

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES**

May 1, 2017

SITE VISITS AT 411 US HWY 285, 1181 BULLET ROAD AND 298 SIXTH STREET

The Board of Trustees for the Town of Fairplay met at 5:00 p.m. at the Fairplay Town Hall, 901 Main Street and left from there for the first site visit. Those present were Mayor Pro Tem Frank Just, Trustees Scott Dodge, Eve Stapp and Ray Douglas. Also present were Town Administrator/ Clerk Tina Darrah, Public Works Director Vaughn Mead, Town Planner Ron Newman and Deputy Town Clerk Claudia Werner.

At 5:09 p.m. the group met at Calamity's Cabin located at 411 U S Hwy 285, Fairplay, Colorado. Town Planner Newman gave a general overview of the Special Use Permit application submitted by the owner, Linda Plue. The Board conducted a visual inspection of the container located on the subject property.

At 5:15 p.m. the group met at 1st American Woodcrafters located at 1181 Bullet Road, Fairplay, Colorado. Town Planner Newman gave a general overview of the Special Use Permit application submitted by the owner, Raymond Lapalme. The Board conducted a visual inspection of the container located on the subject property.

At 5:23 p.m. the group met at South Park Seniors located at 298 Sixth Street, Fairplay, Colorado. Town Planner Newman gave a general overview of the Variance application submitted by the owner's representative, Larry Foster. The Board conducted a visual inspection of the existing structure and discussed the demolition of the southwest end of the building and the construction of a 864 square foot addition proposed for the subject property.

CALL TO ORDER REGULAR MEETING OF THE BOARD OF TRUSTEES

The regular meeting of the Board of Trustees for the Town of Fairplay was called to order at 6:00 p.m. in the Council Chambers located in the Fairplay Town Hall, 901 Main Street, by Mayor Pro Tem Frank Just who proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustees Scott Dodge, Eve Stapp and Ray Douglas. Also in attendance were Town Attorney Lee Phillips, Town Administrator/ Clerk Tina Darrah, Public Works Director Vaughn Mead, Town Planner Ron Newman, Town Treasurer Kim Wittbrodt, Deputy Town Clerk Claudia Werner and Special Events Coordinator Julie Bullock. Mayor Gabby Lane was absent.

AGENDA ADOPTION

Motion #1 by Trustee Stapp, seconded by Trustee Douglas, that the agenda be adopted as presented. Motion carried unanimously. (Mayor Lane was absent.)

CONSENT AGENDA (*The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.*)

A. APPROVAL OF MINUTES – April 17, 2017

B. APPROVAL OF EXPENDITURES – Approval of bills of various Town Funds in the amount of \$33,990.24.

Motion #2 by Trustee Dodge, seconded by Trustee Stapp, that the consent agenda be adopted as presented. A roll call vote was taken: Dodge- yes, Stapp – yes, Douglas – yes, Just - yes. Motion carried unanimously. (Mayor Lane was absent.)

CITIZEN COMMENTS

No citizen comments were offered.

PUBLIC HEARINGS

Town Administrator/ Clerk Darrah stated for the record that the Board conducted site inspections of all three properties on the agenda under Public Hearings. These site inspections were conducted at 5:00 p.m. today.

A. Should the Board Approve Adoption of Resolution No. 6, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION FOR A SPECIAL USE PERMIT FOR LINDA PLUE."?

Public hearing opened at 6:06 p.m. by Mayor Pro Tem Just.

Town Planner Newman presented the Special Use Permit Application for the applicant, Linda Plue, and stated that the application appears to be in substantial compliance with the Fairplay Comprehensive Plan.

The owner of 411 U S Hwy 285, Linda Plue, was not able to attend this hearing because of a recent accident.

There were no comments in favor of or in opposition to this application.

The Board discussed their options in regards to the Special Use Permit application and decided that they would like the applicant present before they reach a decision.

Motion #3 by Trustee Dodge, seconded by Trustee Douglas, that the Board continue this hearing until the next regular meeting set for June 5, 2017 at 7:00 p.m. Motion carried unanimously. (Mayor Lane was absent.)

- B.** Should the Board Approve Adoption of Resolution No. 7, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION FOR A SPECIAL USE PERMIT FOR 1ST AMERICAN WOODCRAFTERS."?

Public hearing opened at 6:19 p.m. by Mayor Pro Tem Just.

Town Planner Newman presented the Special Use Permit Application for the applicant, 1st American Woodcrafters, and stated that the proposal appears to be in substantial compliance with the Fairplay Comprehensive Plan. He also stated that the UDC states that signage should be taken under consideration as criteria for approval or denial.

Raymond Lapalme, owner of 1st American Woodcrafters, was available to answer Board questions.

There were no comments in favor of or in opposition to this application.

Public hearing was closed at 6:31 p.m. by Mayor Pro Tem Just.

The Board discussed the Special Use Permit application, the containers location on the property and the signage on the container and decided to grant conditional approval. The conditions are to be that the Special Use Permit does not run with the land, the approval is for the existing container only and no signage shall be permitted on the container, so the container will need to be painted a uniform color that is compatible with the existing structure.

Motion #4 by Trustee Douglas, seconded by Trustee Dodge, that the Board approve adoption of Resolution No. 7, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION FOR A SPECIAL USE PERMIT FOR 1ST AMERICAN WOODCRAFTERS" with conditions. Motion carried unanimously. (Mayor Lane was absent.)

- C.** Should the Board Approve Adoption of Resolution No. 8, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION FOR A VARIANCE FOR SOUTH PARK SENIORS, INC."?

Mayor Pro Tem Just recused himself from this agenda item.

Public hearing opened at 6:44 p.m. by Trustee Douglas.

Town Planner Newman presented the Variance Application for the applicant, South Park Seniors, and stated that he believes this variance is in the best interest of the public and will clean up existing outdoor storage on the property. He went on to say that the application is in substantial compliance with the Fairplay Comprehensive Plan.

Larry Foster, President of the South Park Seniors, was available to answer Board questions and give a brief history of their organization and the services they provide to the community.

Trustee Douglas read a letter of support for the Variance application that was submitted by Kenny Shaw from the South Park Community Church. There were no comments in opposition to this application.

Public hearing was closed at 7:09 p.m. by Trustee Douglas.

The Board discussed the Variance application, the current and proposed lot coverage and the current and proposed location of the dumpster at this property. Larry Foster stated the dumpster would not be within the sight triangle after the proposed construction is completed.

Motion #5 by Trustee Stapp, seconded by Trustee Dodge, that the Board approve adoption of Resolution No. 8, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION FOR A VARIANCE FOR SOUTH PARK SENIORS, INC. Motion carried unanimously. (Mayor Lane was absent.)

UNFINISHED BUSINESS

- A.** Other discussion items

No other discussion items were offered.

NEW BUSINESS**A. Discussion/ Direction Regarding Request for Fee Waiver from South Park Seniors, Inc for a Variance**

Town Administrator/ Clerk Darrah presented the request submitted by Roy Jackson on behalf of the South Park Seniors, Inc for a fee waiver of the \$100 variance fee for the variance request. She stated that staff has no objection to this fee waiver and the funds could come out of either the donation line item or the Board benevolence line item.

Motion #8 by Trustee Dodge, seconded by Trustee Stapp, that the Board Approve a \$100 donation to the South Park Seniors to cover the cost of their variance application fee. A roll call vote was taken: Dodge- yes, Stapp – yes, Douglas – yes, Just - yes. Motion carried unanimously. (Mayor Lane was absent.)

B. Discussion/ Direction Regarding Request for Fee Waiver from South Park Seniors, Inc for a Building Permit

Town Administrator/ Clerk Darrah presented the request submitted by Larry Foster on behalf of the South Park Seniors, Inc for a fee waiver of the \$712.80 building permit fee for the addition they are proposing to build at the Senior Center. She stated that staff does not recommend full waiver of these fees because staff will spend a considerable amount of time performing building inspections for the demolition and construction of the addition at the Senior Center property.

Attorney Lee Phillips agreed to pay \$312.80 of the Senior Center building permit fees, Frank Just stated that his company, Betone, LLC would pay \$300.00 of the permit fees and Scott Dodge agreed to pay the remaining \$100.00 of the permit fees.

C. Should the Board Approve Adoption of Resolution No. 9, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZAING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND MAC AND LUJO CHURCHILL FOR THE DEPOT ROOF REPLACEMENT PROJECT."?

Town Administrator/ Clerk Darrah stated that this resolution approves an agreement with Mac and LuJo Churchill for the Depot Roof Replacement Project. Staff reviewed the application and has found it in compliance with the PIIP rules and regulations. The application is for \$3,214 towards exterior improvements, namely the replacement of the roof at 601 Main Street, although landscaping work is also planned for this property. The estimated cost of the roof replacement is \$12,500. Staff recommends approval of this highly visible project. The property will be home to a new retail art gallery and will be applying for an ESTIP agreement before they open.

Motion #9 by Trustee Douglas, seconded by Trustee Stapp, the the Board Approve Adoption of Resolution No. 9, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZAING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND MAC AND LUJO CHURCHILL FOR THE DEPOT ROOF REPLACEMENT PROJECT." A roll call vote was taken: Dodge- yes, Stapp – yes, Douglas – yes, Just - yes. Motion carried unanimously. (Mayor Lane was absent.)

D. Other new business

Town Administrator/ Clerk Darrah presented a PIIP application from Dale Fitting, owner of the Hand Hotel, for a residing project. The applicant is requesting \$5,708 for the project. Staff did not receive the application in time to place it on this agenda but felt it was important to inform the Board that it would be on the June 5th agenda. Also, the applicant would like a waiver, allowing him to start the project prior to formal approval of the PIIP Agreement as his contractors are able to start his project prior to the June 5th meeting.

The Board discussed the application and stated that they would allow Fitting to start the residing project and place this item on the June 5th agenda for formal approval.

MAYOR AND TRUSTEE REPORTS

Trustee Dodge stated that he would like to start scheduling more Board work sessions to do planning for growth in Town, work on a camping ordinance, and regarding the CDOT Bustang program. He also reported that he and Trustee Douglas attended the BOCC Commish with a Dish for the Alma and Fairplay residents and he likes that forum.

Trustee Douglas and Mayor Pro Tem Just stated that they feel that it can be challenging to get community input and involvement. Town Administrator/ Clerk Darrah stated that the members of the Board can schedule one on one sit downs with community members that have concerns they'd like to discuss. She went on to say that this could be done in an informal setting, perhaps at a local coffee shop. Work sessions could start in the fall after the Town's event season wraps up because the Board members are very visible to the public at these events and do hear their concerns during events.

Trustee Douglas stated that he wants to see code enforcement geared up now that spring is here. Town Administrator/ Clerk Darrah stated that the Public Works and Police Departments are working on putting together a list of properties that need attention and will contact those property owners prior to Town Clean Up Days.

Trustee Dodge stated that he would like the Board to recognize Scott Bullock for doing the Burro Days artwork every year.

STAFF AND COMMITTEE REPORTS

Town Planner Newman provided an update on the Special Use Permit applications for storage containers located in various places around Town. He stated that one of them was approved tonight and the other five application should be on the June 5th Board agenda.

Public Works Director Mead provided a written staff report that included updates on the Public Works Special Project/ Work Plan for 2017. He also offered an update on the street and drainage project and stated that he believes it will come in at \$104,000, to include street overlay on all identified areas. A priority spreadsheet for street and drainage planning will be presented to the Board in the next Public Works staff report.

Mayor Pro Tem Just stated that Front Street is in dire need of seal coat this year and both Eighth Street and Castello Avenue will need seal coat next year. He will provide the Town staff with names of companies that do seal coating.

Trustee Dodge inquired about the progress of pothole filling throughout Town and stated it seems especially important on Sixth Street near the school.

Town Administrator/ Clerk Darrah stated that there is a CDOT TPR meeting scheduled for May 22nd at 10 a.m. and it will be held here at Town Hall. She went on to say that she and Special Events Coordinator Bullock would be taking some time off in May but they'd both be back prior to the start of the June events.

Special Events Coordinator Bullock provided a written staff report to update the Board on several items within the 2017 Special Projects/ Work Plan for Special Events, Marketing, Visitor Center, etc. She was available to answer any questions the Board might have regarding her report.

Trustee Dodge asked where the newly purchased tables would be stored when not in use. Special Events Coordinator Bullock stated that she is working this out with the Gerrits Kasper in the Public Works Department. Larry Foster with the South Park Seniors stated that the Seniors may be selling their enclosed trailer after their upcoming construction project is complete.

Trustee Dodge asked for better signage for the Rock and Gem Show this year. Mayor Pro Tem Just stated that he has fold up signs used for traffic control that the Town may use if needed.

Town Administrator/ Clerk Darrah announced that Freddy Dodge and the other Gold Rush miners are sponsoring a community dinner/ party on June 9th. The Town staff, especially Special Events Coordinator Bullock, is helping the Gold Rush team work out all of the details of the party and they have said that they would like to provide free dinner for all South Park residents.

Mayor Pro Tem Just asked Special Events Coordinator Bullock if the Town is ready for the 2017 event season and Bullock said yes.

ADJOURNMENT

Mayor Pro Tem Just, noting that there being no further business before the Board, declared that the meeting be adjourned at 8:07 p.m.

Gabby Lane, Mayor

ATTEST:

Claudia Werner, Deputy Town Clerk