



AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, May 6, 2024, at 6:00 P.M in the
Fairplay Town Hall Board Room, 901 Main Street, Fairplay, CO
[Join the TEAMS Meeting](#) (Meeting ID: 296 219 083 332 / Passcode: 2QbGvA)

- I. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- II. **APPROVAL OF AGENDA**
- III. **CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. **APPROVAL OF MINUTES OF REGULAR MEETING** – February 5, 2024.
 - B. **APPROVAL OF MINUTES OF REGULAR MEETING** – March 4, 2024.
 - C. **APPROVAL OF MINUTES OF REGULAR MEETING** – March 18, 2024.
 - D. **APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from April 12, 2024, through May 2, 2024, in the amount of **\$204,672.72**.
- IV. **CITIZEN COMMENTS** *(This item allows for the public to sign up to address the Board on matters that are not on the agenda. Sign-up can be done prior to, or at the start of a meeting, on the required form.*
- V. **PRESENTATIONS, PROCLAMATIONS & UPDATES**
 - A. Presentation of Burro Buster Scholarship.
 - B. Introduction of Michael Schreiber, CDOT Region 2 North CEPD, and update on US285 bridge and widening project.
 - C. Presentation from David Shipley, General Manager of Highline, regarding Broadband.
- VI. **PUBLIC HEARINGS**
 - A. **ARCHITECTURAL REVIEW COMMITTEE** – Consideration of application from Steve Glover for a Certificate of Appropriateness for renovations and an addition to the Single-Family home located at 724 Front Street. *The Board of Trustees, sitting at the Architectural Review Committee, will consider an application for a Certificate of Appropriateness for renovations to the home at 724 Front Street.*
 - B. **CONTINUED FROM APRIL 1, 2024 – THIRD READING** – Should the Board of Trustees Approve the Adoption of Ordinance No. 2, Series of 2024, entitled, **“AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AMENDING CHAPTER 18 BUILDING REGULATIONS TO INCREASE THE DESIGN SNOW LOADS FOR STRUCTURES?”**. *The Board will consider adoption of revised snow load regulations for new structures in the Town of Fairplay.*
 - C. **CONTINUED FROM APRIL 1, 2024 – SECOND READING:** Should the Board of Trustees Approve the Adoption of Ordinance No. 3, Series of 2024, entitled, **“AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO AMENDING CHAPTER 10 AND ARTICLE X OF THE FAIRPLAY MUNICIPAL CODE REGARDING NOISE?”**. *The Board will consider adoption of an ordinance to update the rules for noise levels and noise permits.*
- VII. **NEW BUSINESS**
 - A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 16, Series of 2024, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN PROFESSIONAL SERVICES AGREEMENT WITH SGM FOR ADDITIONAL WATER DISTRIBUTION MODEL SERVICES.”**? *The Board will consider a proposal to complete additional testing and optimization of the newly created water model to help address fluctuating and excessive water pressures in the Town’s water system.*
 - B. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 17, Series of 2024, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING A REMOTE PARTICIPATION POLICY, WHEN A LOCAL DISASTER EMERGENCY IS NOT IN EFFECT.”**? *The Board will consider approving a permanent policy on remote meetings and remote participation for Board members.*
- VIII. **STAFF AND BOARD OF TRUSTEE REPORTS**
 - A. Discussion regarding upgrades or replacements recommended or desired at Beaver Creek Water Treatment Plant.
- IX. **ADJOURNMENT.**

Upcoming Meetings / Important Dates

Board of Trustees Regular Meeting
 Fairplay Town Cleanup Days

May 15, 2024
 May 31, June 1 & 2

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
February 5, 2024**

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, February 5, 2024, at 6:00 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

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

Staff in attendance were Town Administrator Janell Sciacca, Town Treasurer Jennie Danner, Chief of Police Jeff Worley, Town Engineer Deron Dircksen Town Planner Scot Hunn, and Building Official Kyle Parag.

APPROVAL OF AGENDA

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

CONSENT AGENDA

- A. **APPROVAL OF MINUTES OF** November 20, 2023 Regular Meeting
- B. **APPROVAL OF MINUTES OF** December 4, 2023 Regular Meeting.
- C. Approval of paid bills for all Town Funds from January 19, 2024 to February 2, 2024 in the amount of **\$136,142.87**.

Motion #2 by Trustee Douglas, seconded by Trustee Voorhis, that the Consent Agenda be approved with the minutes as written, and expenditures as stated. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. The motion carried unanimously.

PUBLIC COMMENT PERIOD – Acceptance of Town of Fairplay residents’ comments on the Park County Conditional Use Permit Application 24CAP-01 for the Ellie Belle Asphalt and Concrete Plant.

Mayor Just greeted all citizens in attendance and thanked them for showing up to voice their opinions on the proposed Park County project. He announced that the Town of Fairplay was not the governing body with jurisdiction over the application but did have a significant voice as an adjacent and directly impacted community. He asked that speakers keep comments civil, to the point and be sure of facts before speaking. He then opened the floor to comments. The following persons spoke against granting of the permit due to health, safety and welfare of the residents and visitors, financial impacts on businesses, detriments to the overall environment and lack of compatibility with the surrounding neighborhood (Town of Fairplay):

Greg Johnson, 402 Hathaway
Jane Koerner, 786 Crawford Lane
Pamela Stone, 420 Front Street (Hand Hotel)
Jason Douglas, 305 4th Street
Monica Douglas, 389 Aspen Way
Christine Keller, Bogue Street
John Deagan, 809 Crawford Lane
Jane Shirley, 295 Ridge Road
Jen Boley, 730 Main Street (Java Moose)
Cindy Bear, 307 Hathaway (South Park School Superintendent)
David (last name and address not available)
Syfan Rahm, 36 Quarry Way
Cirillo Raymond, 4495 County Road 14

James Clark, 327 Quarry Road
 Bob White, 20000 Hwy 285 / 415 4th Street
 Brian Beck, 450 Hwy 285 (Otto's)
 Pual & Tabatha LeMaster, 1954 Platte Drive (Elevate Cleaning)
 John Barstow, 42 Lakeside Drive
 Robert Lynch, 1751 Lakeside Drive
 Debbie Acker, 350 Cottage Grove Rd
 Karen Archibald, 767 Busch Run

Mayor Just commended all those that appeared for bringing up valid points. He reminded that the Board of Trustees was not the deciding entity and encouraged everyone attending to attend the Park County Planning Commission meeting on February 14 at the County Building at 856 Hathaway. He also encouraged letters to be submitted for the record. Just also noted that in the past when applications like this were presented, the Board of Trustees sent letters of opposition and this one would be no different. Trustees would also attend the Planning Commission hearing in person. Attendees were encouraged to monitor the Park County agendas and also plan to attend the Board of Commissioners hearing when scheduled. Town Administrator Sciacca recommended the Board approve sending a Resolution of Opposition summarizing the known impacts and the points brought up to the Board during the input session. She recommended a motion of the Board to find that the application does not comply with Fairplay's concerns and conflicts with the interests of the Town's residents, visitors and businesses for the reasons to be outlined in a Resolution of Opposition.

Motion #3 by Mayor Just, seconded by Mayor Pro Tem Dodge, that Board of Trustees of the Town of Fairplay finds that the application does not comply with Fairplay's concerns and conflicts with the interests of the Town's residents, visitors and businesses for the reasons to be outlined and submitted to Park County in a formal Resolution of Opposition. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Mayor Just closed by stating that he believed everyone could agree that the preponderance of the people have no desire to have that kind of plant in the community, especially not at the location. The citizens in attendance expressed appreciation for the Board sharing information that was not made available by Park County, for allowing their voices to be heard and for listening to their concerns.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. Update from Rob Ringle of SGM regarding Town of Fairplay Water Model project. Ringle provided a brief history of the project to date, reviewed the report in the packet providing additional detail on specific points and the summary and recommendations for moving forward. Discussion ensued regarding fluctuating and high or excessive pressures in various parts of Town and how to address them with the installation of pressure reducing valves. Locations of PRVs were discussed and Ringle advised he could look at putting one on the main line to Town. The Board generally agreed with that approach and requested Ringle provide a new scope for review and consideration on March 4.

PUBLIC HEARINGS

A. FIRST READING - Should the Board of Trustees Approve the Adoption of Ordinance No. 2, Series of 2024, entitled, "**AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AMENDING CHAPTER 18 BUILDING REGULATIONS TO INCREASE THE DESIGN SNOW LOADS FOR STRUCTURES.**"?

Mayor Just introduced the hearing topic and reviewed the format of the hearing. He opened the public hearing at 7:51 p.m. Building Official Kyle Parag reviewed the Staff Report and reasoning for the recommending the change from 65 lbs./s.f. ground snow load to 100 lbs./s.f. Following discussion and it being pointed out that there had been no issues with structures in the Town that were 50 years old and even older structures in South Park City Museum, the Board generally felt additional time was needed to review and think about the proposed change.

Motion #3 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge, that Ordinance No. 2, Series of 2024, be continued to March 4, 2024. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

NEW BUSINESS

A. FIRST READING - Should the Board of Trustees Approve the Adoption of Resolution No. 10, Series of 2024, entitled, **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HARDESTY ENGINEERING AND MAPPING, LLC FOR ON-CALL WATER RESOURCE AND WASTEWATER ENGINEERING AND PLANNING.”**?

Town Administrator Sciacca presented providing an overview of the Staff Report. She recommended approval as presented to allow for the Town to continue moving forward on multiple projects related to utilities.

Motion #4 by Trustee Douglas, seconded by Trustee Voorhis, to approve Resolution No. 10, Series of 2024, as presented approving a Professional Services Agreement with Hardesty Engineering and Mapping, LLC for On-Call Water Resource and Wastewater Engineering and Planning. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

BOARD OF TRUSTEE AND STAFF REPORTS

Chief Worley noted his report was late and inquired if the Board received it. It was sent to the Board in an email and while they had received it some did not have time to review it. Worley reported that the Department was operational and, on the road, as of today. Park County was still providing coverage, but he felt the Department would be at 100% by April 1. The Board expressed their unanimous support of the Department and appreciation to Worley for making it a reality.

Mayor Just recognized an audience member and asked her to introduce herself. Beth Birch with the Park County Advocate, a brand-new newspaper service in Park County stated she was working with Kelly Kirkpatrick as a reporter. Mayor Just welcome Brich and thanked her for attending.

Town Engineer Deron Dirksen noted his report in the packet and stated there were some high-level engineering matters and he was happy to include additional information for future reports. There was a brief discussion regarding the status of the Burro Park plans and Dirksen reported that investigations and discussions were ongoing regarding the potential of turning Front Street into a dead end.

Town Planner Scot Hunn reported that two meetings were held earlier in the day. One with Mustang Ridge and the applicant was considering switching from a PUD amendment to a straight subdivision with rezoning. Staff were also wrapping up an exemption plat in Beaver Meadows and discussing parking improvements for a property on Main Street which was being considered for purchase. He also noted that he and Dirksen did drive out to the proposed Asphalt and Concrete site and had provided some comments to the Town Administrator for inclusion in the response and resolution.

Town Administrator Sciacca reviewed several points in the packet report. She noted the Staff photos and that a good time was had by all the Staff that day and it was a good chance for everyone to get to know each other. Sciacca thanked the Mayor for providing pulled pork. She also noted that she and Special Events Coordinator Bullock met with the Scream Agency and was looking forward to getting some fresh and new ideas and materials from them for the Town’s marketing efforts.

Town Treasurer Danner advised she would provide the Sales Tax figures at the next meeting.

Mayor Pro Tem Dodge inquired if all the short-term rental licenses had been issued. Sciacca replied No, and there were many renewals in process, but the figure was way under the 20 licenses.

Trustee Voorhis asked if CDOT could repaint the striping on 285. Sciacca advised that it was supposed to have been completed earlier in the day by the contractor, but they wanted to try cleaning the pavement first so the paint would

stick better. She noted that she would bring it up at the Thursday project meeting and she would also remind them of the need to remove the barbed wire on the fence along 285. Voorhis also asked who was supposed to be conducting plowing on the streets near the USFS building. Sciacca advised that she would talk with Streets Foreman Kleinschmidt tomorrow. Voorhis also asked if Staff could arrange for the Fairgrounds redevelopment group to present to the Board. He felt it important that the Board know the proposal there and that the Town relay the potential limits of the Town's water and sewer infrastructure.

ADJOURNMENT

There being no other regular business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:41 p.m. and the Board moved into Executive Session.

EXECUTIVE SESSION - Pursuant to C.R.S. Section 24-6-402(4)(e) For the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and to discuss a purchase, acquisition, lease, transfer, or sale of real, personal, or other real property interest under C.R.S. 24-6-402(4)(a) and the following additional details are provided for identification purposes: potential real property acquisition and negotiating parameters surrounding same.

Just announced the topic and statute authorizing the Executive Session and stated that He, Mayor Pro Tern Dodge, Trustees Douglas, Voorhis and Lynn, Town Administrator Sciacca, and Chief of Police Jeff Worley would be the participants.

Motion #5 by Mayor Pro Tern Dodge, seconded by Trustee Douglas, to adjourn to Executive Session pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and to discuss a purchase, acquisition, lease, transfer, or sale of real, personal, or other real property interest under C.R.S. 24-6-402(4)(a) and the following additional details are provided for identification purposes: potential real property acquisition and negotiating parameters surrounding same. A roll call vote was taken: Douglas - aye, Dodge - aye, Just - aye, Voorhis - aye, Lynn - aye. The motion carried unanimously.

At 9:30 p.m., Mayor Just announced that the Executive Session had been concluded and the participants were he, Mayor Pro Tern Dodge, Trustees Douglas, Voorhis and Lynn, Town Administrator Sciacca and Chief Worley. He announced for the record that if any person who participated in the Executive Session believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, that person state their concerns for their record. Hearing none, the meeting was adjourned at 9:31 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
March 4, 2024**

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, March 4, 2024, at 6:00 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Just proceeded with the pledge of allegiance, followed by the roll call, which was answered by Mayor Frank Just, Mayor Pro Tem Dodge, and Trustees Ray Douglas and Josh Voorhis. Trustee Lynn was excused due to a scheduled family vacation.

Staff in attendance were Town Administrator Janell Sciacca, Town Treasurer Jennie Danner, Grants Manager Tom Flannery and Building Official Kyle Parag.

APPROVAL OF AGENDA

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

CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Approval of paid bills for all Town Funds from February 3, 2024 to February 29, 2024 in the amount of \$130,349.33.

Motion #2 by Trustee Douglas, seconded by Trustee Voorhis, that the Consent Agenda be approved with the minutes as written and expenditures as stated. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye. The motion carried unanimously.

CITIZEN COMMENTS – None.

OLD BUSINESS

A. SECOND READING - Should the Board of Trustees Approve the Adoption of Resolution No. 4, Series of 2024, entitled, **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A TEMPORARY LEASE AGREEMENT BETWEEN THE TOWN OF FAIRPLAY AND THE SOUTH PARK FOOD BANK FOR USE OF SPACE AT 501 MAIN STREET.”?**

Town Administrator Sciacca presented an overview of the Staff Report and reminded the matter was continued from January 8 for Staff to work with the Food Bank Board to come up with a more equitable fee for use of the space in the Town’s building. Sciacca noted the revised agreement was for a \$100 annual rent fee and 25% of the costs of utilities, with electrical being reduced by 25% due to the Town’s renovations currently underway. She also noted the letter from the Food Bank Board advising that they had been granted land and would be anticipating vacating the building within 18-24 months and requesting they be allowed to remain in the current space for the remainder of their time in the building. Sciacca reported that Staff could not support any commitment to allow them to remain in the current space due to the Town’s ongoing efforts to obtain funding for Phase 2 of the renovations which would include retrofitting the back southeast corner for a culinary kitchen and renovating the meeting room, both of which the Food Bank currently occupied. Mayor Just inquired about the 18-24 months stating that seemed to be a very aggressive timeframe. South Park Food Bank representative Jane Newman advised that their builder should be ready to go at the beginning of 2025. The question of where the Food Bank was going to relocate to came up and Newman stated that Dale Fitting was donating the vacant lot across 5th street from 501 Main. Sciacca advised that the Town has obtained a quote to retrofit the back southwest corner of 501 for purposes of relocating the food bank if that time came. Following additional discussion the Board was generally comfortable with committing to provide the Food Bank space for 36 months on a year to year basis. The Board also agreed to opening another restroom in the building so that if the current restroom is out of order, there

is still the ability for Food Bank personnel to use the facility. Newman stated the Food Bank wanted to be good tenants and were trying to make improvements to keep the heat turned down and appreciated the Town working with them.

Motion #3 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to adopt Resolution No. 4, Series of 2024, approving a Temporary Lease Agreement with the South Park Food Bank as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye. The motion carried unanimously.

NEW BUSINESS

A. FIRST READING – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 12, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING THE RECOMMENDED EMPLOYEE PAY SCHEDULE RESULTING FROM A COMPENSATION STUDY.**”?

Town Administrator Sciacca presented an overview of the Staff Report and introduced Diana Portillo-Burger from Employers Council of Colorado who was attending online. Portillo-Burger reviewed a project report slide presentation detailing the project and process used to arrive at the proposed Pay/Salary structure. She fielded questions from the Board and did recommend that following probation, the employees listed as below the minimum be moved up to at least the minimum. Portillo-Burger stated that she felt Fairplay did a good job at keeping up with the market without having done a study in the recent past. Sciacca advised that she had only received positive responses from employees to date with recent increases that were given. A brief discussion ensued about retirement and Sciacca advised she would like to look at switching to PERA for Staff which was comparable to FPPA for Officers and Firefighters. The Board generally agreed. Sciacca also advised that if approved, the schedule would then be updated annually moving forward until an entirely new study was warranted.

Motion #4 by Trustee Voorhis, seconded by Trustee Douglas, to adopt Resolution No. 12, Series of 2024, as presented adopting a new Employee Pay Schedule as presented. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye. Motion carried unanimously.

B. FIRST READING – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 13, Series of 2024, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING AN AMENDED PERSONNEL HANDBOOK.**”?

Town Administrator Sciacca presented an overview of the Staff Report. She reviewed several of the more important proposed changes and noted that with all the lined-out sections it was certainly difficult to track what was being presented and she had intended to produce a page-by-page change report, but fell ill and could not complete it. The Board agreed that trying to figure out all the changes did not allow them to make a decision this evening, so they asked that Staff bring the document back in an easier to comprehend format.

C. Consideration of Approval of Letter to Park County Commissioners requesting a Moratorium on new development applications in Mining Districts until Land Use Code update process is completed.

Town Administrator Sciacca reminded that the Asphalt and Concrete Plant application had been withdrawn, but she cautioned that it could return as a permitted use so everyone should be vigilant and keep their eyes open. She noted that Park County Director of Operations Mike Smith had advised the Mayor and Mayor Pro Tem that the County received a grant to update their land use regulations and that is was her recommendation that the Town respectfully request a moratorium on heavy impact land uses in Mining Districts, especially those close to populated areas, until the rewrite was completed. Sciacca advised that if approved, the letter could be presented to the Board of Commissioners the next day at their next regular meeting. Following additional discussion about the lack of transparency demonstrated and communication in the County’s process, Trustee Voorhis voiced his desire that the Town do whatever was possible to try improving the relationship. Sciacca felt the relationship had improved, but that it was often quite difficult to get responses or schedule meetings with County staff, but Town staff would continue to put forth every effort and hopefully the Intergovernmental meetings would continue to advance this.

Motion #5 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge, to approve issuance of a letter to Park County Commissioners requesting a Moratorium on new development applications in Mining Districts until Land Use Code

update process is completed. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye. Motion carried unanimously.

PUBLIC HEARINGS

A. SECOND READING – Should the Board of Trustees Approve the Adoption of Ordinance No. 2, Series of 2024, entitled, “AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AMENDING CHAPTER 18 BUILDING REGULATIONS TO INCREASE THE DESIGN SNOW LOADS FOR STRUCTURES?”

Mayor Just introduced the topic and provide an overview of the hearing format. He opened the Public Hearing at 7:24 p.m. and asked for Staff presentation. Building Official Parag advised that he asked a structural engineer to put together a document to show illustrate the differences of roof structures. However, he could not get one, so he drafted the example in the packet for decks and proceeded to explain the differences beam spans based on snow loads. Following discussions regarding impacts of solar panels and concerns relative to added costs increasing the snow load would add for a homeowner, and creating a situation where homeowners don't want to pull permits, Parag reported that he was going to recommend 80 lbs but raised to 100 after finding out Park County is going to the new ASNB 722 and he felt 100 was the middle ground. The Board generally supported Parag conducting additional research and coming back to the Board with a hybrid approach and something more consistent with Park County for the March 18 meeting.

BOARD OF TRUSTEE AND STAFF REPORTS

Building Official Parag advised that there were a lot of conversations about possible construction, and it should be an exciting year.

Town Treasurer Danner reported that the audit took place last week. She also noted that the Town was set to go out for RFP for audit services for 2025.

Town Administrator Sciacca noted the 2 reports emailed to the Board late for grants and Public Works. She recognized Grants Manager Tom Flannery in attendance online. She also noted that the Board would see future reports from Crew Chief Kleinschmidt moving forward. Flannery reported that he had about 5 grants in process. Sciacca also reported that Chief Worley was not in attendance as he was testifying in a trial in Canon City. Mayor Just reported that the Chief's Report contained the information the Board had been wanting to see, statistics! Sciacca reported that two Officers were involved in a minor accident when someone stopped to ask them a question and due to the slippery road, he slid into the Town's car which pushed it up against an embankment. There was no damage and no injuries. Mayor Just asked if Sciacca would have the Chief separate out calls for service for residential versus commercial. He wanted to the information to respond to some business owners that reported they received no service from the Town Police Department, no snow removal service, etc.

Town Administrator Sciacca reported that the Town would begin enforcing the code and shutting off delinquent customers. She noted that the budget for 501 Main would be significantly over due to rising costs and the high rate subcontractors were charging for services but JOC was doing everything possible to keep the costs as low as possible. She also reported that there were 75 Transit survey responses as of last week, but service would hopefully begin between Alma and Fairplay is a driver could be found. She also noted that a Notice of Violation had been issued to Casa Sanchez for the trash and rubbish built up near the alley with a deadline to clean it up. If it was not cleaned up, the Town would proceed to clean it up and bill them or lein the property as necessary. She also reported that she would be participating in interviews for the new Superintendent. Sciacca then advised that she had been contacted by her former City Manager from Woodland Park who was involved with Homes for Our Troops and he was raising money for garage floor coatings for Brian Lowen and Eric Jordan. The total needed was \$8,000 and she inquired if the Board would be willing to donate \$1,000 to the cause. She stated that the homes built for these heroes were turning out to be 2 of the most expensive in the nation so this funding could not be absorbed. She advised that funds were still available in benevolence and donations and there was indication that Teller County Legion was donating \$1,000 and the Legion Riders were also going to donate. Mayor Just advocated that the Town donate \$1,500 per home and count that amount toward the Mardi Gras total. The Board generally agreed and then Mayor Pro Tem Dodge stated he would donate \$1,000 while future Trustee Erik Baum stated he would also donate \$1,000. Sciacca thanked everyone for their generosity.

Mayor Pro Tem Dodge invited everyone to attend the Park County Law Enforcement Gives Back for their next meeting which was being held at Town Hall. He reminded that PCLE was not just about scholarships and golf, but also a sponsor of National Night Out. He stated the group would be giving out five \$5,000 scholarships in 2024. He also reported that he was glad to see the Officers out and about.

Trustee Voorhis asked about the owner of the lot to the north of the Forest Service office noting a lot of trucks and equipment were showing up and being stored there. Sciacca noted that the lot was being used for storage by American Civil Constructions but most of the vehicles belonged to the new owner Beautiful Gardens. She noted that he was going to seek a rezoning to allow for his landscape and garden business as well as a food truck, but the application had not been submitted. She stated Staff would follow up.

Mayor Just complimented the Public Works staff on the recent plowing of Town stating that snow is being pushed the right way and Front Street looked amazing. Sciacca noted that she and Crew Chief Kleinschmidt and Special Projects Coordinator Wagner drove around to look at things and did stop to talk with the owner on Front Street storing his 5th wheel in the right of way and had worked out a deal for him to remove it his back yard when the snow melted. She noted another not so productive interaction with the owner and employee of the Park Bar with snow being thrown back into the street. The owner was provided with a copy of the Snow Removal Policy and her employee continued to shovel snow back into the street while they talked. Overall she felt progress was being made On some of these long-standing issues.

Trustee Douglas reported he attended the CML Legislative Update where transportation, psychedelic mushrooms, parking standards, and other important matters were discussed. He also inquired about the semi-truck and trailers still parked on 3rd street. Sciacca reported that the Police had made contact and told the owner to move them as they were impacting snow removal and the owner said he would use a snow blower to help the Town out. She told the Officers that was not acceptable, and they needed to be removed. Douglas also noted the stack of logs on that same street that remained in the right-of-way.

Mayor Just reported on two women of Fairplay that had recently experienced life shattering trauma – one had stroke and cancer and the other a brain tumor. He noted GoFund me pages set up to help both with expenses. He stated both were good people and needed help and encouraged everyone to provide that. He also reported that the motorcycle noise had returned to Town as of Saturday and the issue needed to be addressed. He felt he knew where they could be found and would share that with the Chief.

EXECUTIVE SESSION - Pursuant to C.R.S. Section 24-6-402(4)(e) For the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and to discuss a purchase, acquisition, lease, transfer, or sale of real, personal, or other real property interest under C.R.S. 24-6-402(4)(a) and the following additional details are provided for identification purposes: potential real property acquisition and negotiating parameters surrounding same.

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

Motion #5 by Trustee Douglas, seconded by Mayor Pro Tern Dodge, to adjourn to Executive Session pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators and to discuss a purchase, acquisition, lease, transfer, or sale of real, personal, or other real property interest under C.R.S. 24-6-402(4)(a) and the following additional details are provided for identification purposes: potential real property acquisition and negotiating parameters surrounding same. A roll call vote was taken: Douglas - aye, Dodge - aye, Just - aye, Voorhis - aye. The motion carried unanimously.

RECONVENE REGULAR MEETING AND ADJOURNMENT

At 9:25 p.m., Mayor Just reconvened the Regular Meeting and announced that the Executive Session had been concluded and the participants were he, Mayor Pro Tern Dodge, Trustees Douglas and Voorhis, and Town

Administrator Sciacca. He announced for the record that if any person who participated in the Executive Session believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, that person state their concerns for their record. Hearing none, Mayor Just declared the meeting adjourned at 9:26 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

UNOFFICIAL

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
March 18, 2024**

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, March 18, 2024, at 6:05 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Meetings law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

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

Staff in attendance were Town Administrator Janell Sciacca, Town Treasurer Jennie Danner, Special Projects Coordinator Alex Wagner, Operator in Responsible Charge Keith Chisholm, and Operator in Response Marty Deline and Special Events Coordinator Julie Bullock.

APPROVAL OF AGENDA

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

CONSENT AGENDA

A. APPROVAL OF EXPENDITURES – Approval of paid bills for all Town Funds from March 1, 2024, to March 14, 2024 in the amount of \$276,378.21.

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

CITIZEN COMMENTS – None.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

A. INTRODUCTION OF AND UPDATE FROM NEW XCEL HIGH COUNTRY AREA REGIONAL MANAGER BLAIR MCGARY.

Town Administrator Sciacca introduced Elizabeth “Blair” McGary and advised McGary replaced Nathan Steele who was transferred to the Front Range. McGary reported that she had only been with Xcel for a short period of time and was still getting up to speed. She provided information on and answered questions from the Board on Xcel’s Wildfire Mitigation Program, Mountain Energy Project being pitched as a hybrid (natural gas and electric) approach to the PUC, geothermal pilot program, undergrounding lines with the 1% Fund and Red Truck Resources education for rebates, solar, etc. McGary ended by reporting that Xcel has sponsored and will continue to sponsor community events such as the Park County Fair, Mardi Gras, and National Night Out. She distributed business cards and invited the Board members to call her at any time. The Board thanked McGary for appearing, welcomed her as the new area manager and for providing updates on behalf of Xcel.

B. 75TH ANNUAL TOWN OF FAIRPLAY BURRO DAYS CELEBRATION UPDATE FROM SPECIAL EVENTS COORDINATOR JULIE BULLOCK

Special Events Coordinator Julie Bullock reviewed a report in the packet on the 75th Burro Days Celebration being planned for July 26-28, 2024. Several items were discussed, and feedback was provided by the Board. Bullock also provided a report on the funding history and money provided to the Park County Schools RE-2 at which time the Board directed that all funding, regardless of amount received, would be approved by the Board and not Staff alone. It was also decided that fireworks for the 75th would be held on Saturday to help expand and enhance the overall experience of the day for everyone in attendance. It was also noted that there would be more apparel for sale, there would be a special lithograph print for the posters that would be auctioned or sold, a special beer was being worked

on by Highside Brewing and several new activities were planned. Bullock also reported that additional PR would be done on the radio and hopefully TV. Town Administrator Sciacca also reported that Bullock would have a PT assistant that was being hired to help with the historic event. The Board thanked Bullock for the update.

NEW BUSINESS

A. Review and discussion regarding continuation of Fairplay Water Model Services by Rob Ringle, SGM Senior Engineer.

Town Administrator Sciacca reminded the Board they had discussed the Water Model on both January 8 and February 5 and that Ringle was attending online to present his follow up and discuss a subsequent proposal to investigate water pressure issues. Ringle reviewed the proposal in the packet containing 2 alternatives, updating the pressure reducing valve vaults and model improvements to reduce static pressures. Ringle answered questions from the Board and following some discussion, the Board's general position was to relieve the situation with the least amount of capital expenditure by optimizing the existing PRVs to alleviate transient pressure increases first and then replace or upgrade equipment second.

Motion #3 by Mayor Pro Tem Dodge, seconded by Trustee Douglas, to approve a proposal from SGM for additional water model services in an amount not to exceed \$16,000. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Lynn – aye. The motion carried unanimously.

B. Review and discussion regarding a proposed Asset Management Plan and Capital Improvement Projects for the Town's Water and Sewer Utility by Ken Hardesty, Hardesty Engineering and Mapping P.E

Town Administrator Sciacca advised that Hardesty was in attendance and that the Asset Management Plan was formed by Hardesty as part of the Town's work in applying for a State Revolving Loan Fund for the Infiltration Gallery project. Hardesty reported the Asset Management Plan was intended to be a working document and resulted from him going through all the town's assets and assigning values and adding in information from budgets. He advised they would continue to work with Staff to update them and future projected revenues, expenditures and capital projects. He noted the inclusion of level of service goals. Hardesty noted that one of the goals of having the capital improvement plan and project list is being able to see not only what's important based on a risk or risk and hazard or failure, but also longevity of assets and what the Town should target first when budgeting. Mayor Just advised he would send his comments back to Hardesty via notes on the original document. Just also requested the number of meters be double checked because the figures did not seem to add up. Hardesty and Sciacca both indicated there was old, insufficient and inaccurate data. Hardesty stated his goal was to continue working on it to get it accurate and another benefit was that the plan could help the Town plan for and address regular maintenance. The Board thanked Hardesty for his work and generally felt that progress was being made and the Town was heading in the right direction. The Board felt quarterly updates and review would be appropriate with the Town ORCs being in attendance as well. Sciacca reminded that Staff were conducting a vacant lot survey to help verify taps and that Staff was working to confirm all the accounts that were not being billed according to the code and would bring that information to the Board once completed. Just also stated it was very important the Town get a handle on the effluent/influent and then thanked Hardesty for providing information that had been requested by the Board for years that would now help with figuring out exactly where the Town sits.

Hardesty provided an update on the Infiltration Gallery Project stating the pumps, filters and pipe were all installed and the electrical and instrumentation was currently being installed and start up was set for the 28th.

C. FIRST READING – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 14, Series of 2024, entitled “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, DETERMINING THAT THE REGULAR MUNICIPAL ELECTION TO BE HELD TUESDAY, APRIL 2, 2024 SHALL BE CANCELLED.”

Town Administrator Sciacca provided an overview of the Staff Report and recommended approval of Resolution No. 14 to cancel the April 2, 2024 Regular Municipal Election as per C.R.S. 31-10-507 and Fairplay Municipal Code Section 2-1-30. Upon approval, she would declare Ray Douglas and Erik Baum both elected to 4-year terms as Trustee for the Town of Fairplay and they would be sworn in on April 15, 2024.

Motion #4 by Mayor Pro Tem Dodge, seconded by Trustee Lynn, to approve Resolution No. 14, Series of 2024, as presented canceling the April 2, 2024 Fairplay Regular Municipal Election. A roll call vote was taken: Douglas – aye, Dodge – aye, Just – aye, Voorhis – aye. Motion carried unanimously.

BOARD OF TRUSTEE AND STAFF REPORTS

Town Treasurer Danner stated she would have quarterly financial statements for the April 15 meeting.

Operators in Responsible Charge (ORC) Keith Chisholm and Marty Deline reported on a sewer spill that occurred at the end of January below the lift station in an unmarked manhole. They reported the spill as required, were conducting testing and advised that the Town would have to wait until spring to complete clean up. They also thanked Trustee Lynn for coming to the Town’s aid and helping to get the situation under control.

Town Administrator Sciacca reported the South Park School District Superintendent search was underway and interviews were being conducted at the end of the next week. She noted she would be serving on the Community Committee. She also reported that she reached out to CDOT representative Steve Howard about fixing the potholes on the bridge and American Civil Constructors was already planning to make the repairs. She also noted the next project update was set for April 1. Just asked if were sending out their weekly updates and Sciacca replied they were, but she would follow up with Estate Media to make sure the Board members were on the distribution list.

Trustee Douglas commended the Public Works crew for the snow removal with the last storm and felt the grader helped make a great difference. Sciacca reported that Sean Kleinschmidt and Chris Bannister were attending the Colorado Rural Water Association Conference so Alex Wagner was helping out Mark Kleinschmidt and they completed one side of the sidewalk and would do the other side the next day.

Mayor Pro Tem Dodge echoed Douglas’s compliment. He then stated his concern about trash building up behind Casa Sanchez and Mr. Burro. Sciacca advised a notice of violation had been issued and when the matter was not resolved the next step toward abatement was taken. With the recent snow, the Town was being lenient through the following Friday and then the Town will clean it up and bill the owner and lien the property if not paid. Future violations will result in a ticket to Municipal Court.

Mayor Just asked that Staff follow up on a semi-truck that dropped its car hauler trailer on Front Street and damaged the roadway. He witnessed it and reported the incident so there should be a case report the Town could obtain to pursue repairs. Just also reported that he witnessed Chief Worley stop a vehicle coming out of the Heights and personally clean off the windshield so the driver could see and stated that is the kind of policing the Board liked to see. Mayor Pro Tem Dodge thanked Just for attending the Park County Law Enforcement gives back meeting and reported there was a great turnout, and their next meeting was set for Aril 3rd in Bailey. Just also noted that he felt the CDOT housing project contractor got the message and was being more respectful after the weekend incident. Sciacca also reported that Staff met with the contractor who was going to be putting in the new water line for the Town on Hathaway. He was provided the updated plans and was pricing materials, but also said he would help loop the water line on Bogue and 6th as well. Just suggested the Town talk with Rocks and Walls about an annual contract. He reminded that the Town had talked about getting annual agreements in place for many of the routine services it needs. He also echoed sentiments about how well the Public Works crew did at keeping up with the last storm.

ADJOURNMENT

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 9:00 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Jennie Danner, Treasurer

RE: Paid Bills and Financial Statements

DATE: May 2nd, 2024

Attached is the list of the invoices paid between April 12th, 2024, and May 2nd 2024. Total Expenditures: \$204,672.72. Upon motion to approve the consent agenda, the expenditures will be approved.

Please note \$85,926.70 was paid to Velocity Constructors for the balance of pay app #4 and gallery project pay app #5. \$10,780.25 was paid to Wagner CAT for the grader repair and \$13,781.19 was paid to 4 Rivers Equipment for the backhoe repairs. \$29,201.62 was paid to CIRSA for police officer and vehicle liability insurance for 6 officers.

Recent activities: Participated in the interview process for Special Events Assistant, three meetings with ADP to switch timekeeping from run to workforce now platform, attended training for “Excel 2.0”, and met with Aflac about supplemental insurance for employees.

Report Criteria:
Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/17/2024	20174	Caselle, Inc	Software Support	1	04/01/2024	729.00	517206
04/17/2024	20174		Software Support	2	04/01/2024	729.00	105060
Total 334:						1,458.00	
05/01/2024	20188	4 Rivers Equipment	backhoe repairs	1	04/22/2024	13,781.19	105660
Total 532:						13,781.19	
05/01/2024	20202	O'Rourke Media Group, LL	peoples choice ads	1	04/22/2024	199.00	105130
05/01/2024	20202		paid bills legal ad	1	04/30/2024	87.72	106125
Total 868:						286.72	
05/01/2024	20201	Newman Traffic Signs	stop signs	1	04/18/2024	422.30	105670
Total 1492:						422.30	
04/17/2024	20181	Park County Sheriff's Office	PCSO contract payment fe	1	03/28/2024	2,000.00	105478
Total 1594:						2,000.00	
05/01/2024	20205	Postal Pros Southwest, Inc	water billing	1	04/10/2024	264.11	517218
05/01/2024	20205		newsletter insert	2	04/10/2024	121.13	105130
Total 1699:						385.24	
04/17/2024	20182	Town of Fairplay	501 main	1	03/31/2024	188.90	105195
Total 2134:						188.90	
05/01/2024	20213	Xcel Energy	945 quarry rd	1	04/17/2024	65.39	517490
05/01/2024	20213		901 main st	1	04/22/2024	241.21	105023
05/01/2024	20213		747 bogue st	1	04/22/2024	16.24	105841
05/01/2024	20213		fairplay sign #1	1	04/22/2024	12.69	105640
05/01/2024	20213		1190 castello ave	1	04/22/2024	87.99	105650
05/01/2024	20213		200 2nd st	2	04/22/2024	101.27	517470
05/01/2024	20213		157 6th St	3	04/22/2024	65.12	105640
05/01/2024	20213		156 5th st	4	04/22/2024	12.69	105640
05/01/2024	20213		589 platte dr	5	04/22/2024	12.69	105841
05/01/2024	20213		419 front st	6	04/22/2024	18.09	105640
05/01/2024	20213		fairplay chlorinator	1	04/22/2024	145.70	517470
05/01/2024	20213		fairplay sanitation	1	04/22/2024	3,972.84	517680
05/01/2024	20213		501 main	1	04/22/2024	518.69	105195
05/01/2024	20213		town sign	1	04/22/2024	30.04	105640
Total 2296:						5,300.65	
04/17/2024	20179	KONICA MINOLTA BUSIN	C360I	1	03/31/2024	18.64	105032
04/17/2024	20179		C450I	1	03/31/2024	33.60	105130
Total 2448:						52.24	
04/17/2024	20184	Family Support Registry	15890460	1	04/17/2024	285.69	102265


Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/17/2024	20184		14882492	1	04/17/2024	252.00	102265
Total 2456:						537.69	
04/17/2024	20175	CIRSA	police officers and veh liabil	1	04/15/2024	29,201.62	105487
Total 2490:						29,201.62	
05/01/2024	20190	CARD SERVICES	staff birthday gift cards CML	1	05/01/2024	100.00	105010
05/01/2024	20190		conf Douglas	2	05/01/2024	770.00	105015
05/01/2024	20190		town hall supplies	3	05/01/2024	9.00	105027
05/01/2024	20190		office supplies	4	05/01/2024	64.98	105030
05/01/2024	20190		park county advocate subs	5	05/01/2024	25.00	105035
05/01/2024	20190		CDOT MMOF lunch domain	6	05/01/2024	37.91	105070
05/01/2024	20190		Domain renewal fees	7	05/01/2024	109.94	105130
05/01/2024	20190		propane	8	05/01/2024	267.01	105480
05/01/2024	20190		career fair banners	9	05/01/2024	209.41	105497
05/01/2024	20190		welding class hotel/meals	10	05/01/2024	726.53	105635
05/01/2024	20190		safety glasses	11	05/01/2024	111.93	105680
05/01/2024	20190		cards	12	05/01/2024	173.89	517010
05/01/2024	20190		CRWA conference hotel	13	05/01/2024	585.10	517425
Total 2503:						3,190.70	
05/01/2024	20191	CenturyLink	acct 719-836-4609 502B	1	04/19/2024	71.86	517470
Total 2614:						71.86	
04/17/2024	20177	Frank Just	dodge service appreciation	1	04/03/2024	202.15	105070
04/17/2024	20177		dodge service appreciation	1	04/03/2024	86.94	105070
Total 2754:						289.09	
04/17/2024	20176	Colorado Analytical Lab	water testing	1	04/11/2024	24.00	517475
05/01/2024	20192		waste water testing	1	04/18/2024	403.00	517665
04/17/2024	20176		water testing	1	04/10/2024	335.00	517475
Total 2864:						762.00	
05/01/2024	20206	Promark Industries, LLC	veh maint 2010 chev tahoe	1	04/04/2024	1,514.51	105420
05/01/2024	20206		veh maint 2009 chev tahoe	1	04/04/2024	550.99	105420
Total 2887:						2,065.50	
05/01/2024	20196	Hazel Miller Entertainment	burro days-deposit	1	05/01/2024	1,400.00	105162
Total 2951:						1,400.00	
04/17/2024	20178	Hunn Planning & Policy, LL	gen planning svcs mar' 24	1	04/15/2024	930.42	105105
04/17/2024	20178		planning fees-bill back-mus	2	04/15/2024	787.50	105107
04/17/2024	20178		planning fees-bill back-bra	3	04/15/2024	281.25	105107
04/17/2024	20178		planning fees-bill back- tug	4	04/15/2024	56.25	105107
04/17/2024	20178		planning fees-bill back- mel	5	04/15/2024	168.75	105107
04/17/2024	20178		planning fees-bill back- glo	6	04/15/2024	675.00	105107
Total 3183:						2,899.17	

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
05/01/2024	20208	SGM	general engineering	1	04/18/2024	95.00	105105
05/01/2024	20208		gen eng- bill back-stone cr	1	04/18/2024	105.00	105107
05/01/2024	20208		general engineering	1	04/18/2024	285.00	105105
05/01/2024	20208		hathaway water line	1	04/18/2024	1,998.08	517350
05/01/2024	20208		bill back-finley	1	04/18/2024	1,627.50	105107
05/01/2024	20208		general engineering mtg	1	04/18/2024	190.00	105105
05/01/2024	20208		pro fees- bill back tuggle	1	04/18/2024	1,470.00	105107
Total 3272:						5,770.58	
05/01/2024	20195	Global Software	tac-10	1	04/01/2024	1,670.00	105465
Total 3321:						1,670.00	
05/01/2024	20212	Warm Springs Consulting	contract watersystem overs	1	05/01/2024	4,500.00	517417
05/01/2024	20212		contract wastewater operat	1	05/01/2024	5,000.00	517627
Total 3463:						9,500.00	
05/01/2024	20194	FBI-LEEDA	prof training	1	04/24/2024	795.00	105424
Total 3529:						795.00	
05/01/2024	20203	Phoenix Technology Group	501 main IT install	1	04/25/2024	3,580.40	105196
05/01/2024	20203		admin IT	1	05/01/2024	666.08	105060
05/01/2024	20203		pd IT	2	05/01/2024	666.08	105465
05/01/2024	20203		utilities IT	3	05/01/2024	666.08	517206
05/01/2024	20203		pw IT	4	05/01/2024	666.08	105645
Total 3580:						6,244.72	
05/01/2024	20198	Kleinschmidt, Sean	work boots reimb	1	05/01/2024	157.89	105680
Total 3590:						157.89	
05/01/2024	20209	Trippwire Productions, LLC	tgif band	1	05/01/2024	3,500.00	105150
Total 3624:						3,500.00	
05/01/2024	20207	ProWest Filtration Inc.	infiltration gallery project	1	04/22/2024	6,233.81	517430
Total 3663:						6,233.81	
05/01/2024	20193	Colorado Tents & Events	4th of July deposit 871811	1	05/01/2024	1,301.51	105171
05/01/2024	20193		burro days deposit 871817	1	05/01/2024	1,392.38	105162
05/01/2024	20193		burro days deposit 883774	1	05/01/2024	1,133.25	105162
Total 3694:						3,827.14	
04/17/2024	20180	Konica Minolta Premier Fin	copier	1	04/06/2024	188.42	105032
05/01/2024	20199		office copies	1	05/01/2024	189.60	517214
05/01/2024	20199		copier c450i	1	04/20/2024	202.27	105130
Total 3700:						580.29	
05/01/2024	20204	Plante Moran	financial review policies	1	04/29/2024	974.56	105070

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3774:						974.56	
04/17/2024	20183	Velocity Constructors Inc.	pay app #4 balance	1	03/31/2024	48,686.70	517430
05/01/2024	20210		gallery project pay app #5	1	04/30/2024	37,240.00	517430
Total 3788:						85,926.70	
05/01/2024	20197	Iron Mountain	records storage fee	1	04/30/2024	189.00	105070
Total 3789:						189.00	
05/01/2024	20189	Berlanga, Steve	wellness reimbursement	1	05/01/2024	252.00	105010
Total 3802:						252.00	
05/01/2024	20211	Wagner CAT	grader repair	1	03/21/2024	10,780.25	105625
Total 3812:						10,780.25	
05/01/2024	20187	SKAGGS COMPANIES, IN	gun holster assec	1	03/21/2024	78.99	105410
05/01/2024	20187		gun holster assec	1	04/04/2024	398.92	105410
Total 3817:						477.91	
05/01/2024	20200	LIVE AT JACKS ENTERTAI	band- 4th of July	1	04/24/2024	3,500.00	105171
Total 3819:						3,500.00	
Grand Totals:						204,672.72	

Report Criteria:

Detail report type printed

 20638 US285 & SH9 Fairplay, CO			Sunday, April 28, 2024	Monday, April 29, 2024	Tuesday, April 30, 2024	Wednesday, May 1, 2024	Thursday, May 2, 2024	Friday, May 3, 2024	Saturday, May 4, 2024	Sunday, May 5, 2024	Monday, May 6, 2024	Tuesday, May 7, 2024	Wednesday, May 8, 2024	Thursday, May 9, 2024	Friday, May 10, 2024	Saturday, May 11, 2024	Sunday, May 12, 2024	Monday, May 13, 2024	Tuesday, May 14, 2024	Wednesday, May 15, 2024	Thursday, May 16, 2024	Friday, May 17, 2024	Saturday, May 18, 2024
Item	Activity	Contractor																					
1	SWMP Inspection	Enviro-Meritt		X							X	M						X					
2	Trenching Utilities/Installment of Pull Boxes	Sturgeon El.	X	X	X	X	X			X	X												
3	Drilling & Pouring lighting Caissons	Sturgeon El.			X	X	X																
4	Pulling Wire	Sturgeon El.								X	X	X	X	X				X	X	X	X	X	X
5	Install Poles by bridge	Sturgeon El.												X	X								
6	GRS Panels West Side, Coping (On Hold)	Slaton											X	X									
7	Finish Grading for Curb Gutter Sidewalk Median	ACC	X	X	X	X	X			X	X	X	X										
8	Curb Gutter Sidewalk Median	Std. Concrete	X	X	X	X	X			X	X	X	X	X									
9	Earthwork, Grading Bridge Curb	ACC	X	X	X	X																	
10	Form Pour Type 10 Curb	ACC	X			X																	
11	Exp Joint	ACC				X																	
12	Pour Vane Grate	ACC					X																
13	Asphalt Bottom Mat / Bridge	Sunland								X	X	X											
14	Tie Caissons	Rumler																					
15	Water Proofing Bridge	ABCO									X	X											
16	Striping 285	American												X									
17	Guardrail	Ideal											X	X									
18	Switch Traffic / Signal	ACC / Sturgeon												X			X	X					
19	Excavate for Caissons	ACC															X	X	X	X	X	X	X
20	Demo Bridge																				X	X	

Discussion Items:	
TIA Analysis	
Asphalt QA/QC/Submittals	
GRS Quantity Overruns	

 Holiday
 Potential Poor Weather (Work May Push)
 MAR
 Critical Path
 Work Pending Design
 Night Work (8PM-6AM)

PUBLIC HEARINGS OTHER THAN LEGISLATIVE OR QUASI-JUDICIAL

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

OR

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

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



Fairplay Board of Trustees
 Mayor – Frank Just
 Mayor Pro Tem – Peter Lynn
 Eric Baum
 Ray Douglas
 Josh Voorhis

Town Board of Trustees / Architectural Review Hearing

Glover Residential Addition Certificate of Appropriateness – Town Center Zone District 724 Front Street

Hearing Date:	May 6, 2024
Case # and Process:	COA 2024-001 / Certificate of Appropriateness
Owner/Applicant:	Steve Glover
Representative:	Steve Glover
Location/Legal:	724 Front Street / Lot 7, Block 8, Town of Fairplay
Zoning/Structure:	Town Center Overlay / Single Family Home
Staff Member:	Scot Hunn, Town Planner
Staff Recommendation:	Approval with Conditions

Staff Report

I. Summary of Request & History or Property:

The Applicant and homeowner, Steve Glover, is requesting a Certificate of Appropriateness at 724 Front Street in the Town Center (TC) Overlay Zone District for renovations and an addition to his residence.

According to the application materials submitted to the Town, the Applicant proposing the following improvements:

- Removal of existing kitchen/bedroom and rear deck structure.
- Reconstruction of a new addition in the rear of the residential structure consisting of:
 - New kitchen, dining area, office, bedroom, and pantry.

- New rear deck.

II. Summary of Applicable Standards:

Generally, the proposed improvements, as described and depicted in the application, appear to be generally consistent with the Town Center Design Standards which are attached to this report for reference. Per the Design Standards, the following statements of intent are germane 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.

Architectural Features (p. 5):

Under "Architectural Features," the following standard applies to this proposal which includes a significant addition to an existing structure:

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.*

Staff Response:

The existing residence could generally be considered "Victorian" or ranch/farmhouse style. There are typical features like the simple gable roof form, roof pitch, overhangs, simple rectangular building orientation (lengthwise) on the lot, building proportions, eave lines and, in some cases, the size and vertical orientation of windows, that represent this style.

However, with the exception of an ornamental detail at the gable end of the existing roof (on the back side of the existing building), the home lacks any distinctive Victorian

ranch/farmhouse detailing or features. The proposed addition will generally match the existing proportions, roof pitch, and other features such as eaves, overhangs, and windows. However, the Applicant is proposing a clearstory, half-monitor roof for the addition which is unlike traditional gable roof forms found in the District.

Importantly, the plans show the addition of 1-1/2” vertical wood bats to be installed over the T1-11 siding; this simple detail will enhance the architectural detailing, historical accuracy, and richness of the exterior finish.

Last, the proposed roof design of the addition includes a more ranch style design, with offset 6:12 pitch roof elements (a clearstory or half-monitor roof design) and transom windows on the south elevation to allow for natural light into the new interior spaces. Staff believes that while this roof form differs from the existing roof form on the residence as well as other roof forms in the District, this design element still compliments and blends with the existing roof form and architectural style of the building. Additionally, because this roof form is secondary to the main gable roof form; and because it will be located at the rear of the structure, it will therefore be less prominent.

Exterior Materials (p. 5):

Under “Exterior Materials,” the following standard applies 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 existing residence is clad in T1-11 siding. While widely used in many residential structures throughout Colorado, this siding material is not considered “traditional” although its appearance roughly mimics a more traditional, rough-sawn “board and batten” detail typical of Victorian structures. For the proposed addition, the Applicant is proposing to use T1-11 siding to match existing siding. Other materials and sizing/dimensions, textures and scales (overhangs, eave/ fascia details and dimensions) will also generally match existing conditions on the main residence.

Importantly, the plans show the addition of 1-1/2” vertical bats to be installed over the T1-11 siding; this simple detail will enhance the architectural detailing, historical accuracy, and richness of the exterior finish. The plans appear to indicate that this same detail (installing vertical 1-1/2” bats over T1-11 siding) is proposed for the portions of the

existing residence. Doing so would match the proposed detailing of the addition and produce a more traditional board and batten finish around the entirety of the structure.

Windows (pp. 6-7):

The proposed addition includes several new windows. Therefore, the following citation from the Town Center Design Standards as well as staff recommendations are intended to increase the proposal's conformance with this standard:

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 facade 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.*

Staff Response:

The existing windows are a mix of vertically oriented and non-vertically oriented openings; there is not a consistent or historically accurate proportionality, orientation, or detailing of windows around the existing structure (most are not vertically oriented, and they do not contain or include divided light patterns such as muntins or mullions). The proposed addition will incorporate – generally – the same designs in the new window packages.

Additions (pp. 10-11):

Under this section of the Design Standards, the following guidance is provided:

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.*

Staff Response:

The addition is proposed at the rear of the building; the addition is proposed in a manner that preserves and continues the original building form (rectangular, lengthwise on the lot); the addition preserves existing architectural features; and the addition will incorporate exterior materials and detailing apparent on the existing structure while using new detailing (1-1/2” bats) to enhance the character and historic architectural accuracy of the building.

Staff is recommending approval of the Certificate of Appropriateness, with one condition.

III. Summary of UDC Requirements and Town Center 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 Valiton 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:

Staff recommends that, with conditions of approval, the proposed addition to 724 Front Street can be constructed and finished in a manner that will be consistent with historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject property as well as the Town Center Overlay District Design Guidelines.

Upon review of the existing conditions of the site and the proposed improvements, staff further recommends that the proposal, with certain conditions of approval:

1. Will be compatible with the spirit and character of the of the District and the built environment.
2. Will not lessen the integrity of the historic character of the District.
3. Will not include any modern devices (solar panels, skylights, satellite dishes, etc.).
4. Will include materials that match existing and/or enhance the character of the existing residential structure.

III. Zoning:

Zoning

The subject property is located within the Single-family residential zone district and is overlaid by the Town Center Overlay District. The purpose and objective of the Single-family Zone District are described as follows:

“Single-Family Residential comprises primarily single-family residential uses in neighborhoods. Other more intensive uses such as churches, community facilities and schools must be carefully planned to avoid adverse impacts to the residential character.”

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



Figure 1: Town of Fairplay Zoning Map

The proposed plans by Terra Sun Architects dated 1/28/23 show that the building improvements conform to the dimensional limitations of the zone district. Specifically front, side, and rear setbacks are adhered to while maximum lot coverage and maximum building height are also within the allowable limits.

IV. Staff Recommendation:

Staff recommends that the application for the Certificate of Appropriateness for the **Glover Remodel meets the Town's criteria and necessary findings**, particularly the fact that the proposed project conforms to the intent and purpose of the Single-family Zone District and will be compatible with the historic style, qualities, and characteristics of the surrounding buildings.

Therefore, the staff is recommending **approval with one condition which shall be at the discretion of the Town Board of Trustees**.

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

“I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by Steve Glover for a remodel and addition to the Glover residence located at 724 Front Street within the Town Center Overlay District and Case COA 2024-001, because the proposal meets the Town's criteria and standards for approval, with the following condition, and that the Town Clerk issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved (*or approved with modifications*) by the Committee.”

1. The Applicant is encouraged to consider installing 1-1/2” wood bats over the T1-11 siding on the existing residence to match the proposed detailing of the addition and to produce a more traditional board and batten finish around the entirety of the structure.

Attachments

- Applicant Submittal Packet
- Design Guidelines

TOWN OF FAIRPLAY

CERTIFICATE OF APPROPRIATENESS

RECEIVED FEB 20 2024

10:00 AM

[Handwritten initials]

Property Address/Location 724 FRONT St. T09 R77533 SE4 Block 08 Lot 7

Applicant <u>STEVE GLOVER</u>		Property Owner of Record (if other than Applicant)	
Mailing Address <u>PO BOX 682</u>	City, State, Zip <u>FAIRPLAY, CO 80440</u>	Mailing Address	City, State, Zip
Telephone <u>719-966-2227</u>	Email <u>steglov@AOL.com</u>	Telephone	Email
Property Zone District: <u>Town Center, Residential</u>		(Attach additional owners information if necessary)	

Provide a brief description of proposed work:

Remove existing kitchen/bedroom in rear of home.
This addition is old and poor building structure. NOT PAIRED, small.
Replace with updated foundation & New Structure.
Expand Sqft. with larger kitchen, New office, AND A Real
larger private Bedroom.
NONE of existing home will be changed. No change to front
exterior, style, etc. THIS HOME Needs a New Addition
SPACE.

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

Scanned 2/20/24

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.

Current Kitchen Foundation is breaking down. Done incorrectly. Old is poor quality construction. DEMO And replace with New larger kitchen, side office, & New Bedroom off Rear, private! Demo old materials and replace w/new updated materials, etc. Getting Older So need lower level, larger bedroom + larger efficient kitchen + private office. Small DEMO, Rebuild! X

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.

[Signature]
Applicant Signature

2-15-2024
Date

OFFICE USE ONLY

Date Received Tues, Feb 20, 2024 ^{10 AM} By [Signature] File Number 24-COA-1

Level of Review Architectural Review Committee _____
 Town Staff _____

Action Approved as Submitted _____
 Approved with Conditions _____
 Denied _____

Date of Action _____

Paid

SITE PLAN NOTES

1. FINISH GRADE TO BE SLOPED AWAY FROM BUILDING @ 1/4" PER 1'-0" MINIMUM.
2. FOUNDATION DRAIN, WHERE REQUIRED, TO BE A DIA. PERFORATED PLASTIC DRAIN PIPE EMBEDDED IN GRAVEL. SLOPE TO DAYLIGHT.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LINE LOCATIONS.
4. PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS SITE PLAN HAVE BEEN REPRODUCED FROM INFORMATION SUPPLIED BY THE OWNER. VERIFICATION REQUIRED BY CONTRACTOR BEFORE CONSTRUCTION BEGINS.
5. ALL BACKFILL TO BE COMPACTED WITH A MAXIMUM OF 3" DIAMETER MATERIAL.
6. BIDDERS ARE REQUIRED TO VISIT SITE AND VERIFY CONDITIONS BEFORE SUBMITTING BIDS.
7. REMOVE ABSOLUTE MINIMUM NUMBER OF TREES FOR CONSTRUCTION AND ACCESS. SELECTIVE THINNING OF TREES TO BE DECIDED UPON LATER BY THE OWNER AND DESIGNER IN ORDER TO PROVIDE BEST POSSIBLE VIEWS, SOLAR CORRIDORS OR UTILITY EASEMENTS.
8. ALL FLOOR ELEVATIONS SHOWN ARE TO TOP OF FLYWOOD OR TOP OF SLAB UNO.
9. ALL DISTURBED AREAS TO RECEIVE NATURAL GRASSES, WILDFLOWER SEED AND 2" OF MULCH.
10. SEE FOUNDATION PLANS FOR FOUNDATION DRAINS & DETAILS.

TEMPORARY EROSION CONTROL

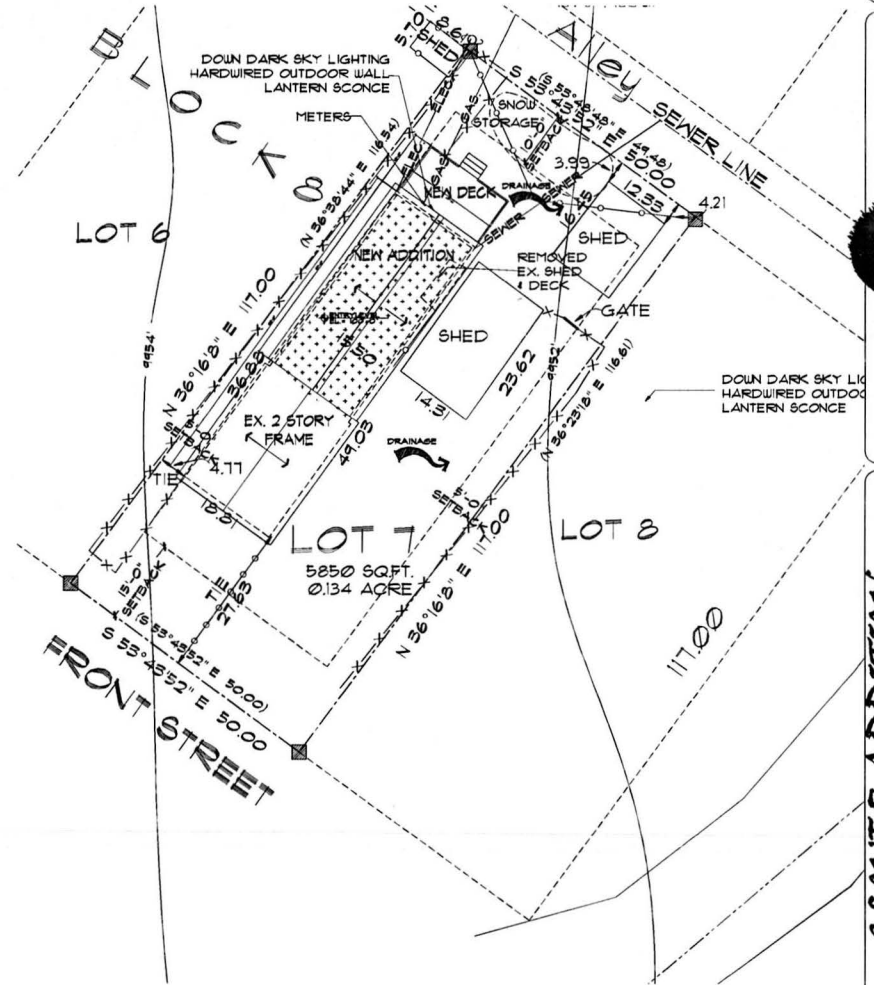
1. STRAW BALE SILTATION BERMS SHALL BE UTILIZED DURING THE CONSTRUCTION AND LANDSCAPING PERIODS. BERMS SHALL BE LOCATED ACCORDING TO THE CONTRACTOR'S PREPARED TEMPORARY EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO EXCAVATION.
2. WATER DISSEMPERS SHALL BE INSTALLED AT INTERVALS IN DRAINAGE SWALES NOT TO EXCEED 15' ACCORDING TO THE TEMPORARY EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT LADEN WATER FROM THE CONSTRUCTION SITE AND SHALL BE REQUIRED TO INSTALL ADDITIONAL CONTROL FACILITIES AT THE DISCRETION OF THE OWNER OR INSPECTOR, SHOULD PROBLEMS OCCUR.
4. ALL SLOPES GREATER THAN 2:1 WILL RECEIVE LIFE MESH EROSION CONTROL FABRIC UNTIL REVEGETATION GRASSES ARE ESTABLISHED.

PROTECTING NATURAL FEATURES

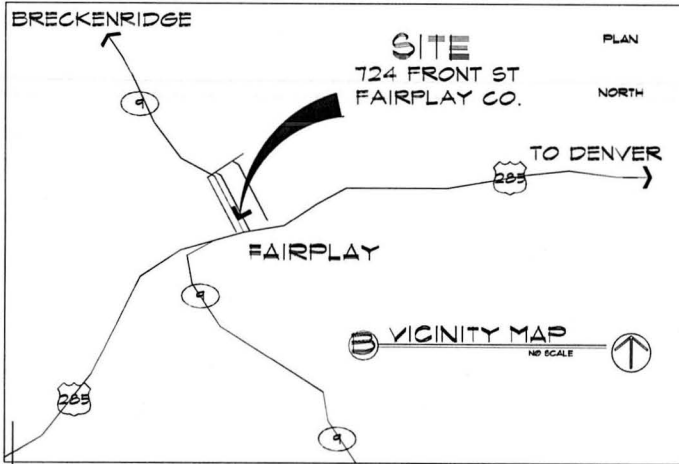
1. THE AREA OF DISRUPTION WILL BE COMPLETELY FENCED TO PROTECT SURROUNDING UNDISTURBED VEGETATION. THE AREAS WHICH ARE NOT LANDSCAPED BUT WITHIN THE DISRUPTION ZONE WILL BE REVEGETATED TO MATCH THE NATURAL VEGETATION.
2. ALL EXISTING TREES PREDESIGNATED TO REMAIN INSIDE THE DISTURBANCE ENVELOPE WILL BE SURROUNDED WITH SNOW FENCE INSTALLED AT THE DRP LINE. THE FENCING WILL REMAIN THROUGH THE ENTIRE CONSTRUCTION PERIOD.

SITE INFORMATION

SNOW STORAGE COVERAGE= + 225 SQ. FT.
 LOT AREA: 0.134 ACRES, SF. 5850.00
 HOUSE COVERAGE: SF. = 109925 SQ. FT.
 LIVING: SF. = 1552.50 SQ. FT.
 BUILDING SQ. FT. = SF. 1552.50
 DRIVEWAY SQ. FT. = SF. 0
 EL. 100 = USGS 9,361.00



SITE PLAN
 SCALE: 1" = 40'-0"
 PLAN NORTH



CONTOUR LEGEND

- EXIST'G MAJOR CONTOUR: 5160'
- EXIST'G MINOR CONTOUR: 5600'
- REMOVED CONTOUR: 5236'
- NEW MINOR CONTOUR: 5814'
- NEW MAJOR CONTOUR: 5814'

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 5710)
- FOUND #4 REBAR
- RANDOM SURVEY CONTROL POINT
- UTILITY PEDESTAL
- WELL
- UTILITY POLE
- TRANSFORMER
- TREE WITH TRUNK DIAMETER
- SPOT ELEVATION

DATE OF FIELD SURVEY: 03/15/12
 CONTOUR INTERVAL=2 FEET



Post Office Box 2555
 255 Pelican Circle
 Breckenridge, Colorado 80424
 Breckenridge, Colorado 80424
 Telephone: (719) 536-9209
 Fax: (719) 536-9200

TERRASIM
 ARCHITECTS
 Architectural Design & Planning

GLOVER ADDITION
 724 FRONT ST
 T09 R77 S33 SE4 FAIRPLAY BLOCK 08 LOT 07
 FAIRPLAY, COLORADO 80440

RELEASE DATE:
 11/04/12
 11/04/12

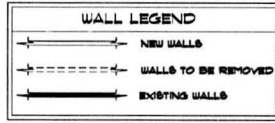
SITE PLAN

JOB NO. 12011
 DRAWN BY: LK
 CHECKED BY: LK

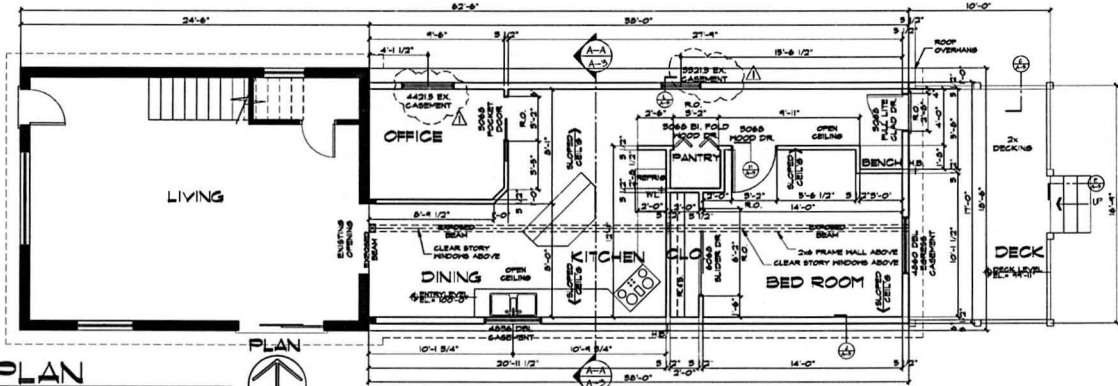
A-1

PLAN NOTES

1. ALL WINDOWS LESS THAN 18" AFF. AND IN EXCESS 8 SQ. FT. OF GLAZED AREA TO BE TEMPERED GLASS - (RE. I.R.C.I.)
2. CONTRACTOR TO VERIFY EQUIPMENT SIZE AND LOCATION WITH MECHANICAL, ELEC. AND UTILITIES. OR TO TOP OF SLAB UNO.
3. ALL ELEVATIONS SHOWN ARE TO TOP OF PLYWOOD OR TO TOP OF SLAB UNO.
4. SEE FLOOR PLANS FOR INTERIOR FINISHES.
5. ALL HANDRAIL BE TO MIN 3'-0" HT. W/ SPRINDLES ON STAIRS. RAIL G CAN BE NO GREATER THAN 4" APART. GUARDRAILS 42" OFF OF FINISHED FLOOR.
6. EGRESS WINDOWS - 3"-8" MAX TO TOP OF CEILING. MIN 20" CLEAR WIDE AND 24" CLEAR HIGH. 8.1 SQ. FT. TOTAL CLEAR OPENING.
7. ALL EXTERIOR DIMENSIONS TO BE TAKEN FROM FOUNDATION CORNERS UNO.
8. CONTRACTORS AND SUB-CONTRACTORS TO VERY ALL EXISTING CONDITIONS. CONTACT ARCHITECT IF CONDITIONS VARY FROM DRAWINGS.
9. BECAUSE OF THE HARSH WINTER CONDITIONS IT IS IMPORTANT THAT THE OWNER MAINTAIN MAINTENANCE IN THE WINTER CONDITIONS.
10. WOOD STORAGE ON DECKS IS PROHIBITED.
11. HOT TUBS ON DECKS IS PROHIBITED.



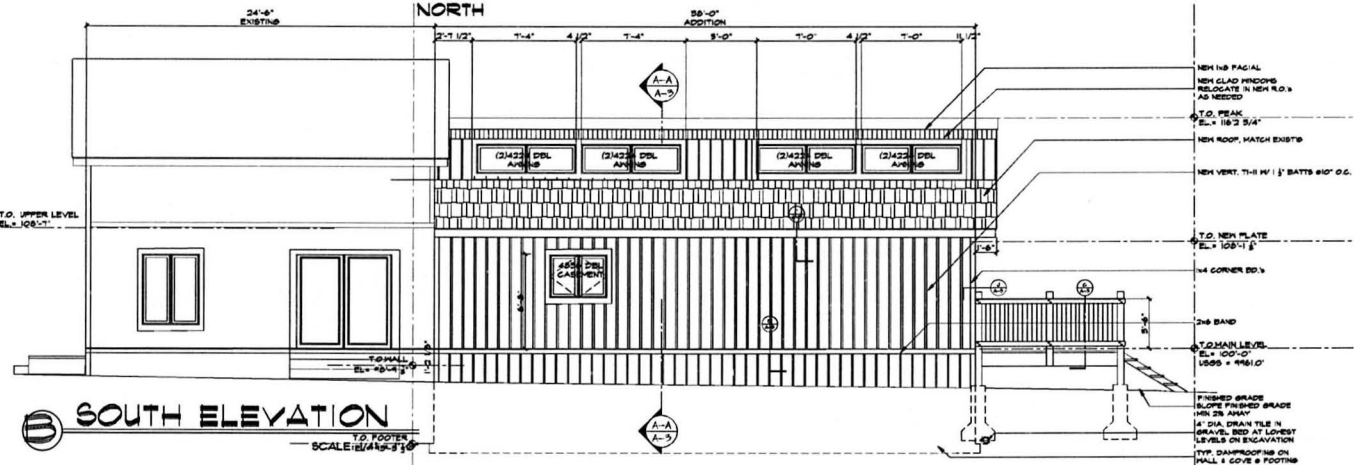
FLOOR PLAN
ADDITION = 646 SQ.FT. - DECK = 180 SQ.FT. SCALE: 1/4" = 1'-0"



ELEVATION NOTES:

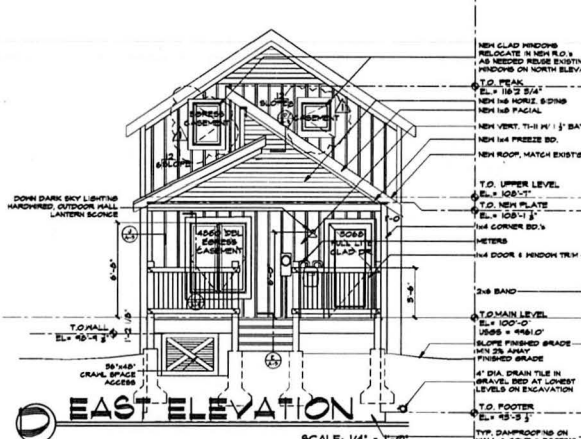
1. REFER TO A-2 FOR ALL TYPICAL NOTES, MATERIALS AND DETAIL CUTS.
2. ALL FOOTING TO BEAR ON UNDISTURBED SOIL. REGARDLESS OF ELEVATION SHOWN.
3. 2x 8 G.A. FLASHING TURNED UP WALL MIN 1" AND UNDER ROOFING MIN 2"
4. ALL BELLS, PLATED NUT JOISTS, AND OTHER WOOD FRAMING 1" PLYWOOD SHEATH IS BELOW GRADE TO BE PRESURE TREATED WOOD.
5. ALL ELEVATIONS SHOWN ARE TO TOP OF PLYWOOD OR TOP OF SLAB UNO.
6. CONTRACTOR TO VERIFY ALL EXISTO CONDUCTION PRIOR TO CONSTRUCTION.
7. SEE APPROPRIATE ELEVATIONS, FLOOR PLANS AND DETAILS FOR WALL AND ROOF COMPOSITION.
8. ALL WINDOWS LESS THAN 18" AFF 4" IN EXCESS 8 SQ. FT. SHALL BE TEMPERED GLASS.
9. TYPICAL EXTERIOR WALL:
T-1 1/2 SIDING W/ BATTES
TYVEK OR EQ.
1/2" CDX PLYWOOD SHEATHING OR EQ.
2 X 8 @ 16" O.C.
R-24 SEE DETAIL INSULATION
4 MIL VAPOR BARRIER
1/2" DRYWALL
10. TYPICAL ROOF:
MATCH EXISTING ROOFING
ICE & WATER SHIELD
5/8" CDX PLYWOOD OR EQ.
RIDGE BEAM W/ 2x10 RAFTERS
SEE STRUCTURAL PLAN
R-49 INSULATION
4 MIL VAPOR BARRIER
1/2" DRYWALL

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



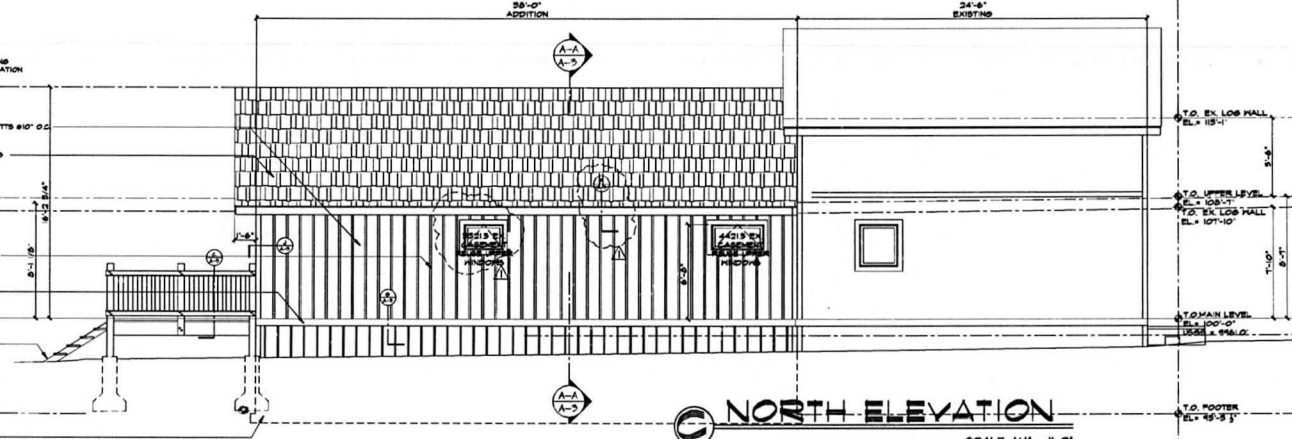
NEW 1/8" FACIAL
NEW GLAZED WINDOWS
RELOCATE IN NEW R.O. 3
AS NEEDED
T.O. FINISH
OF EL = 18'-2 3/4"
NEW ROOF, MATCH EXIST
NEW VERT. TH 1/4" x 1/2" BATTES @10" O.C.
T.O. NEW PLATE
EL = 108'-1 1/2"
1/4" CORNER BO. 3
2ND BAND
T.O. MAIN LEVEL
EL = 100'-0"
USGS = 1081.0'
FINISHED GRADE
SLOPE FINISHED GRADE
HRS. BE ANCH.
4" DIA. DRAIN TILE IN
GRAVEL BED AT LOWEST
LEVELS ON EXCAVATION
TYP. DAMPROOFING ON
HALL & COVER & FOOTING

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



DOWN DARK BICY LIGHTING
HANDHELD. OUTDOOR HALL
LANTERN SCENE
T.O. HALL
EL = 98'-4 1/2"
50" x 40" CRANE SPACE
ACCESS

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



Post Office Box 7555
251 Polkman Circle
Breckenridge, Colorado 80424
Breckenridge, Colorado 80424
Studio (719) 839-7026



GLOVER ADDITION
724 FRONT ST
T09 R77 S33 SE4 FAIRPLAY BLOCK 08 LOT 07
FAIRPLAY, COLORADO 80440

SHEET DATE
11-04-21
11-04-21
11-04-21
2-1-23
PLAN / ELEVATION

A-2



Post Office Box 7555
1430
Colorado 80424
Breckenridge (970) 453-9799
Siltada (719) 539-7026

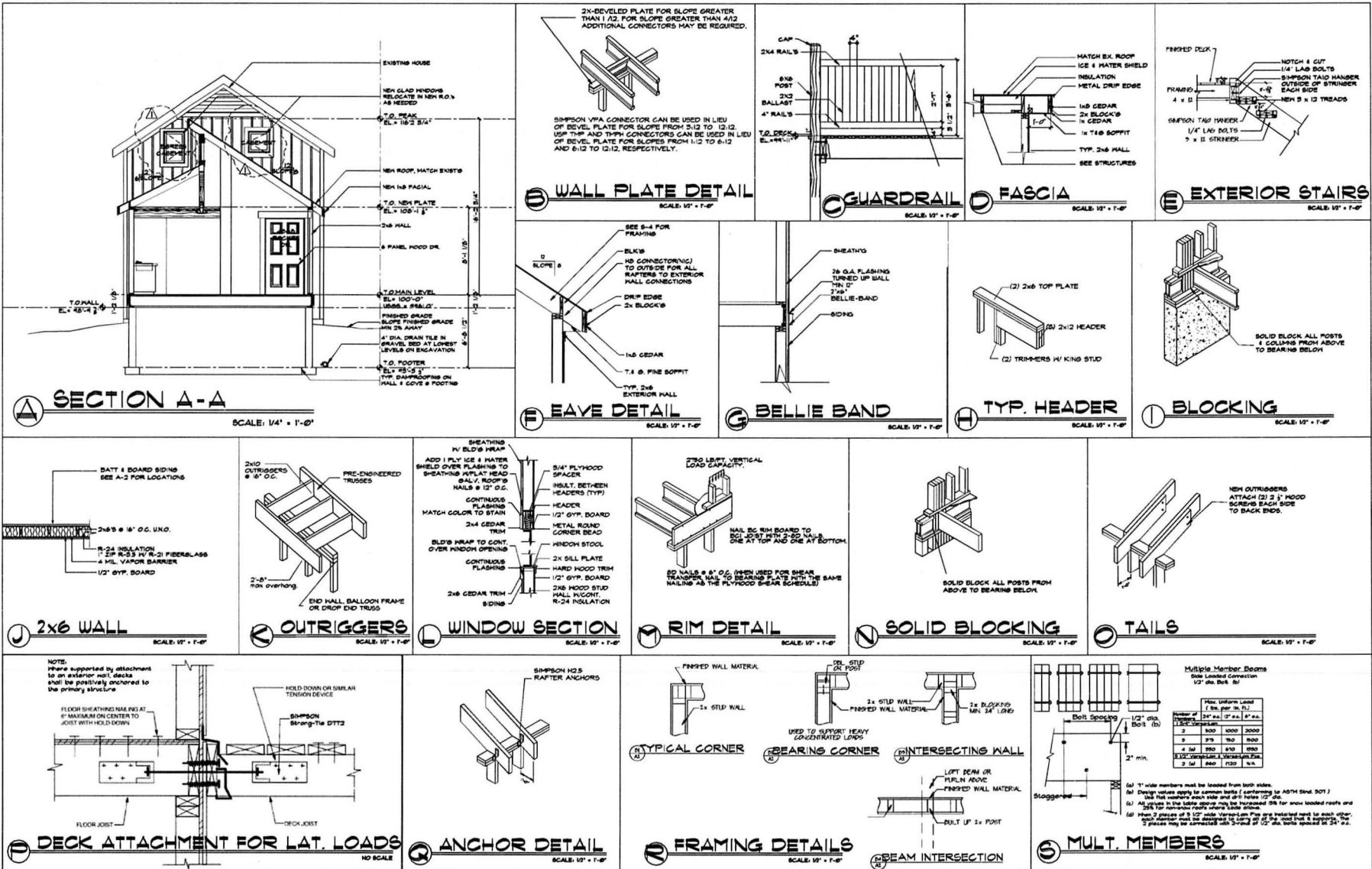


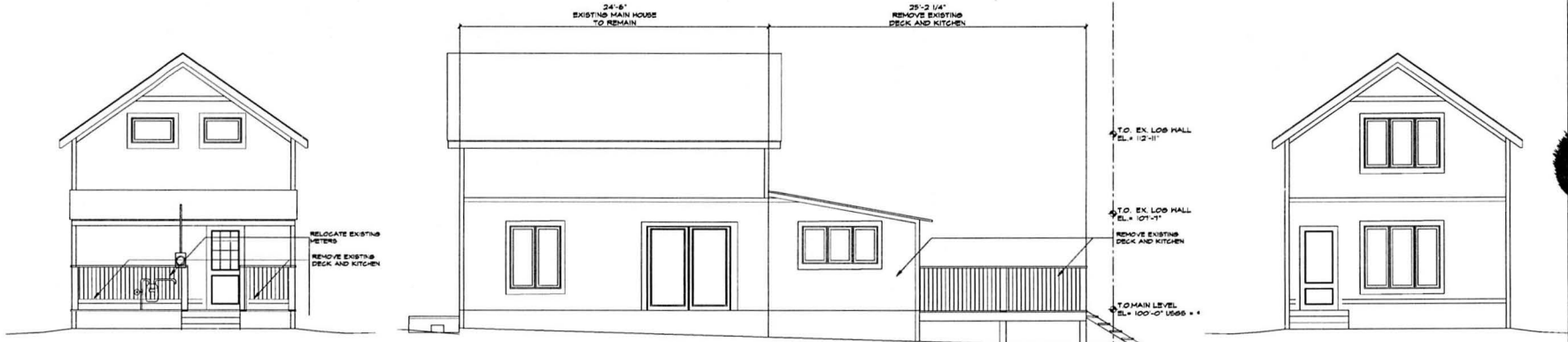
GLOVER ADDITION

724 FRONT ST
109 R77 S33 SE4 FAIRPLAY BLOCK 08 LOT 07
FAIRPLAY, COLORADO 80440

RELEASE DATE:
11-24-21
11-24-21
11-24-21
2-1-23
SECTION DETAILS

A-3



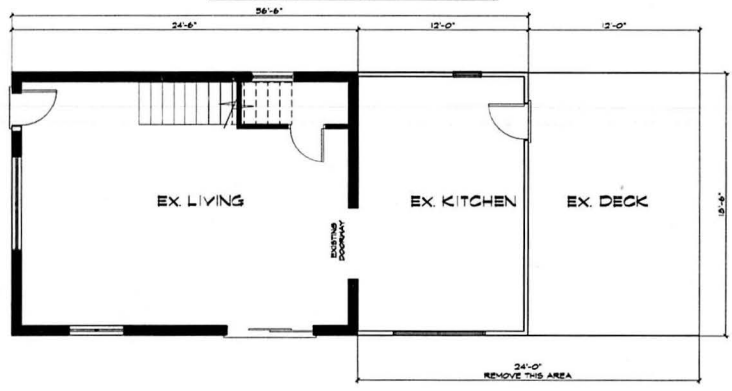


C EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

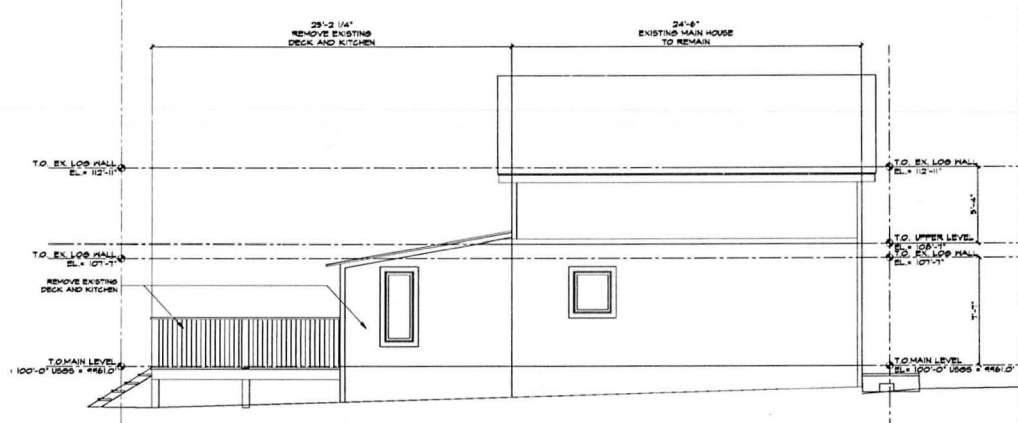
B EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	NEW WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS



D EXISTING ENTRY FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH



E EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Post Office Box 7555
253 Pelican Circle
Breckenridge, Colorado 80424
Breckenridge (970) 453-4709
Silted (719) 539-0626



GLOVER ADDITION
724 FRONT ST
T09 R77 S32 SE4 FAIRPLAY BLOCK 08 LOT 07
FAIRPLAY, COLORADO 8440

RELEASE DATE
1-28-21

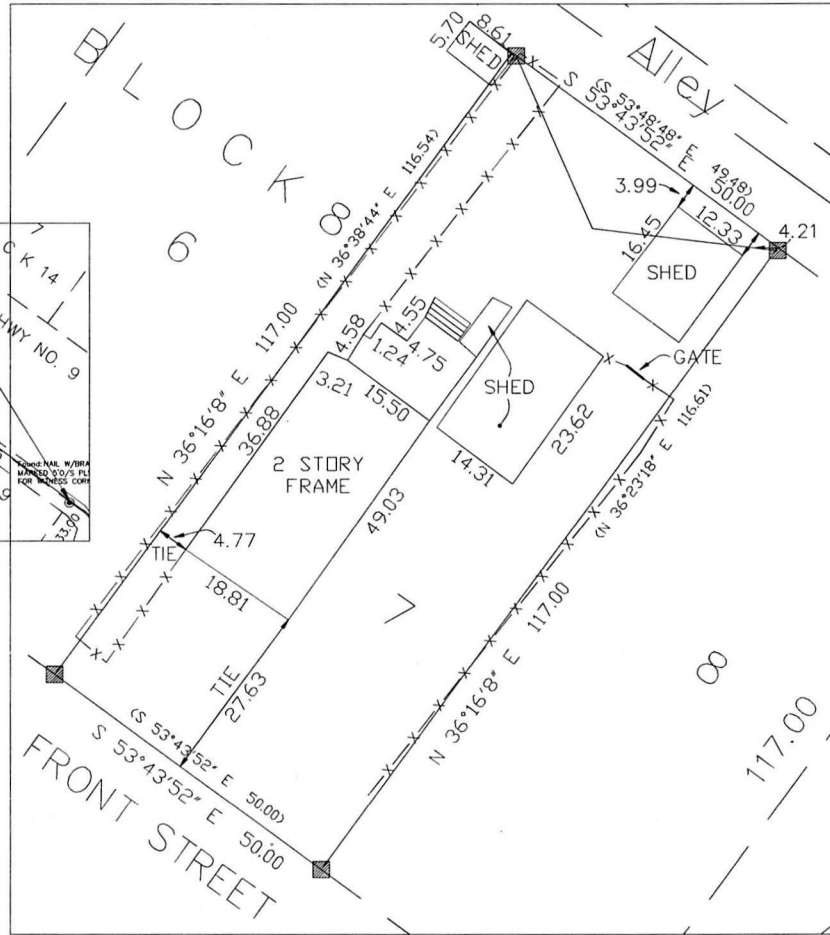
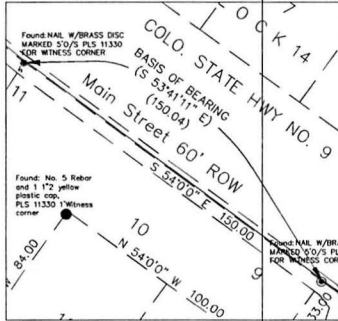
EXISTING PLANS

JOB NO. 2204-01
DRAWN BY: S.K.
CHECKED BY: L.K.

EX.

LEGEND

- INDICATES FOUND NO. 5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
 - () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - INDICATES SET #5 REBAR 1 1/2" YELLOW PLASTIC CAP, LS 11944
 - x-x- INDICATES EXISTING FENCE
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT DECEMBER 5, 2022 AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREOF.

DATED THIS _____ DAY OF _____ 20__

PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944
©2022 BURNETT LAND SURVEYING, INC.

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

DEPOSITED THIS _____ DAY OF _____ 20__ AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS RIGHT-OF-WAY SURVEYS AT PAGE _____ AT RECEPTION NO. _____

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF TOWN OF FAIRPLAY BLOCK 8, AS RECORDED 1951

NOTES:

- 1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE NORTH WEST CORNER OF LOT 11 TO THE NORTH EAST CORNER OF LOT 9 AS BEING S53°41'11\"/>
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS TO FIND OR SET THE PROPERTY CORNERS AND LOCATE THE IMPROVEMENTS
- 4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
- 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO.759634

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

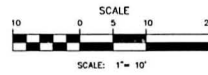
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE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

TITLE COMMITMENT NOTES:

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



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IMPROVEMENT SURVEY PLAT		
LOT 7, TOWN OF FAIRPLAY, BLOCK #8		
PARK COUNTY, COLORADO		
SEC.33 T.9S R.77W 6th P.M.	ADDRESS: 724 FONT STREET	OWNER:
BURNETT LAND SURVEYING, INC.	DATE: DECEMBER 5, 2022	GLOVER
P.O. BOX 1893, 301 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 838-1400	SCALE: 1"= 10'	
	DRAWN BY: TLB	
	JOB NO. 2022-389	



Post Office Box 1555
233 Pelican Circle
Breckenridge, Colorado 80424
Breckenridge (719) 451-7009
Silverthorn (719) 539-7020



G-COVER ADDITION
734 FRONT ST. C
TWP. R77 S33 E44 FAIRPLAY BLOCK 08 LOT 07
FAIRPLAY, COLORADO 80440

GENERAL NOTES: GLOVES JOB #2205.01

DESIGN CRITERIA:

Table with 2 columns: Item and Value. Includes Roof Live Load (Snow), Floor Dead Load, Floor Live Load, Deck Live Load, Deck Wind Speed, Seismic Zone, and IRC.

FOUNDATION DESIGN:

- Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 psf (dead load plus full live load) and an assumption of non-existent expansive soils. A geotechnical investigation of the site is not required by Fort Collins County and Town of Fort Collins; however, we recommend a site test be performed at the time of excavation.

REINFORCED CONCRETE:

- Concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-95).
- Structural concrete minimum 28-day compressive strength of 3000 psi. If type II or type V cement is required by a professional engineer for corrosive soils conditions, use 4000 psi concrete.

REINFORCING STEEL:

- Detailing, fabrication and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
- Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-70 and shall be grade 60 except ties, leaded bars where permitted by note on plan, or bars to be welded, which shall be grade 40.

STRUCTURAL WOOD FRAMING:

- Except where noted otherwise, all 2" nominal lumber, except studs, shall be Douglas Fir-Larch #2 and better, and all solid timber beams and posts 3" nominal and wider shall be Douglas Fir-Larch #2.
- Studs shall be Stud grade or better Douglas Fir-Larch or Hem Fir #2 or better. Built-up joists shall consist of Douglas Fir-Larch or Hem Fir #2 or better 2x4 or 2x6 studs per plan and shall be nailed together with 2 rows of 16d nails @ 8" on center along each stud.

Laminated veneer lumber (LVL) shall have the following properties:

- 1. Neutral stress at yield ----- 2600 psi
- 2. Modulus of elasticity ----- 1,800,000 psi
- 3. Tension parallel to grain ----- 1850 psi
- 4. Compression parallel to grain ----- 2310 psi
- 5. Compression perpendicular to grain ----- 110 psi
- 6. Horizontal shear ----- 285 psi

Framing Notes:

- 1. Exterior walls: A. All exterior walls are 2x6 studs @ 16" o.c. to a maximum height of 12'-8". 2x6 studs @ 12" o.c. to a maximum height of 14'-8", and (2)-2x6 studs @ 16" to a maximum height of 17'-4" unless otherwise noted.

STRUCTURAL STEEL:

- 1. Structural steel shall be detailed, fabricated and erected in accordance with the most current editions of AISC Specifications and Code of Standard Practice.
- 2. Structural steel detail shapes, including plates and angles, shall be ASTM A36. Tube shapes shall be ASTM A500 grade B. Pipes shall be ASTM A53, grade B or ASTM A501.

CONNECTORS:

- 1. All connectors to be Simpson or Eq.
- 2. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequate shoring is installed.

GROUND:

All ground beneath column base plates and steel beams of bearing shall be non-shrink, non-metallic type gravel. Gravel shall have a minimum compressive strength of 2500 psi.

GENERAL REQUIREMENTS:

- 1. Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The Contractor shall be responsible for providing shoring and bracing as may be required during construction to support the structure until the contractor is ready to erect the permanent structure for consultation (not in contract) as required.

NOTING SCHEDULE:

Table with 2 columns: Item and Description. Includes 1-Just to grid, 2-16d, 3-16d (top) or 2-16d (end nail), 4-8d (top) or 2-16d (end nail), 5-16d @ 24", 6-16d @ 16", 7-16d @ 12", 8-8d @ 6" along edge, 9-8d @ 12" intermediate supports.

NOTES:

- 1. The notes in this schedule are common wire or bar notes. If cooler, sinker, or other types of notes are used, schedule architect for required spacing and sizes.

GENERAL NOTES

- 1. VERIFY ALL CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- 2. SUBSTITUTION OF EQUAL PRODUCTS SHALL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. UNLESS SPECIFIED ITEMS ARE INTENDED AS QUALITY SPECIFICATIONS ONLY.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes UNO - UNLESS NOTED OTHERWISE, N/C - NOT IN CONTRACT, V.F. - VERIFY IN FIELD, etc.

ABBREVIATION LIST

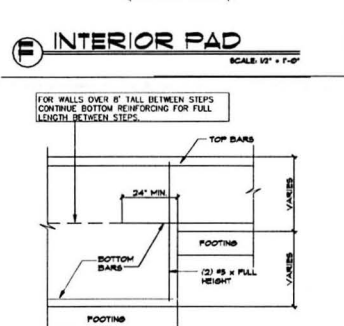
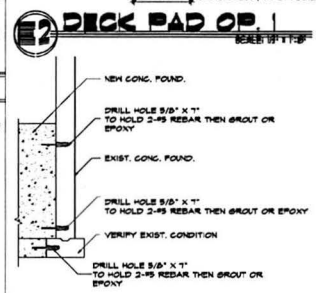
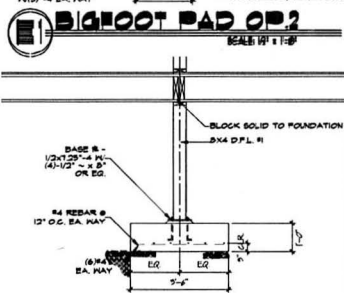
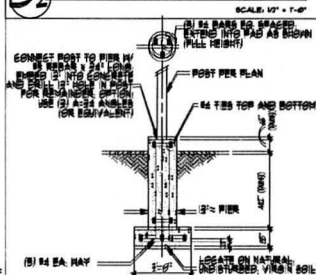
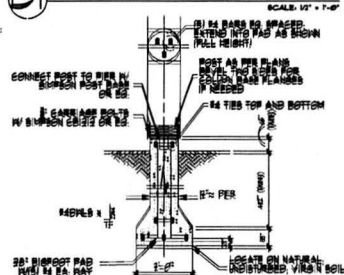
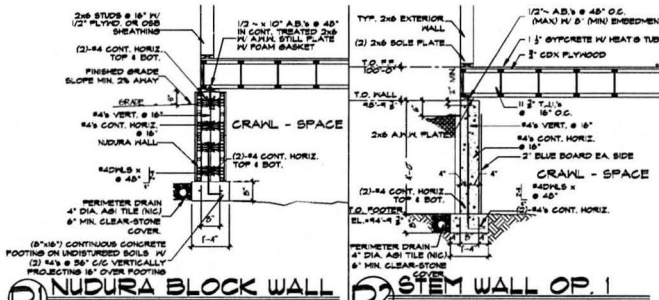
Table with 2 columns: Abbreviation and Description. Includes A.B. - ANCHOR BOLT, A.F.F. - ABOVE FINISHED FLOOR, A.G. - ABOVE GRADE, etc.

SYMBOLS

Table with 2 columns: Symbol and Description. Includes Building Section, Other Section, Section Detail, Plan Detail, Exterior Elevation, Door + Hardware, BRCC Number, Roof Number, Elevation Target, Revision Number.

NOTES
JOB NO. 120119
DRAWN BY: LK
CHECKED BY: LK

S-1



FOUNDATION NOTES:

1. ALL FOOT TO BEAR ON UNDISTURBED SOIL REGARDLESS OF ELEVATION CHANGE.
2. FOUNDATION DRAIN, REQUIRED, IS TO BE 4" DIAMETER PERFORATED PLASTIC DRAIN PIPE EMBEDDED IN GRAVEL. RUN TO DAYLIGHT.
3. ALL SILLS, PLATES, RFT JOISTS, AND OTHER WOOD FRAMING BELOW FINISHED GRADE TO BE ASHIL.
4. ALL BACKFILL TO BE COMPACTED WITH A HAMMER OF 3" DIAMETER MATERIAL.
5. FOUNDATION CONTRACTOR TO COORDINATE ALL NECESSARY PENETRATIONS OF FOUNDATION WALLS FOR UTILITIES AND RADON MITIGATION.
6. CONTRACTOR TO NOTIFY BLDG'S DEPT. AND ARCHITECT 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
7. TOP OF ALL EXTERIOR PADS TO BE LOCATED 36" BELOW FINISHED GRADE MIN. (VERIFY W/ L.B.C.)
8. ALL ELEVATIONS SHOWN ARE TO TOP OF PLYWOOD OR TOP OF SLAB UNO.
9. DATUM ELEVATION 100'-0" EQUALS U.S.G.S. 9361' ACTUAL.

B ROOF FRAMING

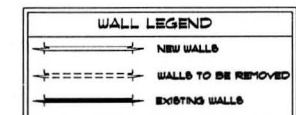
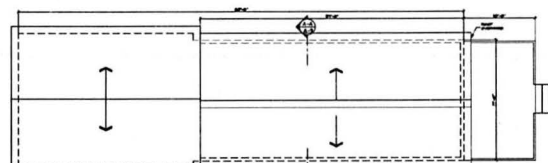
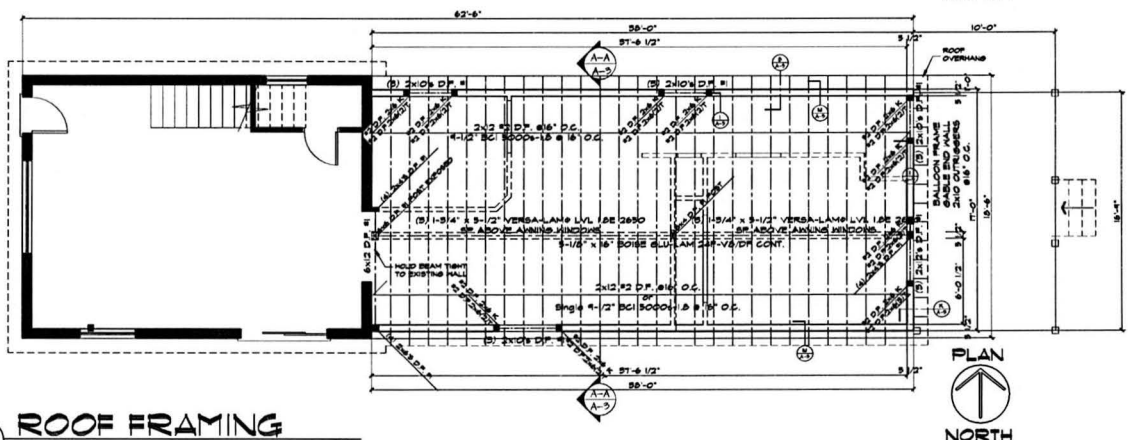
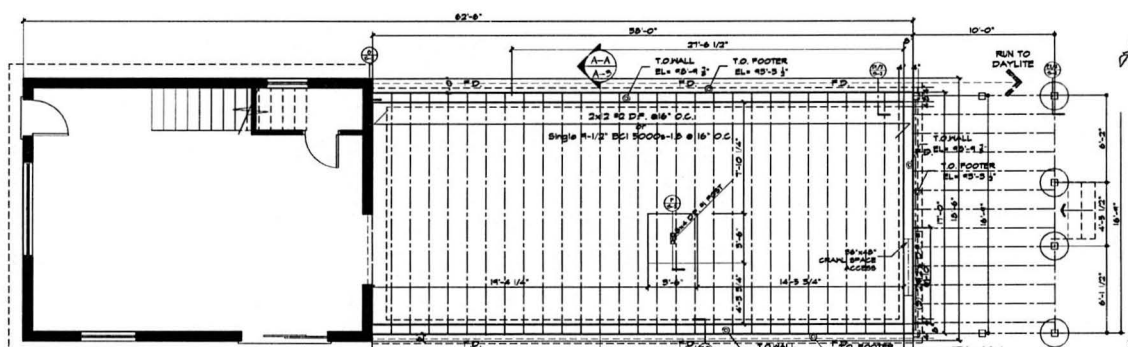
ADDITION = 646 SQFT. SCALE: 1/4" = 1'-0"

A FOUNDATION/FLOOR FRAMING

ADDITION = 646 SQFT. SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. ALL SHOP DRAWINGS ON ALL BEAM HANGERS AND METAL CONNECTORS TO BE SUBMITTED TO ARCHITECT BEFORE CONSTRUCTION.
2. DOUBLE JOIST OR BLOCK BTU JOISTS FOR PARTITION WALLS.
3. BLOCK ALL COLUMNS THRU FLOOR JOIST SPACES CONTINUOUS TO FOUNDATION BEARING.
4. PROVIDE BLOCCING @ MID-SPAN @ ALL JOISTS OR RAFTERS @ SPANS EXCEEDING 16'-0".
5. ALL HANGERS TO BE SIPSPON OR EQ.
6. ALL WINDOW HEADERS TO BE (3) 2x10'S WITH DBL. TRIMMERS BOTH SIDES UNO.
7. ALL EXTERIOR WALL FRAMING TO BE 2x6'S
8. 4" MIN. BEARINGS N ALL BEAM POCKETS UNO.
9. FULL BEARINGS ON ALL COLLINGS.
10. SEE APPROPRIATE ELEVATIONS, FLOOR PLANS AND DETAILS FOR WALL AND ROOF COMPOSITION.
11. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
12. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.



Post Office Box 1555
255 Polaris Circle
Breckenridge, Colorado 80424
Breckenridge (970) 453-0709
Siltia (719) 536-7026



GLOVER ADDITION
724 FRONT ST
T09 R77 S33 SE4 FAIRPLAY BLOCK 08 LOT 07
FAIRPLAY, COLORADO 80440

RELEASE DATE:
11-24-21
10-24-21
10-21-21

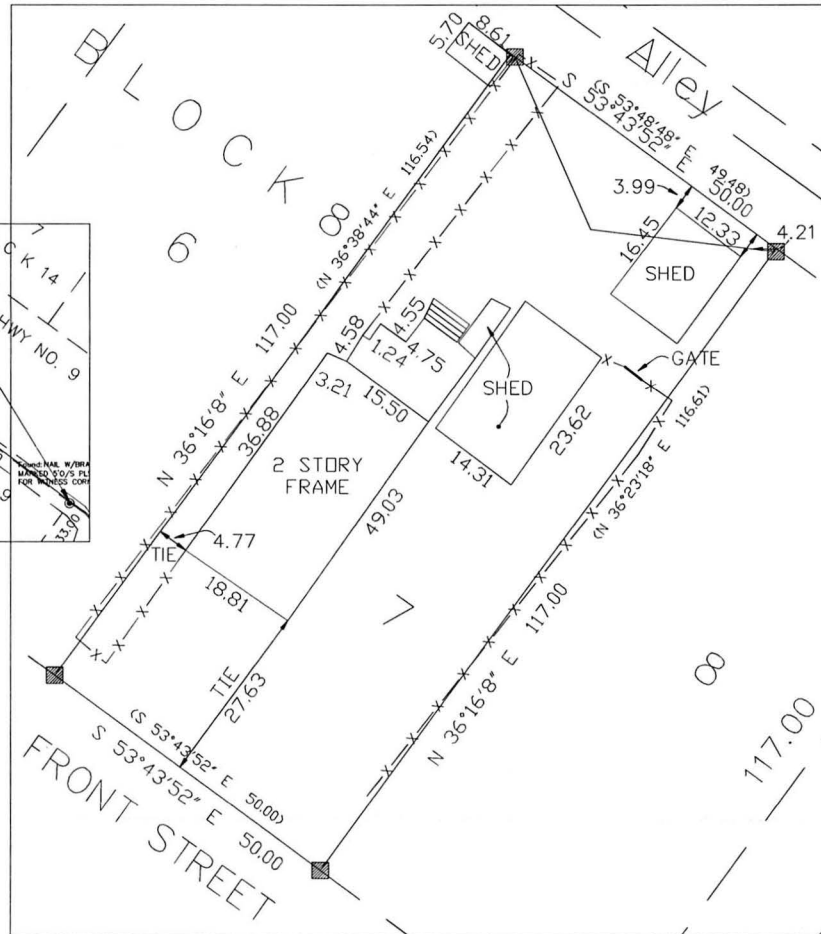
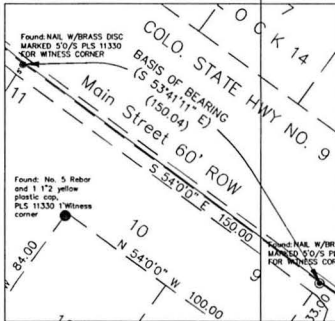
2-1-23
PLAN / ELEVATION

JOB NO. 23016
DRAWN BY: LW
CHECKED BY: LW

S-2

LEGEND

- INDICATES FOUND NO. 5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP, LS 11944
 - () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - INDICATES SET #5 REBAR 1 1/2" YELLOW PLASTIC CAP, LS 11944
 - x-x- INDICATES EXISTING FENCE
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT DECEMBER 5, 2022 AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREOF.

DATED THIS _____ DAY OF _____ 20__

PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944
 ©2022 BURNETT LAND SURVEYING, INC.

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

DEPOSITED THIS _____ DAY OF _____ 20__ AT _____ M.
 IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS
 RIGHT-OF-WAY SURVEYS AT PAGE _____ AT RECEPTION
 NO. _____

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF TOWN OF FAIRPLAY BLOCK 8, AS RECORDED 1951

NOTES:

- 1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE NORTH WEST CORNER OF LOT 11 TO THE NORTH EAST CORNER OF LOT 9 AS BEING S53°41'11"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS TO FIND OR SET THE PROPERTY CORNERS AND LOCATE THE IMPROVEMENTS.
- 4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
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- 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO.759634

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

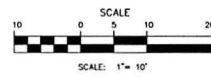
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IMPROVEMENT SURVEY PLAT	
LOT 7, TOWN OF FAIRPLAY, BLOCK #8	
PARK COUNTY, COLORADO	
SEC.33 1.95 R.77W 8th P.M.	ADDRESS: 724 FRONT STREET
BURNETT LAND SURVEYING, INC.	DATE: DECEMBER 5, 2022
P.O. BOX 1803, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 638-1425	SCALE: 1"= 10'
	DRAWN BY: TLB
	OWNER: GLOVER
	JOB NO. 2022-389

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124

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.

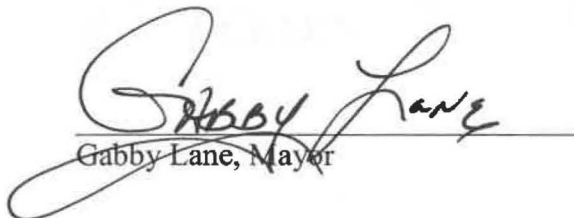
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO THAT the Town Center Overlay District Design Standards and District Boundaries attached hereto are hereby adopted.

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

(Seal)



TOWN OF FAIRPLAY, COLORADO


 Gabby Lane, Mayor

ATTEST:



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 woodwork 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

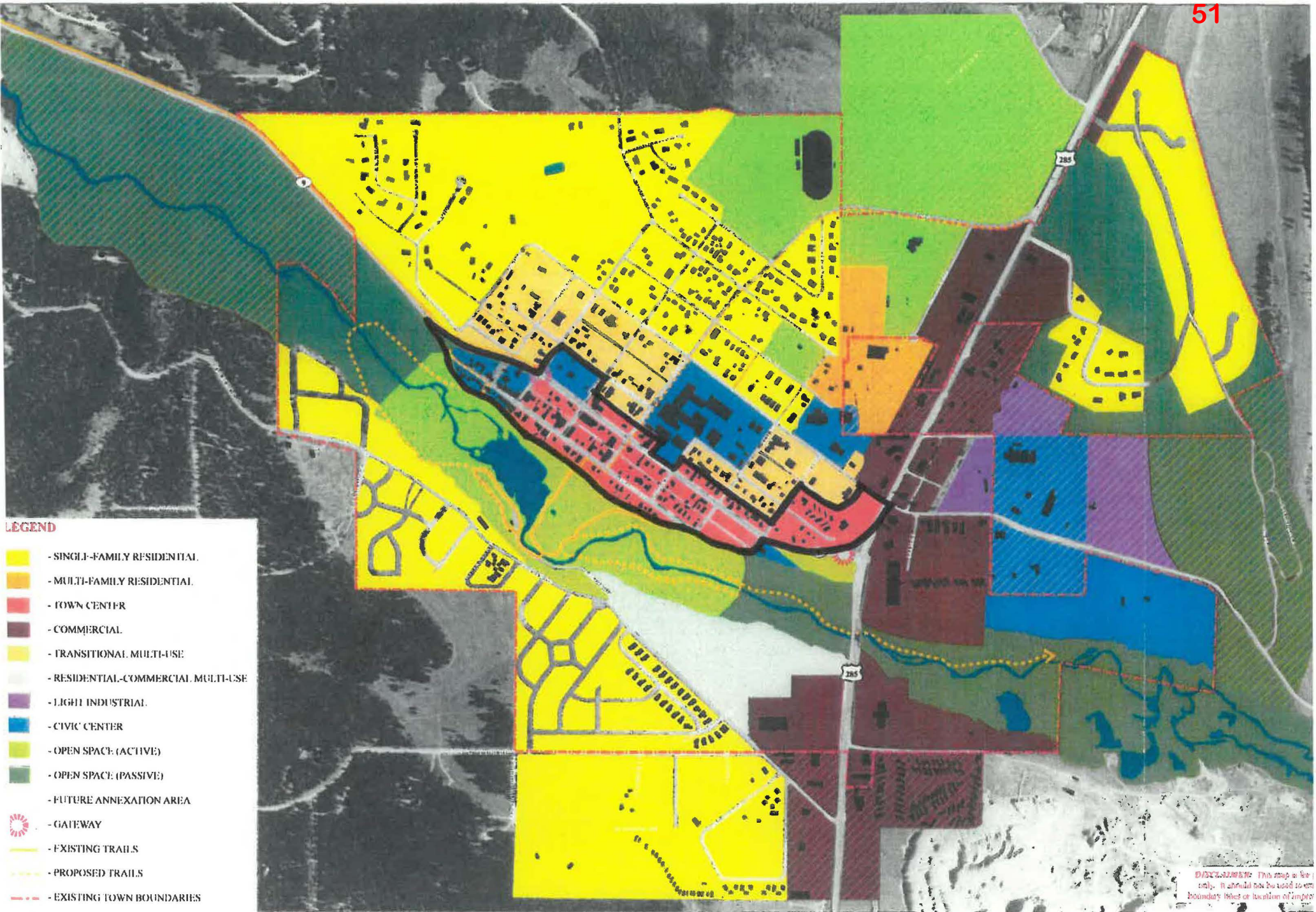
- **Place any additions toward the rear of the building, if possible.**
- **Preserve the original form and profile of the building.**
- **Make an addition so that all the architectural features of the original building are left intact.**
- **Additions should be clad in exterior material that resembles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

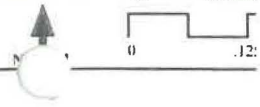
- **Seek a new use that is compatible with the historic character of the building.**
- **Select a new use that requires minimal change to the original structure.**



LEGEND

- SINGLE-FAMILY RESIDENTIAL.
- MULTI-FAMILY RESIDENTIAL.
- TOWN CENTER
- COMMERCIAL.
- TRANSITIONAL MULTI-USE
- RESIDENTIAL-COMMERCIAL MULTI-USE
- LIGHT INDUSTRIAL.
- CIVIC CENTER
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- FUTURE ANNEXATION AREA
- GATEWAY
- EXISTING TRAILS
- PROPOSED TRAILS
- EXISTING TOWN BOUNDARIES

DISCLAIMER: This map is for informational purposes only. It should not be used to determine boundary lines or location of property.



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

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

OR

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



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STAFF REPORT

TO: Mayor and Board of Trustees

FROM: Kyle Parag and Troy Dicker, Building Official

RE: Modification to Town adopted Ground Snow Load

DATE: May 6, 2024

BACKGROUND/ANALYSIS:

Every jurisdiction is required to determine a snow load as part of the local climatic conditions specific to the location of the jurisdiction based on empirical evidence. This snow load is used in calculations by engineers for structural loads imposed on all portions of a structure and used by inspectors to determine structural stability of structures within the Town limits of Fairplay.

Historically, Fairplay's snow load has been 65 PSF, ground snow load. As a ground snow load, the IRC allows a 70% reduction to the value to convert to roof snow load, which equates to about 45 lbs/sq ft. This value is used in the tables of the IRC to determine minimum structural sizing and spacing of the structural members for roofs and decks. It has been brought to our attention from numerous sources that the current design criteria is not adequate to address the weather conditions expected in Fairplay on a probable basis. Upon review of SEAC committee recommendations and ASCE 7-22 location specific climatic data, it has been confirmed 65 PSF is not likely to suffice for this location on a 50-year snow load maximum. As recommended by staff and the Board, the revised ordinance proposes 80 Ground snow load, and uses ASCE/SEI 7-16 for all existing residences within the Town Limits for means of structural evaluations.

ASCE/SEI 7-16 places snow loads in Fairplay at 55 PSF. This allowance for existing buildings to use the ASCE standard is designed to reduce the chances of building permit applications for projects such as residential solar improvements from being subject to extensive structural improvements that would prohibit the project from proceeding. The amendment for the ASCE 7-16 allowance will only be permitted on residential structures, due to the nature and complexities of commercial structures.

Since our last meeting, we have met with a Committee member of the SEAC Colorado Snow Load committee, and she has provided more information to this discussion. She has indicated the committee does not agree with the snow loads as published by ASCE and believes they have made errors in snow collection sites, in addition, the algorithm used by ASCE has been possibly erroring on the side of caution, with no added life safety benefit. Also, since we are currently on the 2018 Code series, and not the 2021 series ASCE 7-22 was designed for use with, additional reductions can be taken.

The current recommendation is to reduce the published ASCE/SEI 7-22 loads (100) by 20% resulting in a Fairplay snow load of 80 PSF.

STAFF RECOMMENDATION

Staff recommends the Board approve Ordinance No. 2, Series 2024 as presented by motion, second and a roll call vote.

Attachments:

- Ordinance No. 2, Series 2024

TOWN OF FAIRPLAY, COLORADO

**ORDINANCE NO. 2
(SERIES OF 2024)**

AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AMENDING CHAPTER 18 BUILDING REGULATIONS TO INCREASE THE DESIGN SNOW LOADS FOR STRUCTURES

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

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

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

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

WHEREAS The Town of Fairplay, Board of Trustees did approve Ordinance 11, Series of 2022, adopting with certain amendments the International Building Code, 2018 Edition which will be codified as Fairplay Municipal Code Chapter 18– Building Regulations, and the Board of Trustees now desires to update portions of that adoption to coordinate the climatic design conditions of the jurisdiction with nationally recognized data.

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

Section 1. Chapter 18–Building Regulations, ARTICLE I Building Codes, Sec. 18-1-20. Adoption of codes, and specifically subsection (c)(9) is amended as follows:

- (9) IRC Table R301.2(1). IRC Table R301.2(1) is filled to provide the following:
Table R301.2(1)

Climatic and Geographic Design Criteria

Ground Snow Load ^a	Wind Design				Seismic Design Category ^f	Subject to Damage		
	Speed (mph) ^d	Topographic effects ^k	Special wind region ^l	Wind-borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c
65 80 PSF ^p	Ultimate 110, Nominal 90 Exp. C	Yes	No	No	B	Severe	48 inches	Slight to moderate
Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^s	Air Freezing Index ^t	Mean Annual Temp ^u				

2 F	Yes	See Town adopted regulations and Article III	2500	32 F				
Manual J Design Criteria ^a								
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference	
9953 Ft.	39.22135 N	-14	81	.69	70 F	75 F	84	
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity		
6	15 mph	7.5 mph	51	High (H)	50%	50%		

p. Existing one- and two-family dwellings are permitted to use ASCE/SEI 7-16 for snow load design criteria for structural evaluation of structural members.

Section 2. Safety Clause. The Town Board hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 3. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 4. This Ordinance shall become effective 30 days following publication.

INTRODUCED, READ, ADOPTED, AND ORDERED PUBLISHED this 6th day of May, 2024

TOWN OF FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator/Clerk

RE: Public Hearings Item C – Ordinance No. 3, Series of 2024 Updating Town Code Regulations Regarding Noise

DATE: May 6, 2024

Background:

The Town Board previously discussed updating the regulations regarding noise offenses April 1, 2024. The updates are necessary to address several situations that have surfaced throughout the construction projects that are currently underway inside the Town.

In the previous discussion, Staff was also recommending updating rules and regulations for parking. Those have been removed from the current ordinance which is limited to noise matters.

The version in the packet clearly shows the recommended changes which will remove any reference to measurements of decibels and instead rely on the "reasonable person" standard for assessing noise offenses. It also amends the quiet hours for all zones to be from 7 p.m. to 7 a.m for all days of the week.

Staff is happy to answer any questions of the Board and accept suggested amendments.

- Ordinance No. 3, Series of 2024
- Exhibits A - Revised Article X

TOWN OF FAIRPLAY, COLORADO**ORDINANCE NO. 3
(SERIES 2024)****AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO AMENDING CHAPTER 10 AND ARTICLE X OF THE FAIRPLAY MUNICIPAL CODE REGARDING NOISE.**

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

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

WHEREAS, the Board of Trustees desires to update the Fairplay Municipal Code to amend the rules, regulations and restrictions on noises; and

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

Section 1. Chapter 10 – General Offenses, Article X Noise is amended to read as shown in “**Exhibit A**” as attached.

Section 3. **Safety Clause.** The Town Board hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 4. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 5. This Ordinance shall become effective thirty (30) days after final publication.

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

**INTRODUCED, READ AND PASSED, ADOPTED AND ORDERED PUBLISHED
IN FULL** in a newspaper of general circulation in the Town of Fairplay by the Board of Trustees
this _____ day of _____, 2024.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

ARTICLE X Noise

Sec. 10-10-10. Definitions.

The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Agricultural premises or district means any lot or parcel zoned for agricultural use under the Town's zoning regulations and which is being used for agricultural purposes.

Business and/or commercial premises or district means any lot or parcel zoned for business or commercial use, respectively, under the Town's zoning regulations.

Commercial power equipment means any equipment or device rated at more than seven (7) horsepower and used for building repairs or property maintenance, excluding snow removal and lawn care equipment.

Construction equipment means any device or mechanical apparatus operated by fuel, electric or pneumatic power in the excavation, construction, repair, maintenance or demolition of any building, structure, lot, parcel, street, alley, waterway, or appurtenance thereto.

Domestic power equipment means any equipment or device rated at seven (7) horsepower or less and used for building repairs or grounds maintenance, excluding snow removal, tree maintenance and lawn care equipment.

Emergency power generator means the equipment used to generate electrical power in the event of an interruption, malfunction or failure of the electrical power supplied by a service provider.

Emergency vehicle means an authorized motor vehicle that has sound-warning devices such as whistles, sirens and bells which can lawfully be used when responding to an emergency or police activity, or which is required by state or federal regulations.

Emergency work means an activity made necessary to restore property to a safe condition following a severe weather incident, natural disaster or public calamity, or work required to protect persons or property from injury or exposure to imminent danger. It includes work by private or public entities for immediately providing or restoring necessary utility services, as well as all situations deemed necessary by the Town.

Engine compression braking device (commonly referred to as *Jacobs Brake* or *Jake Brake*) means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purpose of braking without the use of wheel brakes.

Industrial premises or district means any lot or parcel zoned for industrial use under the Town's zoning regulations.

Lawn care equipment means equipment used to cut, vacuum, or sweep grass, blow away lawn clippings or leaf debris, or aerate turf.

Motor vehicle means any vehicle which is self-propelled and used for transporting persons or property upon public roadways, inclusive of motorcycles. The term *motor vehicle* shall not include: aircraft, watercraft, mechanical street sweepers, self-propelled construction equipment, motor vehicles operated exclusively on private property for recreational or amusement purposes, vehicles used exclusively on stationary rails, or specialized utility vehicles normally used only on private property in the daily course of business such as forklifts and pallet movers.

Muffler-approved exhaust type means an apparatus consisting of a series of chambers, baffle plates or other mechanical devices designed for the purpose of receiving and transmitting exhaust gases and which reduces sound emanating from such an apparatus.

Noise means sound that is undesirable, and which causes or tends to cause annoyance and/or adverse psychological or physiological effects on human beings or disturbs the peace and quiet of persons on a receptor premises.

Person means any person, firm, association, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, or owner, and shall include any municipal corporation, state or federal governmental agency, district or any officer or employee thereof.

Premises means any building, structure, land, utility, or portion thereof, including all appurtenances, and includes yards, lots, courts, inner yards and properties without buildings or improvements owned or controlled by a person.

Property line means that real or imaginary line and its vertical or horizontal extension which separates real property owned or controlled by any person from contiguous real property owned or controlled by another person, inclusive of the lines that separate units in a multiple-unit building.

Public premises means all real property, including appurtenances thereon, which is owned or controlled by any governmental entity, and includes streets, alleys, sidewalks, parks, and waterways.

Receptor premises means a premises receiving noise emitted from a source premises after crossing one (1) or more property lines.

Residential premises or district means any lot, parcel or premises zoned for residential use under the Town's zoning regulations.

Snow removal equipment means any equipment used for removing snow from land or building surfaces, and includes snowplows, snow blowers, snow sweepers, and snow shovels.

Sound means an oscillation in pressure, stress, particle displacement and particle velocity which induces auditory sensation.

Source premises means a premises (residential, business, commercial, agricultural, industrial, or public) as listed in Table A in Section 10-10-20 below that is emitting noise that is crossing one (1) or more property lines and impacting the receptor premises.

Tree maintenance equipment means any equipment used in trimming or removing trees only, and shall not be limited to chainsaws, chippers, and stump removers.

Sec. 10-10-20. Excessive noise prohibited.

- (a) No person shall make, continue or cause to be made or continued any unreasonable noise; and no person shall knowingly permit such noise upon any premises owned or possessed by such person or under such person's control during the time periods as specified in Table A below. For purposes of this Section, members of the Police Department are empowered to make a prima facie determination as to whether a noise is unreasonable during all hours.
- (b) Periodic, impulse, or shrill noises shall be considered a public nuisance when such noises are continuous or repetitively present during all hours of the day.

TABLE A
Quiet Times and Normal Noise Times

Use District	Quiet Times	Normal Noise Level Times
Residential Districts	7:00 p.m. to 7:00 a.m.	7:00 a.m. to 7:00 p.m.
Business/Commercial Districts	7:00 p.m. to 7:00 a.m.	7:00 a.m. to 7:00 p.m.
Agricultural/Light Industrial Districts	7:00 p.m. to 7:00 a.m.	7:00 a.m. to 7:00 p.m.
Public	7:00 p.m. to 7:00 a.m.	7:00 a.m. to 7:00 p.m.

(c)

(Ord. 11, 2002 §1)

Sec. 10-10-30. Exemptions to noise levels.

The following sounds are exempt from Section 10-10-20 above:

- (1) Any bell or chime from any building clock, school, or church, but excluding any amplified bell or chime sounds emitted from loudspeakers.
- (2) Any siren, whistle, bell, or audible warning device lawfully used by an emergency vehicle or on construction equipment, or any other alarm system used in case of fire, collision, civil defense, police activity or imminent danger; provided, however, that burglar alarms or construction equipment alarms or warning devices not terminated within fifteen (15) minutes after being activated shall be deemed a nuisance and unlawful.
- (3) Any aircraft in flight subject to federal law regarding noise control and any helicopter in the act of landing or taking off at a helipad licensed by the Town, so long as the helicopter is not landing or taking off in violation of any conditions or restrictions of the helipad's license.
- (4) Any tree maintenance or lawn care equipment operated during the time between 7:00 a.m. and 7:00 p.m.
- (5) Any construction equipment or activities in compliance with Subsection 10-10-40(3) below.
- (6) Any domestic power equipment operated between 7:00 a.m. and 7:00 p.m.
- (7) Any commercial power equipment operated between 7:00 a.m. and 7:00 p.m.
- (8) The musical instruments of any school marching band while performing at any sporting event or marching band competition, and the musical instruments of any school marching band practicing on school grounds.
- (9) Snow removal equipment operated on any premises following a snowstorm or deemed necessary for preservation of life or the immediate health, safety and welfare of person, animal, or property.
- (10) Any power generator providing emergency electrical power at any hospital, health clinic, nursing home or similar facility where the loss of electrical power poses an immediate risk to the health, safety, or welfare of any person, or at any premises where such equipment is required by the Fire Department.
- (11) Any noise specifically authorized by permit duly issued by the Town, inclusive of a parade permit, and noise created or caused by employees, contractors or agents of the Town or another government agency while performing emergency work or activities necessary to address a natural or man-made disaster, calamity, or emergency.

Sec. 10-10-40. Prohibited noise activities.

The following activities and noises are prohibited everywhere in the Town:

- (1) Vehicle horns and audible warning devices. No person shall at any time sound any horn or other audible signal device of a motor vehicle more than ten (10) seconds unless it is necessary as a warning to prevent or avoid a traffic accident or is reasonably necessary to inform or warn of a vehicle presence, inclusive of audible back-up safety warning devices.
- (2) Trash compacting and collection. No person shall operate any trash compacting mechanism on any motor vehicle or on any premises, nor shall any person engage in any trash, rubbish, or garbage

collection activity, between the hours of 7:00 p.m. and 7:00 a.m., when such compacting or collection activity takes place on any premises other than a public premises, adjacent to or across the street or alley from a residential premises.

- (3) Construction equipment and activities. No person shall operate any construction equipment, nor conduct any construction activities between the hours of 7:00 p.m. and 7:00 a.m. The Town may grant variances from the construction restrictions if it can be demonstrated that a construction project will interfere with traffic if completed during daytime hours, or that other extenuating circumstances exist requiring relief from this prohibition.
- (4) Amplified sound devices in public parks, rights-of-way, and recreation areas. Except for an authorized public address system utilized to announce a sporting or recreational event, no noise shall be emitted from any radio, tape/CD player, electronic sound system or similar electronic amplified sound reproduction or receiving device on or within any public park, right-of-way or recreational area unless authorized under a permit as obtained under Section 10-10-70 below.
- (5) Engine compression brake devices also known as "jake-brakes". The operation or use of engine compression braking devices on trucks or other motor vehicles is prohibited within the Town except in circumstances of an emergency where the use of conventional braking equipment is insufficient to avoid a collision or other accident.

Sec. 10-10-50. Motor vehicle noise.

- (a) No person shall operate, nor shall the owner permit the operation of, any motor vehicle or combination of motor vehicles at any time or place when such operation does not comply with the requirements of this Article. The standards in this article shall apply to all noise emitted from a motor vehicle, including any and all equipment thereon, and under any condition of acceleration, deceleration, idle, grade or load, and whether or not in motion, excepting audible backup safety warning devices.
- (b) It shall also be unlawful for any person to drive or move, or for the owner of any motor vehicle to permit to be driven or moved, any motor vehicle which is not equipped with an approved exhaust muffler satisfying the requirements of this Article; and/or to modify or change an approved exhaust muffler, air intake muffler or any other sound-reducing device in such a manner that the noise emitted is increased above the noise level of the vehicle as originally manufactured. Muffler cut-outs, by-passes or other devices which increase noise levels or change the original manufactured exhaust system of any motor vehicle shall be considered a violation of this Article. Additionally, all motor vehicles equipped with an engine compression brake device shall be required to have a muffler which will contain engine compression brake noise B.

(Ord. 11, 2002 §1)

Sec. 10-10-60. Noise permits.

- (a) A permit to vary or temporarily waive any of the restrictions as specified in this Article may be applied for and obtained from the Town for special events or activities, including, without limitation, musical performances or other entertainment events, parades, and seasonal commercial activities. Applications for a permit shall be made on approved forms and submitted along with any application fee to the Town Administrator not less than thirty (30) days prior to the date for which the permit is sought. The application shall be promptly routed to the Town's Police Chief, who shall forward his comments concerning the same to the Board of Trustees.
- (b) The Town Administrator may grant or deny a permit application, taking into consideration the nature and duration of the noise/activity sought to be permitted, the location of the proposed noise/activity, the anticipated impact of the proposed noise/activity on surrounding properties and neighborhoods, and whether the public health and safety will be injured or served by the issuance of the permit. The Board of

Trustees may also waive the permit application deadline set forth in Subsection (a) above for good cause shown.

- (c) The Town Administrator may advance the application to a public hearing to consider a permit application if the Town Administrator deems it necessary or appropriate. Notice of the hearing must be sent to the permit applicant at least three (3) days in advance thereof by either telephone, telefacsimile, electronic mail, regular mail or such other method as will likely and timely reach the applicant. Notice to the public of the hearing shall be timely posted at the place or location annually designated by the Board of Trustees under Section 24-6-402(2)(c), C.R.S., of the Colorado Open Meetings Law.
- (d) The Board of Trustees may prescribe such permit conditions or requirements as the Board may deem necessary to minimize the adverse impacts the proposed noise/activity may have upon the community or surrounding neighborhood, including, but not limited to, the hours of operation, maximum decibels, the type of any sound amplification equipment and the type of sound that may be amplified. A permit granted by the Board of Trustees under this Article shall contain all conditions upon which the permit has been granted and shall specify the locations and times that the permit shall be effective.
- (e) An applicant dissatisfied with a decision of the Board of Trustees may seek an appeal by submitting a written notice of appeal to the Town Administrator within five (5) days from the date of the decision sought to be appealed. The Board of Trustees shall review the appeal within seven (7) working days from the date on which the Town Administrator received the notice of appeal. The Board of Trustees may reverse, modify, or affirm the decision, which decision shall be final.

(Ord. 11, 2002 §1)

Sec. 10-10-80. Inspections.

- (a) For the purpose of determining compliance with the provisions of this Article, the Chief of Police or other designated member of the Police Department shall be authorized to make inspections of all noise sources whenever necessary to determine the volume and character of the noise. If any person refuses or restricts entry and free access to any part of a premises, or refuses to allow the inspection of any activity, device, facility or motor vehicle where inspection is sought, the official seeking such access and may petition the Municipal Court for a warrant for inspection requiring that such person permit entry and free access to the subject premises without interference, restriction or obstruction at a reasonable time for the purpose of inspecting the source(s) of the noise. The Municipal Court shall have power, jurisdiction, and authority to enforce all orders issued under the provisions of this Article.
- (b) It shall be unlawful for any person to refuse to allow or permit police officials charged with enforcing this Article free access to any premises when such an official is acting in compliance with a warrant or court order issued by the Municipal Court.
- (c) It shall be unlawful for any person to violate the provisions of any warrant or court order requiring inspection, testing or measurement of noise or noise sources.
- (d) No person shall hinder, obstruct, delay, resist, prevent in any way, interfere, or attempt to interfere with any Town official performing his or her duties under this Article.

(Ord. 11, 2002 §1)

Sec. 10-10-90. Animals.

It is unlawful for any person to use, keep, have in his or her possession or harbor any domesticated animals which, by frequent or habitual howling, barking, meowing, squawking or otherwise, shall cause annoyance or disturbance to persons in the neighborhood; provided, however, that the provisions of this Section shall not apply

to hospitals licensed for the treatment of animals or any premises occupied or used by the Town for an animal shelter.

Sec. 10-10-100. Sirens, whistles, gongs and red lights.

It is unlawful for any person to carry or use upon a vehicle, other than Police or Fire Department vehicles or emergency vehicles for public use, any gong, siren, whistle, or red light similar to that used on ambulances or vehicles of the Police and Fire Departments.



Town of Fairplay
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 267 Fairplay, Colorado
 80440
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 www.fairplayco.us

STAFF REPORT

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator

RE: New Business Item A – Resolution No. 16, Series of 2024 – Water Model Agreement with SGM

DATE: May 6, 2024

BACKGROUND/ANALYSIS:

The Board of Trustees approved an agreement with SGM in March of 2023 for the development of a Water Distribution System Model. That model has been created and was presented to the Board on January 8, February 5 and March 18. Discussions ensued about the excessive and fluctuating pressures in certain areas of Town and SGM presented the attached proposal with 2 options for moving forward to address this issue. The options are independent of one another and Alternative 1 at \$16,000 is the one that SGM indicates directly aligns with the Board's direction. The Professional Services Agreement details the associated Scope of Work

STAFF RECOMMENDATION

Following any questions or discussion, Staff recommends the Board approve Resolution No. 16, Series of 2024, as presented/amended by motion, second and a roll call vote to approve a Professional Services Agreement with SGM for additional Water Distribution System Model.

Attachments:

- Resolution No. 16, Series of 2024
- Exhibit A - SGM Proposal Dated 3/1/2024
- SGM Professional Services Agreement

- Resolution No. 7, Series of 2023, with Exhibit A – “Proposal for Water Distribution System Modeling”

“Where History Meets the High Country”

TOWN OF FAIRPLAY, COLORADO

**RESOLUTION NO. 16
(Series of 2024)**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN PROFESSIONAL SERVICES AGREEMENT WITH SGM FOR ADDITIONAL WATER DISTRIBUTION MODEL SERVICES.

WHEREAS, the Town of Fairplay is a Colorado Statutory Town and has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

WHEREAS, the Board of Trustees realizes the importance of water to its community and desires to more fully understand the current production capacity and usage and predict impacts of new development in order to ensure adequate supply for the Town; and

WHEREAS, the Town's Engineering firm SGM has developed a Water Distribution System Model for the Town and the Town now desires to have SGM provide additional services related to testing and optimization of the model to address pressure issues, and

WHEREAS, the Board of Trustees of the Town of Fairplay desires to enter into an agreement with SGM for said services.

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

SECTION 1. The Professional Services Agreement attached hereto as "**EXHIBIT A**" is approved and the Mayor of the Board of Trustees of the Town of Fairplay is hereby authorized to execute the same.

RESOLVED, APPROVED, and ADOPTED this 6TH day of May, 2024.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

3/1/2024

Janell Sciacca
Town Administrator / Clerk
Town of Fairplay
901 Main Street
Fairplay, CO 80440

RE: Proposal for Additional Water Distribution Model Services in 2024

Dear Ms. Sciacca:

SGM has prepared the following proposed scope to continue to assist the Town with additional testing and optimization work related to the water distribution model in 2024.

SGM presented an update regarding the water distribution model effort to the Board on February 5, 2024. This presentation answered specific questions pertaining to recommendations as previously discussed at the special work session on January 8, 2024.

From the recent meeting, SGM understands that the Town desires additional scope to produce recommendations to reduce excessive operating pressures wherever these exist in the Distribution system. Consideration of the addition of pressure reducing valve (PRV) vaults, or the functional relocation of existing PRV vaults, was discussed in that conversation.

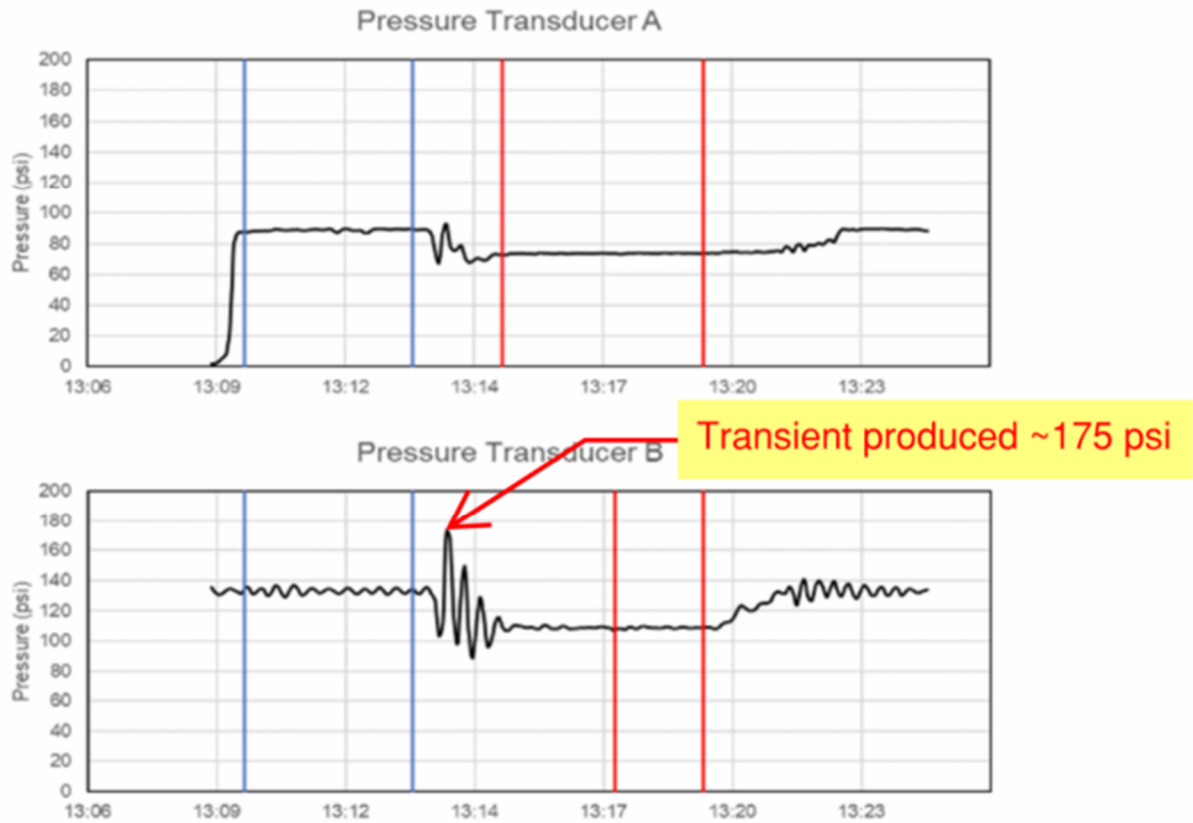
SGM has prepared two scope alternatives. The first alternative reflects our recommendation of how we can best work with the Town to efficiently achieve the desired outcome of reducing the occurrence of pressure-related damage. The second alternative is intended to directly align with the request of the Board, with the understanding that actual implementation of related solutions would be on a significantly longer timeline and at a significantly higher cost.

Background

We understand that the Board is concerned about damage to private domestic and commercial plumbing systems that appears to be related to high-pressures. Data analyzed as part of the water distribution model effort indicates that the Town is likely seeing issues related to pressure transients. Transients are caused by any event in the distribution that causes water to start or stop suddenly. The incidence shown below is related to ineffective function of the Castello PRV vault.

Figure 1: Observed Pressure Transient from Calibration Testing

Test 5 - Low Zone, Castello PRV



The three PRV vaults in the Fairplay Distribution system are needed to limit excessive pressures in the low zone. The operational configuration and condition of these valves is critical to proper function; improper setpoints or other issues related to performance of these valves will cause pressure transient issues, as were observed to a modest degree when testing downstream of the Castello valve vault. We have proposed a scope that is intended to reduce the occurrence of pressure-transient related damage by improving the function of the existing PRV vaults. We see these PRV vault improvements as the most practical next step in addressing the pressure-related issues.

The second scope alternate addresses the Board’s request to consider solutions that would reduce the presence of high static pressures across the distribution system. This scope item involves evaluating model scenarios that would address these concerns by functionally relocating existing PRV vaults and/or installing a new tank to serve the main pressure zone.

The system static pressures generally range from 60 – 130 psi. AWWA Standard G-200, “Distribution System Operation and Management” identified a threshold of 80 psi, above which caution and additional management strategies are advised. Static pressures exceeding 80 psi are relatively common in mountain communities. Other communities typically manage high pressures by requiring domestic PRVs

as part of the typical water service entrance assembly. Domestic PRVs are required by the international plumbing code under these conditions. The Town of Fairplay Rules and Regulations should be updated to require domestic PRV devices per the plumbing code requirement. Expanding the requirement to include all water services should be considered.

We appreciate the Board's consideration of the following two scope alternatives.

Alternative 1

PRV Improvements

Red text has been added by the Town of Fairplay.

SGM recommends installation of the pressure-relief valve as part of the Alternative 1 solution as presented herein. Per the Town's request, we will wait to proceed with scope related to the pressure relief valve until directed by the Town.

We will work with the town to design and specify necessary updates to the pressure reducing valves. This will include the addition of pilot system speed controls, pilot strainers, and a pressure relief valve at the Castello PRV location. SGM will coordinate with a certified vendor to assist the Town with the materials and labor required to install these improvements. The town will pay the vendor directly. The PRV valves should be reconfigured to the recommended pressure setpoints as described in the Distribution Model Report. Discussions with Pipestone Equipment have indicated have suggested that the scope of necessary service work is likely in the range of \$5-\$6k. Note that this estimate does not include the addition of the pressure relief valve, as additional design work will be performed as part of Alternative 1 to further characterize that scope. Capital improvements related to the pressure relief valve are preliminarily estimated at \$25k. Alternatives for pressure monitoring and alarming will be further discussed with the Town, and these aspects will influence the cost of improvements. Assistance will be required from Town operations staff to facilitate access to the vaults and close/open isolation valves.

The above statement includes a few exceptions. A discovery period should be noted after completion of Phase 1 of the work described above for results assessment. Phase 2 of the above (Pressure Relief Valve) shall not be commenced prior to the BOT direction to staff to do so subsequent to a written report from SGM stating unsatisfactory or under performing results from the Phase 1 work.

Additional Field Testing and Model Updates

Following the completion of these improvements, SGM will coordinate with Town staff to perform one additional day of on-site verification testing using the same testing equipment as used for the initial model calibration effort. This is generally intended to consist of four tests: below Heights BPS for download PRV verification, below Front St. PRV vault for revised setpoint verification, below Castello PRV vault for revised setpoint verification, and near Beaver Lane for additional calibration. Data will be collected from this effort and processed in the same manner as used for the initial model calibration.

SGM will perform model updates related to the additional data and issue an addendum to the water model to summarize the impact of these changes. The proposal includes one additional virtual meeting with Town staff to discuss the revised findings.

Peak Demand Revisions

SCADA data related to peak annual water production was requested during the model development phase but not received. With approval of the Town, SGM will coordinate with the Town's integrator to have the integrator export the necessary data set from the Town's SCADA database. Fees incurred by the integrator are not included in this scope and fee proposal. Following receipt, SGM will process this data and update the related model demand scenario, which is critical to fire flow analysis.

Alternative 2

Model Capital Improvements for Reduced Static Pressure

This item will directly address the item as requested by the Town board for evaluation of capital improvements that would reduce the occurrence of static pressures across the main pressure zone. Further consideration has resulted in two logical approaches to accomplish this:

1. Site a new tank near Beaver Creek Rd. at an appropriate elevation to limit static pressures in the main pressure zone to near 80 psi.
2. Relocate both the Castello and Dollar General PRV vaults to limit pressures exceeding 80 psi in the east portion of the main zone.

A third scenario will be evaluated representing a hybrid of the two approaches. The addition of a PRV vault on Beaver Lane or Beaver Creek Road will not be further considered as it would result in a series of PRVs which would complicate system operations and significantly increase the risk of pressure transient events as related to delay in reaction between downstream and upstream valves.

The tank siting, as described in item #1, will be conceptual level only. Property acquisition aspects will not be considered at this point. All scenarios considered under this alternative will create some reduction in available fire flow across the main and low zones. The constructed cost of improvements related to this alternative are on the order of 10's of millions of dollars.

Schedule and Fee

SGM is ready to proceed with coordination with the integrator for the additional SCADA data upon approval from the Town for Alternative 1. Design related to the pressure relief valve will begin upon the receipt of an executed contract. PRV vault improvements can be performed when above-freezing conditions prevail in the spring. Flow testing will again involve flowing hydrants, and will be scheduled with Town staff after the PRV vault improvements are completed. One additional virtual meeting is planned respective to each alternative to present the findings of the work to the Board or staff.

Alternative 1

SGM proposes an estimated fee of \$16,000 for scope of services as described for Alternative 1. This will be billed on a time and materials basis.

Alternative 2

SGM proposes an estimated fee of \$12,700 for scope of services as described for Alternative 2. This will be billed on a time and materials basis.

The two alternatives are estimated exclusively, and therefore can be performed individually or together with no change in the respective fees.

As always, the SGM team is happy to answer any questions regarding this proposal, and perform any revisions, if desired. We look forward to continuing to serve the Town in this effort.

Sincerely,



Rob Ringle, PE

Senior Engineer I

Proposal for Town of Fairplay
Proposal for additional water model services

Professional Services Estimate
 1-Mar-24

TASK #	TASK & DESCRIPTION	COST PER HOUR	Task Manhours	TOTAL COST BY TASK
1.10	Hourly Demand Updates		0	\$0
1.11	Coord. w/ Integrator		2	\$380
1.12	Data Processing and Model Updates		6	\$1,140
	TOTAL MH		8	8
	TOTAL COST PER POSITION			\$1,520
1.20	Field Testing			
1.21	Testing Prep		5	\$888
1.22	1 day add. Field testing		24	\$4,188
			0	\$0
			0	\$0
			0	\$0
	TOTAL MH		29	29
	TOTAL COST PER POSITION			\$5,076
1.30	Data Processing, Model Updates, Relief Valve Design			
1.31	Data Processing		6	\$1,078
1.32	Model Updates (field testing)		8	\$1,520
1.33	Model Updates (other staff questions / requests)		6	\$1,140
1.34	Draft Report Revisions		4	\$760
1.35	Relief Valve Design		13	\$2,160
1.36	Virtual Meeting w/ Staff to Discuss findings and design		4	\$698
			0	\$0
			0	\$0
			0	\$0
	TOTAL MH		41	41
	TOTAL COST PER POSITION			\$7,356
	TOTAL MH		0	0
	TOTAL COST PER POSITION			\$0
3.00	Project Management and Coordination			
3.01	Budget and task completion cover letter (assume 3 invoice cycle)		3	\$570
3.02	task coordination and progress mtgs for District and Owner's Rep for task duration (assume 14 months)		0	\$0
3.03	Provide budget and task completion updates		2	\$380
3.04	Internal Coord. for task matters		4	\$698
			0	\$0
3.05	<i>Any other services requested by the District</i>		0	\$0
	TOTAL MH		9	9
	TOTAL COST PER POSITION			\$1,648

TOTAL MANHOURS	87
TOTAL MANHOURLY COST BY POSITION (SGM)	\$15,600
REIMBURSIBLES (milage, printing, postage, etc.)	\$164
Task 01 Subtotal	\$14,116
Task 02 Subtotal	\$0
Task 03 Subtotal	\$1,648
TASKS 01-03 CONTRACT TOTAL	\$16,000

Proposal for Town of Fairplay
Proposal for additional water model services - Alt 2

Professional Services Estimate
 1-Mar-24

TASK #	TASK & DESCRIPTION	COST PER HOUR	Task Manhours	TOTAL COST BY TASK
1.10	Hourly Demand Updates		0	\$0
1.11	Coord. w/ Integrator		2	\$380
1.12	Data Processing and Model Updates		6	\$1,140
	TOTAL MH		8	8
	TOTAL COST PER POSITION			\$1,520
1.20	Field Testing			
1.21	Testing Prep		0	\$0
1.22	1 day add. Field testing		0	\$0
			0	\$0
			0	\$0
			0	\$0
	TOTAL MH		0	0
	TOTAL COST PER POSITION			\$0
1.30	Data Processing, Model Updates, Relief Valve Design			
1.31	Data Processing		4	\$760
1.32	Model Updates (3 future scenarios)		18	\$3,420
1.33	Model Updates (other staff questions / requests)		4	\$760
1.34	Repeat fire flow analysis		6	\$1,140
1.35	Draft addendum		16	\$3,040
1.36	Virtual Meeting w/ Staff to Discuss findings and design		2	\$380
			0	\$0
			0	\$0
			0	\$0
	TOTAL MH		50	50
	TOTAL COST PER POSITION			\$9,500
3.00	Project Management and Coordination			
3.01	Budget and task completion cover letter (assume 3 invoice cycle)		3	\$570
3.02	task coordination and progress mtgs for District and Owner's Rep for task duration (assume 14 months)		0	\$0
3.03	Provide budget and task completion updates		2	\$380
3.04	Internal Coord. for task matters		2	\$380
			0	\$0
3.05	<i>Any other services requested by the District</i>		0	\$0
	TOTAL MH		7	7
	TOTAL COST PER POSITION			\$1,330

TOTAL MANHOURS 65

TOTAL MANHOUR COST BY POSITION (SGM) \$12,350
REIMBURSIBLES (milage, printing, postage, etc.) \$164

Task 01 Subtotal \$11,184

Task 02 Subtotal \$0

Task 03 Subtotal \$1,330

TASKS 01-03 CONTRACT TOTAL \$12,700



AGREEMENT FOR PROFESSIONAL SERVICES

Date: _____ Project Name: _____
 Client Name: _____ Description: _____
 Address: _____ Contact Person: _____
 City: _____ Project Manager: _____
 State & Zip: _____ SGM Project No.: _____
 Phone: _____ Client Email Address: _____
 Mailing Address (if other than above): _____

Client requests and authorizes SGM to perform the following services:
Scope of Work: (including assumptions, Client responsibilities, limitations & exclusions) _____

Description of Property: (including owner's name, address & phone) _____

Time & Compensation by Client to SGM will be on the basis of: (Time & Materials per current Fee Schedule, Lump Sum, Per Proposal, etc.) _____

When compensation is on a cost-reimbursable basis, a service charge of **10%** will be added to Direct Expenses. All sales, use, value added, business transfer, gross receipts, or other similar taxes will be added to SGM's compensation when invoicing Client.

Other Terms:

Services covered by this Agreement will be performed in accordance with the attached Provisions along with any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties have made and executed this Agreement to be effective as of the date first above written.

CLIENT

BY: _____
 NAME: _____
 (PLEASE PRINT)
 DATE: _____

SGM

BY: _____
 NAME: _____
 (PLEASE PRINT)
 DATE: _____

CLIENT'S REPRESENTATIVE

BY: _____
 NAME: _____
 (PLEASE PRINT)
 DATE: _____

Provisions

1. Authorization to Proceed

Execution of this Agreement by Client will be authorization for SGM to proceed with the Project, unless otherwise provided for in this Agreement.

2. Billing Rates

Both parties understand and agree that all work not specifically delineated within the scope of work described herein shall be billed on a time and materials basis and shall be in addition to any budget, bid or maximum price agreement for the above-described Scope of Work. Fee adjustments shall be made accordingly for delays and interruptions not the fault of SGM.

3. Direct Expenses

SGM Direct Expenses are those necessary costs and charges incurred for the Project including, but not limited to: (1) the direct costs of transportation, meals and lodging, mail, courier services, equipment materials and supplies; (2) SGM's current standard rate charges for direct use of SGM's vehicles, computing systems, word processing and printing.

4. Standard of Care

Services performed under this Agreement are performed with the care and skill ordinarily exercised by members of the profession practicing under similar conditions at the same time and in the same or similar locality. No warranty, expressed or implied, is made or intended by the interpretation of consulting services or by furnishing oral or written reports of the findings made. SGM's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Project.

5. Termination

This Agreement may be terminated for convenience on 30 days written notice, or for cause if either party fails substantially to perform through no fault of the other and does not commence correction of such nonperformance within 5 days of written notice and diligently complete the correction thereafter. On termination, SGM will be paid for all authorized work performed up to the termination date plus any related closeout costs such as copying of files, blueprints copies, etc... If no notice of termination is given, relationships and obligations created by this Agreement will be terminated upon completion of all applicable requirements of this Agreement.

6. Payment to SGM

All fees, commissions, product charges and expenses invoiced shall be due within thirty (30) days of the date of billing. Interest on unpaid or late bills shall accrue at 1½ percent per month (18.0 % A.P.R.). In the event any sum is not timely paid, SGM shall be entitled to the recovery of all costs of collection, including reasonable attorney's fees and expenses. In addition to any right and remedy conferred hereunder or by law, SGM shall specifically have the right to assert a lien on the property described above. Client agrees that all invoices not objected to in writing within fifteen (15) days of receipt are assumed to be final and binding upon the parties as to the amount due, the adequacy of SGM's performance and the value of the services provided to Client.

7. Venue

This Agreement is subject to the Laws of the State of Colorado, the venue of the County of _____ shall control any proceedings arising in the transaction described herein.

8. Insurance

SGM shall secure and maintain throughout the full period of this Agreement, sufficient insurance to protect itself adequately from claims made by its employees under applicable Workers' Compensation Act and from claims of bodily injury, death or property damage as may arise from the performance of services under the Agreement. Client must obtain its own insurance. SGM will, upon request, file certification of such insurance coverage with Client or authorized representative.

9. Limitation of Liability

The liability of SGM, for any actions, damages, claims, demands, judgments, losses, costs and expenses arising out of or resulting from the negligent acts, errors or omissions of SGM is limited to the proceeds of liability and/or errors and omissions insurance available to SGM. The parties understand and agree that SGM is not serving as a contractor hereunder and nothing shall be construed as imposing on SGM any duty or obligation to have authority over Contractor's work, nor shall SGM have authority over, or responsibility for, the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or for safety precautions and programs incident to the work of the Contractor, or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to the Contractor furnishing and performing the work.

10. Indemnity

Client and SGM each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives, from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees, claimed by third parties to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and SGM, they shall be borne by each party in proportion to their respective negligence.

11. Ownership of Documents

All documents prepared or furnished by SGM pursuant to this Agreement are instruments of SGM's professional service, and SGM shall retain an ownership and property interest therein. SGM grants Client a license to use instruments of SGM's professional service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without SGM's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold SGM harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

12. Consequential Damages

Neither party shall be entitled to recover any indirect, special, incidental, consequential, punitive, exemplary, remote or speculative damages or damages for lost profits of any kind arising under or in connection with this order or the transactions contemplated hereby, except to the extent such damages relate to the gross negligence or willful misconduct of such party.

13. Client-Supplied Information

SGM is entitled to rely on information supplied by the Client or other consultants retained directly by the Client. SGM has no obligation to verify the accuracy or completeness of Client-supplied information but will bring to the Client's attention any discovered discrepancies.

14. Miscellaneous Provisions

When included in SGM's scope of services, opinions or estimates of probable construction cost are prepared on the basis of SGM's experience and qualifications and represent SGM's judgment as a professional generally familiar with the industry. However, since SGM has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, SGM cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from SGM's opinions or estimates of probable construction cost.

When SGM's scope of services include design engineering for a construction project:

- SGM shall review laws, codes, and regulations applicable to the engineering services.
- SGM shall respond in the design of the Project to requirements imposed by governmental authorities having jurisdiction over the Project.
- SGM shall only be responsible for those construction phase services expressly agreed to in the written Scope of Work. Client (or others) shall be responsible for all other construction phase issues.
- SGM's certification of the amounts due the contractor shall constitute a representation that to the best of the SGM's knowledge, information and belief, the quality of the work is in accordance with the construction Contract Documents.
- SGM may review shop drawings "for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents." This review will not relieve the contractor or Client from the responsibility for errors or deviations from the construction Contract Document requirements.
- Construction "Contract Documents" include: Advertisement For Bid, Instructions To Bidders, Bid, Agreement, General Conditions, Supplementary General Conditions, Notice of Award, Notice To Proceed, Change Order, Drawings, Specifications and Addenda.

Fee Schedule January 2024
Hourly Rate*

PRINCIPAL ENGINEER	\$240.00
SENIOR ENGINEER III	\$225.00
SENIOR ENGINEER II	\$210.00
SENIOR ENGINEER I	\$190.00
ENGINEER IV	\$173.00
ENGINEER III	\$159.00
ENGINEER II	\$135.00
ENGINEER I	\$116.00
SENIOR PROJECT MANAGER.....	\$172.00
PROJECT MANAGER.....	\$160.00
PRINCIPAL CONSULTANT	\$239.00
SENIOR CONSULTANT II	\$205.00
SENIOR CONSULTANT I	\$170.00
CONSULTANT III.....	\$143.00
CONSULTANT II.....	\$125.00
CONSULTANT I.....	\$112.00
TECHNICIAN III	\$96.00
TECHNICIAN II	\$82.00
TECHNICIAN I	\$69.00
CLERICAL.....	\$88.00
SENIOR CADD/GIS	\$160.00
CADD/GIS III.....	\$138.00
CADD/GIS II.....	\$125.00
CADD/GIS I.....	\$102.00
CONSTRUCTION MANAGER	\$151.00
CONSTRUCTION TECHNICIAN II	\$138.00
CONSTRUCTION TECHNICIAN I	\$125.00
PRINCIPAL SURVEYOR	\$191.00
LAND SURVEYOR III	\$175.00
LAND SURVEYOR II	\$158.00
LAND SURVEYOR I.....	\$142.00
SURVEY TECHNICIAN III.....	\$127.00
SURVEY TECHNICIAN II.....	\$114.00
SURVEY TECHNICIAN I.....	\$103.00
FIELD SURVEY (1-Man Crew).....	\$172.00
FIELD SURVEY (2-Man Crew).....	\$229.00
SUE FIELD PROJECT MANAGER.....	\$208.00
SUE FIELD TECHNICIAN	\$144.00
EXPERT TESTIMONY	\$365.00

*There is 10% upcharge to the rates shown for electrical engineering

REIMBURSABLES

<u>Equipment</u>	<u>Rate</u>
Vehicle Mileage	Current IRS Standard Mileage Rate
ATV / Snowmobile	\$125.00/day
UTV	\$250.00/day
Flow Tote.....	\$125.00/day
<u>Reproduction</u>	
Black & White Plots	\$ 5.50/sheet
Mylar Plots	\$19.00/sheet
Color Plots	\$30.00/sheet
Photocopies.....	\$ 0.25/page

Miscellaneous

10% will be added to all direct expenses, including FedEx, special delivery and courier charges, special consultants, subcontractors, laboratory tests, airfare, lodging, meals, car rental, telephone, outside printing expense, etc. **Interest of 1.5% per month will be charged for invoices past 30 days.**

**Town of Fairplay**

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

STAFF REPORT

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator

RE: New Business Item B – Resolution No. 17, Series of 2024 Adopting a Remote Participation Policy

DATE: May 6, 2024

BACKGROUND/ANALYSIS:

During the COVID Emergency Declaration, the Board of Trustees adopted an Electronic Participation Policy for Board of Trustee meetings during a Local Disaster Emergency via Resolution No. 2020-12. Over the pandemic, it became apparent to agencies that allowing for electronic, or remote, participation facilitated improved attendance and broader participation for public business. In March of 2023, the Town began allowing for remote participation as part of all regular meetings and this alternative technology has allowed for applicants, Staff and the general public to appear and participate in meetings remotely thereby expanding engagement.

There are many benefits of allowing remote participation, but the biggest one is the flexibility it offers. Again, this flexibility equates to better overall process and engagement. Therefore, Staff feels it is imperative that the Town continue to allow for remote participation and presents the attached policy for consideration and adoption.

STAFF RECOMMENDATION

Following deliberation and questions of Staff, the recommendation is that the Board approve Resolution No. 17, Series of 2024, as presented by motion, second and a roll call vote to adopt a Remote Participation Policy for Town of Fairplay Board of Trustee Meetings.

Attachments:

- Resolution 17, Series of 2024
- Exhibit A Electronic Participation Policy

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 17

(Series of 2024)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING A REMOTE PARTICIPATION POLICY AND REMOTE MEETING POLICY.

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

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

WHEREAS, pursuant to this authority, the City has been operating under an "Electronic Participation Policy" for meetings during a local disaster emergency, most recently adopted by the Board via Resolution 2020-12, due to the COVID-19 pandemic; and

WHEREAS, the Board believes that remote and electronic meetings have generated broader public participation and attendance than only in-person meetings and that remote meetings or remote participation in certain circumstances should be allowed to continue; and

WHEREAS, the Board desires to establish new parameters regarding the manner in which official Town meetings are held post-emergency; and

WHEREAS, state law permits remote participation in meetings of local public bodies, but does not prescribe procedures or parameters for such attendance; and

WHEREAS, in-person attendance at meetings is the preference and expectation of Board, whenever possible, in recognition of its efficiency and effectiveness when conducting public business, with remote participation an occasional exception and option as needed; and

WHEREAS, the Board finds that it is in the best interest of the public health, welfare, and safety of the residents of the Town of Fairplay to official allow for remote attendance and participation in meetings of the Board of Trustees when a local disaster emergency is not in effect, through the adoption of a Remote Participation Policy, attached herein in as Exhibit A.

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

Section 1. The Fairplay Board of Trustees incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Town of Fairplay Remote Meeting Participation Policy, attached and incorporated

herein as **Exhibit A**, is hereby approved and adopted, to be used when a local disaster emergency is not in effect.

Section 3. The Mayor or a Trustee’s participation in a regular or special Board meeting pursuant to the attached policy shall constitute attendance at the meeting for purposes of the Fairplay Salida Municipal Code 2-2-60 and 2-2-70.

Section 4. When a local disaster emergency has been declared pursuant to Colorado Revised Statutes §24-33.5-709, the Town’s "Electronic Participation Policy for Use in the Event of a Local Emergency Declaration" adopted by Board of Trustees via Resolution 2020-12 shall apply.

RESOLVED, APPROVED AND ADOPTED this 6th day of May, 2024.

TOWN OF FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk

ATTEST: 
City Clerk Erin Kelley

FAIRPLAY BOARD OF TRUSTEES MEETINGS ELECTRONIC PARTICIPATION POLICY

I. Purpose.

The purpose of this Policy is to specify the circumstances under which members of the Board of Trustees ("Board") of the Town of Fairplay ("Town") may participate in regular or special meetings by telephone or other electronic means of participation, such as video-conferencing ("Remote Participation"), as well as situations where the meeting itself is held without the physical presence of any members of the Board, Staff, or the public at a designated meeting location (a "Remote Meeting"). This Policy supplements the Town's Participation Policy during a Local Disaster Emergency adopted by Resolution No. 2020-12 on March 23, 2020. This Policy also specifies the circumstances under which Town Staff and members of the public may participate via Remote Participation.

II. Statement of General Policy.

The Board of Trustees may conduct a regular or special meeting of the Board of Trustees by electronic means only in accordance with this Policy.

III. Procedure.

Remote Participation and Remote Meetings - Authorization. Remote Participation and Remote Meetings are authorized if all of the following conditions are met:

1. The Board can hear one another and can hear or read all discussion, written documents, and testimony in a manner designed to provide for meaningful, substantive participation.
2. Members of the public have a reasonable opportunity to participate and observe the meeting proceedings to the extent practicable given the inherent limitations associated with Remote Participation.
3. Town Staff present at the meeting may hear or read all discussion, written documents, and testimony in a manner designed to provide for meaningful, substantive participation.
4. All votes on all agenda items are taken by roll call vote.
5. Minutes of the meeting are taken in the same manner as other meetings.

Remote Meetings. Remote Meetings may be conducted where the Mayor determines that meeting in person is not practical or prudent, because of a declared emergency or disaster, public health order, or when a physical meeting is otherwise not possible or practicable. Details regarding Remote Meetings shall be coordinated among the participating members of the Board and Staff. The Clerk (or designee) shall make arrangements to ensure full and timely notice to the public. Notice of any Remote Meeting shall set forth the time of the meeting, the fact it will be conducted as a Remote Meeting, as well as access information for the public.

Remote Participation. Remote Participation of Board of Trustee members shall be allowed at all regular and special meetings, subject to the following:

1. Board members shall make best efforts to provide at least 24 hours advance notice to the Clerk to determine if such Remote Participation is feasible.
2. If a member of the Board is participating remotely and is disconnected, the Clerk or recording secretary shall make at least one attempt to reinitiate the remote connection.
3. Members of the Board participating remotely shall conduct themselves professionally, devoting their attention to the business at hand without substantial interruptions, distractions, or nuisance behavior.
4. Video conferencing shall be the preferred method for Remote Participation, with camera turned on, especially during Board comments and votes.
5. Remote Participation and voting on quasi-judicial matters pending before the Board shall be subject to the provisions of Section IV of this Policy.
6. Remote Participation by the public may be allowed at all meetings of the Board, subject to available technology and sufficient staffing. The Clerk has the authority to adopt best practices to ensure orderly participation by the public, including ensuring that only one (1) member of the public may speak at one time and that any inappropriate or profane public comment may be shut down in order to eliminate or substantially reduce any distractions or nuisance behavior.
7. Remote Participation is allowed for Board executive sessions. Any member of the Board participating in an executive session via Remote Participation shall take all steps necessary to ensure that the privacy and confidentiality of the executive session are maintained at the highest level.

IV. Quasi-Judicial Matters.

This Policy applies to regular and special meetings and work sessions of the Board, including Remote Meetings, provided that the conduct of remote quasi-judicial hearings, including Remote Participation by a Board member, shall be allowed only if all of the following conditions are met:

- A. The Town Administrator or Town Clerk shall advise the applicant(s) seeking approval or conditional approval of a quasi-judicial matter of Remote Participation by a Board member or a Remote Meeting, whichever is applicable, and present the applicant(s) with the applicable options for proceeding.
- B. For Remote Meetings, the applicant(s) shall authorize the Town to proceed with one of the following options:
 1. Conduct the public hearing under this Policy with accommodations made for Remote Participation; or

2. Suspend the conduct or scheduling of the applicant's public hearing until such time as the Board conducts a regular or special meeting at which a quorum will be physically present at the meeting location.

C. For Remote Participation by individual Board member(s) in an in-person hearing, applicant(s) may consent to Remote Participation and waive any legal challenge to the hearing being conducted by Remote Participation. If the applicant does not provide such consent in writing, the Board member(s) attending through Remote Participation shall not vote in the matter but may listen and participate in discussion. If a quorum of the Board is not physically present at the meeting location, and the applicant has not provided the consent, the hearing shall be continued to a date, time and place certain.

V. Executive Sessions.

In the event that the Board of Trustees holds an executive session pursuant to §24-6-402, C.R.S., participants shall be authorized to attend via Electronic Participation. Any executive session conducted under this policy shall be recorded electronically as provided for by statute.

VI. Reasonable Accommodation.

The Board of Trustees shall provide reasonable accommodations and shall waive or modify provisions of this Policy as necessary to provide disabled individuals or individuals who qualify for accommodations under federal or state laws full and equal access to Board meetings.

VII. Abuse of Policy.

Remote Participation is intended to be an infrequent or occasional substitution for physical attendance. The Board may, by majority vote of a quorum present, declare a Board member's use of this Policy excessive and deny the Board member's Remote Participation privileges for a specific meeting or meetings.

VIII. Substantial Compliance.

The standard for public participation is substantial compliance. Technological errors preventing a particular member of the public from participating via remote access shall not invalidate any proceedings.

ADOPTED THIS 6TH DAY OF MAY, 2024 VIA RESOLUTION NO. 17, SERIES OF 2024.

Memorandum

To: Janell Sciacca, Town Administrator, Town of Fairplay
From: Ken Hardesty, P.E., Hardesty Engineering & Mapping, LLC
Date: May 3, 2024
Re: Items to Consider for Upgrade at the WTP

Included below is a list of items to consider for upgrade or replacement at the WTP in 2024. The two malfunctioning buried valves outside the WTP are critical for operation of the WTP. Velocity Constructors provided quotes for replacing both valves and are attached to this memo. Mobilization costs are included in the quotes, so the valve replacements can be performed later in the spring or summer once the snow is gone from the site for the quoted price. Velocity indicated they will still honor the quoted costs if the work is done later in the year unless material costs change significantly.

The other items to consider are items that were originally in the WTP upgrade project and they are included in the attached cost summary table. They include repairs to the manhole at the infiltration gallery, installation of fencing and a concrete pad around Well 4, and a water heater and shower in the WTP.

The costs are summarized in the attached table. A subtotal is provided for priority upgrades, based on need and safety, and a complete cost for all items is also included. Note that the rehabilitation of the wells, including new pumps, motors and variable frequency drives is not included here as that will be a more significant project and may require an additional funding source.

2024 Fairplay WTP Upgrades

Bid Item	Description	Estimated Cost
Replace 12-inch Gate Valve for IG Blowoff	Includes excavation, removal of existing valve, furnishing and installing new valve, operator and valve box, bedding and backfill	\$29,000
Replace 12-inch Gate Valve for Tank Isolation	Includes excavation, removal of existing valve, furnishing and installing new valve, operator and valve box, bedding and backfill	\$25,000
IG Manhole Upgrades	Furnish and install new valve operator stem and guides, core hole in manhole lid, install cap and provide operating wheel	\$13,000
Priority Upgrade Totals:		\$67,000
Well 4 Modifications	Furnish and install fencing and concrete pad at Well 4. Install necessary electrical conduit and new pull box for future well upgrades.	\$20,000
WTP Finished Waterline	Furnish and install water heater, safety shower and all necessary water plumbing, fixtures and apputenances.	\$10,500
Full Upgrade Totals:		\$97,500



DATE: December 20, 2023

Ken Hardesty
Hardesty Engineering & Mapping LLC
2062 Dolomite Way
Castle Rock, CO 80108

Subject: Beaver Creek WTP Upgrade project - COR #1

Dear Mr. Hardesty,

Velocity Constructors, Inc. (VCI) is submitting Change Order Request #1 (COR #1) for costs associated with removing and replacing the gate valve on the effluent line to the storage tank. Refer to the attached documents for change order detail including a breakout of costs for materials, equipment and work performed.

We request written approval to apply the amount of \$23,758.00 and 4 additional working days to the contract.

If you have any questions, please contact Bruce Halloran at 720-668-1868.

Sincerely,

Bruce Halloran

Bruce Halloran
Project Manager

This proposal is based on the usual cost elements such as labor, material, equipment and normal markups and does not include any amounts for changes in the sequence of work, delays, disruptions, extended overhead, acceleration, and/or impact costs and the right is expressly reserved to make claim for these and related items of costs prior to any final settlement of this contract.

Change Order Request #1
12/20/2023



2107 West College Ave
 Englewood, CO 80110

To: Town of Fairplay
 1800 Beaver Creek Road
 Fairplay, CO 80440

Project: 2310
 Beaver Creek WTP Upgra

Description: Gate Valve Replacement

1	Labor Costs (See back-up)	=	7,054	
2	Total Labor Costs			7,054
3	Material Costs (see back-up)	=	5,358	
4	Equipment	=	3,120	
5	Other	=	4,310	
6	Small Tools	=	353	
7	Taxes on Lines 6, 7 & 9 x's	8% =	<u>0</u>	
8	Total Material/Equipment/Other Costs			13,141
9	Subcontractors (see back-up)	=	0	
10	Total Subcontractor Costs	=		0
11	Extended Field OH Costs	0 =		0
12	OH&P on Labor	20% =		1,411
13	OH&P on Materials	15%		804
14	OH&P on Equipment & Other	10%		743
15	OH&P on Subs	5% =		0
16	Builder's Risk & Warranty	1.50% =		303
17	Bonds	1.50% =		303
18	Total Change Order Amount			<u><u>\$23,758</u></u>



Velocity Constructors, Inc.
2107 W College Avenue
Englewood, CO 80110
Phone: (303) 984-7800 Fax: (303) 984-7802

Pipe Labor	\$	44.55
Foreman	\$	54.95
Yard Pipe Labor	\$	44.55
Equipment Operator	\$	48.26
Concrete Carpenter	\$	47.52
Demo/General Labor	\$	44.55
Site Work Labor	\$	44.55
Superintendent	\$	115.00
Project Manager	\$	95.00

DATA CODE	LINE NUMBER CREW CODE	DESCRIPTION	UNIT	QTY	MANHOURS			LABOR		MATERIAL		EQUIPMENT		SUBCONTRACT		OTHER		TOTAL COST
					TOTAL	MH/U	U/MH	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	
	SWC	Superintendent	HR	32.0	32.0	1.000	1.00	115.00	3,680		0		0		0		0	3,680
	SWC	Project Manager	HR	2.0	2.0	1.000	1.00	95.00	190		0		0		0		0	190
	SWC	Foreman	HR	32.0	32.0	1.000	1.00	54.95	1,758		0		0		0		0	1,758
	SWC	Yard Pipe Laborer	HR	32.0	32.0	1.000	1.00	44.55	1,426		0		0		0		0	1,426
	SWC	Valve & Accessories	LS	1.0	0.0			-	0	5257.94	5,258		0		0		0	5,258
	SWC	Excavator	LS	1.0	0.0			-	0		0	1200.00	1,200		0		0	1,200
	SWC	Trench Box	LS	1.0	0.0			-	0		0	1320.37	1,320		0		0	1,320
	SWC	Dewatering	LS	1.0	0.0			-	0	100.00	100	300.00	300		0		0	400
	SWC	Compactor	LS	1.0	0.0			-	0		0	300.00	300		0		0	300
		Potholing	LS	1.0	0.0			-	0		0		0		0	3510.00	3510	3,510
		General Conditions	LS	1.0	0.0			-	0		0		0		0	800.00	800	800
					MHS			Labor		Materials		Equipment		Subcontract		Other		Total
BID TOTALS >>>					LS	1	98		7,054	5,358	3,120	0	4,310	19,842				
CHECK SUM >																		19,842



DATE: February 29, 2024

Ken Hardesty
Hardesty Engineering & Mapping LLC
2062 Dolomite Way
Castle Rock, CO 80108

Subject: Beaver Creek WTP Upgrade project - COR #2

Dear Mr. Hardesty,

Velocity Constructors, Inc. (VCI) is submitting Change Order Request #2 (COR #2) for costs associated with removing and replacing the gate valve on the effluent line to the retention pond. Refer to the attached documents for change order detail including a breakout of costs for materials, equipment and work performed.

We request written approval to apply the amount of \$27,859.00 and 5 additional working days to the contract.

If you have any questions, please contact Bruce Halloran at 720-668-1868.

Sincerely,

Bruce Halloran

Bruce Halloran
Project Manager

This proposal is based on the usual cost elements such as labor, material, equipment and normal markups and does not include any amounts for changes in the sequence of work, delays, disruptions, extended overhead, acceleration, and/or impact costs and the right is expressly reserved to make claim for these and related items of costs prior to any final settlement of this contract.

Change Order Request #2
2/29/2024



2107 West College Ave
 Englewood, CO 80110

To: Town of Fairplay
 1800 Beaver Creek Road
 Fairplay, CO 80440

Project: 2310
 Beaver Creek WTP Upgrade

Description: 12" Gate Valve Replacement to Retention Pond

1	Labor Costs (See back-up)	=	8,865	
2	Total Labor Costs			8,865
3	Material Costs (see back-up)	=	5,971	
4	Equipment	=	4,020	
5	Other	=	1,000	
6	Small Tools	=	443	
7	Taxes on Lines 6, 7 & 9 x's	8% =	<u>0</u>	
8	Total Material/Equipment/Other Costs			11,435
9	Subcontractors (see back-up)	=	3,500	
10	Total Subcontractor Costs	=		3,500
11	Extended Field OH Costs	0 =		0
12	OH&P on Labor	20% =		1,773
13	OH&P on Materials	15%		896
14	OH&P on Equipment & Other	10%		502
15	OH&P on Subs	5% =		175
16	Builder's Risk & Warranty	1.50% =		357
17	Bonds	1.50% =		357
18	Total Change Order Amount			<u><u>\$27,859</u></u>



Velocity Constructors, Inc.
2107 W College Avenue
Englewood, CO 80110
Phone: (303) 984-7800 Fax: (303) 984-7802

Pipe Labor	\$	44.55
Foreman	\$	54.95
Yard Pipe Labor	\$	44.55
Equipment Operator	\$	48.26
Concrete Carpenter	\$	47.52
Demo/General Labor	\$	44.55
Site Work Labor	\$	44.55
Superintendent	\$	115.00
Project Manager	\$	95.00

DATA CODE	LINE NUMBER CREW CODE	DESCRIPTION	UNIT	QTY	MANHOURS			LABOR		MATERIAL		EQUIPMENT		SUBCONTRACT		OTHER		TOTAL COST	
					TOTAL	MH/U	U/MH	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL		
	SWC	Fence Removal & Re-installation	LS	1.0										3500.00	3,500			3,500	
	SWC	Superintendent	HR	40.0	40.0	1.000	1.00	115.00	4,600		0	0			0		0	4,600	
	SWC	Project Manager	HR	3.0	3.0	1.000	1.00	95.00	285		0	0			0		0	285	
	SWC	Foreman	HR	40.0	40.0	1.000	1.00	54.95	2,198		0	0			0		0	2,198	
	SWC	Yard Pipe Laborer	HR	40.0	40.0	1.000	1.00	44.55	1,782		0	0			0		0	1,782	
	SWC	Valve & Accessories	LS	1.0	0.0			-	0	5371.31	5,371		0		0		0	5,371	
	SWC	Excavator	LS	1.0	0.0			-	0		0	2200.00	2,200		0		0	2,200	
	SWC	Skid Steer	LS	1.0	0.0			-	0		0	1020.00	1,020		0		0	1,020	
	SWC	Compactor	LS	1.0	0.0			-	0		0	300.00	300		0		0	300	
	SWC	Dewatering/Check Dam	LS	1.0	0.0			-	0	600.00	600	500.00	500		0		0	1,100	
	SWC	General Conditions	LS	1.0	0.0			-	0		0		0		0	1000.00	1000	1,000	
BID TOTALS >>>																			
						MHS			Labor		Materials		Equipment		Subcontract		Other	Total	
					LS	1	123		8,865		5,971		4,020		3,500		1,000	23,356	
																	CHECK SUM >	23,356	

MONTHLY REPORT

TO: Mayor and Board of Trustees
 FROM: Janell Sciacca, Town Administrator / Clerk
 RE: Monthly Report
 DATE: April, 2024 Monthly Report

**PERSONNEL**

- Conducted interviews for Seasonal Events Assistant. Offer extended and accepted with candidate starting in early May.
- The seasonal Public Works position was posted, and this candidate will be hired to start around the same time the Town's flowers are installed.
- Jennie and I are still working with ADP to make the switch to the Workforce Now platform with Infnitive.
- The CPR/AED/First Aid Class is being rescheduled to the end of May for Staff.

ADMINISTRATION / CLERK'S OFFICE

- ✓ No additional Short Term Rental permits have been issued and the Town remains at 15 properties being licensed.
- ✓ There have been no new liquor license application received, no known violations and annual renewals remain in process.
- ✓ Julie and I attended the South Park High School Senior Night and Julie presented the Town's Burro Buster Scholarships.
- ✓ Preparations for the Town's Clean Up Event are in progress and we will have Electronics Recycling again this year, but will add Paper Shredding as well. Keep a look out for the flyer.
- ✓ Town Staff will also begin making contact with individual property owners encouraging them to clean up their properties and ask that they make regular efforts to keep the Town clean. We will be implementing the Beautification Program issuing awards for properties that go the extra mile.
- ✓ Abatement of the trash at Casa Sanchez was ordered and the Town had Summit Junk Removal cleaned up the site on April 10. The Town will bill the owner of Casa Sanchez for the service and then lien the property if the bill is not paid.
- ✓ Jennie and I met with Plante Moran to discuss additional financial related services. Our priority is to create current, applicable and easy to apply financial procedures. Staff will seek to remove any financial information from the Town code and instead reference the new policy.
- ✓ I am waiting for an update from Municode on a timeline for the Municipal Code Recodification but hope to get that process underway in May.
- ✓ Staff and the Mayor met to review Burro Days Funding requests from the South Park High School.
- ✓ Alex and I met with SCJ Alliance, Park County's contractor that is working on the Trail between Town and Alma. We discussed ideas for realignment of the path to take it off the side of Hwy 9 and then how it might connect through Town to the River Park or the trail that is adjacent to US285.
- ✓ Met with Mike Fisher of Phoenix Technology to further investigate getting the Town Hall camera system online for monitoring by the PD.
- ✓ Staff continues to attend the Weekly Progress meetings for the CDOT Highway project to stay up to date and represent the Town for the project.
- ✓ Staff has attended, or watched webinars, for the Colorado Tourism Office Destination Stewardship Strategic Plan. Board members can review and provide feedback for the plan via this link—[Destination Stewardship SP](#).
- ✓ Attended the CCCMA Annual Conference in Glenwood and participated in many good sessions regarding Transparency, Protecting Democracy, Affordable Housing Funding, Population Trends, CIRSA Cost Trends Affecting Public Entity Insurance, Funding Capital Projects and Activities, Federal & State Funding Opportunities for Energy Efficiency and Renewable Energy and a Colorado Economic Outlook. As always, the networking with colleagues and vendors proved to be very beneficial.

- ✓ Staff is meeting with Municode representatives preparing for migration of the Town’s website to Drupal 10 which will provide for more functionality as well as enhanced performance and compatibility with technology. This switch will occur on or around May 8.
- ✓ The Town will be adding Enhanced Push To Talk on all the cellular phones for use during our events. The EPTT feature will allow Staff to easily reach each other and because it is the “thinnest” application, it works when text and calling does not!

DEVELOPMENT / LAND USE / BUILDING

- ★ Development inquiries and activity is picking up again. There are currently 18 different applications in various stages.
- ★ Staff has conducted multiple pre-application, inquiry and development case meetings for subdivisions, special uses, exemption plats, annexation, and rezonings.
- ★ Scot and I are working with CU Professor Andy Rutz to utilize students this summer to help update the Town’s plans. Scot should have a quick update to share with the Board Monday night.
- ★ All of the undeveloped Stone River property is on the market. Staff has fielded multiple calls and believes this will sell quickly.

GRANT ACTIVITIES

- Met with new PPACG Grant Navigator to discuss funding needs and opportunities for Town.
- Researching and meeting for grants related to Department of Transportation, DOLA, Broadband, and Police.
- Attended eight web seminars regarding funding opportunities.
- Submitted a \$1.35 million dollar request for CPF funding for construction of a new police department.
- Conducted numerous meetings and requests for information regarding upcoming funding opportunities.
- Submitted Park County Land Water Trust application for River Park project.
- Preparing presentation for BJA/DOJ funding for police radios.
- Total funds requested for Town of Fairplay as of 4/30/24: approximately \$3,157,000.00

CAPITAL PROJECTS

- The **501 Main** is still on track for completion toward the end of May. We are anticipating scheduling a Grand Opening event as well as hosting an Elected Officials Meeting for Congresswoman Pettersen on the same day. April 29 is targeted. Photos are attached from Friday, April 26.
- The **Infiltration Gallery** project is 99% complete and a reimbursement request has been submitted to DOLA. A subsequent reimbursement request will be submitted to the CWRPDA in early May. CDPHE conducted its inspection on April 22 and had only a few minor recommendations.
- The **River Park** project grant match application was submitted to the Park County Land and Water Trust Board. Bidding and award will occur in May with the assistance of SGM.







Town of Fairplay

Police Department

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

To: Janell Sciacca, Town Administrator
From: Jeff Worley, Chief of Police
Date: May 6, 2024
Re: Fairplay Police Department Monthly Report – April 2024

Police Department Updates and Projects

Nearly all our police officers have now completed their field training program, which means the Police Department has been able to increase its coverage of the week. As of May 5th, Sunday will finally have full coverage and there will be officers available 24/7. Park County Sheriff's Office has been notified of this with our thanks for all their help over the last few months.

General calls-for-service were slightly down from last month. However, traffic stops increased in April (10 %) as did traffic citations (24%). Over the past three months, the PD has collected more than \$7,200 in traffic fines.

The Town grant writer, Tom Flannery, completed and submitted at least three grants for the Department. One is a POST in-service grant for training supplies in the amount of \$3,919. The second grant applied for is a State-funded grant for "High Visibility Enforcement" (HVE) that would pay our officers to conduct extra traffic enforcement, especially focused on impaired drivers. That grant would provide for \$6,800 in overtime funds. The third grant is for USDA funding that, if awarded, would bestow \$1.35 million on the Town, for a new police facility.

Police Activity – Statistical Data

The following are some of the pure statistical data the Department collected for the month of April 2024:

- 160 calls-for-service (CFS) in all categories that includes criminal, non-criminal, and traffic-related events. This represents an average of 5.3 incidents per day, about a 9% per day decrease from March.

- Of the total CFS numbers:
 - 110 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of Fairplay (69% of CFS numbers)
 - Of the Fairplay calls, 21 ***occurred at or were related to local businesses*** (or 19% of Fairplay CFS totals)
 - 50 incidents took place in Alma (31% of CFS)
 - 3 of those incidents ***occurred at were related to local businesses*** (or 6% of Alma CFS totals)

- Of the CFS numbers, 52 were traffic-related (33% of the CFS total):
 - 27 traffic contacts in Fairplay (52% of traffic stops)
 - 25 traffic contacts in Alma (48% of traffic contacts)
 - 36 total citations issued
 - 69% of all traffic contacts resulted in citations

- Of the 36 citations issued:
 - 21 were tickets issued in Fairplay (58% of all citations)
 - 15 were violations in Alma (42% of all citations)



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

MEMORANDUM

To: The Mayor & The Board of Trustees for the Town of Fairplay

From: Sean Kleinschmidt, Public Works Crew Chief
 Julie Bullock, Special Events Coordinator

Re: Training/Water/Sewer/ Fleet and Equipment Maintenance/ Streets/ Parks
 Summer Marketing and Event Updates

Date: 5/06/2024

Trainings / Conferences:

- Chris attended and completed Motor grader training through LTAP, is scheduled for Basic welder Training through LTAP May 16th.
- Sean completed CDL Class B Training and has CDL Class B License, scheduled for LTAP Ethics for Supervisor training May 15th.
- Mark Completed Basic Welder training through LTAP in April, working on Fleet Manager Training now.
- Chris is signed up and eligible for Class C Water Operator test and is working on scheduling.

Water / Sewer:

- Progress is being made on meter reads monthly.
- Dana Kempner Reps are assisting Jennie and Chris on software and training to drop the number of unread meters.
- A new chemical pump for chemical treatment at water plant ordered.
- CDPHE walkthrough of the Water Plant project and upgrades went well.
- CDPHE mentioned Well 4 compliance improvements needed. (Concrete pad and security fence)
- Replacement cartridge filters and back ups have been ordered for the new cartridge system at the water plant.
- CDOT housing project received water meters and radios for installation.
- Sewer tie-in for CDOT underway, Tentative date for CDOT water main tie-in Monday May 6th and will go through Friday May 10th.
- Copper and Lead samples are 90 percent complete, 3 more needed by end of May.

Fleet / Equipment Maintenance:

- All 3 pickups were serviced, oil changes and tire rotations.

- Both buses for the transit program being worked on and scheduled for services. Along with required inspections.
- Heavy Equipment is serviced and operational again.
- Building maintenance is normal operations are ongoing.
- Looking into rental options for a street sweeper and VAC trailer unit for the service line inventory required by CDPHE by OCT 16th.

Streets:

- Pothole repairs ongoing.
- Snow removal operations as needed are ongoing.
- Concrete work for the storm drain at 5th and Main scheduled to begin May 6th.
- Concrete work by 528 4th St. scheduled and will begin May 6th.
- Road patch at 6th and Witcher until water line work is determined will remain a patch job.
- Sidewalks will be cleaned when snow removal operations end for the season.
- Street sweeping will begin before summer events.

Parks:

- Concrete work bids on fitness equipment pad ongoing.
- 2nd basketball hoop installation is ongoing and scheduled with concrete work.
- Beach area and campgrounds beautification projects are ongoing.
- Trash removal is ongoing.
- Fishing pier was put out on May 2nd.
- The scheduling of the basketball court striping is being addressed.

If there are any questions, please feel free to reach out. In the event I don't have the answer readily available, I'm more than willing to research it for the Board. Based on the community members' feedback they are happy with the day-to-day changes that have occurred. We will continue to improve the work around town and look forward to the summer events. Thank You.

MARKETING AND SUMMER EVENTS

Summer event planning is well underway. Many things are completed, and many are a work-in-progress. Below is information on plans that have been secured.

- **Marketing** - Our updated Town map/brochure, and events postcard are currently being printed and expected within approximately two weeks. The postcard will be bulk mailed to all boxholders in the South Park area as soon as it is received.
- **Senior Banners & Scholarships** – The senior banners were hung down Main St. on May 1st. Three local students have received scholarships from the Town of Fairplay: Anastasia Britton, \$1,500, attending Lincoln Tech for Automotive Technician training; Caitlyn Keogh, \$2,500, attending University of Northern Colorado for Nursing; and Luke Lindberg, \$2,500, attending Lincoln Tech for Welding and Fabrication training.
- **New Events Assistant** - Staff will be welcoming our first Events Assistant, Kelsey Sprys, on May 9th. She will be assisting staff with day-to-day event operations on a part-time basis. Kelsey and her husband are new to the area having moved from Fruita, Colorado in November 2023. She will be working out of the Public Works office through September.

- **Town Clean Up Days**– May 31, June 1 and June 2. Staff has arranged for 7, 30-yard roll-offs for trash from Mountain View Waste, 2, 30-yard roll-offs for metal recycling from All Recycling, Electronic Waste removal from Blue Star Recycling (Sat. only, and paper shredding up to 9000 pounds from Shred America, (Sat. only). Refrigerators will also be accepted and freon removed by Tolin Mechanical. Fees will be charged for tires, electronic waste, and possibly paper shredding. Staff will encourage residents and businesses to clean up around their property all weekend but will offer free trash bags, and the ability to check out trash grabbers and pooper scoopers on Friday, 5/31, from Town Hall. There will also be a free lunch offered on Friday at Town Hall. The lunch may be offered on Saturday at the Public Works office as well. Staff will be working with volunteers from the Mosquito Range Heritage Initiative volunteers the week of May 13 for clean up at the Beach and possibly on May 31 for clean up around Fairplay.
- **Beer Trailer** – The Town has purchased South Park Brewing’s beer trailer to use at our events. This was a great opportunity and will be extremely helpful.
- **TGIFairplay Free Concert Series-**
 - **Friday, June 28:** The band is *Chris Daniels & the Kings*, the food truck is Peaks & Pita’s from Salida and we may add JR’s Pizza. Curiosity Clubhouse will offer fun kids’ activities.
 - **Friday, July 26:** The band is *The Long Run, an Eagle’s Tribute band*, the food vendors for Burro Days will be open for the evening concert.
 - **Friday, August 23:** The band will be *Split Window*, the food truck will be JR’s Pizza and looking for one more. Curiosity Clubhouse will provide fun activities for the kids. Annual Peaches and Ice Cream Social will continue at this concert.
- **Independence Day Celebration** – July 4, the schedule of events for the day is still being determined.
 - **Band** – The band for the evening concert is *The Corporation*, out of Denver, good old rock and roll. Evening concert will be from 6pm – 9pm leading up to the **fireworks display** at 9pm.
 - **Food Trucks** – Yes Chef! and JR’s Pizza will be available all day for food and drinks.
 - **Activities** – Activities that will be going on during this celebration are Burro Buster 5k, Curiosity Clubhouse games and fun for kids, Strut Your Mutt dog event, Meghan Casey, ventriloquist, sidewalk chalk contest and parade. Other ideas pending.
 - **Tents & Events** – Colorado Tents and Events has been hired to set up and tear down 2, 20 x 20 tents needed. Tents will be rented through Tents & Events as they set up their tents only. This will allow our public works crew to be available to help in other capacities as we are always pressed for time during set up.
- **75th Burro Days** – July 26 - 28
 - **Bands** – There will be 21 musical acts throughout the weekend, there are usually 12 -14. Most will be smaller 1-3 person bands playing at the gazebo and the event tent during vendor hours. Other than the Friday night concert under TGIFairplay info, there are two other larger bands playing during the weekend; The Eric Golden Band on Saturday, 3:30pm – 5:30pm and Hazel Miller & the Collective on Saturday, 7pm – 9pm leading up to the **fireworks display** at 9pm.
 - **Vendor Spaces** – All spaces are sold out and staff has a waiting list of about 21 hopeful vendors on it.
 - **Zero Waste Servicing** – Staff will be working with Minimal Impact Lifestyle out of Summit County for zero waste and disposal servicing. Staff is fine tuning the Town’s needs with the owner and will have more information at a later date.
 - **Merchandise** – 75th Burro Days t-shirt will go to the printer next week! Designs are being created for hats, stickers, silipints and other merchandise. Lithograph posters will be produced from the special 75th commemorative painting being created by Scott Bullock. The original painting will most likely be sold to the highest bidder in a sealed bid scenario. More info on merchandise as it is created.
 - **Donkey Duck Race** – The South Park Food Bank has graciously offered to take this activity and run with it, much like Rocky Mountain Rural Health does with the llama events. It will be another

- activity that happens during Burro Days. The ducks will be dropped a little before the foot bridge and be removed before the construction area of the 285 bridge this year. The duck drop will occur about Noon on Saturday during Burro Days. We will include them in our marketing and social media posts but the event and the proceeds will belong to them.
- **Llama Events** – Rocky Mountain Rural Health will handle the Llama Rama event again this year for the 25th year and proceeds will be donated to organ donation as in the past and help cover their expenses. They are adding a goat event on Front St. The Greatest Of All Time (G.O.A.T) rally. More info to come as we receive it.
 - **Tents & Events** – Colorado Tents and Events has been hired to set up and tear down the larger tents needed for Burro Days. This includes 2, 20 x 20, and 1, 20 x 40 tent. Tents will be rented through Tents & Events as they set up their tents only. This will allow our public works crew to be available to help in other capacities as we are always pressed for time during set up.
 - **Fairplay Fall Fest** – September 21, this event is a work-in-progress and more information will be shared as activities are confirmed.
 - One food truck has been secured, Yes Chef! food trailer and staff will pursue one or two more.
 - Bands are still being booked.
 - Activities – Curiosity Clubhouse will be on hand to keep kids busy with fall crafts and carnival games, a three-legged race and sack races. The South Park Rec Center and South Park Schools Foundation will hold their annual corn hole tournament during Fall Fest. Staff is working on a non-profit partner to help with a pumpkin carving contest, pumpkin pie eating contest and pumpkin patch among other things. More to come.

Events are always evolving, as will staff's information to the Board so please let me know if you have questions on any of the provided information and I look forward to our next update. Thank you.



Town of Fairplay – Monthly Board Memo

TO: Town of Fairplay
FROM: Deron Dircksen, PE
DATE: May 6, 2024
SUBJECT: Monthly Board Memo

Dear Board:

Thank you for your time. Since there are a lot of SGM/engineering projects on-going, please see this high-level monthly board memo regarding the projects and please let us know if you have any questions or need additional information or details.

Public Works Manual

- SGM has completed DRAFT Public Works Manual update.
- Was in the April 15 Board packet for review and input.
- Look forward to your input.

Sanitary Sewer Criteria

- SGM has completed DRAFT Wastewater Criteria Manual, Technical Specifications, and Construction Details & Wastewater Rules and Regulations.
- Was in the April 15 Board packet for review and input.
- Look forward to your input.

Hathaway Water Main

- Construction Drawings are finalized.
- CDOT Housing project should confirm existing pipe size and determine if 1997 improvements were completed.
- Construction start: ?? (Last day of school Thursday 5/23/2024)

6th Street between Bogue and Witcher Water Main

- A proposal was provided to town.

1171 Bullett Road

- Provided comments to applicant April 5, 2024.

Tuggle Lot Line Elimination

- Provided comment to applicant April 4, 2024.
- Applicant resubmitted.
- Staff is researching some existing utility information. SGM can finalize comments soon.

Mustang Ridge

- SGM is moving forward with hydraulic analysis.

Burro Park

- SGM met with Janell and the Mayor for direction.
- Two sketch site plan options are attached with this memo.
 1. Dead-ends on both streets.
 - a. 8th Street emergency turnaround in alley needs 20-feet. To the best of my research, alley right-of-way is only 16-feet wide.
 - b. Front Street emergency turnaround would go near top of bank.
 2. Two-way improvements
 - a. Approximately 45-feet from private property corner to top of bank.
 - b. Narrowed drive lanes to 12-feet.
 - c. Moved road away from private property.
 - d. Light pole will be removed.
 - e. 12-foot sidewalk.
 - f. Drainage improvements

Water Model

- Rob Ringle presented a scope and fee proposal at the March 18 board meeting reflecting two alternatives for further work related to the Distribution system modeling effort. The scope items reflected alternatives in addressing issues related to high pressures and pressure transients. The Board elected to proceed with the first alternative, which involves improvements to the existing pilot systems respective to each existing pressure reducing valve, and adjustments to the valve setpoints as recommended in the prior modeling report. The Board requested exclusion of an SGM recommended scope item for the addition of a pressure relief valve (note difference from pressure *reducing* valve) in the Castello vault.

Stone Creek

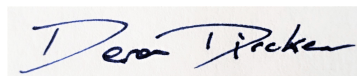
- No update.

GIS

- No update

Questions/Input:

Sincerely,
SGM



Deron Dirksen, P.E.
Senior Engineer 1

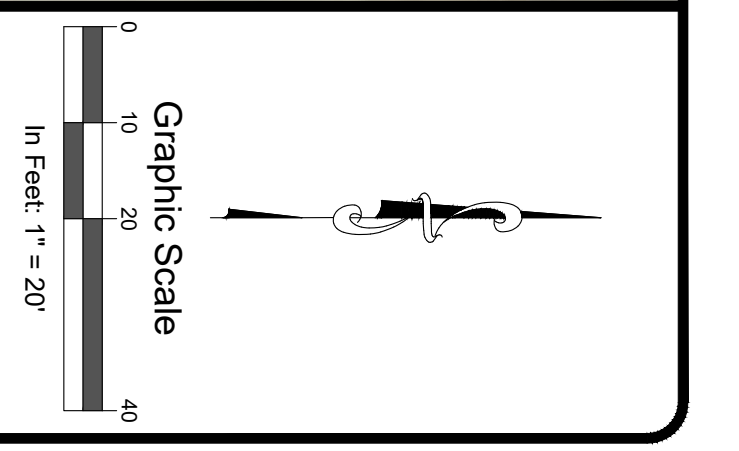


Job No.		2018-499-023
Parent Job		5.0124
OC:		DC PE
File:		ToFBP-SitePlan
Title:		Site Plan Option 1
Revision	Date	By

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Town of Fairplay
BURRO PARK

SGM
 118 West Sixth Street, Suite 200
 Glenwood Springs, CO 81601
 970.945.1004
 www.sgm-inc.com



Drwg No.
C4



Revision	Date	By

Town of Fairplay
BURRO PARK

Job No.: 2018-499-023
 Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION



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 Glenwood Springs, CO 81601
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