Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, May 18, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

Join Meeting by Teams
(Meeting ID: 274 263 469 225 208 / Passcode: Ri9kS2NX)
Dial in by phone +1 929-352-2940,,556924128#

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Agenda

V. 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.

VI. Proclamations, Presentations and Updates

A. Presentation of 2025 FY Audit and Financial Statements from Jim Hinkle of Hinkle and Company, PC.

VII. New Business

A. Interviews with candidates and appointment to fill vacant Trustee seat for 2-year term ending April, 2028. (A)

B. ARCHITECTURAL REVIEW HEARING - CASE 2026-COA-003: Consider application from Mayra Ayala Romera of Mr. Burro Cafe for a Certificate of Appropriateness for and exterior improvements project for 501 Front Street, Fairplay, CO. (QJ)

C. Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 23, Series of 2026, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND TIM MILLONZI FOR THE 501 FRONT STREET EXTERIOR IMPROVEMENTS PROJECT FOR MR. BURRO CAFE."? (A)

D. Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 24, Series of 2024, entitled "A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS."? (L)

E. Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 25, Series of 2026, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING THE ACCEPTANCE OF REAL PROPERTY FROM THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF PARK."?

VIII. Public Hearings

A. State Revolving Fund (SRF) Loan Required Public Hearing for Capital Project funding for the Town of Fairplay Water Meter Replacement and Well Rehabilitation Project. (A)

IX. Staff and Board of Trustees Reports

A. Town Administrator Report

i. HRCS Family Campout Discussion

ii. Burro Days Drone Filming Discussion

B. Police Chief Report

C. Public Works Report

D. Waste Water ORC Report

E. Town Engineer Report

F. Town Planner Report

X. Executive Session

Executive Session under C.R.S. §§ 24-6-402(4)(b) and (e) to receive legal advice and to determine positions relative to matters that may be subject to negotiations, develop negotiations strategy and instruct negotiators regarding the sewer system at the Gemenskap development in Park County and to take any necessary related action(s).

XI. Adjournment

(A) Administrative: Day-to-day operational decisions, implementation of policies, and enforcement of existing laws.
(L) Legislative: Policy-making decisions of a permanent or general character, such as adopting ordinances, setting tax rates, and approving budgets.
(QJ) Quasi-Judicial: Decisions involving applying existing policies or regulations to specific facts or individuals (e.g., land use variances, rezoning of an area, or granting of licenses or licensing appeals).

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on May 15, 2026. This Agenda May Be Amended.

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

Staff Memorandum

To: Board of Trustees

From:

RE: Presentation of 2025 FY Audit and Financial Statements from Jim Hinkle of Hinkle and Company, PC.

Date: 5/18/2026

Background/Analysis:
Per CRS 29-1-603. Audits required.(1)
"The governing body of each local government in the state shall cause to be made an annual audit of the financial statements of the local government for each fiscal year. To the extent that the financial activities of any local government, or of any other entity, organization, or corporation formed by intergovernmental agreement or other contract between or among local governments, are fully reported in the audit or audits of a parent local government or governments, a separate audit is not required. Such audit shall be made as of the end of the fiscal year of the local government, or, at the option of the governing body, audits may be made at more frequent intervals. As part of the audit of a school district, the auditor shall ensure that the school district is complying with the provisions of section 22-44-204 (3), C.R.S., concerning the use of the financial policies and procedures handbook adopted by the state board of education. The audit report shall contain a fiscal year report of receipts and expenditures of each fund with designated program reports in accordance with the financial policies and procedures handbook. The supplemental schedules of receipts and expenditures for each fund shall be in the format prescribed by the state board of education and shall be in agreement with the audited financial statements of the school district. The department of education shall provide assistance to auditors and school districts in implementing and following these requirements."

Jim Hinkle of Hinkle & Company, PC will be on hand to present the Town's 2025 Financial Statements and Independent Auditor's Report and answer questions of the Board and public.

The final report must be filed with the State of Colorado by July 31.

Recommendation:
Following questions, the Board may motion, second and vote to adopt the DRAFT report which will then be finalized and filed with the State of Colorado by July 31.

Attachments:
1. 2025 Town of Fairplay CO Financial Statements Draft

DRAFT

Town of Fairplay, Colorado

Financial Statements
with Independent Auditor's Report

December 31, 2025

DRAFT

Town of Fairplay, Colorado
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December 31, 2025

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Independent Auditor's Report

Honorable Mayor and Members of the Board of Trustees
Town of Fairplay, Colorado
Fairplay, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Fairplay, Colorado (The Town), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Other Information

Management is responsible for the other information included in the Supplementary Information and the local highway finance report, as listed in the table of contents. The other information comprises the Supplementary Information and the local highway finance report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any other form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Englewood, Colorado
(Date)

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Basic Financial Statements

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Town of Fairplay, Colorado

Statement of Net Position

December 31, 2025

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Investments	$ 2,412,322	$ 1,069,637	$ 3,481,959
Restricted Cash and Investments	37,999	377,467	415,466
Accounts Receivable	486,412	140,343	626,755
Property Taxes Receivable	323,506	-	323,506
Prepaid Expenses	34,655	-	34,655
Capital Assets, Not Being Depreciated	1,904,549	598,113	2,502,662
Capital Assets, Net of Accumulated Depreciation	3,634,031	6,672,896	10,306,927
Total Assets	8,833,474	8,858,456	17,691,930
Deferred Outflows of Resources			
Pension-Related Deferred Outflows	278,050	-	278,050
Total Deferred Inflows of Resources	278,050	-	278,050
Liabilities			
Current Liabilities			
Accounts Payable	80,630	-	80,630
Accrued Liabilities	8,096	-	8,096
Accrued Salary and Wages	61,107	5,712	66,819
Accrued Interest Payable	-	4,541	4,541
Unearned Revenue	42,403	-	42,403
Deposits	1,300	-	1,300
Total Current Liabilities	193,536	10,253	203,789
Non-Current Liabilities			
Due Within One Year	100,483	287,168	387,651
Due In More Than One Year	120,138	2,210,602	2,330,740
Total Non-Current Liabilities	220,621	2,497,770	2,718,391
Total Liabilities	414,157	2,508,023	2,922,180
Deferred Inflows of Resources			
Deferred Property Taxes	320,703	-	320,703
Grants	37,231	-	37,231
Pensions, Net of Accumulated Amortization	25,787	-	25,787
Total Deferred Inflows of Resources	383,721	-	383,721
Net Position			
Net Investment in Capital Assets	5,438,636	4,784,119	10,222,755
Restricted for:			
Emergencies	-	-	-
Debt Service Reserve	-	196,610	196,610
Conservation Trust	37,999	-	37,999
Unrestricted	2,837,011	1,369,704	4,206,715
Total Net Position	$ 8,313,646	$ 6,350,433	$ 14,664,079

See Notes to the Financial Statements.

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Town of Fairplay, Colorado
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues			Net (Expense) Revenue and Change in Net Position		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary Government							
Governmental Activities							
General Government	$ 1,273,444	$ 515,356	$ 14,310	$ -	$ (743,778)	$ -	$ (743,778)
Public Safety	1,514,719	17,248	74,125	-	(1,423,346)	-	(1,423,346)
Public Works	548,807	87,589	52,180	-	(409,038)	-	(409,038)
Culture and Recreation	267,843	36,739	16,070	904,896	689,862	-	689,862
Interest Expense	4,660	-	-	-	(4,660)	-	(4,660)
Total Governmental Activities	3,609,473	656,932	156,685	904,896	(1,890,960)	-	(1,890,960)
Business-Type Activities							
Water and Sewer	1,244,045	1,032,768	7,607	58,313	-	(145,357)	(145,357)
Total Business-Type Activities	1,244,045	1,032,768	7,607	58,313	-	(145,357)	(145,357)
Total Primary Government	$ 4,853,518	$ 1,689,700	$ 164,292	$ 963,209	(1,890,960)	(145,357)	(2,036,317)
	General Revenues						
	Property Taxes				312,931	-	312,931
	Specific Ownership Taxes				28,134	-	28,134
	Sales and Use Taxes				2,080,726	-	2,080,726
	Franchise Taxes				87,169	-	87,169
	Other Taxes				40,412	-	40,412
	Intergovernmental Revenues Not Restricted to Specific Programs				4,415	-	4,415
	Investment Income				116,880	53,608	170,488
	Miscellaneous Income				119,562	-	119,562
	Total General Revenues				2,790,229	53,608	2,843,837
	Change in Net Position				899,269	(91,749)	807,520
	Net Position, *Beginning of Year*				7,414,377	6,442,182	13,856,559
	Net Position, *End of Year*				$ 8,313,646	$ 6,350,433	$ 14,664,079

See Notes to the Financial Statements.

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Town of Fairplay, Colorado
Balance Sheet
Governmental Funds
December 31, 2025

	General	Conservation Trust	Totals
Assets			
Cash and Investments	$ 2,412,322	$ -	$ 2,412,322
Restricted Cash and Investments	-	37,999	37,999
Accounts Receivable	486,412	-	486,412
Property Taxes Receivable	323,506	-	323,506
Prepaid Expenses	34,655	-	34,655
Total Assets	$ 3,256,895	$ 37,999	$ 3,294,894
Liabilities			
Accounts Payable	$ 80,630	$ -	$ 80,630
Accrued Liabilities	8,096	-	8,096
Accrued Salary and Wages	61,107	-	61,107
Unearned Revenue	42,403	-	42,403
Deposits	1,300	-	1,300
Total Liabilities	193,536	-	193,536
Deferred Inflows of Resources			
Property Taxes	320,703	-	320,703
Grants	37,231	-	37,231
Total Deferred Inflows of Resources	357,934	-	357,934
Fund Balances			
Nonspendable	34,655	-	34,655
Restricted	-	37,999	37,999
Unassigned	2,670,770	-	2,670,770
Total Fund Balances	2,705,425	37,999	2,743,424
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 3,256,895	$ 37,999	$ 3,294,894

See Notes to the Financial Statements.

Town of Fairplay, Colorado

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position For the Year Ended December 31, 2025

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balances of Governmental Funds	$	2,743,424
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in governmental funds.		
Capital Assets, Not Being Depreciated		1,904,549
Capital Assets, Being Depreciated		5,498,903
Accumulated Depreciation		(1,864,872)
Net pension assets and liabilities and the related deferred inflows and outflows are not current financial resources and, therefore, are not reported in governmental funds:		
Pension Related Deferred Outflows of Resources		278,050
Pension Related Deferred Inflows of Resources		(25,787)
Long-term liabilities are not due and payable in the current year and, therefore, are not reported in governmental funds.		
Lease Financing Agreements		(14,245)
Subscription Financing Agreements		(85,699)
Accrued Compensated Absences		(120,677)
Total Net Position of Governmental Activities	$	8,313,646

See Notes to the Financial Statements.

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Town of Fairplay, Colorado

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Conservation Trust	Totals
Revenues			
Taxes	$ 2,549,372	$ -	$ 2,549,372
Licenses and Permits	104,893	-	104,893
Charges for Services	368,916	-	368,916
Fines and Forfeitures	17,164	-	17,164
Intergovernmental	1,037,111	4,415	1,041,526
Investment Income	116,792	88	116,880
Miscellaneous	200,386	-	200,386
Total Revenues	4,394,634	4,503	4,399,137
Expenditures			
Current			
General Government	1,139,788	-	1,139,788
Public Safety	1,556,290	-	1,556,290
Public Works	509,724	-	509,724
Parks, Recreation and Other	369,935	-	369,935
Capital Outlay	1,684,503	-	1,684,503
Debt Service			
Principal	33,806	-	33,806
Interest	3,192	-	3,192
Total Expenditures	5,297,238	-	5,297,238
Excess Revenues Over (Under) Expenditures	(902,604)	4,503	(898,101)
Other Financing Sources (Uses)			
Transfers In	169,219	-	169,219
Other Financing Sources (Uses)	169,219	-	169,219
Net Change in Fund Balances	(733,385)	4,503	(728,882)
Fund Balances, *Beginning of Year*	3,438,810	33,496	3,472,306
Fund Balances, *End of Year*	$ 2,705,425	$ 37,999	$ 2,743,424

See Notes to the Financial Statements.

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Town of Fairplay, Colorado

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Governmental Funds
For the Year Ended December 31, 2025

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:

Net Change in Fund Balance of Governmental Funds	$	(728,882)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital Outlay		2,411,696
Depreciation Expense		(168,886)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in Net Pension Liability		-
Change in Deferred Outflows Related to Pensions		87,163
Change in Deferred Inflows Related to Pensions		5,293
Repayments of debt principal are expenditures in governmental funds, but they reduce long-term liabilities in the statement of net position and do not affect the statement of activities.		
Change in Lease Agreements		4,848
Change in Software Agreements		(28,863)
Change in Accrued Compensated Absences		(36,262)
Internal service operations primarily benefit Governmental Activities		
Change in Net Position Internal Service Fund		(646,838)
Change in Net Position of Governmental Activities	$	899,269

See Notes to the Financial Statements.

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Town of Fairplay, Colorado

Statement of Net Position
Proprietary Funds
December 31, 2025

	Utility	Internal Service
Assets		
Current Assets		
Cash and Investments	$ 1,069,637	$ -
Restricted Cash and Investments	377,467	-
Accounts Receivable	140,343	-
Total Current Assets	1,587,447	-
Non-Current Assets		
Capital Assets, *Not Being Depreciated*	598,113	-
Capital Assets, *Net of Accumulated Depreciation*	6,672,896	-
Total Noncurrent Assets	7,271,009	-
Total Assets	$ 8,858,456	$ -
Liabilities		
Current Liabilities		
Accrued Liabilities	$ 5,712	$ -
Accrued Interest Payable	4,541	-
Total Current Liabilities	10,253	-
Non-Current Liabilities		
Due Within One Year	287,168	-
Due In More Than One Year	2,210,602	-
Total Liabilities	2,508,023	-
Net Position		
Investment in Capital Assets	4,784,119	-
Restricted	196,610	-
Unrestricted	1,369,704	-
Total Net Position	$ 6,350,433	$ -

Town of Fairplay, Colorado
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	Utility	Internal Service
Operating Revenues		
Charges for Services	$ 1,009,577	$ -
Internal Charges	-	165,959
Miscellaneous Income	23,191	-
Total Operating Revenues	1,032,768	165,959
Operating Expenses		
Management Fees/Internal Charges	38,138	-
Personnel Services	191,384	-
Administrative/Office Expenses	40,547	-
Insurance	38,970	-
Operating Supplies	35,293	-
Professional Fees	267,126	-
Repairs and Maintenance	145,941	-
Travel and Training	5,763	-
Telephone and Utilities	81,606	-
Other Operating Expense	11,738	4,162
Depreciation Expense	311,444	80,600
Total Operating Expenses	1,167,950	84,762
Net Operating Gain (Loss)	(135,182)	81,197
Nonoperating Revenues (Expenses)		
Intergovernmental Revenue	7,607	-
Investment Income	53,608	-
Interest Expense	(76,095)	-
Total Nonoperating Revenues (Expenses)	(14,880)	-
Net Income (Loss) Before Capital Contributions and Transfers	(150,062)	81,197
Capital Contributions		
Plant Investment Fees	58,313	-
Transfers Out	-	(728,035)
Change in Net Position	(91,749)	(646,838)
Net Position, *Beginning of Year*	6,442,182	646,838
Net Position, *End of Year*	$ 6,350,433	$ -

See Notes to the Financial Statements.

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Town of Fairplay, Colorado
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	Business Type Activities	Governmental Activities
	Utility	Internal Service Fund
Cash Flows From Operating Activities		
Cash Received from Customers	$ 1,007,995	$ -
Cash Received from Others	23,191	165,959
Cash Paid to Employees	(261,220)	-
Cash Paid to Suppliers	(566,756)	(4,185)
Net Cash Used in Operating Activities	203,210	161,774
Cash Flows From Investing Activities		
Interest Received	53,608	-
Cash Flows From Capital and Related Financing Activities		
Debt Principal Payment	(251,496)	-
Interest Payments	(76,095)	-
Acquisition of Capital Assets	(577,112)	(60,551)
Capital Contributions	453,313	-
Transfer to General Fund	-	(169,222)
Net Cash Provided by Capital and Related Financing Activities	(451,390)	(229,773)
Cash Flows From Noncapital Financing Activities		
Federal Grant Revenue Received	7,607	-
Net Cash Provided by Noncapital Financing Activities	7,607	-
Net Change in Cash and Cash Equivalents	(186,965)	(67,999)
Cash and Cash Equivalents, *Beginning of Year*	1,634,069	67,999
Cash and Cash Equivalents, *End of Year*	$ 1,447,104	$ -
Reconciliation of Net Operating Loss to Net Cash Used in Operating Activities		
Net Operating Gain/(Loss)	$ (135,182)	$ 81,197
Adjustments to Reconcile Net Operating Loss to Net Cash Used in Operating Activities		
Depreciation	311,444	80,600
Changes in Assets and Liabilities Related to Operations		
Accounts Receivable	(1,582)	-
Prepaid Expenses	47,645	-
Accounts Payable	(25,765)	(23)
Accrued Salaries and Benefits	2,446	-
Accrued Interest	744	-
Compensated Absences	3,460	-
Net Cash Used in Operating Activities	$ 203,210	$ 161,774

See Notes to the Financial Statements.

Note 1: Summary of Significant Accounting Policies

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

The accounting policies of the Town conform to generally accepted accounting principles as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. Following is a summary of the more significant policies.

Reporting Entity

The financial reporting entity consists of the Town, organizations for which the Town is financially accountable, and organizations that raise and hold economic resources for the direct benefit of the Town. All funds, organizations, institutions, agencies, departments, and offices that are not legally separate are part of the Town. Legally separate organizations for which the Town is financially accountable are considered part of the reporting entity. Financial accountability exists if the Town appoints a voting majority of the organization's governing board and is able to impose its will on the organization, or if there is a potential for the organization to provide benefits to, or impose financial burdens on the Town. The Town may also be financially accountable for organizations that are fiscally dependent upon it. Based on the application of the criteria, no additional organizations are includable within the Town's reporting entity.

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges for interfund services that are reasonably equivalent to the services provided. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*. Internally dedicated resources are reported as general revenues rather than program revenues.

Separate financial statements are provided for governmental funds and the proprietary fund. Major individual funds are reported as separate columns in the fund financial statements.

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current year or soon enough thereafter to pay liabilities of the current year. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current year. Taxes, intergovernmental revenues, and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues of the current year. All other revenues are considered measurable and available only when cash is received by the Town.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for a specific use, it is the Town's practice to use restricted resources first, then unrestricted resources as they are needed.

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

> *General Fund* - The General Fund is the Town's primary operating fund. It accounts for all financial resources of the Town, except those accounted for in another fund.
>
> *Conservation Trust Fund* - This fund accounts for funds received through the State of Colorado Lottery/Conservation Trust Fund program. These funds are required to be spent on parks and recreation.

The Town reports the following major proprietary funds:

> *Utility Enterprise Fund* - This Fund accounts for all activities necessary to provide water and sewer services to the Town's residents.

Note 1: Summary of Significant Accounting Policies (Continued)

Assets, Liabilities and Net Position/Fund Balance

Cash and Investments - Cash equivalents include investments with original maturities of three months or less. Pooled cash and investments are considered cash equivalents. Investments are reported at fair value.

Receivables - All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital Assets - Capital assets, which include land, buildings, plant, infrastructure, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund in the fund financial statements. Capital assets are defined by the Town as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the acquisition value on the date of donation. The Town did not retroactively report infrastructure when those accounting standards were adopted.

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

Capital assets are depreciated using the straight-line method over the following estimated useful lives.

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

Deferred Outflows and Inflows of Resources - Deferred inflows of resources include property taxes earned but levied for a subsequent year and pension deferred inflows. The Town reports deferred outflows related to pension liabilities as further discussed in Note 5.

Compensated Absences - Employees of the Town are allowed to accumulate unused paid time off (PTO). Upon termination or resignation of employment from the Town, an employee will be compensated for all accrued PTO. Accumulated, unpaid PTO is accrued when earned in the government-wide and proprietary fund financial statements. A liability is reported in the governmental fund financial statements only when payment is due.

Note 1: Summary of Significant Accounting Policies (Continued)

Assets, Liabilities and Net Position/Fund Balance *(Continued)*

Pensions - The Town contributes to the Statewide Retirement Plan (SRP), a cost-sharing multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association of Colorado (FPPA). For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the SRP plan and additions to/deductions from the SRP plan fiduciary net position have been determined on the same basis as they are reported by the FPPA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments at FPPA are reported at fair value.

Long-Term Obligations - In the government-wide financial statements and the proprietary fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Debt premiums, discounts and refunding losses are deferred and amortized over the life of the debt using the straight-line method. In the governmental fund financial statements, the face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts are reported as other financial uses.

Net Position - In the government-wide and fund financial statements, net position and fund balance are restricted when constraints placed on the use of resources are externally imposed. Net position is classified into the following categories:

- *Net Investment in Capital Assets* - this classification is intended to report the portion of net position, which is associated with non-liquid, capital assets less outstanding debt related to those capital assets.

- *Restricted Net Position* - this classification includes liquid assets which have third-party limitations on their use.

- *Unrestricted Net Position* - this classification includes assets that do not have any third-party limitation on their use.

Fund Balance Classification - The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- *Nonspendable* - This classification includes amounts that cannot be spent because they are either (a) not in spendable form (such as prepaid items) or (b) are legally or contractually required to be maintained intact.

Note 1: Summary of Significant Accounting Policies (Continued)

Assets, Liabilities and Net Position/Fund Balance *(Continued)*

- *Restricted* - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The Town had classified emergency reserves as being restricted because State statute requires this restriction. In addition, the Town had restricted amounts for parks and open space and debt service reserve.

- *Committed* - This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Town's highest level of decision-making authority, the Board of Trustees. The constraint may be removed or changed only through formal action of the Board of Trustees. The Town had no committed resources at December 31, 2025.

- *Assigned* - This classification includes amounts that are constrained by the Town's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Trustees to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or changed than those imposed on committed amounts. The Town had no assigned resources at December 31, 2025.

- *Unassigned* - This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting assigned fund balance amounts.

In the fund financial statements, governmental funds report committed fund balances when the Town Council formally commits resources for a specific purpose through a passage of a resolution or approval of contractual agreements with third parties.

The Board of Trustees is authorized to informally assign amounts to a specific purpose and has assigned this authority to the Town Manager or other designee. Such fund balance assignments are reported in the governmental fund financial statements.

The Town has not established a formal policy for its use of restricted and unrestricted fund balances. However, if both restricted and unrestricted fund balances are available for a specific purpose, the Town uses restricted fund balance first, followed by committed, assigned and unassigned balances.

Note 1: Summary of Significant Accounting Policies (Continued)

Property Taxes

Property taxes attach as an enforceable lien on property on January 1 and are levied the following December for collection in the subsequent year. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's Office collects property taxes and remits to the Town on a monthly basis. Since property tax revenues are collected in arrears during the succeeding year, receivables and corresponding deferred inflows of resources are reported at year end.

Subsequent Events

The Town has evaluated subsequent events through (Date), the date the financial statements were available to be issued.

Note 2: Cash and Investments

Cash and investments at December 31, 2025 , consisted of the following:

Petty Cash	$	400
Deposits		692,945
Investments		3,204,080
Total	$	3,897,425

Cash and investments are reported in the financial statements as follows:

Cash and Investments	$	3,481,959
Restricted Cash and Investments		415,466
Total	$	3,897,425

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires all local government entities to deposit cash in eligible public depositories. Eligibility is determined by State regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. As of December 31, 2025, the Town had bank deposits of $481,235 collateralized with securities held by the financial institutions' agents but not in the Town's name.

Note 2: Cash and Investments (Continued)

Investments

The Town is required to comply with State statutes which specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following. State statutes do not address custodial risk.

- Obligations of the United States and certain U.S. Agency securities
- General obligation and revenue bonds of U.S. local government entities
- Certain corporate or bank securities
- Commercial paper
- Local government investment pools
- Repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts (GICs)

At December 31, 2025, the Town had the following investments:

	S&P	Investment Maturities in Years		
Investment Type	Rating	Less Than 1	1 to 5 Years	Total
Local Government Investment Pools	AAAm	$ 3,204,080	$ -	$ 3,204,080
Total		$ 3,204,080	$ -	$ 3,204,080

Local Government Investment Pools - At December 31, 2025, the Town had $3,172,680 and $31,400 invested in the Colorado Local Government Liquid Asset Trust (Colotrust) and the Colorado Surplus Asset Fund Trust (CSAFE), respectively. The pools are investment vehicles established for local government entities in Colorado to pool surplus funds. The Colorado Division of Securities administers and enforces the requirements of creating and operating the pools. The pools operate in conformity with the Securities and Exchange Commission's Rule 2a-7. The pools are measured at the net asset value per share, with each share valued at $1. The pools are rated AAAm by Standard and Poor's. Investments of the pools are limited to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services in connection.

Restricted Cash and Investments

$377,467 is restricted for Debt Service and $37,999 is restricted for the Conservation Trust Fund.

Town of Fairplay, Colorado
Notes to Financial Statements
December 31, 2025

Note 3: Capital Assets

Governmental Activities capital asset activity for the year ended December 31, 2025, is summarized below:

	Balance 12/31/24	Additions	Deletions	Transfers	Balance 12/31/25
Governmental Activities					
Capital Assets, *Not Being Depreciated*					
Land	$ 654,960	$ -	$ -	$ -	$ 654,960
Construction in Progress	250,935	998,654	-	-	1,249,589
Total Capital Assets, Not *Being Depreciated*	905,895	998,654	-	-	1,904,549
Capital Assets, *Being Depreciated*					
Buildings and Improvements	1,750,986	136,461	-	-	1,887,447
Infrastructure	725,859	578,793	-	-	1,304,652
Vehicles, Machinery and Equipment	655,612	82,620	-	877,795	1,616,027
Fleet Vehicles	817,244	60,551	-	(877,795)	-
Improvements	492,645	-	-	-	492,645
Leased Assets	24,870	-	-	-	24,870
Subscription Contracts	116,909	56,353	-	-	173,262
Total Capital Assets, *Being Depreciated*	4,584,125	914,778	-	-	5,498,903
Less Accumulated Depreciation					
Buildings and Improvements	(289,226)	(50,656)	-	-	(339,882)
Infrastructure	(373,683)	(29,762)	-	-	(403,445)
Vehicles, Machinery and Equipment	(365,860)	(34,023)	-	(318,980)	(718,863)
Fleet Vehicles	(238,382)	(80,598)	-	318,980	-
Improvements	(284,225)	(13,679)	-	-	(297,904)
Leased Assets	(6,115)	(6,114)	-	-	(12,229)
Subscription Contracts	(57,897)	(34,652)	-	-	(92,549)
Total Accumulated Depreciation	(1,615,388)	(249,484)	-	-	(1,864,872)
Total Capital Assets, Being Depreciated	2,968,737	665,294	-	-	3,634,031
Governmental Activities Capital Assets, Net	$ 3,874,632	$ 1,663,948	$ -	$ -	$ 5,538,580

Depreciation expense was charged to programs of the Town as follows:

General Government	$ 83,097
Public Safety	30,229
Public Works	29,881
Culture and Recreation	25,679
Internal Fleet	80,598
Total	$ 249,484

Town of Fairplay, Colorado
Notes to Financial Statements
December 31, 2025

Note 3: Capital Assets (Continued)

Business-Type asset activity for the year ended December 31, 2025, is summarized below:

	Balance 12/31/24	Additions	Deletions	Transfers	Balance 12/31/25
Business-Type Activities					
Capital Assets, *Not Being Depreciated*					
Land	$ 138,113	$ -	$ -	$ -	$ 138,113
Intangible Water Rights	-	70,000	-	-	70,000
Construction in Progress	-	390,000	-	-	390,000
Total Capital Assets, *Not Being Depreciated*	138,113	460,000	-	-	598,113
Capital Assets, *Being Depreciated*					
Buildings	253,639	-	-	-	253,639
Infrastructure	66,008	-	-	-	66,008
Vehicles, Machinery and Equipment	568,020	117,112	-	-	685,132
Improvements	52,822	-	-	-	52,822
Transmission System and Lines	3,537,702	-	-	-	3,537,702
Water Treatment Plant	1,149,811	-	-	-	1,149,811
Sewer Treatment Plant	3,857,859	-	-	-	3,857,859
Gallery System	1,291,830	-	-	-	1,291,830
Total Capital Assets, *Being Depreciated*	10,777,691	117,112	-	-	10,894,803
Less Accumulated Depreciation					
Buildings	(117,060)	(7,197)	-	-	(124,257)
Infrastructure	(27,449)	(2,289)	-	-	(29,738)
Vehicles, Machinery and Equipment	(363,239)	(22,473)	-	-	(385,712)
Improvements	(24,846)	(1,218)	-	-	(26,064)
Transmission System and Lines	(1,404,398)	(64,051)	-	-	(1,468,449)
Water Treatment Plant	(401,265)	(28,813)	-	-	(430,078)
Sewer Treatment Plant	(955,025)	(157,558)	-	-	(1,112,583)
Gallery System	(617,181)	(27,845)	-	-	(645,026)
Total Accumulated Depreciation	(3,910,463)	(311,444)	-	-	(4,221,907)
Total Capital Assets, *Being Depreciated, net*	6,867,228	(194,332)	-	-	6,672,896
Business-Type Activities Capital Assets, *net*	$ 7,005,341	$ 265,668	$ -	$ -	$ 7,271,009

Note 4: Long-Term Debt

Governmental Activities

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2025:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025	Due Within One Year
Governmental Activities					
Lease Financing Agreements	$ 19,093	$ -	$ (4,848)	$ 14,245	$ 5,007
Software Agreements	56,836	56,353	(27,490)	85,699	34,374
Compensated Absences	84,415	145,689	(109,427)	120,677	61,102
Total	$ 160,344	$ 202,042	$ (141,765)	$ 220,621	$ 100,483

Accrued compensated absences are being paid from resources generated by the General Fund.

Note 4: Long-Term Debt (Continued)

Governmental Activities *(Continued)*

During 2023, the Town entered into a lease agreement for $11,193 to purchase a printer. Principal and interest are due monthly beginning in February 2023 through January 2028. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $11,193 less accumulated depreciation of $8,581 are reported under this lease.

During 2024, the Town entered into a lease agreement for $3,250 to purchase a printer. Principal and interest are due monthly beginning in May 2024 through April 2029. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $3,250 less accumulated depreciation of $867 are reported under this lease.

During 2024, the Town entered into a lease agreement for $10,427 to purchase a printer. Principal and interest are due monthly beginning in May 2024 through April 2029. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $10,427 less accumulated depreciation of $2,781 are reported under this lease.

The future minimum payments under the lease financing agreements are as follows:

Year Ended December 31,	Principal	Interest	Total
2026	$ 5,007	$ 386	$ 5,393
2027	5,171	222	5,393
2028	3,085	83	3,168
2029	982	7	989
2030	-	-	-
Total	$ 14,245	$ 698	$ 14,943

During 2022, the Town entered into a subscription agreement for $86,288 to purchase software. Principal and interest are due monthly beginning in January 2022 through January 2026. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $86,288 less accumulated depreciation of $69,030 are reported under this subscription agreement.

During 2024, the Town entered into a subscription agreement for $30,621 to purchase software. Principal and interest are due monthly beginning in January 2024 through December 2028. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $30,621 less accumulated depreciation of $12,248 are reported under this subscription agreement.

During 2025, the Town entered into a subscription agreement for $56,353 to purchase software. Principal and interest are due annually beginning in March 2025 through March 2029. Interest accrues on the outstanding balance at 3.23%. At December 31, 2025, capital assets in the amount of $56,353 less accumulated depreciation of $11,271 are reported under this subscription agreement.

Note 4: Long-Term Debt (Continued)

Governmental Activities *(Continued)*

The future minimum payments under the subscription agreements are as follows:

Year Ended December 31,	Principal	Interest	Total
2026	$ 34,373	$ 1,837	$ 36,210
2027	18,734	1,198	19,932
2028	19,349	584	19,933
2029	13,243	107	13,350
Total	$ 85,699	$ 3,726	$ 89,425

Business-Type Activities

Following is a summary of long-term debt transactions for the business-type activities for the year ended, December 31, 2025:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025	Due Within One Year
Business-Type Activities					
2018 Note Payable	$ 2,212,200	$ -	$ (246,100)	$ 1,966,100	$ 246,100
2023 CWRPDA Note Payable	131,186	-	(5,396)	125,790	5,559
2025 Zion Land Lease Purchase	-	395,000	-	395,000	30,000
Compensated Absences	7,420	12,466	(9,006)	10,880	5,509
Total	$ 2,350,806	$ 407,466	$ (260,502)	$ 2,497,770	$ 287,168

Accrued compensated absences are being paid from resources generated by the Business-Type activities.

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

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

Note 4: Long-Term Debt (Continued)

Business-Type Activities *(Continued)*

Debt Service Reserve - In addition, the Note requires the establishment of a debt service reserve account equal to the smaller of 10% of the outstanding principal of the Note and related parity debt, the maximum annual debt service of the Note and related parity debt, or 125% of the average annual debt service on the Note and related parity debt. The lesser of the three is scheduled to be the 10% of the Note and parity debt outstanding at year end, or $196,610 at December 31, 2025.

During 2023, the Town entered into a loan agreement for $136,844 with the CWRPDA. Loan proceeds were used to finance repairs to the Town's water systems. Principal payments are due semi-annually on May 1 and November 1, beginning on November 1, 2023 through May 2043. Interest accrues at 3.0% per annum.

The CWRPDA loans is payable solely from revenues of the Utility Fund, after deduction of operating and maintenance costs. An Operations and Maintenance Reserve is required equal to three months of operations and maintenance. Net revenues of $229,870 were available to pay annual debt service of $9,292. Remaining debt service at December 31, 2025 was $125,789.

During 2025, the Town entered into a lease purchase agreement for $136,844 with the Zion. Principal payments are due annually on December 31, beginning on December 31, 2026 through December 2035. Interest accrues at 5.23% per annum.

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

Year Ended December 31,	Principal	Interest	Total
2026	$ 289,659	$ 75,349	$ 365,008
2027	303,027	67,237	370,264
2028	311,601	58,862	370,463
2029	320,579	50,216	370,795
2030	334,763	41,295	376,058
2031-2034	865,270	61,983	927,253
2035-2039	39,771	7,854	47,625
2040-2043	22,220	1,867	24,087
Total	$ 2,486,890	$ 364,663	$ 2,851,553

Note 5: Pension Plans

Police Pension Plan

General Information

Plan Description - The Town contributes to the Statewide Retirement Plan (SRP), a cost-sharing multiple-employer defined benefit pension plan. The plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available annual comprehensive financial report that includes information on the plans. That report may be obtained on FPPA's website at http://www.fppaco.org.

Benefits Provided - The FPPA Board of Directors may change the retirement age on an annual basis, depending upon the results of the actuarial valuation and other circumstances. The Normal Retirement Age should not be less than 55 or more than age 60. Any member with at least 25 years of service may retire at any time after age 55 and shall be eligible for a normal retirement pension. Members with combined age and years of service totaling 80 or more, with a minimum age of 50 also qualify for a normal retirement pension.

A member is eligible for retirement after attainment of age 55 with at least five years of credited service.

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis.

Benefits paid to retired members are evaluated annually and may be re-determined every October 1 via cost-of-living adjustment (COLA). COLAs may be compounding or non-compounding. The increase in benefits, if any, is based on the FPPA Board of Director's discretion. Compounding COLAs can range from 0 percent to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers. Non-compounding COLAs take into consideration the investment returns, compounding COLAs and other economic factors. COLAs may begin once the retired member has been receiving retirement benefits for at least 12 calendar months prior to October 1.

Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution in lieu of a retirement benefit.

Contributions - The Town and eligible employees are required to contribute to the SRP plan at rates established by State statutes. Employer contribution rates can only be amended by the State Legislature. Employee contribution rates can be amended by the State Legislature or by election of the membership. The Town and eligible employees contributed 10% and 12% of base salary, respectively, for the year ended December 31, 2025.

Note 5: Pension Plans (Continued)

Police Pension Plan *(Continued)*

<u>Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions</u>

SRP Plan members elected to increase the employee contribution rate 0.5% annually through 2022, to a total of 12% of base salary. Employer contributions increase 0.5% annually beginning in 2021 through 2030 to a total of 13% of base salary. The Town's contributions to the SRP plan for the year ended December 31, 2025, were $62,571 equal to the required contributions.

For the year ended December 31, 2025, the Town reported a net pension liability of $0 representing its proportionate share of the net pension liability of the SRP Plan. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025. The Town's proportion of the net pension asset was based on the Town's contributions to the plan for the calendar year ended December 31, 2024, relative to the projected contributions of all participating employers.

At December 31, 2024, the Town's proportion of the SRP Plan was 0.057384825% which was an increase of 0.006357374% from its proportion measured at December 31, 2023.

For the year ended December 31, 2025, the Town recognized pension expense for the SRP Plan of $111,863. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Statewide Retirement Plan		
Differences between expected and actual experience	$ 112,740	$ (3,454)
Net difference between projected and actual earnings on plan investments	3,733	-
Changes of assumptions and other inputs	36,550	-
Changes of proportion	41,741	(22,333)
Contributions subsequent to the measurement date	83,286	-
Total	$ 278,050	$ (25,787)

Note 5: Pension Plans (Continued)

Police Pension Plan *(Continued)*

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

Town contributions to the SRP Plan subsequent to the measurement date of $83,286 will be recognized as a decrease to the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended December 31,		
2026	$	74,533
2027		(1,603)
2028		3,855
2029		16,911
2030		12,349
Thereafter		62,932
Total	$	168,977

Actuarial Assumptions - The actuarial valuations as of January 1, 2025, determined the total pension liability using the following actuarial assumptions and other inputs:

Investment rate of return, compounded annually, net of plan investment expenses, including inflation	7.0%
Inflation	2.5%
Projected salary increases	4.25% - 11.75%
Cost of living adjustments (COLA)	0.0%

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Annuitant Mortality Tables for males and females, amount-weighted, and then projected using the ultimate values of the MP-2020 projection scale for all years. The pre-retirement mortality assumption used Pub-2010 Safety Healthy Employee Mortality Tables for males and females, amount-weighted, and then projected with the MP-2020 Ultimate projection scale. The pre-retirement non-duty mortality tales are adjusted to 60% multiplier. The on-duty mortality rate is 0.00015.

For determining the actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses Pub-2010 Safety Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The pre-retirement off-duty mortality tables are adjusted to 60% of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

Note 5: Pension Plans (Continued)

Police Pension Plan *(Continued)*

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

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2022 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2023. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5%).

Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2025 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Rate of Return
Global Equity	33%	7.00%
Equity Long/Short	6%	6.20%
Private Markets	34%	8.80%
Fixed Income - Rates	7%	5.00%
Fixed Income - Credit	7%	6.50%
Absolute Return	9%	5.70%
Cash	4%	4.20%
	100%	

Discount Rate - The discount rate used to measure the total pension liability was 7%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the FPPA Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Note 5: Pension Plans (Continued)

Police Pension Plan *(Continued)*

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

Sensitivity of the Net Pension Asset (Liability) to Changes in the Discount Rate - The following presents the Town's proportionate share of the net pension asset (liability) calculated using the discount rate of 7.00%, as well as the Town's proportionate share of the net pension asset (liability) if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate, as follows:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Town's Proportionate Share of the SRP Net Pension Liability (Asset)	$ 280,033	$ -	$ -

Pension Plan Fiduciary Net Position - Detailed information about the plan's fiduciary net position is available in FPPA's separately issued financial report, which may be obtained at www.fppaco.org.

Note 6: Other Postemployment Benefits

Defined Contribution Plan

The Town provides pension benefits for all of its regular, full-time non-law enforcement employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The plan is administered by ICMA Retirement Corporation and covers all full-time Town employees excluding police officers. Employees are eligible to participate immediately. A contractual agreement between the Town and ICMA requires the Town to contribute an amount equal to three percent of all employees' salaries, and a mandatory employee contribution of three percent. The Town's contributions for each employee become fully vested after five years of service. These contributions are paid to ICMA and ICMA administers the plan. The Town made the required contributions of 3.00%, totaling $18,769 and plan members contributed a total of $18,769 for the year ending December 31, 2025.

Deferred Compensation Plan

The Town has a deferred compensation plan created in accordance with Internal Revenue Code Sec. 457. The plan is administered by ICMA-RC. Participation in the plan is optional for all employees. The plan allows employees to defer a portion of their salary until future years. Employees contributed $19,781 to this plan for the year ending December 31, 2025. There were no employer contributions.

Note 7: Commitments and Contingencies

TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to interpretation. The Town believes it is in compliance with the requirements of the Amendment.

On April 2, 1996, voters within the Town approved the collection, retention and expenditure of the full revenues generated by the Town in 1996 and subsequent years, notwithstanding the provisions of the Amendment.

The Town has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2025, the emergency reserve was reported as restricted fund balance in the General Fund, in the amount of $158,917.

Claims and Judgments

The Town participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental entities. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Town may be required to reimburse the grantor government. At December 31, 2025, significant amounts of grant expenditures have not been audited but management believes that subsequent audits will not have a material effect on the overall financial position of the Town.

Note 8: Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; natural disasters; and health and dental claims of its employees.

Public Entity Risk Pool

For property, liability and workers compensation risks of loss, the Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provisions of 24-10-115.5, Colorado Revised Statutes (1982 Replacement Volume) and the Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA are to provide members with defined liability, property, and workers compensation coverages and to assist members to prevent and reduce losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees or officers.

Note 8: Risk Management (Continued)

Public Entity Risk Pool *(Continued)*

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability of loss, to the limit of the financial resources of CIRSA. It is also the intent of members to have CIRSA provide continuing stability and availability of needed coverages at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members.

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Required Supplementary Information

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Town of Fairplay, Colorado

Schedule of Proportionate Share of the Net Pension Liability and Contributions
Police Officers Statewide Defined Benefit Pension Plan (FPPA)
December 31, 2025

	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020
Proportionate Share of the Net Pension Asset (Liability)					
Town's Proportion of the Net Pension Liability (Asset)	0.02164744%	0.02164744%	0.02777095%	0.02407094%	0.02324427%
Town's Proportionate Share of the Net Pension Liability (Asset)	$ -	$ -	$ 24,650	$ (130,449)	$ (50,463)
Town's Covered Payroll	$ 252,550	$ 271,813	$ 205,888	$ 186,700	$ 225,925
Town's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	0.0%	0.0%	12.0%	-69.9%	-22.3%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	100.0%	100.0%	97.6%	116.2%	106.7%

	12/31/2025	12/31/2024	12/31/2023	12/31/2022	12/31/2021
Town Contributions					
Statutorily Required Contribution	$ 62,571	$ 20,204	$ 21,745	$ 16,471	$ 14,936
Contributions in Relation to the Statutorily Required Contribution	(62,571)	(20,204)	(21,745)	(16,471)	(14,936)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 794,512	$ 252,550	$ 271,813	$ 205,888	$ 186,700
Contributions as a Percentage of Covered Payroll	7.9%	8.0%	8.0%	8.0%	8.00%

This schedule is presented to show information for 10 years.

(Continued)

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Town of Fairplay, Colorado

Schedule of Proportionate Share of the Net Pension Liability and Contributions
Police Officers Statewide Defined Benefit Pension Plan (FPPA)
December 31, 2025
(Continued)

	12/31/2019	12/31/18	12/31/17	12/31/16	12/31/15
Proportionate Share of the Net Pension Asset (Liability)					
Town's Proportion of the Net Pension Liability (Asset)	0.03065332%	0.01142781%	0.01806628%	0.02903089%	0.02913222%
Town's Proportionate Share of the Net Pension Liability (Asset)	$ (17,336)	$ 14,448	$ (25,991)	$ 10,490	$ (514)
Town's Covered Payroll	$ 76,550	$ 105,675	$ 148,575	$ 141,225	$ 141,225
Town's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	-22.6%	13.7%	-17.5%	7.4%	-0.4%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	101.9%	95.2%	106.3%	98.2%	100.1%

	12/31/2020	12/31/19	12/31/18	12/31/17	12/31/16
Town Contributions					
Statutorily Required Contribution	$ 18,074	$ 6,124	$ 8,454	$ 11,886	$ 11,298
Contributions in Relation to the Statutorily Required Contribution	(18,074)	(6,124)	(8,454)	(11,886)	(11,298)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 225,925	$ 76,550	$ 105,675	$ 148,575	$ 141,225
Contributions as a Percentage of Covered Payroll	8.00%	8.00%	8.00%	8.00%	8.00%

This schedule is presented to show information for 10 years.

Town of Fairplay, Colorado
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance *Positive (Negative)*
Revenues				
Taxes	$ 2,457,858	$ 2,449,948	$ 2,549,372	$ 99,424
Intergovernmental	1,166,120	1,027,100	1,037,111	10,011
Licenses and Permits	42,350	88,250	104,893	16,643
Charges for Services	241,300	367,035	368,916	1,881
Fines and Forfeitures	25,060	20,440	17,164	(3,276)
Investment Income	125,250	118,150	116,792	(1,358)
Miscellaneous	30,400	149,125	200,386	51,261
Total Revenues	4,088,338	4,220,048	4,394,634	174,586
Expenditures				
Current				
General Government	1,116,633	1,089,585	1,139,788	(50,203)
Public Safety	1,384,295	1,555,575	1,556,290	(715)
Public Works	527,375	494,844	509,724	(14,880)
Parks, Recreation and Other	322,960	364,550	369,935	(5,385)
Capital Outlay	1,710,000	1,753,250	1,684,503	68,747
Debt Service				
Principal	-	-	33,806	(33,806)
Interest	-	-	3,192	(3,192)
Total Expenditures	5,061,263	5,257,804	5,297,238	(39,434)
Excess Revenues Over (Under) Expenditures	(972,925)	(1,037,756)	(902,604)	135,152
Other Financing Sources (Uses)				
Transfers In	-	169,000	169,219	219
Other Financing Sources (Uses)	-	169,000	169,219	219
Net Change in Fund Balance	(972,925)	(868,756)	(733,385)	135,371
Fund Balance, *Beginning of Year*	3,023,045	3,438,810	3,438,810	-
Fund Balance, *End of Year*	$ 2,050,120	$ 2,570,054	$ 2,705,425	$ 135,371

See Accompanying Independent Auditor's Report.

Town of Fairplay, Colorado
Notes to Required Supplementary Information
December 31, 2025

Note 1: Stewardship, Compliance, and Accountability

Budgets

Budgets are legally adopted for all funds of the Town. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the proprietary fund are presented on a non-GAAP budgetary basis, whereby capital outlay and debt principal are budgeted as expenditures.

The Town follows these procedures to establish the budgetary information reflected in the financial statements:

- Management submits to the Board of Trustees a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- Budgets amended by the Board of Trustees during the year have been presented in the budgetary comparison schedules for each fund amended.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Trustees.
- All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations at the fund level.

Supplementary Information

Combining and Individual Fund Statements and Schedules

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Town of Fairplay, Colorado
Budgetary Comparison Schedule
Conservation Trust Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance *Positive (Negative)*
Revenues				
Intergovernmental	$ 4,590	$ 3,750	$ 4,415	$ 665
Investment Income	60	90	88	(2)
Total Revenues	4,650	3,840	4,503	663
Expenditures				
Current				
Parks, Recreation and Other	5,000	-	-	-
Total Expenditures	5,000	-	-	-
Net Change in Fund Balance	(350)	3,840	4,503	663
Fund Balance, *Beginning of Year*	46,356	42,856	33,496	(9,360)
Fund Balance, *End of Year*	$ 46,006	$ 46,696	$ 37,999	$ (8,697)

See Accompanying Independent Auditor's Report.

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Town of Fairplay, Colorado
Budgetary Comparison Schedule
Utility Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance *Positive (Negative)*
Revenues				
Charges for Services	$ 1,082,537	$ 1,044,700	$ 1,009,577	$ (35,123)
Plant Investment Fees	50,000	60,000	58,313	(1,687)
Intergovernmental	-	(8,900)	7,607	16,507
Investment Income	65,000	50,005	53,608	3,603
Miscellaneous Income	10,000	20,000	23,191	3,191
Total Revenues	1,207,537	1,165,805	1,152,296	(13,509)
Expenditures				
Management Fees/Internal Charges	38,138	38,150	38,138	12
Personnel Services	178,515	185,044	191,384	(6,340)
Administrative/Office Expenses	48,250	46,750	40,547	6,203
Insurance	44,500	39,500	38,970	530
Operating Supplies	32,000	40,500	35,293	5,207
Professional Fees	272,200	222,750	267,126	(44,376)
Repairs and Maintenance	418,000	202,500	145,941	56,559
Travel and Training	20,000	6,500	5,763	737
Telephone and Utilities	107,500	86,000	81,606	4,394
Other Operating Expense	11,000	9,210	11,738	(2,528)
Capital Outlay	250,000	172,400	117,112	55,288
Interest Expense	80,745	81,000	76,095	4,905
Debt Principal	246,100	246,100	251,496	(5,396)
Total Expenditures	1,746,948	1,376,404	1,301,209	75,195
Change in Net Position, *Budgetary Basis*	(539,411)	(210,599)	(148,913)	$ 61,686
Reconciliation to GAAP Basis				
Capital Outlay			117,112	
Depreciation			(311,444)	
Debt Principal			251,496	
Change in Net Position, *GAAP Basis*	$ (539,411)	$ (210,599)	$ (91,749)	

State Compliance

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

Staff Memorandum

To:	Board of Trustees
From:	Joe Rivera, Town Attorney
RE:	Interviews with candidates and appointment to fill vacant Trustee seat for 2-year term ending April, 2028. **(A)**
Date:	5/18/2026

Background/Analysis:
The Fairplay Municipal Code and state statue provide guidance to the Board. The applicable Town code is section 2-2-10. The applicable state statute is section 31-4-303. Below please find the applicable code and law.

Together, the applicable town code and state law requires the Board to fill the vacancy by (1) appointing a person to the Board or (2) holding an election to fill the vacancy.

The Board must (1) fill the vacancy by appointment or (2) call an election within sixty days of the date the vacancy occurred. The vacancy occurred on April 20, 2026 and the sixty day deadline expires on Friday, June 10, 2026.

Applicable code and law

Fairplay Municipal Code Section 2-2-10. - Board of Trustees; terms, authority, qualifications and vacancies.

(a) Terms. The Board of Trustees shall consist of four (4) Trustees and the Mayor. Trustees shall be elected to serve terms of four (4) years. At each regular election, two (2) Trustees shall be elected to serve four-year terms.

(b) Authority. The Board of Trustees shall constitute the legislative body of the Town, shall have the power and authority, except as otherwise provided by statute, to exercise all power conferred upon or possessed by the Town, and shall have the power and authority to adopt such laws, ordinances and resolutions as it shall deem proper in the exercise thereof.

(c) Qualifications. Each Trustee shall be a resident of the Town and a registered elector therein. If any Trustee shall move from or become, during the term of his or her office, a nonresident of the Town, he or she shall be deemed thereby to have vacated his or her office.

(d) **Vacancies**. In case of the death, resignation, vacation or removal for cause of any of the

Trustees during their term of office, the Board of Trustees, within sixty (60) days of the creation of said vacancy, by a majority vote of all remaining members thereof, shall select and appoint, from among the duly qualified electors of the Town, a suitable person to fill the vacancy or, alternatively, call a special election to fill said vacancy. Any person appointed or elected to fill a vacancy shall hold office until the next regular election and until his or her successor is elected and qualified. If the term of the person creating the vacancy was to extend beyond the next regular election, the person elected to fill the vacancy shall be elected for the unexpired term. Where vacancies exist in the offices of Trustee and successors are to be elected at the next election to fill the unexpired terms, the two (2) candidates for Trustee receiving the highest number of votes shall be elected to four-year terms, and the candidates receiving the next highest number of votes, in descending order, shall be elected to fill the unexpired terms.

Section 31-4-303 of the Colo. Rev. Code. Trustees to fill vacancy - mayor pro tem - clerk pro tem

The board of trustees has the power, by appointment, to fill all vacancies in the board or any other office, and the person so appointed shall hold his office until the next regular election and until his successor is elected and has complied with section 31-4-401. The board also has the power to fill a vacancy in the board or in any other elective office of the town by ordering an election to fill the vacancy until the next regular election and until a successor has been elected and has complied with section 31-4-401. If a vacancy in the board or in such other elective office is not filled by appointment or an election is not ordered within sixty days after the vacancy occurs, the board shall order an election, subject to the municipal election code, to be held as soon as practicable to fill the vacancy until the next regular election and until a successor has been elected and has complied with section 31-4-401. At its first meeting, the board shall choose one of the trustees as mayor pro tem who, in the absence of the mayor from any meeting of said board or during the mayor's absence from the town or his inability to act, shall perform the mayor's duties. The board also has the power to elect a clerk pro tem to perform the duties of the clerk during his absence or inability to act.

Recommendation:

Attachments:

1. Letter of Interest - Board of Trustees - Dodge
2. Avery Letter of Interest

April 30, 2026

Attn: Town of Fairplay Board of Trustees
Mayor Douglas
Mayor Pro Tem Bossert
Trustee Baum
Trustee Permakoff
Town Administrator Sciacca

RE: Board of Trustees Open Seat Appointment

Dear Mayor Douglas and Board of Trustees,

I am writing to express my extreme interest in the open seat on the Board of Trustees vacated by our new Mayor Ray Douglas this past April. Since my term limit back in April of 2024, I have had a bleeding hole in my heart needing to be filled. A decade of service goes by in a flash, and suddenly it comes to an end. As Mayor Just said, “It feels like a divorce.” To me it was even worse, like losing a best friend or like putting your favorite dog down. It felt like 2 years behind bars at the Park County Jail. When I look back and see so much accomplishment with unfinished projects, it drives me to continue and to want to participate any way I can with a voice at the table and a vote.

Serving our town is listening to our Residents, Property Owners and Business Owners. Respecting our past and responsibly shaping our future for this next generation to inherit. Embracing each challenge with collaborative dialogue, leading to positive outcomes.

This new Board of Trustees has an incredible opportunity to lead in a refreshing new direction with new perspectives and great discussions. That’s the Board I would like to be a part of. I will bring a level of experience and continuity to the table. I have seen what has been successful and understand what needs to be corrected, but I am absolutely a continuous learner. I want to be a part of new innovative and creative ideas and solutions that will take our town to the next level. Each of us has an individual voice and collectively we speak as one Board.

This is a new chapter for the Town. There is no question as to my commitment to our constituents or to this new Board. I know in my heart that I am not done serving. A term-limit was a pause that I was not prepared for. I have matured personally and publicly, while patiently using my 2-year sentence to sharpen my skills and be an active participant, that will benefit the Town of Fairplay and this new Board of Trustees.

I thank each of you for your service and consideration of appointment for the open Board of Trustees seat in which I will faithfully perform the duties of.

Sincerely,

Scott Dodge
1317 Meadow Drive, Fairplay

Received via email 04-30-2026 JLS

From: Courtney Avery
To: Janell Sciacca
Subject: Meeeeee
Date: Tuesday, May 12, 2026 4:57:17 PM

Dear Mayor Douglas and Trustees,

I am writing to formally express my interest in serving on the Board of Trustees for the 2027–2028 term. Fairplay is my treasured home, and I am committed to preserving what makes it special while helping guide its continued growth and well-being.

Over the past nine years I have gained valuable experience serving this community, including my time on the Board during the previous term. In my role with the Boys & Girls Club of the Rockies, I work daily with families, youth, and partner organizations. That work has strengthened my communication skills, problem-solving ability, and commitment to collaboration , all of which I would bring to the board. My previous employment with the South Park City Museum sparked my respect for the historical traditions unique to South Park and Colorado. Working closely with both Fairplay schools has shown me firsthand how much volunteers and local staff help to complete this community. It's inspiring, and it's why I believe in practical solutions and reaching out to the locals with information that can make a positive difference for all walks of life.

If selected, I would bring strong communication, a track record of follow-through, and a genuine commitment to listening to residents. My goal is to help ensure Fairplay remains a great ,connected community while moving towards the future for everyone who calls it home. I am a proud member of the NAACP and DELTA SORORITY group… we bring funding to local communities of color.

I would be honored to be considered for the 2027–2028 Board of Trustees. I'm happy to provide references, meet with you, or share more about my background at your convenience.

Thank you for your time and for your dedication to our town.

Sincerely,
Courtney D. Avery

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

Town Board of Trustees / Architectural Review Hearing

Mr. Burro Cafe
Certificate of Appropriateness – Town Center Overlay Zone District
501 Front Street

Hearing Date:	May 18, 2026
Case # and Process:	2026-COA-003/ Certificate of Appropriateness
Owner/Applicant:	Timothy Millonzi / Mayra E. Ayala Romero
Representative:	Mayra Romero
Location/Legal:	501 Front Street / Lots 13 & 14, Block B, Town of Fairplay
Zoning/Structure:	Town Center Overlay Zone District / Commercial
Staff Member:	Scot Hunn, Town Planner
Staff Recommendation:	Approval

I. Summary of Request:

The Applicant, Mayra E. Ayala Romero, of Mr. Burro Café, requests review of a Certificate of Appropriateness for Front 501 Street in the Town Center (TC) Overlay Zone District to allow the following improvements:

1. Major exterior remodel including exterior repainting, replacement of siding material, and installation of new exterior lighting.

The following statement from the Applicant summarizes the intent:

> *"We will be giving the building a facelift. We will paint the window frames black, add modern design elements to the storefront and install stone wainscoting along the bottom 3 feet to protect the building from snow. The building itself will be beige, with brown accents for contrast."*

The Applicant has provided helpful descriptions, and renderings of the exterior of the existing and proposed building finishes.

Staff view the proposal as appropriate, in alignment with the intent and standards of the Town Center Overlay Design Standards, and a welcome, tasteful update to a prominent and historic building on Front Street.

II. Summary of Applicable Standards:

Generally, the proposed improvements, as described and depicted in the application, are consistent with the Town Center Overlay Design Standards which are attached to this report for reference. Per the Design Standards, the following statements are relevant to the Town Board of Trustees' review:

> *The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.*

And,

> *The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectation for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.*

Additionally, the following sections of the Standards apply to this review.

Exterior Materials (p. 5)

Under "Exterior Materials," the following standards apply to this proposal:

> *Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.*
>
> ***Standards:***
>
> - *Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.*
> - *Preferred wood materials are horizontal wood siding and board and batten*

siding.

- *Brick and stone are acceptable exterior materials.*

Staff Response:
The Applicant is proposing to renovate and update the exterior of the building by introducing a new color scheme, materials, and textures. According to the renderings provided, it appears that the intent is to repaint, while introducing elements of stucco, stone, and composite siding materials – to be installed over existing brick exterior.

The colors, textures, and appearance of the materials – particularly the composite siding – have the appearance of historic materials and should serve to enhance and promote the character of the Town Center Overlay Zone District.

One thing the Applicant should clarify for the Board is whether stucco will be introduced (this detail is shown on the rendering but not listed in the Applicant's written description) and whether composite siding is proposed to cover the brick along the entire side of the building.

The proposal also includes exterior remodel of the rear outdoor patio/deck seating area, as well as the installation of new exterior lighting.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

III. Summary of UDC Requirements and Town Center Overlay Design Standards:

Certificate of Appropriateness Requirements and Standards
The following sections of Article VIII – *Town Center Overlay District*, Unified Development Code (UDC) are applicable to the request:

Findings:
Section(s) 16-8-10, *Purpose,* and 16-8-70, *Findings*, of the UDC below outline the intent of the Design Guidelines and the findings necessary for the approval of a Certificate of Appropriateness:

Section 16-8-10 – Intent

The purpose of the Town Center Overlay District is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in the Town Center Overlay District. The requirements applicable to properties located in the Town Center Overlay District are in addition to the requirements and limitations of the underlying zone district designation of the property. Anyone seeking to renovate the *exterior of or add to an existing structure or building, or construct a new building in the Town Center Overlay District shall be subject to the Architectural Review Committee approval. In promoting the general purposes of this Chapter, the specific intent of this Article is to:*

A. *Protect the historic and architectural qualities of the Town's historic building stock;*

B. *Promote development and building consistent with the policies of the comprehensive plan;*

C. *Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;*

D. *Improve the general quality of the historic environment and promote conservation of the historic resources of the Town;*

E. *Encourage land uses which are orderly, functionally efficient, healthful and convenient to the historic sections of the Town;*

F. *Encourage the development of structures that are compatible within the historic districts;*

G. *Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts;*

H. *Encourage the preservation of pre-1910 and Victorian styles of architecture; and*

I. *Promote visual relief throughout the historic districts by preservation of mountain vistas and open space.*

Section 16-8-70 – Findings

A. *In reviewing all proposed plans, the Committee is required to consider the Town Center Overlay District Design Guidelines and shall be guided by the protection, safety and preservation, as nearly as is practicable, of the historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject development and historic district.*

B. *In order to disapprove or deny a project, the Committee shall make findings relating to the project's inconsistency with one (1) or more of the Town Center Overlay District Design Guidelines or the goals and policies set forth for the district or as stated in this Article.*

Staff Response:
The proposed exterior renovation conforms to the purpose and intent of the Design Standards, specifically:

- *Improve the general quality of the historic environment and promote conservation of the historic resources of the Town; and*

- *Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts.*

- *Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures.*

- *Encourage the preservation of pre-1910 and Victorian styles of architecture.*

IV. Staff Recommendation:

The application for the Certificate of Appropriateness for the Mr. Burro Café building meets the Town's criteria and necessary findings.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

Suggested Motion:
In the event the Town Board votes to approve the Certificate of Appropriateness request, staff respectfully recommends the following motion:

> "I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by Mayra Romero for exterior modifications for the Mr. Burro Café located at 501 Front Street within the Town Center Overlay Zone District, because the proposal meets the Town's criteria and standards for approval; and that the Board direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved (*or approved with modifications*) by the Committee."

Attachments:

- Applicant Submittal Packet
- Design Guidelines

ARCHITECTURAL REVIEW PROCEDURE

Preliminary Review

(1) An application for a Certificate of Appropriateness shall first be reviewed by the Town Staff.

(2) As part of this preliminary review, Town Staff shall review the application, the plans and exterior design and may make suggestions for revisions to the applicant. Staff shall also make suggestions and recommendations, in the form of a written report, to the Architectural Review Committee regarding approval, conditions of approval or denial of the application for a Certificate of Appropriateness. Minor work in the nature of routine maintenance and repairs may be approved administratively by the Town Staff without submission to the Committee.

Final Review

(1) Following preliminary review the application shall be formally reviewed by the Architectural Review Committee.

(2) The application and plans submitted to the Architectural Review Committee shall include:

a. A written explanation of work to be accomplished, including architectural style, arrangement, texture and construction material of the existing and proposed improvements and their relation to other nearby structures

b. The condition of the existing structure, if any, and whether or not it is a hazard to public health or safety

c. A proposed final site plan

d. A recent photograph of any existing structure

e. A rendering of any proposed structure sufficiently detailed to allow effective review of the proposed work and which specifically describes and depicts:

1. Any exterior or site changes
2. Any exterior paint/color which replaces existing or approved colors and any changes thereof
3. Any door and window changes in existing facades if changes match the existing building
4. Addition of parking spaces
5. Any landscaping to the existing site or minor changes to proposed landscaping of the project
6. Other information or material as reasonably required by Town Staff following the preliminary review

Certificate of Appropriateness

If the Architectural Review Committee approves the application as submitted, a Certificate of Appropriateness shall be issued within seven (7) business days by the Town Clerk per plans submitted and approved or modified by the Committee.

Failure to Attend Meeting

If the applicant fails to appear at a review meeting or hearing:

(1) The item shall be automatically moved to the end of the regular agenda.

(2) If the applicant is not present by the end of the meeting, the item will be continued to the following meeting.

(3) If after fifteen (15) days the applicant has not requested a continuance or withdrawn the application, the Chairperson will request a motion to delete the item from the agenda.

Findings

(1) In reviewing all proposed plans, the Committee is required to consider the Overlay District Design Standards and shall be guided by the protection, safety and preservation, as nearly as is practicable, of the historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject development and historic district.

(2) In order to disapprove or deny a project, the Committee shall make findings relating to the project's inconsistency with one (1) or more of the Overlay District Design Standards or the goals and policies set forth for the district or as stated in this Article.

Action, Appeals and Expiration of Approval

(1) Action by Committee: The Committee is required to take action (approval, conditional approval or denial) on an application no later than thirty (30) days from the date of the meeting at which the application was heard. The application may be continued for a reasonable period of time not to exceed sixty (60) days at the request of the applicant or by action of the Committee. The Committee may continue an application if it is necessary to receive reports from other agencies or departments which pertain to the project.

(2) Expiration of approval: A final approval is valid for one (1) year from the date of final action unless a time extension has been granted or a building permit has been issued.

(3) Time extensions: Time extensions must be requested by the applicant prior to the expiration of the approval. The Committee may only grant a maximum extension of one (1) year on a final approval.

(4) Judicial review. Decisions of the Architectural Review Committee shall be final subject to judicial review pursuant to Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

(5) Refiling denied project: When an application is denied by the Committee, the same application cannot be refiled for one (1) year unless the application is substantially changed from the original. Any changes must address the original reasons for denial. Upon acceptance by an applicant of changes recommended by the Committee and in the absence of changed facts or circumstances, the Committee may issue a certificate with the conditions of approval noted on the certificate.

Plan Check and Building Permit

Following final approval, the Certificate of Appropriateness shall note that approval is conditioned upon a plan check and building permit to be secured by the applicant from the Building Official.

Fees

All fees as may be established by the Board of Trustees for processing applications under this Article shall be paid by the applicant upon submittal of the application for a certificate of appropriateness to the Town Clerk. Applicants proposing a demolition may be required to post a bond, the amount of which shall be set by the Committee prior to the issuance of the certificate of appropriateness, in order to ensure restoration of the subject site and the complete removal of debris left by said demolition.

TOWN OF FAIRPLAY, COLORADO
RESOLUTION NO. 2014-19

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING DESIGN STANDARDS FOR THE TOWN CENTER OVERLAY DISTRICT AND ESTABLISHING DISTRICT BOUNDARIES

WHEREAS, the Board of Trustees has the authority to make and adopt design standards for the Town Center Overlay District and establish district boundaries, and;

WHEREAS, the Design Standards have been prepared by the Board of Trustees for the Town Center Overlay District per the 2013 Fairplay Comprehensive Plan and in conjunction with the Steering Committee and Town Staff, and;

WHEREAS, the Board of Trustees believes that it is in the best interest of the Town that the Town Center Overlay District Design Standards be adopted and implemented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO THAT the Town Center Overlay District Design Standards and District Boundaries attached hereto are hereby adopted.

RESOLVED, APPROVED, and **ADOPTED** this 4th day of August, 2014.

(Seal) FAIR PLAY TOWN SEAL COLORADO

TOWN OF FAIRPLAY, COLORADO

Gabby Lane

Gabby Lane, Mayor

ATTEST:

Tina Darrah

Tina Darrah, Town Clerk

Town Center Overlay District
DESIGN STANDARDS

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

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

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectations for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

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

ARCHITECTURAL REVIEW PROCEDURE

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

GENERAL DESIGN STANDARDS

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

CONTEXT

The Fairplay Town Center Overlay District contains a variety of architectural styles, visual patterns, and open spaces that contributes to the overall visual appearance of the town. Both the commercial district and the residential neighborhoods have a degree of visual continuity based on recurrent patterns, spacing, sizes, and shapes. In some blocks this continuity is very strong. In other blocks there is less continuity, because buildings of different architectural styles or types are located next to each other.

Standards

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

AUTHENTICITY

The Fairplay Town Center Overlay District has value because of its authentic architectural styles and elements. Constructing copies of historic buildings or using duplicate historic features lessens the integrity of the District.

Standards

- ***The design of a new building or exterior modification to an existing structure should not be an exact duplication of a historic building.***
- ***Renditions of historic design are encouraged while "mirror" renditions are not encouraged.***

MODERN DEVICES

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

Standards

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

DEMOLITION

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

Standards

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

NEW CONSTRUCTION

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

SITE CONSIDERATIONS

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

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

Standards

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

HEIGHT AND WIDTH

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

Standards

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

FORM AND MASS

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

Standards

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

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

SCALE AND RHYTHM

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

Standards

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

PLACEMENT

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

Guideline

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

SIDEWALKS AND PORCHES

Sidewalks and boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. They are an integral part of the business district's historic character. Several wood frame buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

Standards

- ***Wooden boardwalks are allowed but must meet the Town of Fairplay design standards and accessibility standards of the Americans with Disabilities Act (ADA).***
- ***Consider using synthetic materials that simulate wood.***
- ***Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.***
- ***Other appropriate sidewalk materials would be stone or brick.***

SIGNS

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

Standards

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

ARCHITECTURAL FEATURES

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

Standards

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

EXTERIOR MATERIALS

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Standards

- ***Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.***
- ***Preferred wood materials are horizontal wood siding and board and batten siding.***
- ***Brick and stone are acceptable exterior materials.***

ROOF FORMS, MATERIALS, AND FEATURES

Commercial buildings possessed various roof types; some with false front facades. Masonry buildings had a flat roof that sloped slightly to the rear, with a cornice or parapet at the front wall. Wood frame buildings possessed a front-gabled roof, many with a false front façade. Both roof forms are acceptable for new construction in the Town Center Overlay District. However, the design should complement the design and exterior materials of the surrounding buildings.

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

Standards

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

STOREFRONTS

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

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

Standards

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

WINDOWS

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

Standards

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

DECORATIVE ELEMENTS

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

Standards

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

PRESERVATION & ALTERATION OF HISTORIC BUILDINGS

ARCHITECTURAL FEATURES

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

Standards

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

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

EXTERIOR MATERIALS

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

Standards

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

ROOF FORMS, MATERIALS, AND FEATURES

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

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

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

Standards

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

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

STOREFRONTS

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

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

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

Standards

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

DOORS AND WINDOWS

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

Standards

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

DECORATIVE ELEMENTS

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

Standards

- ***Preserve decorative elements.***

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

ADDITIONS

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

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

Standards

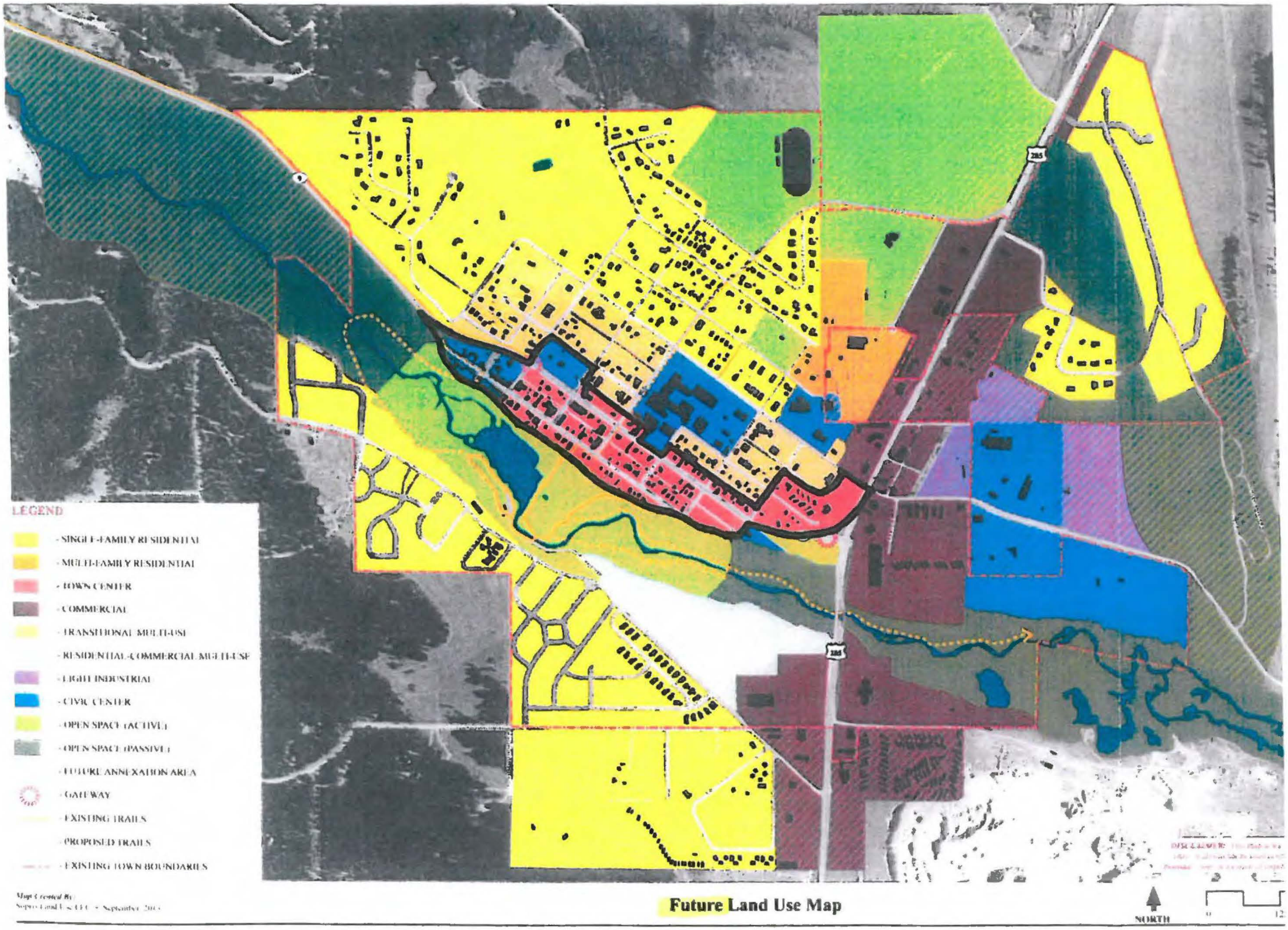
- ***Place any additions toward the rear of the building, if possible.***
- ***Preserve the original form and profile of the building.***
- ***Make an addition so that all the architectural features of the original building are left intact.***
- ***Additions should be clad in exterior material that resembles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

APPROPRIATENESS OF USE

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

Standards

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



Future Land Use Map

TOWN OF FAIRPLAY

CERTIFICATE OF APPROPRIATENESS

Property Address/Location 501 Front St Fairplay CO 80440

Applicant Mayra E. Ayala Romero	**Property Owner of Record** *(if other than Applicant)* Timothy Millonzi
Mailing Address 19874 US HWY 24 lot #60 / City, State, Zip Leadville CO 80461	Mailing Address PO BOX 1382 / City, State, Zip Fairplay CO 80440
Telephone 970-4097451 / Email mr.burrocafe@gmail.com	Telephone 719-656-0211 / Email
Property Zone District:	*(Attach additional owners information if necessary)*

Provide a brief description of proposed work:

We would like to let both, locals and tourists Know that this establishment is now open for business; for this reason, we will be giving the building a facelift. We will paint the window frames black, add modern design elements to the storefront, and install stone wainscoting along the bottom 3Ft to protect the building from snow. The building ~~itself will be beige, with brown accents for contrast.~~

ADDITIONAL ITEMS REQUIRED

In addition to this application and fee, the following items must be submitted (*Town staff may require additional items, depending on the nature of the request*):

SITE PLAN

____ Elevation drawings, 3D depiction or similar plans sufficient to allow effective design review
____ Vicinity map
____ North arrow
____ Scale
____ Property line dimensions
____ Adjacent streets indicated
____ Building location: Existing, proposed and proposed removal
____ Footprints of structures on adjacent properties
____ Driveway width dimension, existing and proposed curb cuts and parking spaces
____ Existing, proposed removed or relocated landscaping

NONRESIDENTIAL

____ Total site area in square footage
____ Number of buildings on site and total
____ Square footage for each and percent covered
____ Number of stories of each building
____ Parking spaces: existing and proposed
____ Landscaping: total area in square footage and percent of total site

MULTIPLE-FAMILY RESIDENTIAL

____ Total site area in square footage
____ Number of buildings and units to be removed
____ Number of buildings and stories proposed on site
____ ~~Square footage of each unit and number of bedrooms~~
____ Building, coverage in square footage and percent of total site
____ Parking spaces proposed
____ Landscaping: materials used and total area in square footage and percent of total site

ARCHITECTURAL PLANS

____ Scale: Drawn to a commonly accepted scale suitable to the size of project

____ Elevation drawings, 3D depiction or similar plans adequate to describe concept and allow effective design review

____ Major materials indicated

APPLICANT INFORMED TO BRING TO MEETING

____ Quality photos of site, surrounding areas, structures and streetscape of neighborhood, appropriately labeled

____ A total of three sets of plans are needed at the meeting (one in the file and the applicant brings two sets of plans to the meeting)

____ Asbestos Free statement and executed CDPHE application with proof of paid fees (if demolition is required)

DEMOLITION REQUESTS ONLY:

Please describe the reason for the demolition request and the proposed land use after demolition.

____

____

____

____

____

CERTIFICATION

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this application on their behalf. I understand and acknowledge that a Certificate of Appropriateness is not a permit to begin work. If a Certificate of Appropriateness is issued for my project, I will obtain all required licenses and permits prior to commencing work.

______________________ may/08/2026

Applicant Signature Date

OFFICE USE ONLY

Date Received ______________ By ______________ File Number ______________

Level of Review Architectural Review Committee ____
Town Staff ____

Action Approved as Submitted ____
Approved with Conditions ____
Denied ____

Date of Action ______________

Town of Fairplay

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

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 23, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND TIM MILLONZI FOR THE 501 FRONT STREET EXTERIOR IMPROVEMENTS PROJECT FOR MR. BURRO CAFE.**"? (**A)**

Date: 5/18/2026

Background/Analysis:

Tim Millonzi, owner of Millonzi's (soon to be Mr. Burro Cafe) located at 501 Main Street, has submitted a Property Improvement Incentive Program (PIIP) application for funding to clean, prep, prime, install clad and stone wainscoting and paint the exterior of the building with tan and black colors as illustrated in the included project photos. The contractor is Juan Pablo Saucedo of JP Masonry and the estimated cost of the project is $41,912.

Fairplay property taxes paid on the property over the last five years and amount eligible for the granting of a tax rebate is $3,138.02.

The application is in order and the project is in compliance with the rules and regulations set forth in Fairplay Municipal Code Article IX - Property Improvement Incentive Program and Staff is recommending approval. Applicant will be in attendance as will the tenant Mayra Romero to answer questions.

Recommendation:

Approve adoption of Resolution No. 23, Series of 2026, as presented approving a PIIP Agreement with Tim Millonzi for the 501 Main Street Exterior Improvements Project for Mr. Burro Cafe.

Attachments:

1. PIIP RESOLUTION Mr. Burro
2. PIIP AGREEMENT Mr. Burro_Millonzi
3. Mr. Burro PIIP Packet

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 23
(Series of 2026)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND TIM MILLONZI FOR THE 501 FRONT STREET EXTERIOR IMPROVEMENT PROJECT FOR MR. BURRO CAFE.

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

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

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

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

RESOLVED, APPROVED, and **ADOPTED** this 18th day of May, 2026.

TOWN OF FAIRPLAY, COLORADO

____
Raymond A. Douglas, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT
501 FRONT MAIN STREET EXTERIOR IMPROVEMENT PROJECT
FOR MR. BURRO CAFE

THIS PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT (501 Front Street Exterior Improvement Project) (hereafter referred to as the "501 Front Street Exterior Improvement Project PIIP Agreement") is made and executed this 6th day of April, 2026, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipal corporation, (hereafter referred to as the "Town"), and Kevin & Teri Moore (hereafter referred to as the "Owner").

W I T N E S S E T H

WHEREAS, the Owner is the owner of certain real property in the Town commonly described as 501 Front Street, (the "Property"); and

WHEREAS, the Owner proposes to improve the Property by Cleaning, Prepping, Caulking, Installing Composite Clad Siding, and Painting the Exterior of the Building, which said improvements will enhance the appearance of the Property and of the Town; and

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

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

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

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

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

2. **Scope of Work.** The parties hereby mutually agree that Owner shall construct, or cause to be constructed, the improvements to the Property set forth in **Exhibit A** hereto (the "Work" or the "Project"). Such work shall be completed to the reasonable satisfaction of the Town prior to any reimbursement pursuant to this PIIP Agreement. Any change in the Scope of Work shall require the prior written approval of the Town and may result in a decrease in the amount of the reimbursement should the Town reasonably determine that the change diminishes the cost or value of the improvements. The construction or installation of the improvements shall commence no later than December 1, 2026, and shall be completed no later than December 31, 2026. Should the work not commence or not be completed by the dates specified above, this PIIP Agreement shall terminate and be of no further force or effect and the Town shall have no further obligations hereunder.

3. **Cost of Project.** The estimated cost of the Project is Forty-One Thousand Nine Hundred Twelve Dollars ($41,912.00).

4. **Contractor.** JP Masonry / Juan Pablo Saucedo

5. **Property tax rebate and matching funds.** The parties hereby mutually agree that the maximum amount of real property taxes to be rebated to Owner by the Town shall be **Three Thousand One Hundred Thirty-Eight Dollars and Two Cents ($3,138.02)** and that such amount does not exceed the amount of real property taxes paid on the Property to the Town during the preceding five years. The owner shall pay not less than an amount equal to fifty percent (50%) of the total cost of the Project. Should the cost of the Project decrease during the work the property tax rebate provided by the Town shall be reduced to assure that the Owner contributes at least fifty percent (50%) of the total cost of the Project.

6. **Maintenance of improvements.** The Owner shall maintain the improvements in good condition and repair for a period of five years from and after the date of completion. Should the Owner not perform this maintenance obligation Owner shall, upon written demand from the Town, refund to the Town all monies rebated to the Owner by the Town pursuant to this PIIP Agreement.

7. **Completion of work and payment of rebate.** Upon completion of the Work, Owner shall notify the Town of such completion and the Town shall perform an inspection of the improvements. If the improvements are completed in a satisfactory and workmanlike manner the Town shall accept same and shall, within thirty (30) day following such acceptance, rebate to the Owner the amount required by Paragraph 5 above.

8. **Annual appropriation.** The parties specifically acknowledge and agree that no undertaking on the part of the Town to rebate property taxes as specified herein constitutes a debt or obligation of the Town within any constitutional or statutory provision. The Town's obligations hereunder shall be subject to annual appropriation by the Town Board unless and until approved by the Town's electors.

9. **Assignment/Third party beneficiaries.** None of the obligations, benefits, and provisions of this PIIP Agreement shall be assigned in whole or in any part without the express written authorization of the Fairplay Town Board. In addition, no third party may rely upon or enforce any provision of this PIIP Agreement, the same being an agreement solely between the Town and the Owner, and which agreement is made for the benefit of no other person or entity.

10. **Successors and assigns.** This PIIP Agreement may be recorded and shall be binding on Owner's successors and assigns.

11. **Amendments.** This PIIP Agreement shall be subject to amendment only by a written instrument and executed by each party. Any such amendment shall require the approval by the Town Board of the Town of Fairplay at a regular or special meeting of the Town Board, and execution thereof by the Mayor and attestation by the Town Clerk.

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

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

To the Owner: Tim Millonzi
PO Box 1382
Fairplay, CO 80420

EXECUTED the day and year first above written.

THE TOWN OF FAIRPLAY, COLORADO

____
Raymond A. Douglas, Mayor

____
Janell Sciacca, Town Clerk

PROPERTY OWNER:

____
Tim Millonzi

BUSINESS OWNER

____
Mayra Ayala Romero

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

TOWN OF FAIRPLAY

Property Improvement Incentive Program (PIIP)

Application for Consideration

Applicant Must Be Property Owner

PROPERTY INFORMATION

Property Address: 501 Front St Fairplay CO 80440

Residential ☐ Commercial ☑

OWNER INFORMATION

First Name:	Timothy	Last Name:	Millonzi
Mailing Address:	PO BOX 1382 Fairplay CO 80440		
Phone Number:	719-656-0211	Email Address:	timjmillonzi@gmail.com

CONTRACTOR INFORMATION

Name:	Juan Pablo Saucedo	Contractor Lic. #	N/A
Mailing Address:	461 PO BOX Fairplay CO 80440	License County	N/A
Phone Number:	970-485-5920	Email Address:	jandbgranitecutting@ou

PROJECT INFORMATION

Description of Work: Please attach Photos or drawings of project area, Contractor bids/ quotes, and/or cost quote of all materials.

We would like to let both, locals and tourist know that this establishment is now open for business; for this reason, we will be giving the building a facelift. we will paint the window frames black, add modern design elements to the storefront, and install stone wainscating along the bottom 3ft to protect the building from snow. the building itself will be beige, with brown accents for contrast.

Project Valuation ($): (Total Cost of Project) 41,912.00

(OFFICE USE ONLY) Will this Project Require A Building permit? **YES** ☐ **NO** ☐

Amount of PIIP Funds from the Town: ______

By signing this application I understand that this is not a building permit application. If a building permit is required a separate application must be submitted.
I have read and understand the rules and regulations of the PIIP Program - Ordinance No. 1, 2014.

Applicant: Tim Millonzi Date: 05/15/2026

SUBMIT THIS COMPLETED FORM TO:
Alex Wagner: jsciacca@fairplayco.us
submit at Town Hall – 901 Main St

Property Address: **501 FRONT STREET**

Tax Schedule #: **R0000451**

HOW MUCH PIIP MONEY CAN I APPLY FOR IN 2026?

A - Total Tax Paid	Tax Year	**B** - Total Mill Levy	**C** - Fairplay Mill Levy	A / B X C - Total Tax Paid to Fairplay
$ 5,523.70	2025	77.5950	11.799	$ 651.74
$ 5,321.60	2024	72.5847	11.799	$ 627.90
$ 5,260.60	2023	69.9290	11.799	$ 620.70
$ 5,040.72	2022	75.9982	11.799	$ 594.75
$ 5,449.00	2021	72.8218	11.799	$ 642.93
		5 Year Total of Taxes Paid to Fairplay		**$ 3,138.02**

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

Additional Notes: No prior PIIP for this location in past 5 years.

ARTICLE IX Property Improvement Incentive Program

Sec. 4-9-10. Short title.

There is hereby established within the Town of Fairplay a Property Improvement Incentive Program (PIIP).

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-20. Legislative purpose.

The purpose of the Property Improvement Incentive Program created hereby is to encourage improvements to the exterior appearance of privately-owned structures and properties within the Town, thereby stimulating the economy of and within the Town, increasing tourist visits, and generally enhancing the livability of the Town all of which will, in the long term, increase property values and retail sales thereby increasing property and sales tax revenues to the Town for the provision of public services.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-30. Definitions.

As used in this Article and all sections thereof, the following phrases shall have the following meanings:

(a) The term *improvements* shall mean improvements to the exterior façade of structures or the landscaping of real property located in the Town of Fairplay which improvements are visible from the street located directly to the front of the property or, as to properties located on street corners, from the street adjacent to the property. The term shall not include improvements to the interior of a structure, structural improvements or landscaping that do not enhance the appearance of the property, landscaping improvements that are temporary in nature, or structural improvements or landscaping that are screened from street view by fencing or other similar visual barriers.

(b) The term *owner* shall mean the record owner of taxable real property or improvements thereon located in the Town of Fairplay, but shall not include the owner of public or governmental property.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-40. Participation.

Participation in the PIIP shall be based upon approval by the Town Board of the Fairplay, exercising its legislative discretion in good faith. Any owner of property may apply for participation in the PIIP as set forth in this Article. The Town Board shall consider complete applications in the order submitted and may approve, deny or approve in part, such applications based on the merit of the proposed project. Nothing contained in this Article shall be interpreted or construed to create an entitlement to participation in the PIIP. The Town Board may deny any application which it concludes does not adequately serve the public purposes of this Article.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-50. Agreement.

Approval by the Town Board of an agreement implementing this PIIP shall result in the granting of a rebate of all or a portion of the real property taxes paid to the Town by the owner of the property making the application for a period not to exceed the preceding five (5) tax years. The agreement shall contain, at a minimum, the terms set forth in Section 4-9-90 below.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-60. Uses.

The uses to which the PIIP rebate may be put by an applicant shall be strictly limited to the installation or construction of improvements to the property owned by the applicant and only upon the Town Board's finding that said improvements will serve the purposes set forth in Section 4-9-20.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-70. Amount of PIIP rebate—matching funds.

(a) The total amount of the PIIP rebate paid to an applicant shall not exceed the amount of real property taxes paid by the owner of the property (whether the applicant or a preceding owner) to the Town for the preceding five (5) tax years. No PIIP rebate shall be made for property taxes paid to other public entities.

(b) The total amount of PIIP rebate paid out by the Town in any calendar year to all PIIP participants shall not exceed the amount budgeted and appropriated for that purpose by the Town Board for that calendar year. PIIP applications received after the funds budgeted and appropriated for the PIIP in any calendar year are fully committed may be held in abeyance for consideration by the Board in the following year. Projects may be divided into phases and funded in successive years.

(c) The owner of the property shall, as a condition of participation in the PIIP, pay not less than an amount equal to fifty percent (50%) of the total cost of the improvements.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-80. Criteria for approval.

Approval of an application for participation in the PIIP shall be given by the Town Board, at a public hearing held as a portion of a regularly scheduled Town Board meeting, based upon the following criteria:

(1) No PIIP participation shall be approved where the total cost of the improvements is less than five hundred dollars ($500.00).

(2) The PIIP project must, as determined by the Town Board, enhance the overall appearance of the Town and the property for which the application is made.

(3) The improvements must be constructed or installed by a contractor or professional experienced and capable of performing the work. The Town may maintain a list of pre-approved contractors but shall consider the qualifications of other contractors and professionals submitted by the applicant. In no case shall the work be performed by the applicant unless the applicant can establish, to the satisfaction of the Board, that the applicant is himself or herself, experienced and capable of performing the work in question.

(4) The scope of work and accompanying plans submitted with the application shall be sufficiently detailed for their intended purpose.

(5) The agreement required by Section 4-9-50 shall contain all of the terms set forth in Section 4-9-90 and shall be otherwise acceptable to the Board.

Approval shall be by motion adopted by a majority of the entire Town Board.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-90. Terms of agreement.

Each application for approval submitted to the Town Board shall be subject to approval by the Board solely on its own merits. Approval of an application shall require that an agreement be executed by the owner and the Town, which agreement shall, at a minimum, contain:

(1) A scope of work and plans for the improvements to be constructed or installed;

(2) The estimated cost of the project;

(3) The name of the contractor or other person by whom the work will be performed;

(4) The maximum amount of property tax to be rebated by the Town, and the maximum time during which said agreement shall continue, it being expressly understood that any such agreement shall expire and be of no further force and effect upon the termination date whether or not the work has been competed;

(5) The matching funds to be furnished by the owner, which amount shall be not less than fifty percent (50%) of the total cost of the work to be performed;

(6) The period during which the owner or the owner's successor in interest shall be obligated to maintain the improvements;

(7) A provision providing that the property tax rebate shall only occur after completion of the work and final inspection and approval by the Town;

(8) A statement that this is a personal agreement which is not transferable and which does not run with the land;

(9) A statement that the agreement shall never constitute a debt or obligation of the Town within any constitutional or statutory provision;

(10) An affirmative statement that the obligations, benefits, and/or provisions of this agreement may not be assigned in whole or in any part without the expressed authorization of the Town Board, and further that no third party shall be entitled to rely upon or enforce provision hereof;

(11) An affirmative statement that the agreement will be recorded, and that the owner's obligation will run with the land and be binding upon the owner's heirs, successors and assigns; and

(12) Any other provisions agreed upon by the parties and approved by the Town Board.

(Ord. No. 2014-1, 4-7-2014)

Sec. 4-9-100. Public purpose.

The Town Board has enacted this PIIP as a joint benefit to the public at large and to private owners for the purpose of: improving the appearance and livability of the Town; providing the Town with increased sales tax revenues by increasing tourism; and allowing applicants an opportunity to improve properties, which improvements make those properties more valuable, thus increasing property tax revenues. The Town Board specifically finds and determines that creation of this PIIP is consistent with the Town's powers as a statutory municipal corporation, and that exercise of said powers in the manner set forth herein is in furtherance of public health, safety and welfare. Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this PIIP, and the Town shall never be liable or responsible for any debt or obligation of any participant in this PIIP.

(Ord. No. 2014-1, 4-7-2014)


RESTAURANT
open


RESTAURANT


GOOD COFFEE
GOOD PEOPLE
GOOD VIBES


GOOD COFFEE
GOOD PEOPLE
GOOD VIBES

Internet # 330908868 Model # OutdoorCladding_CWC-TK_Teak

Ejoy

8.6 in. x 107 in. x 1 in. 5-Grid Composite Cladding Siding Outdoor Wall Panel in Teak Color (Set of 2-Piece)

(1) Questions & Answers (5)

$107.28 /set

- Reclaimed wood fibers for durability
- Features 1mm capping to ensure UV stability
- Unique false open-joint profile offers an attractive look
- View More Details

Color/Finish: **Teak**

Oak **Teak**

Pickup at South Loop

Ship to Store
May 21 - May 27
1,162 ready to ship
FREE

Check Nearby Stores

Delivering to 60607

Delivery
Tue, May 26
1,162 available

Delivery Details

Feedback

How much will you need?

Please note: calculations are estimates only

Calculate by:

- Length x Width
- Square Footage

Wall

Length: ft.

Width: ft.

+ Add Wall

Calculate

1

Add to Cart

PayPal

Pay in 4 interest-free payments of $26.82 with PayPal. Learn more

Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

Read Return Policy

Frequently Bought Together

CURRENT ITEM

Select

Ejoy 8.6 in. x 107 in. x 1 in. 5-Grid Compos…

(1)

$107.28 /set

+

Select

Ejoy 3.5 in. x 2 in. x 8. 92 ft. Teak Outdoor…

(0)

$105.48 /set

+

Select

Ejoy 8.6 in. x 107 in. x 1 in. 5-Grid Compos…

(1)

$108.29 /set

+

Select

Ejoy 8.6 in. x 106 in. x 1.1 in. 4 Grid…

(6)

$122.47 /set

+

Select

NewTechWood All Purpose L Trim 1.57…

(101)

$19.48

Feedback

Subtotal: $572.94

Add 6 Items to Cart

Ask about this product

Get an answer now with AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

Outdoor Wall Composite Cladding Panel is simple to install decorative siding that will look great for-years to come, they do not fade or stain. This product will give you a nice wood look on the outside of any building without ever having to worry about staining the boards every-year. Form a Peruvian Teak color composite slatted cladding mimics the vibrant tones of freshly oiled red cedar. This material has a 1 mm capping of durable HDPE wrapped completely around the board making it UV stable. The core consists of the same technology in the Clarity range Made up of from 55% reclaimed wood fibers and 45% recycled HDPE. This offer comes with 2-pieces of 107 in. x 8.6 in. x 1 in. Outdoor Wall Composite Cladding Siding Panel, covers about 12.8 sq. ft.

Highlights

- Advantage of a remarkable and durable wood appearance wood cladding: warm but too expensive to maintain, the solution is composite cladding, developed wit, the latest extrusion technologies, composite cladding combine, the durability of co-extrusion an, the warm appearance of wood, the false open-joint profile, trendy and modern, gives rhythm t, the façade while preserving, the natural character and warmth of wood, random nuances in colors reinforce, the realistic impression of a natural, untreated material
- Stable cell profile with lugs the profile is stabilized thanks to it's underside or backing, the composite cladding structure is equipped with lugs on the backs of boards, which naturally create a thin space for air between the support and the siding, in vertical installations, they help install boards on a simple wood or metal frame only, ano there advantage, the board coating is rot-proof and has no risk of any moisture pick-up, air circulation is only for ventilation of the support
- Modern and trendy profile offered in a unique false open-joint profile, cladding is resolutely modern and attractive, boards with distinct embossed designs break the uniform and regular rhythm of façades, the pronounced trapezoidal wave shape ensures good rain water run-off, these composite panels also perfectly imitate the open-joint appearance of wood cladding. 2 possible installation choices, vertical or horizontal, accentuate the perception of height or depth for exterior façades

- Screws for composite cladding composite cladding boards are very easily installed using their groove-tab nesting system, they fasten on wood or metal frameworks by simple screwing in the wave base using self-drilling screws that are the same color as the boards, this simple, quick system not only adjusts the boards by setting the nesting depth but also provides very discreet fastening of boards for a nearly invisible finish
- Search 331034018 and 331019296 for color matched end trim
- Return Policy

Product Information

Internet # 330908868
Model # OutdoorCladding_CWC-TK_Teak

Additional Resources

Shop All Ejoy

Ask Magic Apron

What are the top uses for this product?

Can this item be returned or exchanged?

How soon can I get this delivered to my zip code?

Ask a Question

Feedback

Specifications

Dimensions

Coverage Area (sq. ft.)	12.8 sq ft
Product Length (in.)	107 in
Product Thickness (in.)	1 in
Product Width (in.)	8.6 in

Details

Color Family	Brown
Color/Finish	Teak
Product Weight (lb.)	35 lb
Profiles	Shiplap
Returnable	90-Day
Siding Features	Wood Grain Surface
Vertical/Horizontal	Vertical / Horizontal

Warranty / Certifications

Manufacturer Warranty	30days

How can we improve our product information? Provide feedback.

Questions & Answers

5 Questions

Customer Reviews

Proposal

JP Masonry
Juan Pablo Saucedo
(970)485-5920
jpmasonry@live.com
422 Kokanee Rd, Fairplay CO, 80440
P.O. Box 461, Fairplay CO, 80440

JP MASONRY
& GRANITE SURFACES

Date	Project address	Business Name
05/14/2026	501 Front St, Fairplay CO	MAAF LLC DBA Mr. Burro Cafe

Masonry Description	Quantity	Unit Price	Totals
Composite Cladding Siding	150	$130.00	$ 19,500.00
Wall Panels (Labor)			10,000.00
Stucco (Labor and Material)	222	21.00	4,662.00
Stone (Labor and Material	310	25.00	7,750.00
		End Total	**$ 41,912.00**

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

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 24, Series of 2024, entitled "**A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS.**"? **(L)**

Date: 5/18/2026

Background/Analysis:

As has been discussed in several prior Board Meetings, the Colorado Department of Local Affairs is offering communities that adopt a "fast track" expedited review process before the end of June, 2026, a $45,000 cash incentive that can be used to offset the costs of our pending Unified Development Code and Comprehensive Plan update. The money can be used for staffing, public input expenses, paying the consultant, or any other related use the Board sees fit to allocate it to.

The intent of the "Fast Track" process is to expedite processing, review and decision making on specific applications that further affordable housing efforts. As a smaller community with very few development applications, the Town of Fairplay already meets the requirements of "Fast Track" review process with submitted complete applications being processed and considered within 60-90 days. Decisions can include a formal approved motion for Continuation, Denial, Approval and Approval with Conditions.

The Town did opt into Prop 123 in 2023 with a commitment to provide 8 affordable units by the end of 2026. The Habitat for Humanity homes will achieve this commitment, and I have initial indication that the CDOT Burro project will put Fairplay over the top as the rents have initially been found to be within accepted restricted rent ranges. Opting into Prop 123 opens up eligibility for different funding programs to the Town and Developers. While Fariplay has not yet been able to take advantage of one of the programs, Staff is hopeful that we can actually qualify for funding from one of the programs in the next 3-year cycle where the indication is that we will only have to commit to 5 units. The $45,000 funding obtained could also help with these efforts if it was used for consultant fees to help with applications, creation of a Housing Committee or Authority, or again, to reduce the cost of our UDC/Comp Plan project and essentially reduce the Town's cost for the project from $112,500 to $67,500. Staff feels the $45,000 obtained by adoption of the policy now is a positive step and questions why the Town would leave essentially FREE money on the table by opting not to implement a policy now that we know we have to adopt by December 31.

Recommendation:

Staff recommends the Board approve the adoption of Resolution 24, Series of 2026, as presented to establish and formalize an expedited review policy for the Town of Fairplay for Affordable Housing projects in order to qualify for $45,000 from DOLA for adoption by June 30, 2026.

Attachments:

1. Res. 24 Expedited Review

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 24
SERIES OF 2026

A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, Town of Fairplay, Colorado is a [statutory/home rule] [municipality/county] duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of Fairplay, has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of Fairplay has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, the Town of Fairplay's current process for reviewing proposed housing development projects already meets the requirement for a 90-calendar day review process; and

WHEREAS, the Town of Fairplay also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within 90-calendar days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the [Planning Department or other relevant department]; and

WHEREAS, The Town of Fairplay recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)), would be eligible for expedited review; and

WHEREAS, The Town of Fairplay recognizes the following application types which require expedited review: Site Plan, Variance, Special Use Permit, and Administrative Reviews such as Minor Subdivisions, Subdivision Exemptions and Building Permits; and

WHEREAS, The Town of Fairplay's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

WHEREAS, The Town of Fairplay recognizes the allowable extensions in C.R.S. 29-32-105(2)(b) and (c), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended.

NOW, THEREFORE, BE IT RESOLVED by the Town Trustees of Fairplay Colorado:

SECTION 1. That the Town of Fairplay hereby creates the following policy to implement a system to expedite the development review process for affordable housing:

> The Trustees establish a formal policy that any complete application received by the Town for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90-calendar days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

ADOPTED this 18th day of May, 2026.

TOWN OF FAIRPLAY, COLORADO

____
Raymond A. Douglas, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

Town of Fairplay

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

Staff Memorandum

To: Board of Trustees

From: Joe Rivera, Town Attorney

RE: Should the Board of Trustees of the Town of Fairplay approve the adoption of Resolution No. 25, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING THE ACCEPTANCE OF REAL PROPERTY FROM THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF PARK**."?

Date: 5/18/2026

Background/Analysis:

Park County owns the parking lot located behind the Town's visitor center at 901 Main Street, Fairplay (County Parking Lot Property). The Board of County Commissioners, County of Park (Park County BOCC) approved the conveyance of the County Parking Lot Property to the Town for (1) a public use and (2) in the interest of intergovernmental cooperation.

As you know, the Town has long viewed the County Parking Lot Property as a key component of the improvement of the Town's Visitor Center parking lot, which includes planned electric vehicle charging stations and the removal and replacement of the asphalt in the Town's Visitor Center parking lot, the County Parking Lot Property, and the entire length of the alley behind the Visitor Center.

Park County BOCC intends to convey the County Parking Lot Property to the Town via a quit claim deed. A quit claim deed does not include any title commitment from the grantor; instead, when a quit claim deed is used, the grantee receives whatever title the grantor held in the property, if any. Quit claim deeds are commonly used in situations like the one presently before the Town.

Recommendation:

To approve Resolution No. 25, Series of 2026, a Resolution of the Board of Trustees for the Town of Fairplay, Colorado Approving the Acceptance of Real Property from the Board of County Commissioners, County of Park.

Attachments:

1. Res. 2025 Park County Land Donation

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 25
(Series of 2026)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING THE ACCEPTANCE OF REAL PROPERTY FROM THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF PARK

WHEREAS, the Town of Fairplay (Town) is a Colorado statutory municipality governed by its elected Board of Trustees (Board); and

WHEREAS, under C.R.S. § 31-15-101, *et seq*., the Town may acquire, hold, lease, and dispose of real property; and

WHEREAS, Park County owns the real property identified as County Parcel Number 472 by the Park County Assessor's Office and otherwise identified as T09 R77 S33 NE4 Fairplay BLK 06 SE 12.5' of lot 1 NWLY 25' of Lot 2 ("Parking Lot Property");

WHEREAS, in the spirit and interest of intergovernmental cooperation, the Board of County Commissioners, County of Park (Park County BOCC) have expressed a desire to convey to the Town the identified Parking Lot Property through a Quit Claim Deed;

WHEREAS, the Parking Lot Property is located behind the Town's visitor center at 901 Main Street, Fairplay; and

WHEREAS, upon the Park County BOCC's conveyance of the Parking Lot Property to the Town, the Board intends to (1) use the property for a specific public purpose, parking lot for the Town's visitor center, and (2) improve the Parking Lot Property by removing and replacing the asphalt on it.

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

Section 1. The Board (a) incorporates the above recitations as findings of the Board and, (b) in a form approved by the Town Administrator and Town Attorney, the Board conveys to the Mayor and the Town Administrator and Town Clerk the authority to execute the agreements or documents necessary for the Town to expediently acquire the Parking Lot Property from Park County via a Quit Claim Deed.

Section 2. Effective Date. This Resolution shall take effect upon its approval by the Board of Trustees.

RESOLVED, APPROVED, and ADOPTED this 18th day of MAY 2026 by a vote of ___ For and ___ Against.

TOWN OF FAIRPLAY, COLORADO

____
Raymond A. Douglas, Mayor

ATTEST:

____
Janell Sciacca, Town Clerk

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

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator
Ken Hardesty

RE: State Revolving Fund (SRF) Loan Required Public Hearing for Capital Project funding for the Town of Fairplay Water Meter Replacement and Well Rehabilitation Project. **(A)**

Date: 5/18/2026

Background/Analysis:

Te Town of Fairplay is in process of applying for a Colorado Department of Public Health andEnvironment State Revolving Fund (SRF) Loan to fund the installation of smart meters in town on service connections that are either unmetered, or have broken or aging meters and the rehabilitation of supply wells 2, 3 and 4 by installing new pumps, motors and high-efficiency variable frequency drives. To date, the Town, with help of its contract engineer Ken Hardesty of Hardesty Mapping, LLC, has already completed the Eligibility Survey, Prequalification, Project Needs Assessment and a Colorado State Historical Preservation Office (SHPO) consultation, which are the first 4 loan process steps. The next step is to allow for public input and comment prior to loan application. The public input process is required to discuss project alternatives, costs, utility rate impacts, environmental impacts and energy efficiency.
That is the intent of tonight's hearing and Ken Hardesty will be presenting to provide an overview and answer any questions regarding the project, loan process and associated documents.

Public Notice of this meeting was required to be made no less than 30 days prior to the hearing. The required notice was posted in The Flume newspaper (copy attached) and a page was set up on the Town website (copy attached). Following completion of the hearing, Staff must upload the meeting notice, proofs of publication, agenda, attendee listing, minutes and a responsiveness summary to the State application portal as proof of the formal hearing. Completion of this step will then allow the Town to move forward to complete the remaining 2 steps prior to formal loan application. The remaining steps are a certificate of self-certification and the loan application.

Ken Hardesy will be on-site and conducting the hearing as well as answering any questions of the Board and Staff.

Recommendation:

Conduct the public hearing allowing for public input and comment as required by CDPHE and the State Revovling Fund (SRF) Loan application process.

Attachments:

1. CDPHE PNA Form
2. column_affidavit_1_SRF
3. column_affidavit_2_SRF
4. Screenshot 2026-05-15 073640

Drinking Water Project Needs Assessment (PNA) Form

Water Quality Control Division

General Information

Facility Name:	FAIRPLAY, TOWN OF			Original ID:	
Mailing Address 1:	901 Main St	Mailing Address 2:		County:	
City:	Fairplay	State:	CO	Zip Code:	80440
Property Address 1:	901 Main St	Property Address 2:		County:	Park
City:	Fairplay	State:	CO	Zip Code:	80440
Latitude :	39.7517291	Longitude :	-104.992107		
Name of Project:	Meter Replacement Project				

Type of Project (Check all that apply)

☐ Treatment ☑ Distribution / Transmission ☐ Water Supply ☐ Water Storage

Please enter the following information for your organization if you have it.

1. Applicant Information:

First Name:	Janell	Middle Name:		Last Name:	Sciacca
Phone Number:	719-839-5150				
Mailing Address1:	901 Main St	Mailing Address2:			
City:	Fairplay	State:	CO	Zip Code:	80440
E-mail:	jsciacca@fairplayco.us				

Consulting Engineer Information:

First Name:	Ken	Middle Name:		Last Name:	Hardesty
Phone Number:	303-570-9124				
Mailing Address1:	2062 Dolomite Way	Mailing Address2:			
City:	Castle Rock	State:	CO	Zip Code:	80108
E-mail:	hardestyeng@gmail.com				

Self-Certification:

☑ Yes ☐ No Does the system intend to self-certify all or a portion of the project?

If yes, please identify the portions of the project that the system will self-certify.

☐ Distribution system piping ☐ Pump station (without integral treatment) ☑ Valves, hydrants, and/or meters

Provide additional explanation, if necessary:

2. Executive Summary

This AMI project will serve to replace the aging and damaged meters in the Town of Fairplay with new, advanced reading meters and a central fixed data collector system that will automatically gather and download the town meter data to the Town's billing software. The project will also include rehabilitation of the Town's four (4) water supply wells, located at the water treatment plant site. The well rehabilitation will include replacement of the pumps and motors with 3-phase variable frequency drive (VFD) motors and new pumps. The scope of the project will include determining the number and size of meters in town, ordering the appropriate meters, hiring a specialized contractor experienced in large-scale meter replacement to pass out door hangers to establishments where the meters are located, scheduling and coordination for accessing the meters, removal of existing meters and installing new meters and radio communication units, installation of the fixed data collector system, software integration between the meter software and the Town's billing software, and training and troubleshooting. Each meter will include a radio communication unit that will communicate with the central fixed data collector system.

3.System Structure and Operation

3.1 Legal Ownership of System (TMF: Managerial-1)

First Name: Town of Fairplay

Mailing Address1: 901 Main Street Mailing Address2:

City: Fairplay State: CO Zip Code: 80440

Phone Number: 719-836-2622 Fax:

3.2 Organizational Chart

Include an Organizational Chart as Attachment 2.

3.3 Plans (TMF: Managerial-2)

Monitoring Plan - Include a copy of the Monitoring Plan as Attachment 3.
Cross Connection Control Plan - Include a copy of the Cross Connection Control Plan as Attachment 4.

Water Conservation Plan (if system sells over 2,000 acre feet of water annually) - Include a copy of the Water Conservation Plan as Attachment 5. ☐ Not Applicable

3.4 Current Operator in Responsible (ORC) Charge (TMF: Technical-14)

First Name: Martin Middle Name: Last Name: Deline

Certification Number: 172 Certification Expiration Date: 10/30/26

Operator Certification Level (check one) ☐ Staff Operator ☑ Contract Operator

Treatment ☐ Class D ☐ Class C ☐ Class B ☑ Class A

Distribution ☑ Class 4 ☐ Class 3 ☐ Class 2 ☐ Class 1

Combined Treatment/Distribution ☐ Class S ☐ Class T

3.5 Operator Certification (TMF: Technical-15)

☑ Yes ☐ No Do the system operators have adequate operator certification levels for the proposed project as defined by Regulation 100 Water and Wastewater Facility Operators Certification Requirements?

Explain the impact of the proposed project on the required operator in responsible charge (ORC) certification level and other predicted staffing changes.

No impact on the ORC

3.6 Record Keeping (TMF: Managerial-3)

Describe the system's record retention policy that meets the requirements of the Colorado Primary Drinking Water Regulations (Regulation 11) including: record type, retention period, and record location.

Records are kept at the water treatment plant, public works office and town hall and retained for the specified time. Electronic records are maintained on the town's server and with CDPHE through the CEOS system.

3.7 Annual Budget (TMF: Financial-1)

☑ Yes ☐ No Does the system prepare an annual budget?

☑ Yes ☐ No Does the system prepare and maintain a Capital Improvement Plan?

Please provide a narrative of the process for annual budgeting and financial planning.

The budget is processed according to Colorado statutes. The Town Board of Trustees reviews all expenses and approves the budget and financial documents. The CIP is updated annually through a coordinated process between the Town's consulting engineer, Hardesty Engineering and Mapping and the Town Administrator, Janell Sciacca. The CIP is presented to the board of trustees for approval annually.

3.8 Financial Status (TMF: Financial-2)

Describe the current financial status and multi-year financial planning for the system including O&M costs, existing debt, required reserve accounts, rate structure, other capital improvement programs, and the system's reserve policies.

See audit documents

20-year cash flow projection
Include a copy of the 20-year cash flow projection as Attachment 8.

3.9 Audits (TMF: Financial-5)

Has the system submitted audits to the Department of Local Affairs or has the received State exemption of the statutory audit requirement?

☑ Yes - Provide a copy of the most recent audited financial statement or exemption from State as Attachment 9. ☐ No

3.10 Insurance (TMF: Financial-6)

Does the system maintain general liability insurance?

☑ Yes - Provide a copy of the most recent audited financial statement or exemption from State as Attachment 9. ☐ No

4. Project Purpose and Need

Discuss the issue or concern that the proposed project will address. Specific issues are outlined below. All issues must be discussed in each sub section below even if they are not the project driver.

4.1 Health and Compliance

Summarize the system's compliance status that necessitates the proposed project.

The Town's water system is within compliance. The proposed improvements are necessary to maintain a well operated utility and to increase the systems reliability by decreasing water loss and non-revenue water through replacement of malfunctioning and/or outdated service meters.

4.2 Existing facility limitations

Summarize existing water system facility(ies) limitations that necessitate the proposed project.

There are currently no limitation on the existing water system facilities. There are numerous water meters in town that are currently inoperable or incorrectly metering water usage.

4.3 Operations and Maintenance Issues

Summarize operational and maintenance (O&M) issues with the existing water facilities.

Many of the Town's current water meters are very old or don't function and necessitate manual reading. The current and associated billing system has many data entry errors or areas where data is not known. Therefore, updating the billing system simultaneously with installation of new meters should enhance income potential by reducing non-revenue water. The project will also include enhancements to existing wells, including installation of VFDs for all wells and allowing for independent operation of the wells.

5. Existing Facilities Analysis

5.1 Existing Source Water– Section required for treatment and supply projects

☑ Not applicable (for distribution and storage projects, only)

5.1.2 Water Rights (TMF: Technical-3)

5.2 Existing treatment– Required for treatment and supply projects only

☑ Not applicable (for distribution and finished water storage projects, only)

5.3 Distribution - Required for distribution and storage projects only

☑ Not applicable (for supply and treatment projects, only)

6.Facility Planning Analysis

6.1 Planning Area Description

6.1.1 Project Area Map
Provide a map showing a minimum of a 3-mile radius around the project area that includes environmental features (lakes, streams, wetlands, floodplains). Map must include current and proposed service area, existing drinking water facilities (plants, major distribution lines, water sources, storage facilities), existing wastewater outfalls/permitted discharge points, and any new or affected sources with regard to the pertinent watershed. Include the map as Attachment 16.

6.1.2 Urban Growth Boundary

☐ Yes ☑ No Is the project within or near an urban growth boundary?

6.1.3 Local and Regional Issues

☐ Yes ☑ No Were local and regional planning efforts considered?

Please describe.

☐ Yes ☑ No Were local and regional water quality and/or quantity efforts considered?

Please describe.

☐ Yes ☑ No Was consolidation with another water system / treatment facility considered?

If yes, describe the consolidation considerations. If no, please indicate why consolidation was not considered.

6.2 Population and Water Demand Projections (TMF: Technical-2)

For a 20 year planning period, forecast the population growth, projected increase in Equivalent Residential Taps (ERT), and projected drinking water demands.

Current ERT - As Calculated in the Prequalification Form: 694.23

Population and Demand Projections - The department generally accepts two methodologies for projecting water flows over the 20 year planning period. Other methodologies are acceptable with a clear explanation and all assumptions and parameters listed:

☑ Method 1: Population based projections. Recommended for primarily residential systems and/or for systems without water meter data

☐ Method 2: Equivalent Residential Taps (ERT) Analysis. Recommended for systems with a high multifamily, commercial, industrial, irrigation demands.

Method 1 and 2 templates can be found at the end of this form.
Attach the population projection as Attachment 17.

Discuss supporting data and reasons for projected future growth during the 20 year planning period.
Note: Projects designed solely to serve future development or population growth are not eligible for State Revolving Fund financing.

6.3 Source Water Planning

6.3.1 Overall Water Resource Management Description (TMF: Technical-2)
For a 20 year planning period, describe the system's water resource management plan.

The town is diligently working on improving raw water flexibility and capabilities. This meter replacement project will help the town significantly reduce non-revenue water and improve the town's understanding of the overall usage and demand. The well rehabilitation project will improve the efficiency of supplying water to the town and reduce the power consumption. Additional future planning includes a proposed WTP and storage on the Middle Fork of the South Platte River to make beneficial use of the Town's additional municipal water rights.

6.3.2 Water Rights (TMF: Technical-3)
For the 20 year planning period, discuss how the system will be able to meet the projected population and increased industrial/commercial water demands.

The Town is currently working with their water attorney to establish applicability of water rights. Based on population growth estimates, it is expected that the current water rights should be sufficient to meet future demands.

Provide documentation supporting the system's water rights, if not provided in section 5.1.2 above, as Attachment 18.

6.3.3 Source Water Supply Capacity (TMF: Technical-4)
For the 20 year planning period, discuss if the source water supply infrastructure is capable of delivering adequate source water to meet projected needs.

Currently, the Town has the capacity and infrastructure to meet existing and near-term future demands. A recent WTP upgrade project has provided additional treatment capacity and has increased the WTP's capacity to near design capacity.

7.Assessment of Alternatives

7.1 Alternatives

For each alternative, please provide:
1. A description of the alternative addressing the issues identified in Section 4: Project Purpose and Need. (TMF: Technical-7)
2. Capital cost estimates and annual operation and maintenance costs.
3. Advantages and Disadvantages of each alternative.

Alternative 1 Title : Water meter replacement (AMI)

Alternative 1 Description (2000 character limit):

Install new AMI water meters at all service connections in town that either currently don't have meters installed, have broken or damaged meters, or have aging meters that have not been upgraded within the last 5 years. Approximately 450 meters will be installed that are equipped with cellular transmitters that will send usage data monthly to the Utility Department where data can then be imported into the billing software. The well rehabilitation project will include replacing old pumps and motors with new pumps, motors and VFD's on three wells (Well 2, 3, and 4).

Alternative 1 Capital and Operation and Maintenance Costs (2000 character limit):

Engineering opinion of project cost: $600,000. Operation and maintenance costs would be minimal (approx. $1,000/yr).

Alternative 1 Advantages and Disadvantages (2000 character limit):

Replacing the town's meters with a new AMI program would have many positive advantages for the town, including increased revenue, lower non-billable water, increased understanding of usage and demands for planning and water management, more control over managing water usage, better leak detection on service lines and providing more accurate data for setting and maintaining water rates. Disadvantage would be significant upfront cost.

Alternative 2 Title : Annual meter replacement program

Alternative 2 Description (2000 character limit):

The town would replace meters as they break or as water accounting data shows discrepancies in usage or billing. Meters would be purchased and installed on an annual basis by the town public works staff.

Alternative 2 Capital and Operation and Maintenance Costs (2000 character limit):

Annual cost: $20,000 for purchasing and installing meters. O&M costs: $35,000 labor and materials to repair and maintain old meters.

Alternative 2 Advantages and Disadvantages (2000 character limit):

Disadvantages: Town will continue to see decreased revenue, increased non-billable water, a lack of understanding of water usage and demands, less control of water management, an increase of water loss due to undetected leakage, and less ability to accurately set and maintain appropriate water rates. Advantage: Cheaper short-term costs.

Alternative 3 Title :

Alternative 3 Description (2000 character limit):

Alternative 3 Capital and Operation and Maintenance Costs (2000 character limit):

Alternative 3 Advantages and Disadvantages (2000 character limit):

Provide discussions of additional alternatives as Attachment 19.

8. Selected Alternative

8.1 Justification of Selected Alternative (TMF: Technical-6)

Please demonstrate why the selected alternative best meets system needs based on both monetary and non-monetary considerations. For treatment facility projects, if the EPA-BAT technology is not selected then the report must include a treatment rational.

The preferred Alternative 1, Water Meter Replacement project, meets the town's objectives of a cost effective, reliable and accurate water metering system. Any other phased approach to replacing the water meters would be more expensive, more of a demand on a small-Town staff to continue repairing meters while also replacing them, continued loss of revenue with an inaccurate billing system, and take significantly longer to accomplish.

8.2 Technical Description and Design Parameters (TMF: Technical-5)

For the selected alternative, please describe all proposed project components and assumed design parameters.

Design components include approx. 450 Neptune water meters ranging from 3/4" to 2". The meters would be equipped with cellular transmitters. Other components would include backup belt clip readers, the Neptune 360 software package, and any necessary hardware for meter installation. The well rehabilitation would include three submersible Gould pumps (or equivalent), three 2-hp submersible motors, three variable frequency drives (VFD's) and all necessary electrical, instrumentation and hardware.

8.3 Proposed Process Flow Diagram

Include a proposed treatment facility process flow diagram or map of the distribution system, as applicable as Attachment 20.

8.4 Appropriateness of Treatment Technologies (TMF: Technical-6)

Discuss appropriateness of the proposed treatment process(es) to meet Regulation 11 considering anticipated source water quality and potential sources of contamination.

Neptune meters are state-of-the-art meters that are specifically designed for the intended application. The well rehabilitation will be performed by an experience contractor, and the equipment is considered applicable for the intended use.

8.5 Environmental Impacts

Describe direct and indirect impacts on floodplains, wetlands, wildlife habitat, historical and archaeological properties, etc., including any projected permits and certifications.

There are no direct or indirect impacts as a result of this project.

8.6 Land Requirements

Identify all necessary sites and easements, permits and certifications, and specify if the properties are currently owned, to be acquired, or leased by the applicant.

properties will require permitted access to replace the meters. Door hangers will be distributed and property owners will be asked to coordinate and schedule meter installation with the meter installation contractor. The Town of Fairplay owns the land at the WTP where the wells to be rehabilitated are located.

8.7 Construction Requirements

Discuss construction concerns such as subsurface rock, high water table, limited access, or other conditions that may affect cost of construction or operation of a facility.

There are no construction concerns.

8.8 Operational Aspects

Discuss the operator staffing requirements, operator certification level requirements (including distribution), the expected basic operating configuration and process control complexities, and the operational controls and equipment that allows operational personnel to respond to routine and unanticipated treatment challenges, such as flow rate, chemical feed dosing, and process monitoring.

There is no additional staffing requirements. The AMI project will reduce the O&M work load on the public works staff as well as billing staff.

8.9 Costs (TMF: Financial-2 and -3)

Summarize the capital costs associated with the selected alternative. The 20 year cash flow projection included in Attachment 7 must reflect the capital and operation and maintenance costs associated with the selected alternative. (No more than 2,000 Characters)

See the attached 20-year cash projection. The O&M costs are included in the cash projection.

Cost Category Selection (Assign a percent to each applicable category)

Planning and Design Only (non-construction)	0
Construction - Treatment	0
Construction - Transmission and distribution	55
Construction - Source	45
Construction - Storage	0
Purchase of Systems	0
Restructuring	0
Land Acquisition	0
Water Rights	0
Other	0
Total: (must equal 100%)	100

Please include an estimate of the projected increase in and total average monthly user charges. Does the user charge system allow for billing, collection, and enforcement?

There is no immediate planned increase in user charges. This project, once complete, will allow the town to better manage user billing, collection and enforcement and calculate any needed future changes to water rate fees and rates.

8.10 Environmental Checklist

Include the Environmental Checklist for the Selected Alternative as Attachment 22.

8.11 Project Implementation

8.11.1 Proposed Schedule

Loan application	04/01/2026	Design Plans (60 day review period)	
Advertisement for bids	07/01/2026	Award Contracts	08/01/2026
Start Construction	08/10/2026	Complete Construction	10/30/2026

8.11.2 Public Meeting

Provide documentation of a public meeting held or describe when and where the meeting will be held. The meeting must be noticed for 30 days. Provide the public notice, proof of publication, sign in sheet, and agenda as Attachment 23 or provide to your project manager in the Grants and Loans Unit after the meeting has taken place.

☐ Include the public meeting documentation as Attachment 23.

Or, will be provided to the Grants and Loans Unit project manager after the meeting takes place.

9. Projecting Water Flows Method 1: Population based projections

Assumptions/Data			Information Source
Current System Population	755	People	WorldPopulationreview.com
Current Service Area Population (If providing water to neighboring community)	755	People	
Population Growth Rates	1	% increase/year	
Average Daily per Capita Flow Rate	132	Gallons per capita day	Dec. 2025 water report
Maximum Daily per Capita Flow Rate	185	Gallons per capita day	Dec. 2025 water report
Peak Hour Factor	324	Gallons per capita day	Dec. 2025 water report

Year	System Population	Service Area Population (if different)	Average Daily Flow	Maximum Daily Flow	Peak Hour Flow
+0	0	0	99660	139675	244431
+5	827	827	109164	152995	267948
+10	971	971	128172	179635	314604

+15	1021	1021	134772	188885	330804
+20	1073	1073	141636	198505	347652

10. Projecting Water Flow Method 2: Equivalent Residential Taps (ERT)

Current Equivalent Residential Taps (ERT)		
A	Number of active residential taps:	0
B	Total annual consumption (gallons per year) - Residential	0
C	Estimated equivalent residential tap water usage Annual flow per ERT = B / A	0
D	Total annual consumption (gallons per year) - Commercial / Industrial / Irrigation	0
E	Estimated Commercial / Industrial / Irrigation flow in ERT # of commercial / industrial / irrigation ERT = D / C	0
F	Total ERTs = A + E	0

Population and Flow Assumptions / Data			Information Source
Current System Population		People	
Current Service Area Population (If providing water to neighboring community)		People	
Population Growth Rates		% increase/year	
Average daily flow per ERT		Gallons per capita day	
Maximum daily flow per ERT		Gallons per capita day	
Peak Hour Factor		Gallons per capita day	

Year	System Population	Service Area Population (if different)	Residential Taps (ERTs)	Multifamily Residential Taps (ERTs)	Commercial/ Industrial Taps (ERTs)	Irrigation Taps (ERTs)	Total Taps (ERTs)	Average Daily Flow	Maximum Daily Flow	Peak Hour Flow
+0										
+5										
+10										
+15										
+20										

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of the The Flume and Park County Republican, and that said The Flume and Park County Republican is a Weekly newspaper of general circulation, in Park County and State of Colorado, printed and published in the County of Park and State of Colorado, and that copies of each number thereof are, and at all the times herein mentioned were, regularly distributed and delivered, by carrier or mail, to each of the subscribers said newspaper, in accordance with the customary method of business in newspaper offices.

That the annexed PUBLIC NOTICE FROM **TOWN OF FAIRPLAY** In the matter of METER REPLACEMENT PROJECT SRF NOTICE.

This a true copy of the original, and the same was regularly published in the newspaper proper and not in a supplement, for the full period of 1 INSERTION (Apr 17, 2026) of said newspaper, and that the first publication was in the issue dated Apr 17, 2026 and that the last publication of the same was in the issue dated Apr 17, 2026 and the said The Flume and Park County Republican has been established, printed and published for the full period of fifty-two consecutive weeks, and continuously and uninterruptedly prior to the said date of the first publication of the notice aforesaid, in the County of Park and State of Colorado, and is a newspaper duly qualified for the publishing of said notice within the meaning of an Act of the General Assembly of the State of Colorado, approved May 30th, 1923, and entitled "An act to Amend an Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers thereof, and to Repeal all Acts and Parts of Acts in Conflict with the Provisions of this Act'," and within the meaning of an Act amendatory thereof,approved May 18th, 1931 and entitled "An Act to Amend Section 4, of Chapter 139, Session Laws 'of Colorado, 1923, relating to Legal Notices and Advertisements," and within the meaning of any and all other Acts amendatory thereof or supplemental thereto. And further affiant saith not.

Pursuant to C.R.S. 24-70-103(5) this notice has also been posted online and available at Colorado Press Association Network-Colorado Public Notice Database at: https://www.publicnoticecolorado.com.

Edmar Corachia

____
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 04/20/2026

____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

PUBLIC NOTICE

Notice of Public Hearing for Town of Fairplay Water Meter Replacement and Well Rehabilitation Project, Fairplay, Colorado

Date: May 18, 2026
Time: 6:00 PM
Location: Fairplay Town Hall
Address: 901 Main Street
Fairplay, Colorado
Topic: Meter Replacement Project

A public hearing will be conducted for informing citizens and soliciting public input, written or oral, regarding the Water Meter Replacement and Well Rehabilitation Project, and Project Needs Assessment (PNA). The PNA is a state submittal detailing the project consisting of advanced metering infrastructure (AMI) and well rehabilitation. The report has been submitted to the Colorado Department of Public Health and Environment (CDPHE) to qualify the Fairplay Water Meter Replacement and Well Rehabilitation Project for a State Revolving Fund Loan.

The Project will include installing new smart, digital meters in town with cellular meter reading capabilities, and the installation of new pumps, motors and variable frequency drives at three of the Town's supply well.

The opinion of probable construction cost for the project is $600,000.

Copies of the PNA are available for public review prior to the Public Hearing at the following location: Fairplay Town Hall, 901 Main Street, Fairplay, Colorado and the Town of Fairplay website at: www.fairplay-co.us . The point of contact for the Water Meter Replacement and Well Rehabilitation Project is Janell Sciacca, Town Administrator, 719-836-2622 ext. 5.

Published in The Park County Republican and Fairplay Flume April 17, 2026.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of the The Flume and Park County Republican, and that said The Flume and Park County Republican is a Weekly newspaper of general circulation, in Park County and State of Colorado, printed and published in the County of Park and State of Colorado, and that copies of each number thereof are, and at all the times herein mentioned were, regularly distributed and delivered, by carrier or mail, to each of the subscribers said newspaper, in accordance with the customary method of business in newspaper offices.

That the annexed PUBLIC NOTICE FROM **TOWN OF FAIRPLAY** In the matter of SRF SUBSEQUENT PUBLIC NOTICES.

This a true copy of the original, and the same was regularly published in the newspaper proper and not in a supplement, for the full period of 4 INSERTIONS (Apr 24, 2026,May 1, 2026,May 8, 2026,May 15, 2026) of said newspaper, and that the first publication was in the issue dated Apr 24, 2026 and that the last publication of the same was in the issue dated May 15, 2026 and the said The Flume and Park County Republican has been established, printed and published for the full period of fifty-two consecutive weeks, and continuously and uninterruptedly prior to the said date of the first publication of the notice aforesaid, in the County of Park and State of Colorado, and is a newspaper duly qualified for the publishing of said notice within the meaning of an Act of the General Assembly of the State of Colorado, approved May 30th, 1923, and entitled “An act to Amend an Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers thereof, and to Repeal all Acts and Parts of Acts in Conflict with the Provisions of this Act',” and within the meaning of an Act amendatory thereof,approved May 18th, 1931 and entitled “An Act to Amend Section 4, of Chapter 139, Session Laws 'of Colorado, 1923, relating to Legal Notices and Advertisements,” and within the meaning of any and all other Acts amendatory thereof or supplemental thereto. And further affiant saith not.

Pursuant to C.R.S. 24-70-103(5) this notice has also been posted online and available at Colorado Press Association Network-Colorado Public Notice Database at: https://www.publicnoticecolorado.com.

Edmar Corachia

Agent

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Signed or attested before me on this: 05/15/2026

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Notice of Public Hearing for Town of Fairplay Water Meter Replacement and Well Rehabilitation Project, Fairplay, Colorado

Date: May 18, 2026

Time: 6:00 PM

Location: Fairplay Town Hall

Address: 901 Main Street

Fairplay, Colorado

Topic: Meter Replacement Project

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The Project will include installing new smart, digital meters in town with cellular meter reading capabilities, and the installation of new pumps, motors and variable frequency drives at three of the Town's supply well.

The opinion of probable construction cost for the project is $600,000.

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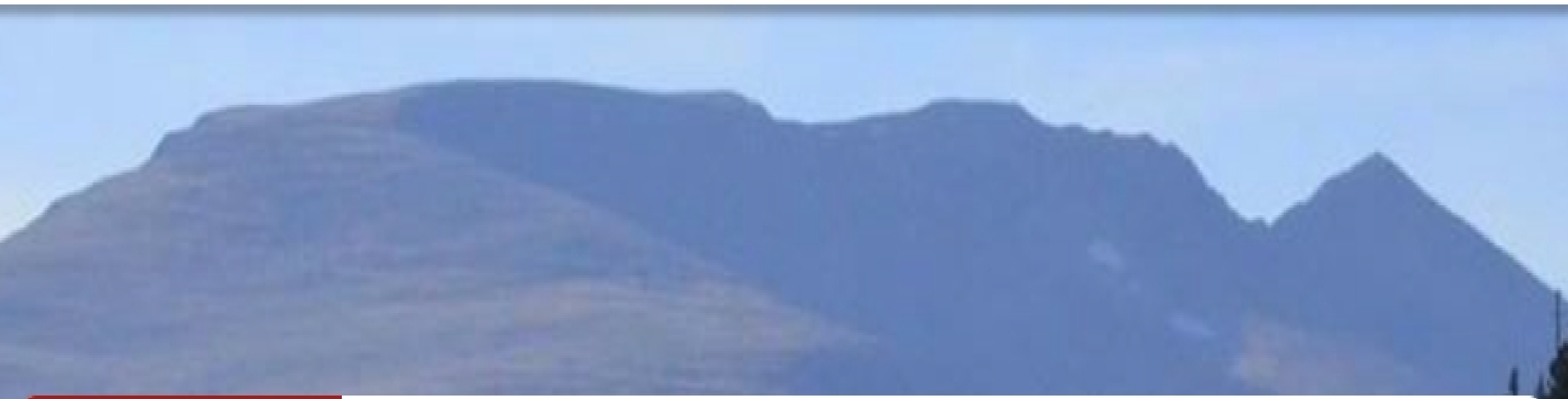
Published in The Park County Republican and Fairplay Flume April 24, May 1, 8, and 15, 2026.



State Revolving Fund (SRF) Loan Application

State Revolving Fund Notice

The Town of Fairplay is applying for financial support from the Colorado State Revolving Fund (SRF) Loan program for a capital projects that benefit the city's water utility customers.

State-Funded Programs

- Colorado Drinking Water Revolving Fund Loan Program

Capital Projects Involved

- Comprehensive Water Meter Replacement
- Well Rehabilitation

State Revolving Fund Loan Programs are state-managed subsidized loan programs seeded with federal funding that make low interest loans to support infrastructure rehabilitation for drinking water systems and water pollution control systems in Colorado.

As required by CDPHE, the Town Board of Trustees will hold a Public Meeting at 6 PM on Monday, May 18, 2026 to accept public input on the Town of Fairplay Water Meter Replacement and Well Rehabilitation Project. The Project Needs Assessment for this project can be viewed below.

- CDPHE Public Needs Assessment

TOWN ADMINISTRATOR MONTHLY REPORT
APRIL 2026

To: Mayor and Board of Trustees

From: Janell Sciacca, Town Administrator

Date: May 18, 2026

RE: Monthly Report for April 2026

HIGHLIGHTS AND UPDATES:

ELECTION / BOARD OF TRUSTEES APPOINTMENT

- The Election went off without issue and since everyone already knows the results, I won't repeat them here.
- While turnout was not as high as hoped, it was still successful and provided me opportunity to figure out how to increase voter participation in future elections.
- Following Board direction on April 20, 2026, notices were made soliciting letters of interest to fill the vacancy created when Ray Douglas resigned his seat following election to the position of Mayor. The deadline for submission was set as close of business on May 13.

DOLA LPC Grant

- The RFP submittal deadline was April 23. Six proposals were received and initially reviewed by Town Planner Hunn, Trustee Baum and me to determine a short list for in-person interviews. Short list interviews will be scheduled for early May and initially the award was to occur on May 18, but will most likely be pushed to June 1.

NEPTUNE METER PILOT PROGRAM

- THE SRF loan application process in still underway, but the Town was notified that our initial Public Hearing held on March 2 was held without proper public notice – the hearing was held prior to 30 days before the final public notice. Therefore, Staff reposted and republished and notices for the May 15 hearing.

BUDGET & AUDIT

- The Audit is on track, and Jim Hinkle will present the DRAFT Financial Statements on May 18
- Plante Moran will conduct a Government Accounting and Budgeting Presentation on June 15.
- The official 2027 Budget process will start July 1.
- The latest Sales Tax figures are in and the Town is still holding strong moving into the summer!

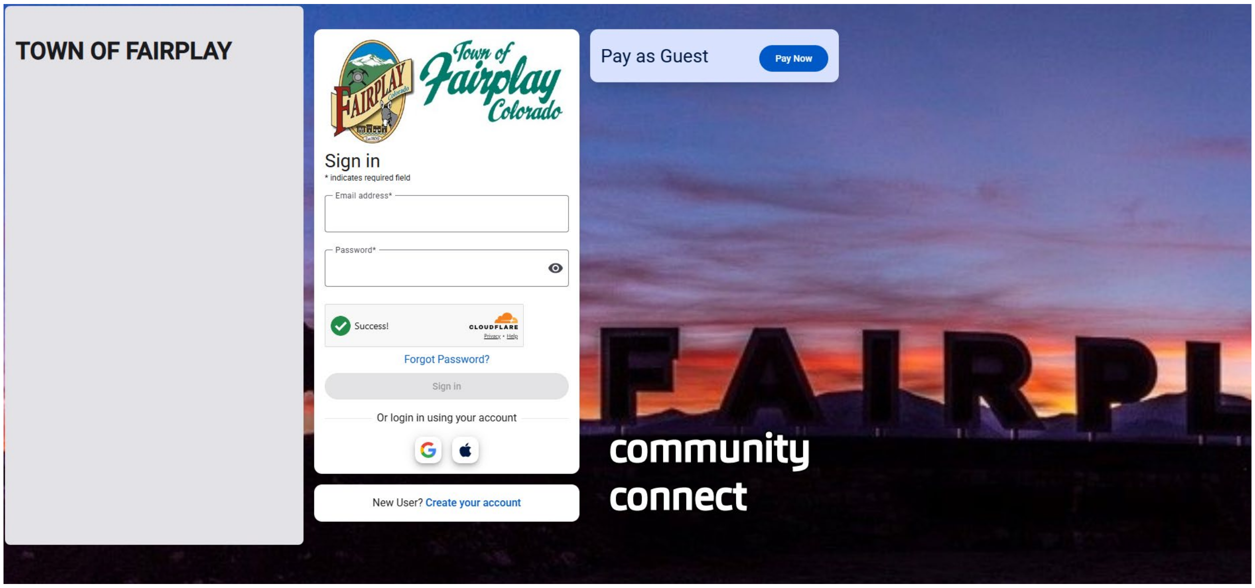
UTILITIES

- The Town filed an insurance claim with CIRSA for the sewer issue related to the Gemenskap Tiny Home Sewer System.
- Information gathering continues in order to determine true ownership of the line that the developer connected to.
- CIRSA contact the owner of the home where the water from Gemenskap ran out under during their line flushing.
- Staff would like to schedule a Utilities Work Session with the Board to discuss Water and Sewer and review the Capital Improvements Plan created by Ken Hardesty.
- As is noted in Alex Wagner's report, building a second lagoon has now become a priority as the liner in the pond is floating which indicates the tear/rip that was repaired 2 years ago is back.

- Ken Hardesty will be in attendance and will review the last Water Production and Loss Report and answer questions from the Board.

COMMUNITY CONNECT PORTAL

- The Town's new Caselle Community Connect Payment Portal is done and will become active in May.



- Staff will be conducting training and as soon as the portal goes live, the Town will be using multiple methods of communication to get customers to switch their access and payment of bills to this new portal.
- The portal will allow the Town to email bills out more efficiently and will reduce costs of mailed paper bills and announcements.
- There are many new features and functions that will benefit Town residents and customers and also save Staff time and save the Town money!

TOWN HALL STAFFING

- Staff conducted 11 interviews with DOLA Best and Brightest 2-Year Fellowship Interns on Monday, March 16. Upon completion, a short list of top candidates was transmitted to DOLA and the Town scheduled follow up interviews that were held the week of April 13. The position was ultimately offered to and accepted by Kelly Perry-Cochran and she will start with the Town on July 1! We received the attached official notification and I will reach out to our DOLA Regional Manager to get the contract started.
- Deputy Clerk Sarah Ernst's last day with the Town was April 30. While she will be sorely missed, she is wished the best in her retirement.
- Upon Sarah's notice of retirement, interviews were conducted the week of April 13 and an offer was extended to and accepted by Christy Thurmond Pall. Christy started with the Town the week of April 20 and was able to spend almost 2 full weeks training with Sarah so she hit the ground running on May 1! At this time we are not filling a second position.

OTHER ITEMS

- On April 14, Mayor Just and I attended the Park County Commissioners' Work Session to formally request that the County allow the Town of Fairplay to acquire the parcel behind 501 Main Street for downtown parking, and also the parcel at the NWC of 5th and Clark Streets for possible Workforce Housing. The BOCC agreed to have Staff meet to further discuss the request. That meeting occurred April 23 and Park County Manager Lucas Meyer advised that the lot behind 501 Main would be deeded and to continue discussions on the other lot.

TOWN OF FAIRPLAY SALES TAX COLLECTIONS

Month	2021	2022	2023	2024	2025	2026	difference	% increase/decrease
							26 over/under '25	over previous year
JANUARY	$ 125,111.28	$ 148,980.54	$ 145,142.55	$ 156,847.92	$ 152,981.53	$ 161,122.28	$ 8,140.75	6%
FEBRUARY	$ 141,340.70	$ 171,470.11	$ 172,991.18	$ 164,839.63	$ 162,663.90	$ 188,578.04	$ 25,914.14	15%
MARCH	$ 131,736.82	$ 141,110.45	$ 143,797.99	$ 150,044.76	$ 150,705.17	$ 144,660.72	$ (6,044.45)	-4%
APRIL	$ 117,194.53	$ 163,563.06	$ 148,759.38	$ 165,863.21	$ 132,870.08	$ 107,810.16	$ (25,059.92)	-17%
MAY	$ 137,446.61	$ 150,253.33	$ 159,826.74	$ 140,901.47	$ 146,923.52	$ 168,395.57	$ 21,472.05	13%
JUNE	$ 125,673.32	$ 135,500.43	$ 125,247.01	$ 126,959.77	$ 122,511.08			0%
JULY	$ 145,220.00	$ 161,567.13	$ 157,049.40	$ 153,256.01	$ 155,232.92			0%
AUGUST	$ 189,459.27	$ 198,650.04	$ 212,332.60	$ 200,918.09	$ 204,555.64			0%
SEPTEMBER	$ 196,187.86	$ 221,370.57	$ 233,872.99	$ 225,833.01	$ 226,495.11			0%
OCTOBER	$ 173,956.30	$ 203,005.49	$ 212,572.59	$ 193,037.84	$ 208,513.84			0%
NOVEMBER	$ 201,927.37	$ 211,639.57	$ 240,975.54	$ 214,918.44	$ 214,314.95			0%
DECEMBER	$ 161,970.72	$ 182,502.88	$ 171,980.37	$ 165,958.69	$ 168,196.78			0%
Collected to Date	$ 1,847,224.78	$ 2,089,613.60	$ 2,124,548.34	$ 2,059,378.84	$ 1,877,767.74	**$ 770,566.77**	**$ 24,422.57**	**1.30%**
Compared to Annual Budgeted					Budgeted	Budgeted		
/ Audited Figures:		2022	2023	2024	2025	2026		
BUDGETED		$ 2,010,278.00	$ 2,091,624.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,000,000.00		
AUDITED	$ 1,901,595.00	$ 2,088,668.00	$ 2,120,221.00	$ 2,052,680.81				
					$ 1,877,767.74	**$ 770,566.77**	Collected to Date	
					UNAUDITED			
difference from prior year		$ 187,073.00	$ 31,553.00	$ (67,540.19)	$ (174,913.07)	$ 770,566.77		
					94%	39%		

***Note: Sales tax is remitted for approximately the prior 6 weeks by the 20th and paid to the Town within 7 business days after the 1st of every month.

Up to 10 years of data is available.

May 14, 2026

The Honorable Frank Just, Mayor
Town of Fairplay
P.O. Box 267
Fairplay, CO 80440

RE: EIAF 26-170 Fairplay Best & Brightest Fellowship FY2026

Dear Mayor Just:

In response to your recent request for an Energy and Mineral Impact Assistance grant to support a fellowship position with your organization, I am offering to enter into a contract in the amount of $68,000. This grant is for a portion of the salary and benefit costs of the position for a period of 24 months. I am making this offer with the understanding that you will fund the remainder of the position costs over the 24-month period.

This grant offer is made from federal mineral lease (FML) proceeds. A Local Government that expends $1,000,000 or more in federal grant funding in a single fiscal year, which includes the combination of FML and all other federal grant fund expenditures, must conduct a single or program-specific audit pursuant to Subpart F – Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996 (31 U.S.C. 7501-7507), 2 C.F.R. 200.501. You should confer with your independent certified public accountant or auditor to determine if such an audit is necessary.

Please contact your Regional Manager, Kate Peacock, at 970-744-0760 for information on how to proceed. Expenditure of State funds prior to the contract being fully executed cannot be included in the contract budget or reimbursed by the State. Per our program guidelines, this offer is valid for one year from the date of this letter.

Thank you for helping Colorado build an economy where all Coloradans can thrive.

Sincerely,

Maria De Cambra
Executive Director

cc: Mark Baisley, State Senator
Julie McCluskie, State Representative
Janell Sciacca, Town of Fairplay
Kate Peacock, DOLA

Town of Fairplay

Police Department

To: Janell Sciacca, Town Administrator

From: Jeff Worley, Chief of Police

Date: April 15, 2026

Re: Fairplay Police Department Monthly Report – April 2026

Police Department News, Updates, and Projects

Early one Sunday morning this past month, Officer Mason Prickett responded to an agency assist along Highway 285 south of Fairplay regarding a male subject who had fired a weapon at a passing car. Upon his arrival, Officer Prickett was fired upon multiple times by the suspect. He was ultimately able to take the shooter into custody without injury either to himself or the suspect. Per our officer-involved shooting policy, the sheriff's office conducted the investigation. The investigation concluded that Officer Prickett performed in a capable and professional manner under very stressful conditions. The suspect, 63-year-old Jack Ference, was charged amongst other crimes with Attempted First-Degree Murder.

A 32-year-old man was discovered deceased in his RV located at Middlefork RV Park. It was determined that the man had likely over-dosed on the highly dangerous substance of fentanyl. While the man's death is not considered to be the result of foul play, FPD is continuing to investigate the matter and awaiting the toxicology report.

In our first presentation to a community entity from funds generated through our Patches with a Purpose effort, the police department donated $760 to the Boys & Girls Club of Fairplay. Jessica Bartak, the CEO of Boys & Girls Club, was on hand to receive the donation, and she stated that the money would be put to good use for the children in our community. The donation occurred at one of the regular Board of Trustees meetings.

Along with NWFPD, SPAD, CSP, Public Works, and other public services, Fairplay officers attended the Edith Teter Preschool Fun Fair and had a great time with many preschoolers. We showed off our cars, allowed the little ones to play with lights and siren, and then let them go away with some PD souvenirs.



Preschool Fun Fair Fun!

Toward the end of the month, Fairplay PD held its Spring Training Days. The bi-annual in-service training allows our officers to receive the State-mandated education that permits us to maintain our Peace Officers Standards and Training (POST) certifications. Among the training topics were arrest control, firearms, building clearing during critical incidents, and vehicle “boxing-in.” It was an instructive and enjoyable three days. Kudos to Carrie Fabel and her staff for allowing us to use the South Park Recreation District building for some of the training. Carrie and her staff members role-played for us, and we were able to use the opportunity to also educate recreation district employees on how to deal with difficult individuals and how to react during critical incidents.


Classroom antics and “acrobatics”

Clearing the Rec District

Police Activity – Statistical Data

The following are some of the pure statistical data the Department collected for the month of April 2026:

- 163 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 5.4 incidents per day or 88% of March's CFS numbers.

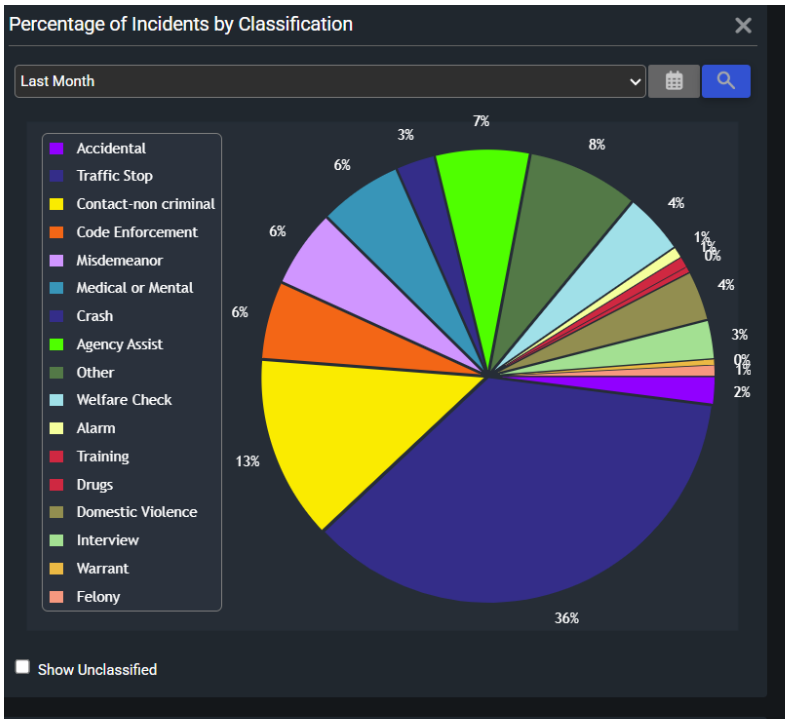
- Of the total CFS numbers:
  - 141 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (87% of CFS numbers)
  - Of the Fairplay calls, 15 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 11% of Fairplay CFS totals)
  - 22 incidents took place in Alma (13% of total CFS)
  - None of Alma's incidents ***were related to local businesses*** (or 0% of Alma CFS totals)

- Of the CFS numbers, 59 were traffic contact-related (38% of the CFS total):
  - 45 traffic contacts in Fairplay (76% of total traffic related events OR 32% of total Fairplay CFS)
  - 14 traffic contacts in Alma (24% of total traffic related events OR 64% of total Alma CFS)
  - 12 total citations issued
  - 20% of all traffic contacts resulted in citations

- Of the 12 citations issued:
  - 7 tickets were issued in Fairplay (58% of all citations)
  - There were five (5) violations cited in Alma (42% of all citations)

- Agency Assists – FPD assisted outside LE agencies, the majority of which were for Park County Sheriff's Office, but also included is the Department of Human Service, at least four (4) times this month:
  - Representing about 2.5% of total CFS numbers
  - Types of significant events included an officer-involved shooting and a contentious child custody

As a summary of April's activity, the chart below represents, by percentage of event type, the incidents 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 BWC activation rarely occurs during such occasions.)



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

MEMO

Date: May 18, 2026

To: Town of Fairplay, Mayor Douglas & Board of Trustees

From: Alex Wagner, Public Works Supervisor

Re: Public Works Monthly Staff Report

An update from Alex Wagner, Public Works Supervisor:

The weather is changing! It has been sunny, warm, low wind and beautiful…… Finally! With this we have been able to clean up the post winter messes such as down signs, road repairs, street light repairs, trash removal around town, and general town beautification. We look forward to more calm weather and outside projects.

Public Works Team Update, Sam Kyle:

Unfortunately, Public Works Team member Sam Kyle is Leaving the Town of Fairplay and Moving back to Iowa. His last day is May 21st. In the short Eight Months that Sam has been with us he became an integral part of The Public Works Team, Town of Fairplay Staff and Friend. Thank You Sam for everything you've done for us both personally and professionally. We wish you good luck in your future. You will be missed!

- **Recently Completed Projects**
    - Reset and replaced multiple Leaning Stop signs. Ongoing.
    - Leveled and extended Town Clean Up site at the public works office.
    - Replaced cutting edge blades on both Backhoe and Skid steer.
    - Fixed dirt road on Aspen Way.
    - Replaced the Two down streetlights on Main Street.
    - Put up Senior Banners on Main Street. (Congratulations Class of 2026!)
    - Installed new batteries in Visitor Center exit signs.
    - Removed and assessed broken backhoe out rigger for replacement
    - Added new Accessible Parking sign and repainted wheelchair lift lines at both Public Works office and Town Hall.
    - Fixed Spraying leak at Front Street PRV.
    - Completed 2026 CIRSA walk through.
    - Improved Baseball Field Road, Parking lot as well as Beach Road and parking lot.

- Replaced "Plastic Bubble Window" at Cohen Park playground.
- Continued efforts in Trash Removal, Street Repairs and General Town Beautification.

- **Water/ Sewer**
  - Acquisition of Free… Yes, Free Vac Truck from Town of Fountain Sanitation District. A lot of other Towns and Districts where interested. They pulled a name out of a hat, and we got lucky with them Pulling Chris Bannister. We will be driving to Fountain to pick it up soon.
  - Dewatering should be happening soon at the sludge pond; however, the liner is again in need of repair or replacement.
  - Fixed/ replaced more lights in Sewer plant head work, and downstairs.
  - Fixed Cracks in concrete at well heads at the Water Treatment Plant.
  - Installed and Monitoring Seaqueast drip at the infiltration gallery.
  - Delivered 2026 CCR Report to all Utility customers.
  - Continued Efforts in Daily Water Plant operations and Required Testing and Reporting.
  - Amended Bulk Water fill dates to Tuesday, Wednesday and Thursday only when we have full staffing levels to handle the increasing number of fills.

- **Building**
  - So far in 2026 we have ten building permits, including two new houses.

- **Public Works Schedule**
  - Chris Bannister: Monday - Thursday.
  - Alex Wagner: Monday -Thursday.
  - Sam Kyle: Monday - Thursday.
  - Tim Murphy: Tuesday – Friday.
  - Brian Rogers: Thursday – Sunday.

- **Looking Forward**
  - Town Clean Up June 5-7.
  - Murph Taking Wastewater D Exam May 20th.
  - More Fun in the Sun!

AWT Consulting LLC
Water & Wastewater Consulting Services
Keith Chisholm 303-859-2988
kcvirtualxpert@gmail.com
PO Box 1262
Fairplay, CO 80440-1262

WWTP Monthly Operations Report, April 2026

- WWTP is running well, reductions are; BOD= 99%, TSS=96%, Phos=49%, ammonia=97.6%, TIN= 73.8%
- Continuing training with Tim and Brian.
- We have not heard back from the CDPHE concerning the Backflow compliance issue. Chris is doing a great job of working with CDPHE and the customers concerning this issue.
- We have a proposal from DRC for jetting 21,000 linear feet of sewer main for approximately $10,500. (Does not include Video), the other proposal we received was almost double that.
- We have a quote from HUBER for repair of the Heli mechanical screen of $38,948, parts and labor. This piece of equipment is after the Muffin Monster (comminutor) in the influent flow stream and screens out fine particles of debris and grease. Currently the large screw conveyor assembly has become frayed and causing the unit to trip out.
- We have a proposal and schedule for dewatering of the sludge pond, with TerraGenisis, same vendor as last year. Last year's cost was just under $100,000, it will be slightly higher this year due to COL increase of %3. They are on the schedule for beginning of May.
- We discovered that the sludge pond liner has floated again and has a tear. Dewatering with the dredge is not possible now, but TerraGenisis has a hydraulic pump and crane that they can use to dewater the pond. This will add $7000 to the proposal above.
- The need for another sludge pond is now the major priority. Ken Hardsey is looking at numbers and possible locations for a new pond. The sooner we get a redundant pond built the better, so we can get the old one emptied and relined.

STATUS UPDATE

TO: **Janell Sciacca, Town Administrator**

FROM: **Deron Dircksen, PE**

DATE: **April 2026 Summary (3/15/2026 – 4/11/2026)**

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

2018-499.007 – Habitat for Humanity

Status/Recent Progress
- Coordination with Nate Erickson for status, schedule, etc.

Upcoming Activities
- Support town as needed.

2018-499.011 – General Engineering

Status/Recent Progress
- Hydraulic modeling for Marvel
- Virtual Board Meeting
- Meeting with Mayor for 501 Main for Helios,
- Design Review Team meeting

Upcoming Activities
- Support town as needed.

2018-499.013 – Stone River

Status/Recent Progress
- Meeting with applicant.

Upcoming Activities
- Support town as needed.

2018-499.029 – Impact Fee

Status/Recent Progress
- Coordination with Alex.

Upcoming Activities
- Finalize all reports.
- Adopt Impact Fees.

2018-499.048 – 715 Main Street - Pharmacy

Status/Recent Progress
- Review submittal.
- Phone call with Charlie Schultz.

Upcoming Activities
- Support town as needed.

2018-499.052 – Town POTW / CDOT

Status/Recent Progress
- Coordination with Janell and CDOT team.

Upcoming Activities
- Support town as needed.

2018-499.058 – Gemenskap

Status/Recent Progress
- Meetings with Town and Developer.
- Memo for potential solutions

Upcoming Activities
- Support town as needed.

2018-499.066 – CDOT Mobility Center

Status/Recent Progress
- Coordination with CDOT
- Meeting with CDOT.

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**	**$ -**	**$ 56.25**		**-**	**$ -**
0.011	**General Engineering**	**$ -**	**$ 2,524.15**		**-**	**$ -**
0.013	**Stone River**	**$ -**	**$ 281.25**		**-**	**$ -**
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**	**$ 54.50**	**$ 57,135.04**	**98%**	**$ 1,411.96**
0.032	Public Works Manual Update		$ -			
0.033	Sewer Design Criteria Update		$ -			
0.035	1171 Bullet Road	$ -	$ -	$ 17,183.75		
0.036	Bar S Ranch	$ -	$ -			
0.039	River Park Trail		$ -	$ 130,440.00	-	
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	$ -	$ -	$ 3,964.00	-	
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**	**$ -**	**$ 900.00**	**$ 4,317.50**	**-**	
0.049	240 Beaver Lane	$ -	$ -	$ 2,562.40	-	
0.050	Marval	$ -	$ -	$ 4,572.00	-	
0.051	540 Front Street	$ -	$ -	$ 545.00	-	
0.052	**POTW CDOT**	**$ -**	**$ 54.50**	**$ 3,760.50**	**-**	
0.053	Stoinski	$ -	$ -	$ 2,620.00	-	
0.054	South Park Food Bank	$ -	$ -	$ -	-	
0.055	Utility Engineering Services	$ -	$ -			
0.057	Hathaway Street Survey	$ 3,400.00	$ -	$ 3,400.00	100%	$ -
0.058	**Gemenskap**		**$ 2,492.00**			
0.062	Riverside RV Park		$ -			
0.066	**CDOT Mobility Center**		**$ 337.50**			
			$ -			
	TOTALS	**$ 121,611.00**	**$ 6,700.15**	**$318,731.70**		**$ 6,470.95**