

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
July 6, 2020**

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 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 Cindy Bear and Josh Voorhis were absent for the meeting. Also in attendance were Town Administrator/Clerk Tina Darrah, Public Works Director Sean Clark, Town Attorney Paul Wisor, Town Planner Scot Hunn and Assistant Town Administrator Mason Green.

AGENDA ADOPTION

Motion #1 by Trustee Stapp, seconded by Trustee Dodge, that the agenda adopted as presented. Motion carried unanimously. Trustees Bear and Voorhis 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** – June 15 and June 29, 2020
- B. APPROVAL OF EXPENDITURES** – Approval of bills of various Town Funds in the amount of \$74,281.08

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, Just – yes. Motion carried unanimously. Trustees Bear and Voorhis absent.

CITIZEN COMMENTS

No citizen comments were offered.

PUBLIC HEARINGS:

A. Consideration of a Special Events Liquor License as Applied for by Park County for the Park County Fair
Mayor Just opened the public hearing at 6:12 p.m. and asked for staff input.

Town Administrator Darrah introduced the topic stating that the Park County Fair Board had applied for a special event liquor license for the 2020 Park County Fair.

Mayor Just asked for public comment in favor of the approval of the special event liquor license. County Commissioner Ray Douglas spoke in favor of the Town granting this special events liquor license for the Park County Fair.

Mayor Just then asked for comment in opposition. There was none offered.

There was a brief discussion between members of the Board and staff regarding concerns about conforming to State and County CDC guidelines in the liquor licensed areas. Town Administrator Darrah informed the Board that staff did recommend approval with the stipulation that all Public Health Orders and/or Variances as issued by the State are complied with as they pertain to this event.

Mayor Just closed the public hearing at 6:17pm.

Motion #3 by Trustee Dodge, seconded by Trustee Stapp that the Town of Fairplay Approve the Special Event Liquor License as applied for by Park County, for July 14-19, for a Beer Garden in Association with the Park County Fair with the Stipulation that all Public Health Orders and/or Variances issued by the State are Complied with as they Pertain to this Event. A roll call vote was taken: Dodge—aye, Stapp—aye, Just—aye. Motion carried unanimously. Trustees Bear and Voorhis absent.

B. Consideration of a Variance to the Height Requirement as Requested by the Middle Fork RV Park for Sign Installation

Mayor Just opened the public hearing at 6:18pm and asked for staff input.

Town Planner Hunn introduced the topic stating that the applicants are seeking a variance from the Town's sign height limitation due to the fact that their property sits in a depression compared to adjoining properties. Town Planner Hunn then stated that the applicants were seeking a variance of ten feet to install a sign 35ft in height.

Mayor Just asked for public comment in favor of the variance.

Brandon and Jesse Dardanis, owners for the Middle Fork RV Park spoke in favor of the variance, about the design and art of the sign. There was a lengthy discussion regarding the depression the Middle Fork RV Park property resides in compared to adjoining property owners and the height of their signs.

Mayor Just asked for public comment in opposition of the variance. None was offered.

Mayor Just closed the public hearing at 6:45pm.

Motion #4 by Trustee Dodge, Seconded by Trustee Stapp, that staff bring this agenda item back at the next meeting for approval under the consent agenda with the full height variance of 35ft. A roll call vote was taken: Dodge—aye, Stapp—aye, Just—aye. Motion carried unanimously. Trustees Bear and Voorhis absent.

C. Consideration for the Expansion of the Existing Special Use Permit held by the Middle Fork RV Park to Allow Long Term Rentals October-May

Mayor Just opened the public hearing at 6:43 p.m.

Town Planner Scot Hunn introduced the topic by informing those present that the owners of the Middle Fork RV Park were seeking an expansion of their properties current Special Use Permit by allowing long term rentals from October-May for all sites. He then stated that Staff recommended approval of this expansion with six conditions and went through those conditions.

Mayor Just asked for those interested in voicing their support of the project to speak.

Brandon Dardanis, owner of the Middle Fork RV Park, explained that their goal in expanding the existing special use permit was to bring more people to Fairplay during the winter months.

Mayor Just asked for public comment against the expansion of the special use permit. There were no comments offered.

Mayor Just began a discussion regarding the staff proposed conditions for approval. This discussion resulted in the striking of one condition and the editing of two others. There was also conversation regarding any plans for foundation-based housing being built in the Park to which the owners of the Middle Fork stated they had no plans to build housing. Lastly there was a discussion regarding utility hookups and the expansion of hookups into spaces without them.

Motion #5 by Trustee Stapp, Seconded by Trustee Dodge, that staff bring this agenda item back at the next meeting for approval under the consent agenda with the following conditions: 1. All previously approved conditions of approval (Resolution 16, Series 2016), with the exception of any restrictions on the number of long-term stays, are valid and in force; 2. This Special Use Permit shall run with the land; 3. The Applicant shall work with Town staff regarding any issues relating to road access into the property, as well as regarding any utility or snow removal issues; 4. No RV's, park models or other portable style home may be placed on a permanent foundation. 5. The Applicant work with Town staff to provide any additional details regarding improvements to landscaping or RV park amenities such as laundry facilities, community rooms/co-working spaces, trails or open spaces. A roll call vote was taken: Dodge—aye, Stapp—aye, Just—aye. Motion carried unanimously. Trustees Bear and Voorhis absent.

UNFINISHED BUSINESS

A. Other discussion items

No other discussion items were offered.

NEW BUSINESS

A. Review of Audit Services Proposal from Mayberry and Company, LLC.

Town Administrator Darrah introduced the topic by reminding the Board that staff solicits bids for financial audit services every four years. She then stated that staff is requesting to skip the solicitation of bids and enter into a new four-year contract with Mayberry and Company as they have been the cheapest by a wide amount the last several RFP processes. Additionally, Town Administrator Darrah stated that staff has a great working relationship with Mayberry and Company and trusted its staff.

The Board expressed their trust in Mayberry and Company and directed staff to place a new four-year contract for audit services with Mayberry and Company on an upcoming agenda.

B. Other new business

No other new business offered.

BOARD OF TRUSTEES AND STAFF REPORTS

Sean Clark, Acting Public Works Director: Informed the Board that the summers capital projects were all in full swing and that a new hire, Chris, starts on the 7th of July. Additionally, Acting Public Works Director Clark stated that the Town had entered into an agreement for Sewer ORC services with Warm Springs Consulting LLC., as Butch Green, Wastewater ORC for the Town, was retiring at the end of the month.

Tina Darrah, Town Administrator: Explained the plan the Board and staff had created to distribute CARES Act monies to local businesses via two grant cycles through which local businesses could receive up to \$5,000 for rent and utility and rent payments.

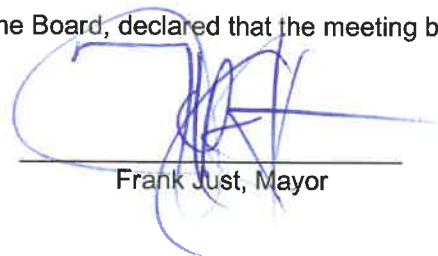
WORKSESSION

A. Discussion Regarding Expansion Plans for the Middle Fork RV Park

A worksession was held at which the owners of the Middle Fork RV Park presented a potential plan for expansion via the addition of more campsites. The Board reviewed the potential plan and offered limited comments. No decisions were made at this worksession.

ADJOURNMENT

Mayor Just, noting that there being no further business before the Board, declared that the meeting be adjourned at 8:37 p.m.



Frank Just, Mayor

ATTEST:



Mason Green, Assistant Town Administrator