

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
MARCH 7, 2022**

WORK SESSION - Presentation by Hahn Water Resources, LLC and team of the report regarding Recommendations on Treatment Process and Cost for Expanding the Town Water Supply.

A Work Session was held at 4:30 PM with Hahn Water Resources, LLC and the team reviewing a PowerPoint presentation detailing the Town's current water rights, current water production and water demand along with potential added water production upon the bringing online of the infiltration gallery and one additional well. Hahn and team also addressed the overall project status explaining gallery testing was delayed as a meter needed for testing had been unavailable. Additionally, after a successful attempt of conveyance from the gallery, further attempts were unsuccessful, and Staff was working to identify the problem(s). The team also reviewed and explained alternative treatment methods along with recommendations to utilize cartridge filters that were better suited to high-quality water, no backwash/wastewater disposal requirements and relatively low cost and maintenance. As-Builts created by the team were also briefly reviewed and the Board was advised this was done due to the fact originals had been located. Probable construction costs for Water Treatment Facility improvements for the Cartridge Filter Option and Membrane Plant, other related improvements not included in the cost estimate, permitting issues and potential sources of funding were also reviewed along with potential schedules for a Self-funded project versus a Grant/Loan funded project. Upon conclusion of the presentation, the Board generally agreed to support Staff moving forward with a water quality study and simultaneously working on all expansion and improvement options and grants. Hahn and the team were thanked for their presentation and requested to provide a subsequent agreement for the next phase of the project for the Board's consideration.

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 7, 2022 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 Records 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 Pro Tem Scott Dodge, Mayor Frank Just and Trustees Josh Voorhis and Peter Lynn. Just announced that Trustee Stapp was unable to attend due to another appointment which conflicted.

Staff in attendance were Police Chief Bo Schlunsen and Town Administrator / Town Clerk Janell Sciacca.

APPROVAL OF AGENDA

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

CONSENT AGENDA

- A. APPROVAL OF MINUTES – February 7, 2022 Regular Meeting.

B. APPROVAL OF EXPENDITURES—Approval of bills of various Town funds in the amount of \$50,741.54

Motion #2 by Trustee Voorhis, seconded by Trustee Lynn, to approve the Consent Agenda as written. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CITIZEN COMMENTS

A. Katherine Fitting and Carol Talbert - Update on South Park Health Service District activities.

Dr. Fitting distributed and reviewed a one-sheet handout providing an overview of the District’s general accomplishments, pandemic-related successes, and recent purchase of 722 Main Street. She indicated plans were in progress to develop a pharmacy, which will be a public/private partnership. Mayor Just inquired if the Town could share this on its Facebook page and Dr. Fitting replied absolutely. The Mayor also complimented the group on their phenomenal idea of utilizing a student loan forgiveness program to attract and retain talent. Mayor Pro Tem Dodge stated his agreement with the Mayor. The Board thanked Fitting for her presentation and Mayor Just requested that they consider selecting a couple for the Mardi Gras King & Queen contest in 2023 so as to be included in the not-for-profit fundraising associated with that event.

PUBLIC HEARINGS

B. Should the Board Approve a Retail Liquor License Application from South Park Brewing, LLC dba South Park Brewing for a new Brew Pub Liquor License at 297½ US Highway 285, Fairplay, CO.

Town Clerk Sciacca presented on behalf of Treasurer Wittbrodt. She reviewed the Staff Report advising that the application was concurrent review and therefore the State was reviewing the application at the same time subsequently reducing the time to obtain the new license by half. She advised that the application was in order and fees were paid and that the State advised they were only waiting on the Town’s approval.

Mayor Just read the Opening Statement into the record setting forth the purpose of the hearing and the procedures as to the form and content of the proceedings. There were no objections to the jurisdiction, form or substance of the proceedings. Applicant Paul Kemp, 685 Silverheels Circle, Fairplay, gave his opening statement advising after 8 years in business it was a natural progression to take the next step to add options for locals and customers. Mayor Just opened the floor to public comment. There were no comments in support of the application and there were no comments in opposition to the application. Mayor Just closed the floor to public comment and the applicant responded to one Board inquiry regarding the installation of some form of a barrier separating the patio from the parking lot. Following discussion and clarification by the Town Clerk and Police Chief, Kemp advised he would install a form of separation other than just the painted line and also erect appropriate signs.

Motion #3 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge to approve the application from South Park Brewing, LLC dba South Park Brewing for a new Brew Pub Liquor License at 297½ US Highway 285 as presented. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Motion #4 by Trustee Lynn, seconded by Mayor Pro Tem Dodge, to direct Staff to work with the Town Attorney to prepare and issue a Statement of Findings according to the Board’s previous motion. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

- C. Should the Board Approve a Retail Liquor License Application from Casa Sanchez 4, LLC dba Casa Sanchez 4 for a new Hotel & Restaurant Liquor License at 706 Main Street, Fairplay, CO.

Town Clerk Sciacca presented on behalf of Treasurer Wittbrodt. She reviewed the Staff Report advising that the application was concurrent review and therefore the State was reviewing the application at the same time subsequently reducing the time to obtain the new license by half. She advised that the application was in order and fees were paid and that while the fingerprint investigation results had not been received, Staff anticipated no issues since the application already had two other licenses, one in Buena Vista and one in Leadville.

Mayor Just read the Opening Statement into the record setting forth the purpose of the hearing and the procedures as to the form and content of the proceedings. There were no objections to the jurisdiction, form or substance of the proceedings. Applicant Rogelio Sanchez Ramirez, 28793 Westwinds Place, Buena Vista, gave his opening statement advising that due to distance from and concerns of the South Park School District, he would not offer liquor when school was in session. Mayor Just opened the floor to public comment. There were no comments in support of the application and there were no comments in opposition to the application. Superintendent of Schools Cindy Bear expressed her appreciation to the applicant for his willingness to refrain from offering/serving alcohol to patrons during school hours. Mayor Just closed the floor to public comment.

Motion #5 by Trustee Voorhis, seconded by Trustee Lynn, to move out of Liquor Licensing Authority hearing into Board deliberations. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Motion #6 by Mayor Pro Tem Dodge, Trustee Voorhis, to approve a Retail Liquor License Application from Casa Sanchez 4, LLC dba Casa Sanchez 4 for a new Hotel & Restaurant Liquor License at 706 Main Street, Fairplay as presented and direct Staff to work with the Town Attorney to prepare and issue a Statement of Findings. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

NEW BUSINESS

- A. Should the Board Approve adoption of Resolution No. 8, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH PARK COUNTY AND ALMA FOR E911 TELEPHONE SERVICE.”?

Town Administrator Sciacca introduced Park County Communications Director Maria Mitchell who reviewed the reasoning behind the request to amend the agreement and update the IGA to current processes and increase the 911 surcharge (or ETC) up to \$3.00.

Motion #7 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to approve Resolution No. 8, Series 2022 as presented. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

- B. Should the Board Approve adoption of Resolution No. 9, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING THE SUMMIT HABITAT FOR HUMANITY SUBDIVISION AND FINAL PLAT AT 521 CASTELLO, FAIRPLAY, CO.”?

Town Administrator Sciacca provided an overview of the Staff Report and requested approval of Resolution No. 9 as presented with the two (2) conditions as listed.

Motion #8 by Trustee Voorhis, seconded by Trustee Lynn, to approve Resolution No. 9, Series 2022, as presented with the following two (2) conditions:

1. The Subdivision Improvements and Development Agreement associated with this approval to secure the construction and installation of the required public improvements, in the form set forth and attached as "Exhibit A," is hereby approved and the Mayor is authorized to execute such agreement.
2. The Town Board hereby reduces, subsidizes and waives all local development review fees, including but not limited to building permit fees, planning and legal review fees, engineering consultant review fees, and other Town fees, up to Ten Thousand Dollars (\$10,000.00), for this affordable housing development.

A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

C. Should the Board Approve adoption of Resolution No. 10, Series of 2022, entitled, A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PHOENIX TECHNOLOGY GROUP FOR MANAGED INFORMATION TECHNOLOGY (IT) SERVICES.?"

Town Administrator Sciacca provided an overview of the Staff Report and requested approval of Resolution No. 10 as presented for Managed IT Services for the Town.

Motion #9 by Trustee Lynn, seconded by Trustee Voorhis, to approve Resolution No. 10, Series 2022, as presented. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

D. Should the Board Approve an Amendment to the Professional Services Agreement with Just Be You, Inc. DBA Star Playgrounds granting an extension for the completion of Cohen Park Playground.?"

Town Administrator Sciacca provided an overview of the Staff Report and requested approval of the Amendment to the Professional Service Agreement for the completion of the playground at Cohen Park.

Motion #10 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge, to approve the Amendment to the Professional Services Agreement with Just Be You, Inc. DBA Star Playgrounds as presented. A roll call vote was taken: Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

OTHER BUSINESS

A. Continued review of and discussion regarding Town of Fairplay Fee Schedule.

Town Administrator Sciacca advised that multiple fees were updated and the items in red still required discussion and Board direction. One specifically needing to be addressed was the Commercial Fly Fishing fee. Sciacca reminded of the information the Board received from the Dillon outfitter and advised that Staff felt the appropriate amount to charge on the gross revenue was 5% which was consistent with State parks. It was decided that the \$150 permit fee would also still apply, and the title would change to Commercial Fishing Permit so as to include ice and other instructional fishing-related businesses. There was also discussion regarding increasing tap fees for new builds as well as outside user fees and development fees. Sciacca distributed a September 2020 memo from Hunn Planning & Policy and advised

that at that time Scot Hunn noted several processes and fees that were not included in the Town's schedule along with recommendations whereby he felt fees associated with certain processes should be increased. The Board directed Staff to bring back an updated schedule containing recommended changes for review and approval.

BOARD OF TRUSTEE AND STAFF REPORTS

Chief Schlunsen advised his report was in the packet. He added that the Town was helping the County and State Patrol out and had recently moved to 24/7 coverage due to the Sheriff's Department's change of hours. Mayor Just inquired about the Town's need to add another full-time Officer and Chief Schlunsen said that would be good. The Board requested a formal proposal be brought back to them. Town Administrator Sciacca advised that the overall salaries were also being looked at.

Town Administrator Sciacca advised the Public Works Director's report was in the packet and he was not in attendance due to being out plowing snow. Chief Schlunsen advised the Board that Graham volunteered to pick up a citizen who was a paraplegic when she returned partway from New Mexico where her vehicle was being repaired and became stranded. The Board expressed their appreciation of Graham and asked that he be compensated by the Town for fuel.

Town Administrator Sciacca advised her report was in the packet. She then distributed a Base Map for the Town's new GIS mapping system that had been created by SGM as part of the project budgeted for in 2022 and advised training was forthcoming and Staff would begin making updates and adding pertinent information. She also reported that Staff decided to move forward on a new website with Municode, after obtaining several quotes. She noted this was done after the Statewide Internet Portal Authority option was found to be delayed by 6-8 months and would not represent the character of Fairplay. She reviewed some of the options that would be available through Municode in the base fee and some optional packages and it would be up in 6-8 weeks. Sciacca also reported Staff would be conducting its second Development Review Team meeting on Monday, March 21 and had a fairly lengthy list of items to discuss including 3 lot line adjustments/eliminations, needed code updates and developments that were in process. She also recognized Kim Wittbrodt for 10 years of service with the Town.

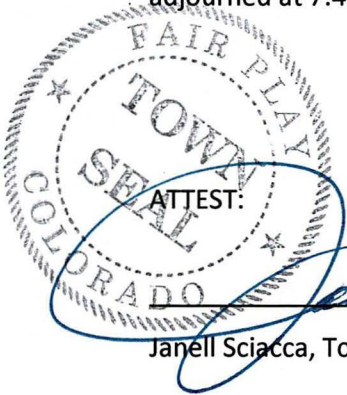
Trustee Voorhis advised there was a chair outside the condos on the hill across from the County building and Chief Schlunsen advised he would take care of removal and put it in the Town's dumpster. Sciacca advised that Staff was looking at adding electronics recycling and paper shredding to the upcoming Town-wide clean-up and that Officer Schlaff was working on the list of Code Enforcement violations making progress with voluntary compliance.

Mayor Just thanked all the Town Staff, Board members and citizens for all the help with the 2022 Mountain Mardi Gras last weekend. He said it was a topic of conversation around Town and everyone was looking forward to and already planning for next year's event.

Town Administrator Sciacca reminded the Board of the March 21 Work Session at 5:30 PM to discuss Short-term Rentals. She also advised the Chamber of Commerce was holding its first Mixer event on March 22 at Millzoni's at 4PM. Mayor Just advised that he and Administrator Sciacca had confirmed the meetings for which Board members were paid, which was approved by the Voters, and

ADJOURNMENT

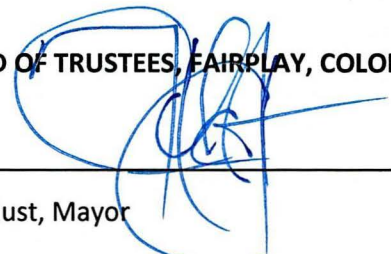
There being no further business before the Board, Mayor Just declared that the Regular Meeting adjourned at 7:45 p.m.



ATTEST:


Janell Sciacca, Town Clerk

BOARD OF TRUSTEES, FAIRPLAY, COLORADO



Frank Just, Mayor