	.00	.00	.00	5.68	.00	.00	.00
WATER REVENUE									
51-42-05	POTABLE WATER	379,874.66	393,441.58	391,175.03	400,000.00	296,292.47	.00	400,000.00	500,000.00
51-42-10	LATE FEES	.00	.00	.00	.00	.00	.00	.00	.00
51-42-20	LIEN REVENUE	3,760.51	3,081.75	652.93	1,000.00	.00	.00	1,000.00	1,000.00
51-42-30	LIEN REVENUE - INTEREST	.00	.00	.00	.00	.00	.00	.00	.00
51-42-32	WATER FACILITY MAINTENANCE FEE	487.28	471.66	273.74	487.00	300.18	.00	500.00	500.00
51-42-34	WATER METERS, PRV, PARTS	1,853.72	.00	6,977.04	6,000.00	.00	.00	.00	.00
51-42-36	PENALTY NON-COMPLIANCE	240.00	440.00	233.33	50.00	180.00	.00	200.00	50.00
51-42-40	PLANT INVESTMENT FEES	120,000.00	.00	112,800.00	50,000.00	.00	.00	.00	47,000.00
51-42-50	WATER LABOR REIMBURSEMENT	.00	.00	.00	.00	.00	.00	.00	.00
51-42-60	OTHER WATER REVENUE	.00	.00	.00	.00	.00	.00	.00	.00
	Total WATER REVENUE:	506,216.17	397,434.99	512,112.07	457,537.00	296,772.65	.00	401,700.00	548,550.00
WATER-MISCELLANEOUS REVENUE									
51-44-10	FEMA PROJECT	.00	162,010.22	.00	.00	.00	.00	.00	.00
51-44-15	DOLA-GRANT REVENUE	.00	163,306.13	186,384.75	.00	8,893.00-	.00	.00	.00
	Total WATER-MISCELLANEOUS REVENUE:	.00	325,316.35	186,384.75	.00	8,893.00-	.00	.00	.00
WASTEWATER REVENUE									
51-46-05	WW USER FEES	669,690.26	677,798.39	686,595.95	675,000.00	527,339.12	.00	675,000.00	685,000.00
51-46-10	LATE FEES	.00	.00	.00	.00	.00	.00	.00	.00
51-46-20	LIEN REVENUE	4,360.60	3,308.40	814.60	.00	.00	.00	.00	.00
51-46-30	LIEN REVENUE - INTEREST	58.63	32.13	.00	.00	.00	.00	.00	.00
51-46-40	PLANT INVESTMENT FEES	225,498.00	8,351.00	125,265.00	.00	58,312.94	.00	60,000.00	41,755.00
51-46-50	SEWER LABOR REIMBURSEMENT	.00	.00	.00	.00	.00	.00	.00	.00
51-46-60	OTHER WASTEWATER REVENUE	.00	.00	8,351.00	.00	.00	.00	.00	.00
	Total WASTEWATER REVENUE:	899,607.49	689,489.92	821,026.55	675,000.00	585,652.06	.00	735,000.00	726,755.00

WASTEWATER REVENUE

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51-47-91	TRANSFER IN	.00	.00	.00	.00	.00	.00	.00	.00
	Total WASTEWATER REVENUE:	.00	.00	.00	.00	.00	.00	.00	.00
INTEREST/FEE REVENUE									
51-48-10	INTEREST ON INVESTMENTS	22,607.24	80,992.92	76,246.16	65,000.00	45,778.90	50,000.00	.00	80,000.00
51-48-30	LATE FEES	6,408.62	9,819.80	13,391.69	10,000.00	19,253.43	20,000.00	.00	10,000.00
51-48-50	LIEN REVENUE	.00	.00	.00	.00	.00	.00	.00	.00
	Total INTEREST/FEE REVENUE:	29,015.86	90,812.72	89,637.85	75,000.00	65,032.33	70,000.00	.00	90,000.00
EMPLOYEE EXENSES									
51-70-01	SALARIES	204,088.74	149,807.88	123,353.23	120,441.00	106,402.58	120,441.00	.00	130,000.00
51-70-02	401A EMPLOYER MATCH	6,029.62	4,327.53	3,856.19	6,023.00	3,618.26	6,023.00	.00	6,500.00
51-70-10	EMPLOYEE HEALTH AND WELLNESS	.00	2,894.53	1,501.19	5,000.00	1,463.99	5,000.00	.00	5,000.00
51-70-11	SS/MEDICARE EXPENSE	15,639.72	11,512.38	10,521.76	9,334.00	8,449.35	9,334.00	.00	9,945.00
51-70-12	UNEMPLOYMENT EXPENSE	366.28	264.94	1,637.93	244.00	832.64	1,250.00	.00	2,600.00
51-70-13	EMPLOYMENT HEALTH INSURANCE	43,517.66	31,270.03	24,868.88	34,497.00	27,266.98	34,497.00	.00	55,000.00
51-70-14	WORKER'S COMPENSATION	3,001.00	3,700.00	3,370.67	1,416.00	6,639.62	7,000.00	.00	3,000.00
51-70-15	BOARD OF TRUSTEE SALARIES	710.00	690.00	1,080.00	1,560.00	1,480.00	1,560.00	.00	2,000.00
51-70-19	CHANGE IN ACCRD SAL & BENEFITS	.00	1,013.85-	1,087.19-	.00	.00	.00	.00	.00
	Total EMPLOYEE EXENSES:	273,353.02	203,453.44	169,102.66	178,515.00	156,153.42	185,105.00	.00	214,045.00
OFFICE/GENERAL EXPENSE									
51-72-02	BANK/CREDIT CARD FEES	4,559.85	4,233.23	5,218.01	3,000.00	6,455.68	.00	7,250.00	3,000.00
51-72-06	COMPUTER/SOFTWARE/SUPPORT-OFF	14,316.01	12,424.09	21,118.73	40,000.00	22,145.08	.00	30,000.00	40,000.00
51-72-10	MISCELLANEOUS	276.91	292.33	263.00	500.00	268.00	.00	500.00	500.00
51-72-14	OFFICE SUPPLIES	1,571.16	973.07	277.80	750.00	621.68	.00	750.00	500.00
51-72-18	POSTAGE EXPENSE	4,411.82	3,331.74	3,944.70	3,500.00	4,579.49	.00	6,000.00	3,500.00
51-72-22	PUBLISHING EXPENSE	542.50	.00	.00	200.00	.00	.00	.00	200.00
51-72-26	TELEPHONE/INTERNET EXPENSE	2,765.00	2,833.25	2,446.86	2,500.00	1,722.05	.00	2,500.00	2,500.00
51-72-30	TOWN HALL RENTAL PAYMENT	12,397.00	12,397.00	12,397.00	18,000.00	.00	.00	18,000.00	18,000.00
51-72-34	UTILITIES-OFFICE	2,906.83	2,221.56	2,135.55	2,500.00	4,283.89	.00	6,000.00	2,500.00
51-72-38	VEHICLE/EQUIP RENTAL TO ISF	23,220.00	21,285.00	22,449.39	20,138.00	16,781.30	.00	20,138.00	.00
51-72-42	VEHICLE MAINTENANCE/REPAIR	1,757.80	1,990.55	1,613.79	2,500.00	.00	.00	.00	2,500.00
51-72-44	FUEL	6,287.29	5,558.23	7,250.36	5,000.00	1,613.41	.00	2,500.00	5,000.00
51-72-45	UNIFORMS AND SAFETY EQUIPMENT	.00	.00	574.63	5,000.00	.00	.00	2,000.00	2,500.00
51-72-60	REPAIR & MAINT - OFFICE BLDG	3,263.25	1,270.28	2,430.85	3,500.00	400.00	.00	1,000.00	3,500.00

GL Number	Account Title	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Adopted	FY25 Actual at 10/31/25	FY25 Nov-Dec Est.	FY25 Proposed Amended	FY 26 Proposed
	Total OFFICE/GENERAL EXPENSE:	78,275.42	68,810.33	82,120.67	107,088.00	58,870.58	.00	95,888.00	84,200.00
CONTRACTUAL FEES									
51-73-20	AUDITOR FEES	4,500.00	4,637.50	5,100.00	10,000.00	9,818.50	.00	10,000.00	15,000.00
51-73-22	PROF SRVCS - GRANT WRITING	.00	.00	1,754.45	34,000.00	1,693.05	.00	2,000.00	15,000.00
51-73-40	INSURANCE-PROPERTY/LIABILITY	16,107.00	14,713.73	15,794.14	20,500.00	17,468.21	.00	20,500.00	27,500.00
51-73-45	WATER LINE INSURANCE	.00	.00	8,251.80	24,000.00	14,663.15	.00	24,000.00	24,000.00
51-73-50	PROFESSIONAL FEES	26,010.00	.00	21,462.80	50,000.00	22,225.13	.00	25,000.00	50,000.00
51-73-55	PROFESSIONAL SRVCS-ACCOUNTING	.00	.00	24,483.60	34,000.00	49,533.59	.00	60,000.00	40,000.00
51-73-60	LEGAL FEES	.00	4,274.00	1,711.10	25,000.00	3,300.63	.00	10,000.00	25,000.00
51-73-70	TREASURER FEES	814.43	642.23	149.16	1,000.00	1,070.46	.00	1,500.00	1,000.00
	Total CONTRACTUAL FEES:	47,431.43	24,267.46	78,707.05	198,500.00	119,772.72	.00	153,000.00	197,500.00
WATER - PLANT & EQUIPMENT									
51-74-10	DNU	.00	.00	.00	.00	.00	.00	.00	.00
51-74-11	CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	.00	70,000.00	200,000.00
51-74-15	COMPUTER EXPENSE-WATER SYSTEM	2,386.44	8,640.34	2,160.61	50,000.00	26,556.10	.00	50,000.00	25,000.00
51-74-17	CONTRACT PLANT OPERATOR	54,000.00	49,500.00	58,500.00	54,000.00	36,000.00	.00	54,000.00	60,000.00
51-74-20	DITCH MAINTENANCE	.00	.00	.00	500.00	.00	.00	500.00	500.00
51-74-25	EDUCATION	750.58	3,697.66	1,654.90	10,000.00	1,902.85	.00	2,500.00	10,000.00
51-74-28	CONTRACTUAL SERVICES	.00	.00	.00	.00	.00	.00	.00	.00
51-74-30	INFILLTRATION GALLERY PROJECT	.00	.00	.00	.00	.00	.00	.00	.00
51-74-32	ENGINEERING FEES	.00	35,032.20	11,375.85	25,000.00	8,353.40	.00	12,000.00	25,000.00
51-74-34	ENGINEERING	907.00	.00	.00	.00	.00	.00	.00	.00
51-74-35	FUEL	.00	.00	.00	.00	.00	.00	.00	.00
51-74-40	HASP MEMBERSHIP DUES	1,610.00	1,610.00	1,910.00	2,000.00	1,610.00	.00	1,610.00	2,000.00
51-74-45	LEAKS AND REPAIRS	100,819.64	24,599.26	302.96	100,000.00	116.70	.00	200.00	100,000.00
51-74-50	MISCELLANEOUS	23.80	3,000.00	870.36	1,000.00	2,001.58	.00	2,500.00	1,000.00
51-74-55	PERMITS/DUES/LOCATES	1,424.89	1,506.58	1,494.84	2,000.00	644.06	.00	1,000.00	1,000.00
51-74-60	PUMPHOUSE EXPENSE	1,281.21	.00	74.72	1,500.00	.00	.00	1,500.00	2,500.00
51-74-65	REPAIR & MAINTENANCE-EQUIP	3,433.74	5,986.88	7,107.06	25,000.00	9,594.76	.00	15,000.00	160,000.00
51-74-67	REPAIR & MAINT - BUILDINGS	.00	175.57	.00	.00	1,846.33	.00	2,000.00	5,000.00
51-74-70	UTILITIES	2,996.45	4,134.08	4,223.10	6,000.00	2,722.89	.00	6,000.00	6,000.00
51-74-75	TESTING CHEMICALS AND SUPPLIES	10,863.75	3,259.20	28,448.98	12,000.00	17,234.31	.00	20,000.00	25,000.00
51-74-80	TOOLS AND SUPPLIES	1,933.91	3,221.02	2,576.89	2,500.00	5,653.25	.00	6,000.00	2,500.00
51-74-85	WATER METERS	9,588.44	14,735.77	2,374.72	60,000.00	2,605.13	.00	7,500.00	300,000.00
51-74-90	WATER TANKS	408.05	.00	177.60	10,000.00	136.46	.00	10,000.00	10,000.00

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51-74-95	WATER TREATMENT PLANT	26,077.71	17,826.55	18,450.54	20,000.00	12,756.80	.00	20,000.00	10,000.00
	Total WATER - PLANT & EQUIPMENT:	218,505.61	176,925.11	141,703.13	381,500.00	129,734.62	.00	212,310.00	945,500.00
WASTEWATER-PLANT & EQUIPMENT									
51-76-10	CAPITAL EXPENDITURES	.00	.00	1,793.95	100,000.00	47,645.00	.00	100,000.00	200,000.00
51-76-15	DNU	.00	.00	.00	.00	.00	.00	.00	.00
51-76-20	COLLECTION SYSTEM MAINTENANCE	9,335.00	11,222.50	10,386.16	10,000.00	14,675.00	.00	15,000.00	10,000.00
51-76-25	COMPUTER EXPENSE-WW SYSTEM	2,590.59	.00	4,476.27	70,000.00	810.57	.00	1,000.00	25,000.00
51-76-27	CONTRACT - ORC	60,000.00	55,000.00	65,000.00	60,000.00	51,775.00	.00	60,000.00	60,000.00
51-76-28	CONTRACTUAL SERVICES	.00	.00	.00	.00	.00	.00	.00	.00
51-76-30	EDUCATION	323.46	305.80	126.37	10,000.00	2,800.33	.00	4,000.00	10,000.00
51-76-35	ENGINEERING FEES	.00	.00	2,779.00	5,000.00	109.00	.00	250.00	5,000.00
51-76-36	LIFT STATION	2,000.00	4,479.68	6,494.66	10,000.00	610.52	.00	5,000.00	35,000.00
51-76-40	FUEL	.00	.00	.00	.00	.00	.00	.00	.00
51-76-45	MISCELLANEOUS	3,060.24	.00	390.50	500.00	42.90	.00	100.00	500.00
51-76-50	PERMITS/DUES/LOCATES	3,222.80	3,260.39	3,420.93	5,000.00	2,957.11	.00	3,500.00	5,000.00
51-76-55	REPAIRS AND MAINTENANCE-EQUIP	10,113.05	46,678.30	7,883.61	50,000.00	37,331.36	.00	45,000.00	50,000.00
51-76-57	REPAIR & MAINT - BUILDINGS	.00	.00	.00	.00	.00	.00	.00	.00
51-76-60	SLUDGE REMOVAL/DISPOSAL	100,000.00	120,927.60	90,953.00	150,000.00	91,268.45	.00	92,000.00	200,000.00
51-76-65	TESTING CHEMICALS AND SUPPLIES	6,744.06	7,662.56	6,438.19	5,000.00	3,423.97	.00	5,000.00	5,000.00
51-76-70	TOOLS AND SUPPLIES	644.11	1,635.46	2,458.72	2,500.00	3,953.39	.00	4,500.00	2,500.00
51-76-75	TRASH	828.00	1,032.00	653.60	1,500.00	852.94	.00	1,500.00	1,500.00
51-76-80	UTILITIES-PLANT	70,747.44	64,582.41	70,564.02	75,000.00	43,167.69	.00	55,000.00	75,000.00
51-76-90	DEPRECIATION	270,360.05	264,863.01	284,568.64	.00	.00	.00	.00	.00
	Total WASTEWATER-PLANT & EQUIPMENT:	539,968.80	581,649.71	558,387.62	554,500.00	301,423.23	.00	386,850.00	684,500.00
DEBT SERVICE									
51-80-02	LOAN PRINCIPAL	.00	.00	.00	246,100.00	.00	.00	246,100.00	255,000.00
51-80-04	LOAN INTEREST	93,270.23	86,209.09	79,434.02	71,454.00	35,727.03	.00	71,500.00	65,000.00
51-80-06	LOAN PRINCIPAL-WATER PLANT	.00	.00	.00	5,396.00	2,678.08	.00	5,500.00	126,732.68
51-80-08	LOAN INTEREST-WATER PLANT	.00	342.11	4,027.64	3,895.00	1,967.78	.00	4,000.00	25,000.00
	Total DEBT SERVICE:	93,270.23	86,551.20	83,461.66	326,845.00	40,372.89	.00	327,100.00	471,732.68
DEBT SERVICE									
51-81-02	REVENUE BOND PRINCIPAL	.00	.00	.00	.00	.00	.00	.00	.00
51-81-04	REVENUE BOND INTEREST	.00	.00	.00	.00	.00	.00	.00	.00

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51-81-06	BOND PRINCIPAL	.00	.00	.00	.00	.00	.00	.00	.00
51-81-08	BOND INTEREST	.00	.00	.00	.00	.00	.00	.00	.00
	Total DEBT SERVICE:	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL WATER REVENUE Revenue Total:	1,434,839.52	1,503,053.98	1,609,161.22	1,207,537.00	938,569.72	.00	1,206,706.00	1,365,305.00
	TOTAL WATER REVENUE Expenditure Total:	1,250,804.51	1,141,657.25	1,113,482.79	1,746,948.00	806,327.46	.00	1,360,253.00	2,597,477.68
	Total TOTAL WATER REVENUE:	184,035.01	361,396.73	495,678.43	539,411.00-	132,242.26	.00	153,547.00-	1,232,172.68-
	Grand Totals:	1,290,442.70	1,305,871.85	35,284.29	1,413,229.00-	1,114,247.90-	.00	1,271,108.00-	2,548,659.84-

Report Criteria:
Includes all accounts
Includes grand totals
[Report].Fund = "10","20","32","51"

To: Fairplay Board of Trustees and Town Staff

From: Tanner Crawley, Trellis Housing Partners

Date: November 12th, 2025

Subject: Update on Land Banking Application Process

After further discussion with CHFA the Land Banking application cannot proceed under the structure which we previously contemplated. CHFA's counsel has determined that the Town may not assign the Purchase and Sale Agreement to a for-profit development entity for them to take title directly. After discussion with CHFA they have suggested two potential paths forward:

1: Ground Lease Structure: The first structure CHFA suggested is a ground lease structure. Under this model the Town would be required to buy the land directly and hold title until there is a construction loan closing. Under this scenario the Town could ground lease the land to a development partner who would purchase the land at a later date once predevelopment activities have been completed and a construction loan has closed for the construction of an affordable housing project.

Given that the above structure does not satisfy the Town's objectives of minimizing risk and avoiding the ownership of the land, we discussed with CHFA another alternative:

2: Nonprofit assumes the Town's current role as Borrower and Applicant: CHFA has indicated they are agreeable to allowing a nonprofit organization to step in to the Town's current role as applicant and borrower. In this case CHFA would lend funds directly to the nonprofit, who would buy the land directly. Under this structure the Town will have no contractual involvement, financial obligation, or risk of repayment. The nonprofit will instead be tasked with securing development partners, completing pre-development work, and ensuring the ultimate execution and delivery of the affordable housing project.

We have inquired with several nonprofit partners, developers, and other organizations to solicit interest in serving as the borrower and Land Banking partner for this project. One organization, Housing for Employed Americans, has reviewed the opportunity and determined they would be willing and interested in participating as the borrower. Soon-to-be board chair, Adam Fenton, is an experienced real estate developer having developed over 1,500 housing units. We believe this organization has the capacity and expertise to help facilitate the execution of this project. If the Town elects to proceed with a nonprofit partner to step into its place as applicant, we would request that the Town draft a letter of support for the nonprofit's Land Banking application which would articulate the Town's support for the project and the need for affordable housing in Fairplay.

Both options articulated above are agreeable to CHFA and the Seller is flexible in accommodating the Town's preferred option. Given the unforeseen changes to the Land Banking program requirements, we would like to discuss the project, the currently underway Land Banking application, and the options remaining with the Town.

Thank you,
Tanner Crawley
Principal
Trellis Housing Partners

Town of Fairplay

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

November 13, 2025

Dear Mayor and Board of Trustees Members,

Earlier this year Fairplay Police Department proposed a proactive mental health benefit for its members. Deemed the “Sabbatical Program,” the benefit is intended to provide sworn personnel of the police department with a period of paid leave (160 consecutive hours of scheduled work time, equivalent to four weeks) granted as a work-free break from their law enforcement duties and obligations. The Town agreed that the proposal outlined a genuinely positive, meaningful benefit for employees and generously approved the program.

Sabbatical leave generally accrues every three years per officer, with its initial use based on any given officer’s hire date with the Town. However, the Board further ruled that the leave, when requested to be used in advance, may be approved with the consent of the police chief and the approval of the Board. Because all of our full-time officers commenced employment with the Town between November 2023 and January 2024 (with the exception of Officer Shane Prickett), their use of the Sabbatical leave could foreseeably occur within a 12-month period. This amount of leave in a single year would place an undue burden on the department to provide adequate police coverage during that period. Thus, the citizenry of the towns of Fairplay and Alma could experience substandard law enforcement services. By staggering some of our officers’ initial use of the program, we will better be able to maintain the level of coverage our citizens deserve.

As such, I am requesting the early use of Sabbatical leave for four officers, based on this very practical reason. (The remaining department employees will utilize the benefit according to the three-year Sabbatical leave policy.) In this light, I respectfully petition the Board to allow Sgt Brian Knellinger (who started employment in December 2023) to use his leave in December 2025; to allow Sgt Ronald Martinez (who began employment in November 2023) to utilize his in June 2026; and to allow Officers Jordan Peters and Dezarae Peters (who started in January 2024) to use their leave in July or August 2026.

Thank you for your consideration.

Respectfully,

Jeff Worley
Chief of Police

Town of Fairplay – Monthly Board Memo

TO: Town of Fairplay: Mayor and Board of Trustees
FROM: Deron Dircksen, PE
DATE: November 17, 2025
SUBJECT: Board Memo: Wastewater Design Criteria, Technical Specifications, and Construction Details – November 2025 & Wastewater Rules and Regulations – November 2025

Dear Board:

This memo is to request the Town Board to adopt the updated Wastewater Design Criteria, Technical Specifications, and Construction Details dated November 2025 and the Wastewater Rules and Regulations dated November 2025.

(Click the Hyperlinks above to view documents)

Background/Analysis:
During our work session on Monday August 25, 2025, the updated Wastewater Design Criteria, Technical Specifications, and Construction Details and Wastewater Rules and Regulations with proposed updates were presented and discussed. During this work session, no major comments / suggestions were provided.

Staff are requesting Town Board to adopt these documents.

Please let me know if you have any questions.

Sincerely,
SGM

Deron Dircksen

Deron Dircksen, P.E.
Senior Engineer II

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 37
(Series of 2025)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING UPDATED FAIRPLAY DESIGN CRITERIA, TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS.

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the Town of Fairplay possesses all powers granted to a statutory town by Title 31 of the Colorado Revised Statutes; and

WHEREAS, the Town has previously adopted Design Criteria, Technical Specifications and Construction Details that serves as a comprehensive guide that provides requirements and standards for designing a project (criteria), details the quality of materials and workmanship (technical specifications), and illustrates exactly how components are to be assembled and installed (construction details; and

WHEREAS, the Town Engineer, in conjunction with other Town Departments, Staff, and the Board of Trustees, has recently reviewed the Fairplay Design Criteria, Technical Specifications and Construction Details identifying provisions that require updating; and

WHEREAS, the Town Engineer has prepared the Fairplay Design Criteria, Technical Specifications and Construction Details to conform to current best practices and incorporate important changes; and

WHEREAS, the Board of Trustees has reviewed the updated Fairplay Design Criteria, Technical Specifications and Construction Details and finds and determines that the recommended changes included therein are necessary and appropriate and promote and protect the health, safety, and welfare of the Town and its citizens; and

WHEREAS, the Board of Trustees now desires to approve the update to the Fairplay Design Criteria, Technical Specifications and Construction Details attached hereto as Exhibit A.

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

Section 1. The Board (a) incorporates the above recitations as findings of the Board.
Section 2. The updated Fairplay Design Criteria, Technical Specifications and Construction Details attached as Exhibit A and incorporated herein by reference are hereby approved by Town Board, and to the extent of any conflict between the Fairplay Design Criteria, Technical Specifications and Construction Details as updated hereby and any provisions of the Fairplay Municipal Code, the Fairplay Design Criteria, Technical Specifications and Construction Details will control.
Section 3. Effective Date. This Resolution shall take effect upon its approval by the Board of Trustees.

RESOLVED, APPROVED, and ADOPTED this 17th day of November, 2025.

TOWN OF FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk CMC

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 38
(Series of 2025)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN UPDATED FAIRPLAY WASTEWATER RULES AND REGULATIONS.

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the Town of Fairplay possesses all powers granted to a statutory town by Title 31 of the Colorado Revised Statutes; and

WHEREAS, the Town has previously adopted Wastewater Rules and Regulations that provide for the control, management and operation of the wastewater treatment and collection systems of the Town of Fairplay, including additions, extensions, and connections thereto; and

WHEREAS, the Town Engineer, in conjunction with other Town Departments, Staff, and the Board of Trustees, has recently reviewed the Fairplay Wastewater Rules & Regulations identifying provisions that require updating; and

WHEREAS, the Town Engineer has prepared the Fairplay Wastewater Rules & Regulations to conform to current best practices and incorporate important changes; and

WHEREAS, the Board of Trustees has reviewed the updated Fairplay Wastewater Rules & Regulations and finds and determines that the recommended changes included therein are necessary and appropriate and promote and protect the health, safety, and welfare of the Town and its citizens; and

WHEREAS, the Board of Trustees now desires to approve the update to the Fairplay Wastewater Rules & Regulations attached hereto as Exhibit A.

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

Section 1. The Board (a) incorporates the above recitations as findings of the Board.
Section 2. The updated Fairplay Wastewater Rules & Regulations attached as Exhibit A and incorporated herein by reference are hereby approved by Town Board, and to the extent of any conflict between the Fairplay Wastewater Rules & Regulations as updated hereby and any provisions of the Fairplay Municipal Code, the Fairplay Wastewater Rules & Regulations will control.
Section 3. Effective Date. This Resolution shall take effect upon its approval by the Board of Trustees.

RESOLVED, APPROVED, and ADOPTED this 17th day of November, 2025.

TOWN OF FAIRPLAY, COLORADO

____
Frank Just, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk CMC

To: Mayor and Board of Trustees

From: Janell Sciacca, Town Administrator

Date: November 17, 2025

RE: Monthly Report

HIGHLIGHTS AND UPDATES:

501 MAIN ROOFING REPAIR/REPLACEMENT

- JR & Co has completed the repair on the Visitor Center Roof. It was inspected by the Warranty Company on November 10 and passed with the exception of a couple places missing sealant. JR & Co will take care of those and then send the Town a copy of the warranty for our files.

RIVER PARK TRAIL

- All items have been received, the project has been noticed for final payment to FNF and our Local Agency Coordinator will be coming up in November or December to view the project. The Park County Land & Water Trust Fund Reimbursement request is in process and I am waiting for the final PayApps from SGM to submit.

6TH STREET 7 SCHOOL CURB PAINTING AND STENCILING

- The School Zone, crosswalk striping, and curb painting have all been complete on Hathaway, 8th and 6th Streets. Park County Road and Bridge is helping us to secure new signs for 6th Street to designate the 10 Minute Parking Zone Mon-Thursday during school hours and open parking all other days/times. We have talked with contractor about painting school zone and crosswalks on Castello as well.

DOLA GRANT SUBMITTED FOR UDC & COMP PLAN UDPATES

- Great news - The Town was awarded $115,000 for its UDC & Comp Plan updates. The contracts are in process and we hope to have them signed and move forward with the RFP in January. Scot Hunn has updated the RFP to include Prop123 components and hopefully we might be able to go after an additional $50,000 by implementing a Fast Track process by March.

NEPTUNE METER PILOT PROGRAM

- All of the Neptune meters have been installed and entered into Caselle. Many thanks to Alex Wagner and Chris Bannister for making it happen and thanks to the homeowners and business that provided access for the replacements. Data has backfilled into Neptune 360 for the cellular meters and Staff can now view the reads that came in starting November 6 when for the ¾' meters and reads from August for the 2" meter. We will keep the Board updated on the progress, and the Town will order some Neptune Meters to keep on hand for replacements and new builds

TOWN SWITCHING EMPLOYEE BENEFITS

- The Town was contacted by Acrisure earlier this year. They are a benefits broker and in working with them we will be able to save the Town money for 2026This move provides our employees with better benefits and we anticipate the premiums to be very close to current premiums with Public Sector Health Care Group, which is a savings of 18% that was being passed along for 2026.

BUDGET

- Staff is continuing daily work on the budget and consulting with Plante Moran. Updates will occur right up to the planned December 1 adoption. We are currently waiting on the Certification of Values from Park County and expect to prepare all the final documents and resolutions the week of Thanksgiving.

UTILITIES

- The Town received the results of its Sanitary Survey on October 22, 2025. They are attached for your reference. The Town's Operators have provided the required written response, and they and Town staff are working to correct the deficiencies and address the recommendations.

- The Town is meeting with another company to evaluate whether or not it would be a good fit to replace our current Operator In Responsible Charge (ORC) Warm Springs, LLC who has provided initial verbal notice that retirement is coming at the end of 2026.

APRIL 78, 2026 REGULAR MUNICIPAL ELECTION

- Sarah Ernst and I are attending Election Webinars and making preparations for the April 7, 2026 Fairplay Regular Municipal Election. We will be preparing public notices and putting out information in the Utility Bills and Online about nomination petitions for the seats that will be open on the Board of Trustees.

COMMUNITY CONNECT PORTAL

- The Town has begun the process to move all payments for Utilities, Traffic Tickets, Building Permits and any other business to the Caselle Community Connect Portal. We hope to have the system in place after the first of the year. There are monthly fees associated with the portal, but they will be offset by the fact the Town will not have to pay 2.75% on each credit card expense. The Board may be presented with a proposal to assess nominal fees for each transaction to cover these expenses instead of the Town continuing to absorb them as has been past practice.

COMPUTER PROGRAMS

- After attending the Caselle Summit in Salt Lake in October, and being advised by Charles Abbott that they will need to start charging the Town $6,000 annually for use of their Citi Tech permitting program, funds are being include in the 2026 Budget to acquire the Community Development module which will also allow us to track Code Enforcement and Planning & Development cases. The Town will also be obtaining the Asset Management module so we can better track assets which helps with our Audit.

GOCO CONNECT AND POSSIBLE GRANTS

- Staff attended a GOCO Connect with Leadership Workshop in October in Buena Vista. Grant opportunities were discussed, and Staff will look to apply for funds in 2026 for any eligible projects. Both the Town of Alma and South Park Recreation Center representatives also attended and we can leverage more funds by coordinating efforts and not competing. Therefore, Fairplay will work to implement meetings with entities to discuss prioritization of projects instead of submission of individual ones.

BOYS & GIRLS CLUB FACILITIES COMMITTEE

- Staff is participating in regular meeting for the B&GC who is working to figure out how to address their facility needs. They have been connected with Sam Mick to personally request that he either donate the lot he still owns or let them buy it. The group is also looking at other facilities that might meet their needs or at least provide them with a place to continue operating if they can obtain funds to replace the current building. They will be applying with Congresswoman Pettersen in 2026 for Community Project Funding.

UPCOMING EVENTS

Thanksgiving Holiday – Town Offices will be closed on November 27 & 28
A Real Colorado Christmas & Holiday Bazaar – Saturday, December 6
Town Employee Christmas Party – Friday, December 12, Highside Brewing

October 22, 2025

Janell Sciacca
Town of Fairplay
901 Main St
Fairplay, CO 80440

Subject: Sanitary Survey of the Town of Fairplay
Public Water System Identification: CO0147020
Park County

Dear Janell Sciacca:

A sanitary survey was performed on September 24, 2025 by the Field Services Section of the Colorado Department of Public Health & Environment's Water Quality Control Division (the department) at the Town of Fairplay (the supplier) in accordance with the *Colorado Primary Drinking Water Regulations, 5 CCR 1002-11* (Regulation 11) Sections 11.38(1)(b) and 11.38(2). This letter serves to provide the supplier with written notification of the sanitary survey findings, including any identified significant deficiencies and violations of Regulation 11. The assistance provided was very helpful and is greatly appreciated. Table 1 identifies the parties present during the sanitary survey.

Table 1: Parties Present

Name	Organization
Martin Deline, Operator in Responsible Charge (ORC)	Town of Fairplay
Chris Banister	Town of Fairplay
Andrea Reyna, Monica Duarte and Michael Sanchez	Colorado Department of Public Health & Environment

In response to this letter, the supplier must provide a written response, documenting resolution of all significant deficiencies and violations, and/or propose a corrective action plan with a corrective action schedule, as required by Regulation 11, Section 11.38(3)(d,f). Also, for findings that are violations of Regulation 11, the supplier must comply with public notification requirements. The supplier's written response is due within 45 days and should be submitted electronically through the drinking water portal at https://wqcdcompliance.com/login under the category "Sanitary Survey Inspection." If a corrective action plan is proposed, it must outline the course of action that has been or will be taken, the date(s) of the completed corrective action(s) and/or the date(s) by which the supplier proposes to correct each significant deficiency and violation of Regulation 11. Table 2 summarizes the number of findings and the required written response and resolution dates.

Table 2: Sanitary Survey Findings

Severity Category	Number Identified	**Written Response Due** (within 45 days of letter)	**Resolution Due** (within 120 days of letter or department-approved alternative date)	**Public Notice Required** (Violations of Regulation 11)
Significant Deficiencies	2	December 6, 2025	February 19, 2026	Not required
Violations	2	December 6, 2025	February 19, 2026	Required
Observations - Recommendations	6	No response required	Not applicable	Not applicable

Failure to adequately address any significant deficiencies referenced above may result in additional violations of Regulation 11. A list of the findings for each category in Table 2 can be found in the following sections:

Section I: Significant Deficiencies

According to Regulation 11, Section 11.3(72), a significant deficiency means:

> *any situation, practice, or condition in a public water system with respect to design, operation, maintenance, or administration, that the state determines may result in or have the potential to result in production of finished water that poses an unacceptable risk to health and welfare of the public served by the water system.*

The items in this category are significant deficiencies. Please direct questions regarding resolution of the following items to the department inspector.

1. F310 - Finished Water Storage: WTP Storage Tank (SDWIS ID: 007)
Storage Condition: The condition of the storage structure may allow potential sources of contamination to enter the tank.

At the time of the sanitary survey, the department inspector observed white floating debris on the surface of the water inside the tank (see **Attachment 1**). The inspector also observed that the internal tank ladder was severely corroded. Maintaining a tank in a manner that may allow for potential contamination of potable water presents a risk to public health, which meets the definition of a significant deficiency as defined in Regulation 11, Section 11.3(72), and must be corrected. The supplier is expected to remove the floating debris and provide a written narrative along with photographic documentation detailing the investigation of potential causes of the contamination and any corrective actions made to protect the tank, such as addressing the severely corroded ladder. The department recommends the supplier replace the internal ladder with a corrosion-resistant ladder. Please submit resolution documentation to the drinking water portal at https://wqcdcompliance.com/login under the category "Sanitary Survey Inspection."

2. D250 - Distribution: Distribution System (SDWIS ID: DS001)
High Leakage Rates: Supplier usage data indicated that leakage rates may pose a risk of back-siphonage.

At the time of the sanitary survey, the department inspector and supplier staff discussed distribution system leakage rates. According to the supplier, the overall loss of water in the distribution system is estimated between 38 and 48 percent. The supplier indicated they were unable to accurately determine the percentage of unaccounted-for water because of outdated service meters and unknown usage from the fire department during training operations. The supplier indicated that they plan to install 20 new meters for higher accuracy.

According to the U.S. Environmental Protection Agency, a high quantity of unaccounted-for water, above 15 percent, is an indication of either inaccurate meters or excessive leakage. When water loss exceeds 15 percent, the department recommends examination and investigation of the distribution system. Back-siphonage events in conjunction with excessive water losses from leaking distribution pipes may mobilize and introduce pathogenic bacteria or other contaminants into the distribution system from sources of contamination in the soil around the piping. Maintaining the distribution system in a manner that may allow for potential contamination of the distribution system with no active program in place to address issues presents a risk to public health, which meets the definition of a significant deficiency as defined in Regulation 11, Section 11.3(72), and must be corrected.

To resolve this deficiency, the supplier is expected to identify the causes of the high water loss and provide documentation that water loss has been reduced to acceptable levels (e.g., implement a program to allow the supplier to calculate and track unaccounted water losses in the distribution system accurately). The program should also include communication with the fire department to meter or estimate water usage during training operations. The supplier must also. Please submit documentation of corrections to the drinking water portal at https://wqcdcompliance.com/login under the category "Sanitary Survey Inspection."

Section II: Violations

The items in this category are violations of Regulation 11. Please direct questions regarding resolution of the following items to the department inspector.

1. R532 - Monitoring, Recordkeeping and Data Verification:
Turbidimeter Monitoring Equipment Calibration (T3): Supplier was not calibrating, verifying or operating turbidity monitoring analytical equipment in accordance with manufacturer requirements. This is a violation of Regulation 11, Section 11.46.

At the time of the sanitary survey, the department inspector observed that the supplier could not provide documentation demonstrating that the Hach TU5400 turbidimeter had been calibrated in accordance with 40 CFR 141.74(a) and the manufacturer's recommendations, which is quarterly for HACH turbidimeters. In accordance with Regulation 11, Section 11.46, the department expects that turbidimeters be calibrated quarterly as recommended by the manufacturer using primary turbidity calibration standards that have not expired. The supplier indicated that the turbidimeter is only in use seasonally, from June to October. The department expects the supplier to propose a plan for calibration given seasonal use (e.g., that the turbidimeter be calibrated at the time of start-up and within 90 days of start-up using primary turbidity calibration standards that have not expired). To ensure that the supplier properly documents calibration records for all of the supplier's analytical equipment, the supplier should develop and implement written procedures and calibration logs. Not being able to demonstrate that the turbidimeters have been calibrated is a violation of Regulation 11, Section 11.46, and must be corrected.

To resolve this violation, the department expects the supplier to submit documentation of written calibration procedures (including a plan for calibration frequency given seasonal operation), a calibration log, and documentation showing that unexpired calibration standards were used.

This violation of Regulation 11 requires Tier 3 public notice in accordance with Regulation 11, Section 11.33 (Public Notification Rule) as directed in the public notice instructions section below.

2. R531 - Monitoring, Recordkeeping and Data Verification:
Disinfectant Monitoring Equipment Verification (T3): Supplier was not using an EPA-accepted test method, using an expired or incorrect DPD reagent, or not verifying or operating disinfectant monitoring analytical equipment in accordance with manufacturer requirements. This is a violation of Regulation 11, Section 11.46.

At the time of the sanitary survey, the department inspector observed that the supplier was not performing verification checks on their online chlorine analyzer on a weekly basis. In accordance with Regulation 11, Section 11.46, 40 CFR 141.74(a), and Policy 4 Guidance, suppliers must field verify online chlorine analyzers once each week by taking a grab sample and analyzing it for chlorine residual. The verification grab sample and the online measurement cannot disagree by more than 0.1 mg/L or 10% of the measurement value, whichever is greater. If the two numbers do not agree, the supplier of water must document, troubleshoot, and remedy the issue. The department further recommends that handheld DPD test kits be verified at least annually or per manufacturer specification/recommendations, whichever is more frequent. If using secondary standards to verify, please ensure they are not expired. Not performing field verification of online chlorine analyzers constitutes a violation of Regulation 11, Section 11.46, and must be corrected.

To resolve this violation, the supplier is expected to develop and implement written verification procedures and logs for the online chlorine analyzer. Please submit the verification procedures and a month of verification check logs to the inspector upon completion.

This violation of Regulation 11 requires Tier 3 public notice in accordance with Regulation 11, Section 11.33 (Public Notification Rule) as directed in the public notice instructions section below.

Section III: Observations/Recommendations

The department recommends that the supplier consider the following recommendations/observations. Please direct any questions regarding any of the items below to the department inspector.

1. T995 - Treatment: Fairplay GWUDI Treatment (SDWIS ID: 012)
Other Treatment Observations: Department inspector identified treatment observation.

At the time of the sanitary survey, the department inspector and supplier discussed the Fairplay GWUDI Treatment (SDWIS ID: 012) facility. The supplier stated that the Infiltration Gallery (SDWIS ID: 014) source was offline due to high levels of manganese clogging up the cartridge filters. The supplier indicated that they are working with an engineering firm to address this concern.

As a reminder, as per Regulation 11, Section 11.4(1), the supplier must not begin construction of any new waterworks, make improvements to or modify existing waterworks, or begin using a new source until the supplier submits and receives department approval of plans and specifications for such construction, improvements, modifications, or use.

2. F991 - Finished Water Storage: Heights Tank (SDWIS ID: 011)
Other Storage Observations: Department inspector identified storage observation.

At the time of the sanitary survey, the department inspector observed that the Heights Tank exterior foam coating showed deterioration (see **Attachment 2**). The underlying steel appeared to be intact, and there were no visual potential pathways for contamination. The department inspector noted that the coating issue had been previously identified by the supplier in periodic tank inspections. The department expects the supplier to develop and implement a corrective action schedule to repair or replace the exterior foam coating.

3. M820 - Management:
Emergency Response Plan: Supplier emergency response plan.

At the time of the sanitary survey, the supplier did not have a written Emergency Response Plan (Plan). The department recommends that the supplier develop a complete Plan that is periodically updated. The Plan should be able to guide the supplier in the event of a naturally occurring or a human-caused failure or condition that might compromise the distribution of safe drinking water. The Plan should also include written procedures to repair leaks in the distribution system, and flushing and disinfection of affected portions of the distribution system when it is shut down for leak repairs. The department's environmental release and incident report line (1-877-518-5608) must be notified whenever the distribution system loses water pressure to a level below 20 psi.

4. O997 - Operator:
Other Operator Compliance Observations: Department inspector identified operator compliance observation.

Regulation 100 allows the certified ORC of a water or wastewater facility to delegate tasks or activities to other facility operators when delineated by a written operating plan. During the sanitary survey, the department inspector observed that the supplier had a written operating plan available for review; however, it did not define limits of tasks or activities that can occur while the ORC is not on-site or outline authorized personnel for each task. The department recommends updating the written plan to include precise limits to each task outlined in the written operating plan and outlining authorized personnel. The department expects that this written operating plan will be available during the next sanitary survey. More information regarding operating plans is available at https://cdphe.colorado.gov/ccwp-written-delegation-plan. Please note that the operating plan must be precise in defining the limits of tasks or activities that can occur while the ORC is not on-site. Also, the operating plan must be reviewed and updated, as needed and at least once each calendar year, by the certified ORC. The operating plan must be available to the facility owner and other facility operators at all times. The operating plan must be available for inspection by the department upon request. In addition, any operational activity beyond the limits defined in the operating plan requires the immediate and direct consultation with and participation of a certified ORC or another operator holding a certificate equal to or above the classification of the facility he or she is operating.

5. R518 - Monitoring, Recordkeeping and Data Verification:
Total Coliform Sample Sites: Supplier's routine total coliform sample sites.

At the time of the sanitary survey, the department inspector and supplier discussed their total coliform sampling plan. The inspector observed that the supplier had six routine sampling sites located within the distribution system, and they were representative of water throughout the distribution system. The northern central part of the distribution system is mainly residential and, therefore, difficult to find sampling sites; however, the supplier indicated a possible sampling location at the high school football field. If a suitable location with upstream and downstream sampling sites can be identified, the department recommends that the supplier designate a representative sampling location in the northern central area of their distribution system and update the sample locations in their monitoring plan. Alternatively, the supplier can choose to manage their sample locations electronically through the drinking water portal at https://wqcdcompliance.com/login.

6. M610 - Management:
Backflow Prevention and Cross-Connection Control Program: Written backflow prevention and cross-connection control program.

During the sanitary survey, the department inspector reviewed the supplier's backflow prevention and cross-connection control (BPCCC) program and tracking spreadsheet. With regards to the supplier's BPCCC program, the department inspector observed that the supplier was utilizing a self-developed spreadsheet; however, the spreadsheet format presented the information such that compliance with the BPCCC rule could not be readily determined. At the time of the inspection, the department inspector and supplier were able to interpret the data; however, the process was inefficient and time-consuming. The department recommends that the supplier further develop their tracking mechanism for the installation, maintenance, testing and inspection of all backflow prevention assemblies and methods used to control cross-connections and untested devices. The department recommends the supplier utilize the department's Appendix D: Backflow Annual Report and Tracking Template as a tracking mechanism for clarity and consistency.

For questions, please contact the field services section of the department at cdphe_wqcd_fss_questions@state.co.us or the department's inspector. Additional information on cross-connection control is available on the department's website at https://cdphe.colorado.gov/bpccc.

Section IV: Field Verification/Sampling

While performing the sanitary survey, the department inspector conducted water quality sampling. Table 3 indicates the results of the water quality sampling performed on-site.

Parameter	Sample Location	Value	Units	Notes
Entry point free chlorine disinfectant residual	Block House Entry Point	0.68	mg/L	Supplier's online chlorine analyzer (CLX HF): 0.62 mg/L
Distribution system free chlorine disinfectant residual	Town Hall Upstairs sink	0.48	mg/L	Supplier's measurement: 0.46 mg/L
Turbidity	CFE sample point	0.11	NTU	Supplier's online turbidimeter (Hach TU5400): 0.111 NTU

Section V: Public Notification Instructions for Violations of Regulation 11

The public notice requirements are dependent upon the violation and any potential public health effects, in accordance with Regulation 11, Section 11.33. Public notifications must comply with the general content, distribution requirements and notice reporting requirements that are included in Regulation 11, Section 11.33(5), (6) and (7). Please be advised of the following:

1. For all violations that require Tier 3 public notice, the supplier must distribute the notice as soon as possible, but not later than October 22, 2026, to all of the supplier's consumers. If the supplier posts the public notice, the notice must remain in place for as long as the violation persists or for seven days, whichever is longer. The supplier must repeat the distribution of the public notice annually as long as the violation persists. If the violations remain unresolved and additional years of noncompliance occur, the supplier must comply with the public notice requirements and update the public notice language to accurately reflect the period of noncompliance.
2. The public notice and certification template is provided at https://cdphe.colorado.gov/dwforms under Public Notification.
3. No later than ten calendar days after completing the initial and repeat public notice (if applicable), the supplier must submit a certification that states the supplier has complied with the public notice requirements. The supplier must include a representative copy of each distributed notice to the department.

4. The supplier's public notice and certification form must be submitted to the department electronically through the drinking water portal at https://wqcdcompliance.com/login under the category "Certifications PN or CCR or Seasonal Start-Up," by mail or by fax at 303-758-1389.

Please direct questions regarding the public notice requirements directly to your assigned drinking water compliance specialist. You can find your compliance specialist at https://cdphe.colorado.gov/wqcdcompliance.

Reminders

- Regulation 11, Section 11.4(1)(b) (Prior Approval Required) requires the department's approval prior to commencement of construction of any improvements, treatment process modifications or the addition of new water sources.
- Most regulations, guidance documents and forms are available on the department's website at https://cdphe.colorado.gov/drinking-water.
- The department's water security toolbox at https://cdphe.colorado.gov/dwsecurity includes information to help water suppliers plan for, prevent and respond to security threats including cyberattacks. All suppliers with Operational Technology, Information Technology or Industrial Control System Capabilities, including but not limited to Supervisory Control and Data Acquisition (SCADA), should assess their cybersecurity with established methods such as U.S. Environmental Protection Agency's cybersecurity evaluation program or U.S. Cybersecurity and Infrastructure Security Agency toolkits. For more cybersecurity training resources, please contact the Local Assistance Unit at cdphe.wqdwtraining@state.co.us.
- At CDPHE, we want everyone in Colorado to easily access the information and resources we provide. Information regarding digital accessibility is available on the department's website at accessibility statement and support.

A response form that the supplier may use to document the required written response to this letter is available on the department's website at https://cdphe.colorado.gov/dwinspect. While using this form is optional, it will fulfill the requirement to provide a written response if completed by the written response due date. Please submit the written response to the drinking water portal at https://wqcdcompliance.com/login under the category "Sanitary Survey Inspection."

We would appreciate any feedback that you could provide so that we can improve. Please take a few moments to complete this survey.

If you have any questions, please contact me at andrea.reyna@state.co.us. Thank you for your time and cooperation.

Sincerely,

Andrea Reyna
Staff Field Engineer
Field Services Section, Denver Office
Water Quality Control Division
Colorado Department of Public Health & Environment

ec: Park County
Drinking Water File, PWSID No. CO0147020
Martin Deline, ORC
Town of Fairplay, Owner
Paul Hanson, PE, CDPHE WQCD Field Services Unit Manager
Thomas Valenta, CDPHE WQCD Field Services Work Group Lead
Leah York, CDPHE WQCD Drinking Water Compliance Assurance Section
Bob Pohl, CDPHE WQCD Drinking Water Compliance Assurance Section
Ben Keilly, CDPHE WQCD Drinking Water Compliance Assurance Section

Attachments

Attachment: 1
Severity: Significant Deficiency
SDWIS Facility ID and Name: SDWIS ID: 007 WTP Storage Tank
Category: Storage Condition
Attachment Comments: The department inspector observed white floating debris on the surface of the tank. The internal ladder was also severely corroded.

Attachment: 2
Severity: Observation/Recommendation
SDWIS Facility ID and Name: SDWIS ID: 011 Heights Tank
Category: Other Storage Observations
Attachment Comments: The department inspector observed deterioration of the exterior foam coating on the tank.

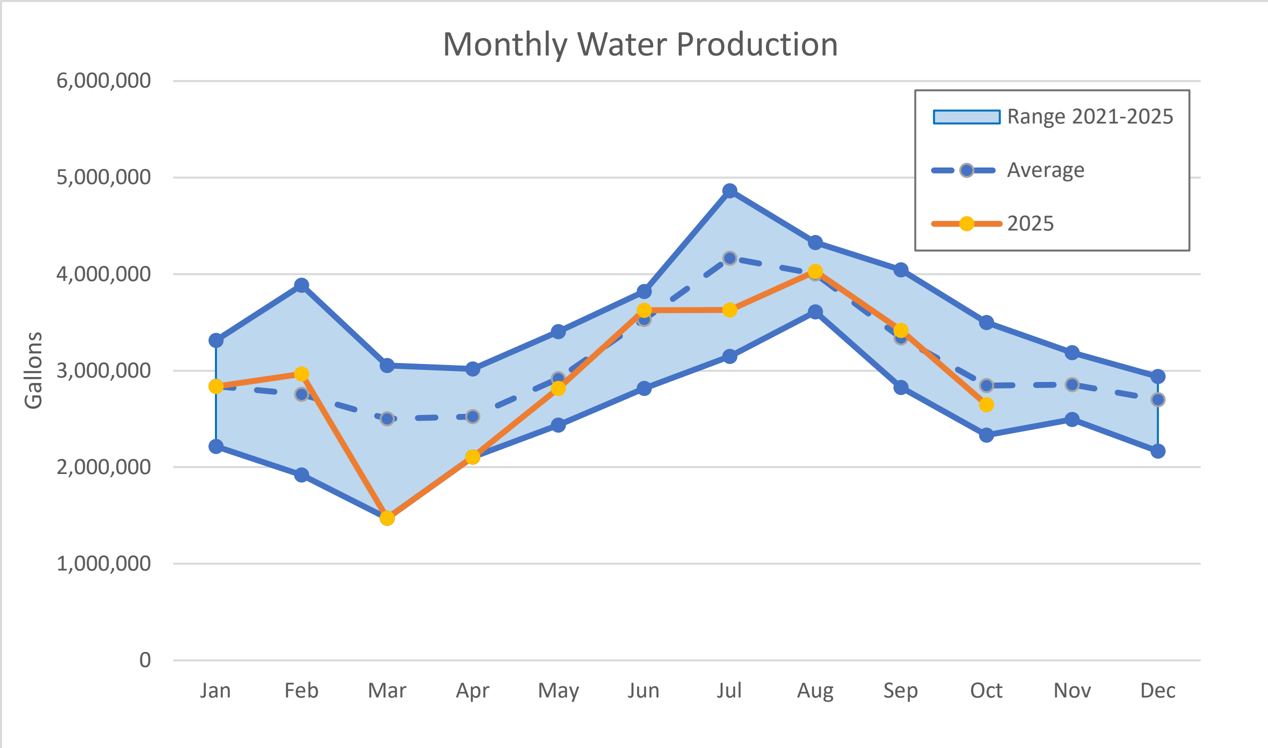
Town of Fairplay - Water Loss Evaluation **As of November 1, 2025**

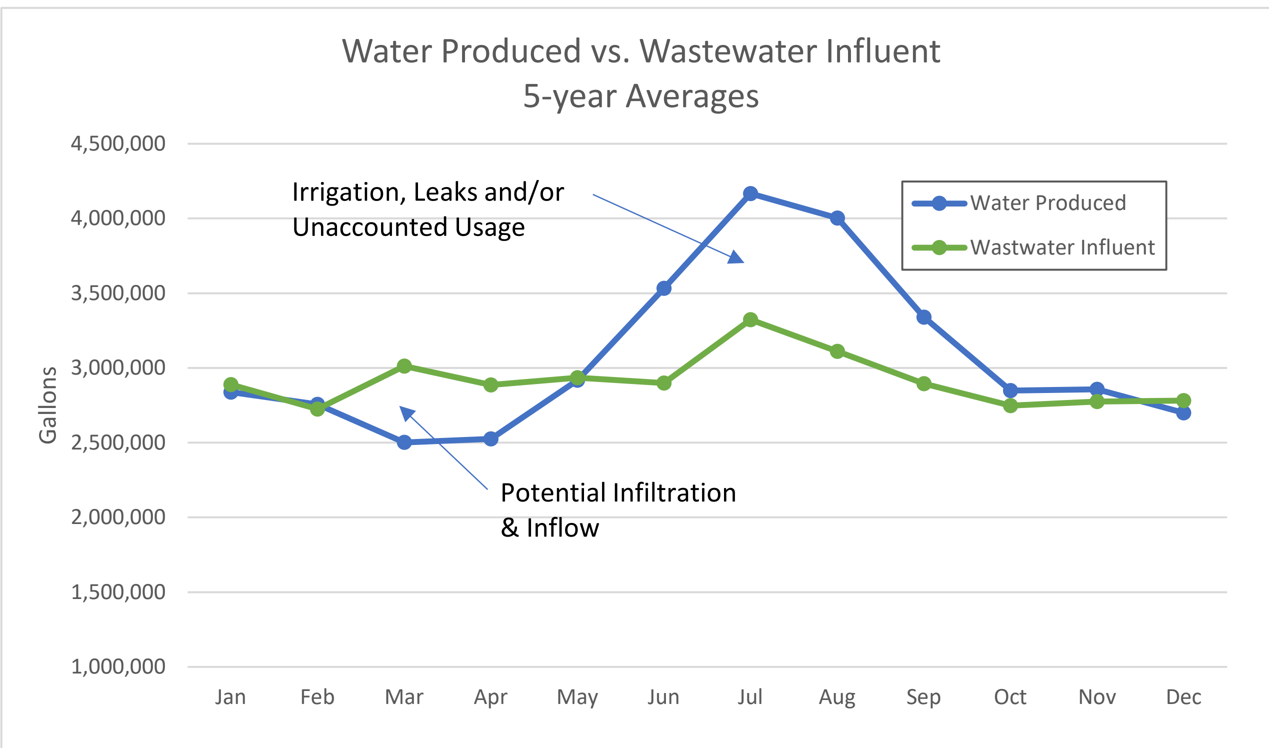
Year/Month	Gallons of Water Produced	Gallons of Water Billed	Bulk Water Filled Gallons Sold	Gallons Not Billed (Non-revenue)	% Loss	Influent Intake Gallons Sanitation Plant	Usage/Leakage (Gallons)*
Jan-24	2,756,914	1,901,000	9,600	846,314	30.70%	2,263,188	808,762
Feb-24	2,329,417	2,130,000	1,798	197,619	8.48%	2,767,714	-132,473
Mar-24	2,568,029	1,890,000	11,000	667,029	25.97%	2,973,653	-128,030 [1]
Apr-24	2,431,077	1,887,000	9,700	534,377	21.98%	2,854,236	-142,932
May-24	3,145,288	2,327,000	7,050	811,238	25.79%	3,104,271	364,721
Jun-24	3,798,074	2,639,000	5,550	1,153,524	30.37%	2,942,624	1,247,524
Jul-24	3,147,219	2,393,000	302,204	452,015	14.36%	3,439,834	169,741
Aug-24	4,327,097	2,635,000	5,800	1,686,297	38.97%	3,029,993	1,741,190
Sep-24	2,860,060	1,864,000	4,135	991,925	34.68%	2,711,315	519,310
Oct-24	2,882,854	1,827,000	2,050	1,053,804	36.55%	2,105,161	1,093,700
Nov-24	3,186,282	1,952,000	2,000	1,232,282	38.67%	2,846,211	657,131
Dec-24	2,846,353	1,936,000	1,250	909,103	31.94%	2,794,029	351,792
Jan-25	2,838,102	1,719,000	1,300	1,117,802	39.39%	3,166,540	-13,402
Feb-25	2,965,988	1,642,000	4,150	1,319,838	44.50%	2,727,221	544,591
Mar-25	2,472,770	1,962,000	2,350	508,420	20.56%	3,054,143	-303,779
Apr-25	2,106,528	1,626,000	6,850	473,678	22.49%	2,834,643	-447,888
May-25	2,817,083	1,601,000	6,765	1,209,318	42.93%	2,757,146	383,641
Jun-25	3,626,710	2,309,000	11,800	1,305,910	36.01%	2,751,934	1,266,850
Jul-25	3,629,597	2,603,000	27,800	998,797	27.52%	3,389,293	702,660
Aug-25	4,028,750	2,728,000	9,900	1,290,850	32.04%	3,451,080	1,021,755
Sep-25	3,419,244	1,779,000	17,450	1,622,794	47.46%	3,112,262	677,547
Oct-25	2,647,038	1,714,000	17,450	915,588	34.59%	2,773,443	189,601
2025 Total	30,551,810	19,683,000	105,815	10,762,995	35%	30,017,706	1,430,012
2024 Total	36,278,664	25,381,000	362,137	10,535,527	29%	33,832,229	6,550,435
Monthly Average	3,037,749	2,048,364	21,271	968,115	30%	2,902,270	443,358
Annual Avg.	37,454,725	24,261,500	311,865	11,426,603	31%	34,272,705	6,721,647

Notes:

1. There were 4 days water production #'s were not recorded.

*Usage/Leakage assumes approx. 342,000 gal per month from Spruce Hill and the Trailer Park and no I&I


Monthly Water Production
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
0
Gallons
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Range 2021-2025
Average
2025


Water Produced vs. Wastewater Influent
5-year Averages
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
Gallons
Irrigation, Leaks and/or Unaccounted Usage
Potential Infiltration & Inflow
Water Produced
Wastwater Influent
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec

Town of Fairplay

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

To: Janell Sciacca, Town Administrator

From: Jeff Worley, Chief of Police

Date: November 5, 2025

Re: Fairplay Police Department Monthly Report – October 2025

Police Department Updates and Projects

The legal issue that arose recently concerning our automated citation initiative is still being addressed. Essentially, the new signage the Police Department ordered, which meets strict State AVIS requirements, has not arrived from the vendor as anticipated. As such, the program remains on hold until the signage can be deployed. At that time, enforcement efforts will resume.

In early October, Fairplay PD officers participated in a few first responders "show-and-tell" sessions at Edith Teter Preschool. The little ones enjoyed looking through our patrol vehicles, turning on lights and sirens, and visiting with the officers.

Our police patch charitable project has so far garnered more than $300 from the Halloween patch. Once the sales are finalized, the Department will make a formal presentation of a donation to the Boys & Girls Club.

Among the calls-for-service we responded to was a notable increase in serious mental health events in the towns proper and in the nearby County area. Included in those incidents that occurred in Fairplay were one completed suicide and three attempted suicide calls.

The most significant criminal case of the month occurred on Halloween. Officers took a report of fraudulent checks in an amount that exceeded $8,000 having been passed at a local business, and, as part of the investigative effort, worked with the business owner to "lure" the two suspects back to the business. When they arrived, officers arrested the two. On the person of one of the arrestees, a Columbian who has "over-stayed" in the US since about 2021, was a felony level amount of cocaine and other fraudulent checks. A subsequent search of the suspects' vehicle revealed more drugs (methamphetamine) and a ***stolen*** semi-automatic firearm. In all, more than $40,000 in fraudulent checks were seized. The ongoing investigation indicates that the case may be related to human trafficking and large-scale drug dealing.

Police Activity – Statistical Data

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

- 181 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 5.8 incidents per day or about 111% of September's reportable activity.
- Of the total CFS numbers:
  - 153 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (85% of CFS numbers)
  - Of the Fairplay calls, 21 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 14% of Fairplay CFS totals)
  - 28 incidents took place in Alma (15% of total CFS)
  - 2 of Alma's incidents ***were related to local businesses*** (or 7% of Alma CFS totals)
- Of the CFS numbers, 47 were traffic-related (26% of the CFS total):
  - 33 traffic contacts in Fairplay (70% of total traffic related events OR 22% of total Fairplay CFS)
  - 14 traffic contacts in Alma (30% of total traffic related events OR 50% of total Alma CFS)
  - 15 total citations issued
  - 32% of all traffic contacts resulted in citations
- Of the 15 citations issued:
  - 11 tickets were issued in Fairplay (73% of all citations)
  - 4 were violations in Alma (27% of all citations)
- Zero (0) automated violations were captured for speeding due to a legal issue that recently arose, prompting the Department to temporarily suspend the issuance of automated citations in October. September's paid percentage for automated citations is 64% (thus far).

As a summary of October's activity, the chart below represents, by percentage of event type, the incidents in October during which officers activated their body-worn cameras (BWCs). It is therefore a relatively accurate representation of our significant activity, as officers are required to initiate their BWCs for most call-for-service incidents. (***Note***: What the chart will not reflect are our many consensual contacts with citizens, such as school and business visits, since no BWC activation occurs during such occasions.)

Percentage of Incidents by Classification
Last Month
Contact-non criminal
IA inv or Offcr Comp...
Accidental
Agency Assist
Welfare Check
Misdemeanor
Other
Interview
Traffic Stop
Domestic Violence
Code Enforcement
Medical or Mental
Training
Warrant
Alarm
Crash
Drugs
Felony
29%
1%
1%
5%
1%
1%
1%
0%
4%
4%
8%
0%
5%
7%
4%
9%
13%
6%
Show Unclassified

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

MEMO

Date: November 17, 2025
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Julie Bullock & Kelsey Sprys, Special Events Staff
Re: Events Monthly Staff Report

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

- **A Real Colorado Christmas Celebration & Festival of Trees** – December 6, 2025
  - The Chamber has chosen James & Crystal Dean as the recipients of the True Pioneer Award which will be presented during A Real Colorado Christmas at 4:55pm right before the tree lighting.
  - Non-profits have been sent information regarding the Festival of Trees and the new location in the high school hallway at the Holiday Bazaar. Staff is requesting that the Board plan a group trip to view the trees on December 6th sometime from 9:30am-2:00pm to vote for their favorite tree. Board's Choice will be awarded a prize of $100 to the non-profit. Bidding will end at 3:00pm.
  - Staff are seeking judges for the Cookie Competition starting at 3:00pm. Prizes will be given for the best decorated and best tasting.
- **2025 Burro Days Funds**
  - Staff has spoken with Kevin Sellers, Superintendent for the school. He has been asked to provide funding requests from his staff by November 20. Staff would like to complete the process including payment by December 15th. In the past our funding committee has consisted of two staff members and one Board of Trustee member. Would one of the Trustees like to be a participant in the funding committee? When the applications and committee members are confirmed, a meeting will be scheduled in early December.
- **Prunes Monument**
  - Staff have met with the Fittings and submitted the Historic Landmark Designation application for the Prunes and Burro Race Monuments. Staff should be notified by the end of November if designation has been awarded.
- **Staff and Board Christmas Party**
  - The Christmas party is scheduled for Friday, December 12th from 4-7pm at Highside Brewing. Invitations have been emailed out and RSVP's are coming in daily. Dig out that old Christmas sweater and participate in the best dressed Vintage Christmas Party outfit!

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

Thank you.

Memo

Date: 11/17/25
To: Board of Trustees
From: Julie Bullock, Special Events Coordinator
Re: Signage Projects

There have been a few signage projects sitting in the wings that staff would like to complete before retirement and is asking for direction from the Board. The material and prices below are approximate as our engraver is still looking into the right kind of material to use. Below is suggested wording and approximate sizes, material, and costs. Staff would like the Boards feedback on the signage.

Sign to be placed at the **Fairplay Cemetery** with the current sign:

- Wording: This sign was made possible by donations received in memory of Mayor Gabby Lane, who served the Fairplay community as both Mayor and Trustee for more than 15 years.
  - Size: to be determined based on wording
  - Material: Engraved metal plate
  - Cost: $40 - $50

Sign to be placed at the **Town Christmas tree** on a post which will be inserted into the ground:

- Wording: Town of Fairplay Christmas tree, chosen and planted on May 23, 2018, by the Public Works staff.
  - Size: To be determined based on wording
  - Material: Metal or plastic
  - Cost: $30 - $50

Sign to be placed on the **ore bucket** when placed at 501 Main Street:

- Wording: Donated in 2017 by the modern-day miners to celebrate Fairplay's mining past. Kurt Marvel, Mike Sorrel and Freddy Dodge
  (This wording was requested by Freddy Dodge at the time of the donation)
  - Size: To be determined based on wording
  - Material: Can be metal or plastic
  - Cost: $20 - $50

Thank you for helping to make sure these signs are made and placed to acknowledge those so important in our community.

SGM

STATUS UPDATE

TO: **Janell Sciacca, Town Administrator**

FROM: **Deron Dircksen, PE**

DATE: **October 2025 Summary (9/23 – 10/1)**

RE: **Engineering Services Status Report – Miscellaneous Projects**

2018-499.007 – Habitat for Humanity

Status/Recent Progress

- Site visit to look at improvements for EOPC.
- Review easement exhibits and easement agreements.
- Work with Habitat for Humanity and work with surveyor.
- Engineer Opinion of Probable Cost.
- Finalize easement.
- Finalize Development Improvement Agreement.

Upcoming Activities

- None.

2018-499.011 – General Engineering

Status/Recent Progress

- Development Review Team meeting

Upcoming Activities

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

2018-499.029 – Impact Fee

Status/Recent Progress

- Population information.
- Commercial square footage.
- Drafting Impact Fee reports for Police.

Upcoming Activities

- Drafting Impact Fee reports for other disciplines.

2018-499.035 – Bullet Road

Status/Recent Progress

- Board meeting
- Reviewed new submittal and drafted comments.
- Review easement agreements for sanitary sewer and storm sewer.
- Meeting with applicant.

Upcoming Activities
- Working with applicant.

2018-499.039 – River Park Trail
Status/Recent Progress
- Storm water permit.
- CDOT reimbursement #5

Upcoming Activities
- Final documentation. Project wrap up.

2018-499.044 – Beck / Lazy Boy Estates
Status/Recent Progress
- Review Plat.
- Comments to Town.

Upcoming Activities
- None.

2018-499.049 – 240 Beaver Lane
Status/Recent Progress
- Meeting with applicant.

Upcoming Activities
- None.

2018-499.050 – Marval
Status/Recent Progress
- Meeting with applicant's engineer and Ken Hardesty for hydraulic model, demands, etc.

Upcoming Activities
- Support town as needed.

2018-499.053 – Stoinski
Status/Recent Progress
- Plat review

Upcoming Activities
- Support town as needed.

2018-499.058 – Gemenskap
Status/Recent Progress
- Review Gemenskap information for sanitary sewer, etc.

Upcoming Activities
- Support town as needed.

Project Status Worksheet

Town of Fairplay

SGM

SGM No. 2018-499

ACTIVE WORK ORDERS		BUDGET AMOUNT	CURRENT BILLING	BILLED JTD	% JTD	BUDGET BALANCE
ENGINEERING TASK ORDERS						
0.001	GIS	$ -	$ -		-	$ -
0.007	Habitat for Humanity	$ -	$ 1,689.50		-	$ -
0.011	General Engineering	$ -	$ 2,085.20		-	$ -
0.017	Betts	$ -	$ -		-	$ -
0.018	Stone Creek	$ -	$ -	$ 17,429.00	-	
0.023	Burro Park	$ -	$ -	$ -	-	$ -
0.025	Water Distribution	$ 44,900.00	$ -	$40,801.01	91%	$ 4,098.99
0.029	Impact Fee	$ 58,547.00	$ 1,167.00	$ 15,333.54	26%	$ 43,213.46
0.032	Public Works Manual Update		$ -			
0.033	Sewer Design Criteria Update		$ -			
0.035	1171 Bullet Road	$ -	$ 1,689.50	$ 11,646.00		
0.036	Bar S Ranch	$ -	$ -			
0.039	River Park Trail	$ 25,000.00	$ 1,475.00	$ 129,537.25	518%	
0.040	Melo Subdivision	$ -	$ -	$ 3,913.50	-	
0.041	Fitting Subdivision	$ -	$ -	$ 1,816.00	-	
0.042	Steinermiller	$ -	$ -	$ 9,981.50	-	
0.043	SH9_US285 Floodplain	$ 3,000.00	$ -	$ 2,040.00	68%	$ 960.00
0.044	Beck	$ -	$ 599.50	$ 3,773.00	-	
0.045	Circle K	$ -	$ -	$ 105.00	-	
0.046	Town Sidewalks	$ 11,764.00	$ -	$ 11,764.00	100%	$ -
0.047	French Subdivision	$ -	$ -	$ 381.50	-	
0.048	715 Main Street - Pharmacy	$ -	$ -	$ 1,144.50	-	
0.049	240 Beaver Lane	$ -	$ 109.00	$ 2,562.40	-	
0.050	Marval	$ -	$ 545.00	$ 4,459.50	-	
0.051	540 Front Street	$ -	$ -	$ 436.00	-	
0.052	POTW CDOT	$ -	$ -	$ 1,144.50	-	
0.053	Stoinski	$ -	$ 82.00	$ 1,719.00	-	
0.057	Hathaway Street Survey	$ 3,400.00	$ -	$ 3,400.00	100%	$ -
0.058	Gemenskap		$ 436.00			
	TOTALS	**$ 146,611.00**	**$ 9,877.70**	**$263,387.20**		**$ 48,272.45**

To: Mayor and Board of Trustees

From: Scot Hunn, Consulting Town Planner

Date: November 12, 2025

RE: Monthly Planning Department Activity Status Update – October 2025

General Planning Services:

- Virtual Board Meeting Attendance (10/06/25)
- Virtual Development Review Team Meeting Attendance (10/20/25)

Pre-Application Meetings:

- Helios EV Charging Station Pre-Application Meeting Attendance – 501 Main Street

Other Applicant Meetings:

- Virtual Attendance at Park County Interagency Referral Review Meeting for Gemenskap Development

Active Land Use Applications and Interagency Referrals:

- Active Land Use Applications:
  - Stoinski Exemption Plat Appeal

- Other:
  - None

- Interagency Referrals:
  - Gemenskap Development

Special Projects:

- Community Plan and UDC Update Project RFP:
  - Working with Town Administrator to update Request for Proposals to incorporate DOLA specific language and requirements related to grant funding award.

- Zoning Map Update:
  - Working with SGM to rectify official zone district map discrepancies and produce updated GIS based map.

Planning & Policy, LLC.

November 13, 2025

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

Re: Hunn Planning FY 2026 Rate Increase / Contract Amendment Proposal

Janell,

Following up on our recent discussions regarding my professional service rates I am proposing two slight increases to my municipal and non-municipal ("private") rates. This increase is in response to ongoing national inflation rates and cost of living/consumer price index (CPI) increases over the past three years; any increase in fees would be effective starting January 1, 2026.

Since 2022, I have charged the Town a discounted rate of $125.00 per hour for "general planning services," or any activity that could NOT be billed back to individual applicants who had pending applications with the Town. Those applicants are billed at my normal (non-municipal) rate (currently set at $225.00 per hour.)

I typically log approximately 200 hours per year in Town of Fairplay billable hours, with approximately 25% of those hours (50 hours) being "billed back" to applicants who pay the non-municipal rate. Thus, the majority of my Fairplay hours are billed at a discounted rate. I am happy to continue to offer a discounted rate to the Town for all general planning services.

Therefore, I propose the following amendments to my contract (approved via Resolution No. 9, Series 2018) with the Town to reflect the following rate adjustments:

Municipal Rate:	
Current Base/Town Rate:	$125.00/Hour
Proposed Base/Town Rate:	**$140.00/Hour**
Non-Municipal Rate:	
Current Non-Municipal Rate:	$225.00/Hour
Proposed Non-Municipal Rate:	**$235.00/Hour**

I will be happy to answer any questions that you or the Board may have in this matter and, as always, I wish to emphasize my ongoing commitment to and enjoyment serving the Town of Fairplay as the consulting Town Planner. I look forward to continuing my service in the years to come and working with you and the Town Board to address issues and updates with the Town Code and to see that new development proposals meet the Town's goals, objectives, and regulations.

According to Article 8 of my contract with the Town, an amendment to the contract – including a change in rates or fee structure - may be approved, in writing, by me and the Board, rather than executing a new, separate contract. Please let my signature below serve as evidence of my written approval of the proposed amendment.

Scot D. Hunn, Principal/Owner
Hunn Planning & Policy, LLC.

Scot Hunn
____

Date: November 13, 2025

Frank Just, Honorable Mayor
Town of Fairplay

____

Date:______________________________