

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
September 16, 2019**

WORK SESSION

- A. Interview with Downtown Redevelopment Services Regarding Feasibility Study Services for the Property Known as 501 Main Street.

The work session was called to order at 5:00pm in the Council Chambers located in the Fairplay Town Hall, 901 Main Street, by Mayor Frank Just. Also in attendance were Trustees Scott Dodge, and Eve Stapp, Town Administrator/Clerk Tina Darrah, Public Works Director Brown, and Assistant to the Town Administrator/Deputy Clerk Mason Green. Trustees Kemp and Bear were absent.

Mr. Ben Levenger, of Downtown Redevelopment Services, presented to the Board of Trustees information about the company, some of the previous work performed by the company, how the company would perform the feasibility study, and what the completed study would contain. Mr. Levenger stated that the cost to the Town to perform this service would be \$29,650.00.

The Board of Trustees and staff asked Mr. Levenger questions related to his presentation, the feasibility study, and the costs associated with hiring Downtown Redevelopment Services.

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 6:03 p.m. in the Council Chambers located in the Fairplay Town Hall, 901 Main Street, by Mayor Frank Just who proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustees Scott Dodge, and Eve Stapp. Trustees Paul Kemp and Cindy Bear were absent. Also in attendance were Town Administrator/Clerk Tina Darrah, Public Works Director Jim Brown, Town Treasurer Kim Wittbrodt and Assistant to the Town Administrator/Deputy Clerk Mason Green.

AGENDA ADOPTION

Motion #1 by Trustee Dodge, seconded by Trustee Stapp, that the agenda be adopted with the following amendment: change the start time of the work session from 4:30 to 5:00. Motion carried unanimously. Trustees Kemp and Bear 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** – Aug 19, 2019
- B. **APPROVAL OF EXPENDITURES** – Approval of bills of various Town Funds in the amount of \$53,593.83

Motion #2 by Trustee Stapp, seconded by Trustee Dodge, that the consent agenda be adopted as presented. A roll call vote was taken: Dodge - yes, Stapp – yes, Just – yes. Motion carried unanimously. Trustees Kemp and Bear absent.

CITIZEN COMMENTS

Mr. Dale Fitting, owner of the Hand Hotel, and Doctor Kevin Hattaway came before the Board in order to introduce Dr. Hattaway, who will be the Doctor at the health clinic in Town, to the Board of Trustees and the community. Dr. Hattaway spoke about how he came to Fairplay, his career, and stated that he is excited to begin serving the Fairplay area community.

The Board of Trustees and staff had a brief discussion with Dr. Hattaway.

PRESENTATIONS

- A. Presentation by ChargePoint Inc. Regarding Electric Vehicle Charging Stations and the State of Colorado’s Alt-Fuels Corridor Project.

Ms. Rebecca Paruch and Mr. Michael Richter presented, on behalf of ChargePoint Inc., an opportunity for the Town of Fairplay to secure two electric vehicle (EV) charging stations at a severely discounted price through the State of Colorado's Alt-Fuels Corridor Project. Ms. Paruch informed the Board of Trustees that the cost to the Town of Fairplay for the EV charging stations, and the infrastructure needed to house the chargers, would be \$10,000, a severe discount from the total project cost of ~\$300,000. Ms. Paruch stated that the Town of Fairplay would also bear the electricity costs associated with the EV chargers, but that the Town of Fairplay would be able to offset these costs by setting its own pricing for use of the EV chargers.

Ms. Paruch and Mr. Richter answered questions from the Board of Trustees and staff related to: the costs to the Town for installation of the EV chargers; the Town's commitment to operating the EV chargers under the requirements of the State of Colorado's Alt-Fuels Corridors project; ownership of the EV chargers; pricing for usage of the EV charging stations; the amount of space that the EV chargers will take up; the coupling of this project with Phase One of the Fairplay River Park Project; as well as other subjects related to the project.

Mayor Just stated that he views this as an opportunity for the Town of Fairplay to get ahead of future vehicle trends and install EV chargers at a severely discounted cost.

NEW BUSINESS

- A. Setting the Date of the First Public Hearing for Potential Adoption by Reference of the 2012 International Building Code (IRC) and Residential Building Code (RBC) via Ordinance No.5, Series of 2019, Entitled, ***"AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2012 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, THE NATIONAL ELECTRICAL CODE, 2014 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION, THE UNIFORM PLUMBING CODE, 2012 EDITION, THE UNIFORM FIRE CODE, 2012 EDITION, THE UNIFORM DANGEROUS BUILDINGS CODE, 1997 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2012 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION, AND ENACTING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION."***

Public Works Director Brown introduced the Ordinance stating that the Town of Fairplay currently uses old versions of the IRC and RBC and that updating the codes will help to ensure building safety. Public Works Director Brown then stated that portions of the codes had been removed in order to ensure the codes best fit with the Town of Fairplay's unique conditions, and that only future remodels and new construction would be impacted by this update.

Assistant to the Town Administrator/Deputy Clerk Green informed the Board that Colorado State Statute requires a lengthy public noticing process and that staff was looking for the Board to set a date for the public hearing so the process could begin.

Motion #3 by Mayor Just, seconded by Trustee Stapp, that the Board set the Public Hearing date for this topic for the 21st of October, and instructed staff to begin the noticing process. A voice vote was taken. Motion carried unanimously. Trustees Kemp and Bear absent.

- B. Should the Board Approve Adoption of Resolution No. 26, Series of 2019, Entitled, **"A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE TOWN AND COLORADO DEPARTMENT OF LOCAL AFFAIRS AND PIKES PEAK AREA COUNCIL OF GOVERNMENTS FOR A MINI GRANT."**?

Assistant to the Town Administrator/Deputy Clerk Green introduced the topic, stating that this MOU would finalize a grant contract that would provide the Town of Fairplay up to \$5,000 to put towards the Fairplay Monument Sign design.

Motion #4, by Trustee Dodge, seconded by Mayor Just, that the Board Approve Adoption of Resolution No. 26, Series of 2019, Entitled, ***"A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE TOWN AND COLORADO DEPARTMENT OF LOCAL AFFAIRS AND PIKES PEAK AREA COUNCIL OF GOVERNMENTS FOR A MINI GRANT."*** A roll call vote was taken: Dodge – yes, Stapp – yes, Just – yes, Motion carried unanimously. Trustees Kemp and Bear absent.

C. Discussion/Approval of Bid for Water Supply Services

Public Works Director Brown introduced the topic, stating that the request for proposals for water evaluation services had been sent to eight firms, and the Town had only received one response. Public Works Director Brown stated that the bid that had been received was from SGM Engineering, that the cost associated with their services was \$45,215, and that staff recommended approval of the Bid whether or not the Town received a grant to cover a portion of the services.

Mayor Just stated that he felt that the Town should move forward with this bid, and felt that the evaluation was important, especially since the Town has been approached by several developers over the last year or so.

Motion #4, by Trustee Dodge, seconded by Trustee Stapp, that staff engage SGM Engineering for water evaluation services whether or not the Town secures grant funding but that staff first attempt to get a grant to cover a portion of the costs. A roll call vote was taken: Dodge – yes, Stapp – yes, Just – yes. Motion carried unanimously. Trustees Kemp and Bear absent.

D. OTHER NEW BUSINESS

There was no other business offered.

BOARD OF TRUSTEES AND STAFF REPORTS

Assistant to the Town Administrator/Deputy Clerk Green requested direction from the Board related to the opportunity presented by ChargePoint Inc. The Board directed staff to continue conversations with ChargePoint and bring a formal donation agreement before them at the next regularly scheduled meeting.

Public Works Director Brown provided a staff report regarding the department's priorities which include finishing pothole repair, painting the lift station and sanitation office, and more. Public Works Director Brown answered several questions from the Board regarding these priorities.

Town Administrator Darrah informed the Board that the Plein Air Festival was a great success and that there was almost \$35,000 in art sales which generated just over \$2,000 for the South Park Food Bank and approximately \$1,800 for the Friends of the Fairplay Community.

Town Administrator Darrah then asked the Board for direction regarding moving forward with engaging Downtown Redevelopment Services for the 501 Main Street Feasibility Study without securing a grant. The Board directed staff to proceed in engaging Downtown Redevelopment Services LLC. for the 501 Main Street Feasibility Study without securing a grant.

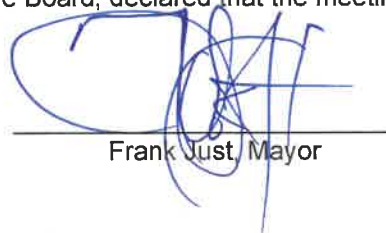
Trustee Dodge stated that he felt that the summer events had gone very well and that he very much enjoyed the Plein Air Arts Celebration. Trustee Dodge then thanked staff for their effort in putting on these events.

Trustee Stapp also stated that she felt the events over the summer had gone very well.

Mayor Just informed those present that he had been given a lot of compliments on this year's Plein Air Arts Festival and that it is considered by many of the artists to be a world class event. Mayor Just then spoke about the summer events, particularly Burro Days, which he felt was much larger than last year.

ADJOURNMENT

Mayor Just, noting that there being no further business before the Board, declared that the meeting be adjourned at 7:16 p.m.



Frank Just, Mayor

ATTEST:



Mason Green, Assistant to the Town Administrator