

**AGENDA**

**for the Board of Trustees of the Town of Fairplay, Colorado**

**Monday, May 21, 2018 at 6:00 p.m. at the Fairplay Town Hall Meeting Room**

**901 Main Street, Fairplay, Colorado**

- I. CALL TO ORDER REGULAR MEETING @ 6:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF AGENDA**
- V. 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 – May 7, 2018**
  - B. APPROVAL OF EXPENDITURES –** Approval of bills of various Town Funds in the amount of \$145,467.05.
- VI. APPOINTMENT OF BOARD VACANCY**
- VII. CITIZEN COMMENTS**
- VIII. PUBLIC HEARING**
- IX. Should the Board Approve a Hotel and Restaurant Liquor License as Applied for by Constance Schoppe, owner of The Middle Fork Restaurant located in The Fairplay-Valiton Hotel at 500 Main Street?**
- X. PRESENTATION**
- XI. A. Presentation by Bob Brands Regarding Gold Pan Mobile Home Park Improvements**
- XII. UNFINISHED BUSINESS**
  - A. Other Discussion Items**
- XIII. NEW BUSINESS**
  - A. Should the Board Approve Adoption of Resolution No. 20, series of 2018, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND KEVIN HAYES FOR THE 728 FRONT STREET EXTERIOR PROJECT.?"**
  - B. Other New Business**
- XIV. BOARD OF TRUSTEE AND STAFF REPORTS**
- XV. ADJOURNMENT**

**Upcoming Meetings/Important Dates:**

Fairplay Town Clean Up Days	June 1 – 3, 2018 from 7:30 a.m. to 6 p.m.
Board of Trustees Meeting	June 4, 2018 @ 7 p.m.
Contin-tail Fairplay Rock & Gem Show	June 7 – 10, 2018 from 9 a.m. to 5 p.m.
South Park Trail Marathon & ½ Marathon	June 9, 2018
Fairplay's Wearable Art Fest	June 9 – 10, 2018
Board of Trustees Meeting	June 18, 2018 @ 7p.m.
TGIFairplay Concert with Split Window	June 22, 2018 @ 6 p.m.

**This Agenda May Be Amended.**

*Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, May 17, 2018*



**MINUTES OF THE REGULAR MEETING OF THE  
FAIRPLAY BOARD OF TRUSTEES  
May 7, 2018**

**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, Eve Stapp and Ray Douglas. Also in attendance were Public Works Director Vaughn Mead, Interim Police Chief Bo Schlunsen, Town Treasurer Kim Wittbrodt, Assistant to the Town Administrator Mason Green and Deputy Town Clerk Claudia Werner.

**AGENDA ADOPTION**

**Motion #1** by Trustee Douglas, seconded by Trustee Stapp, that the agenda be adopted as presented. Motion carried unanimously.

**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 16, 2018
- B. **APPROVAL OF EXPENDITURES** – Approval of bills of various Town Funds in the amount of \$49,322.47.
- C. Revocable Sub-License Agreement between Off the Grid and the Town of Fairplay for the property located at 401 Main Street.

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

**UNFINISHED BUSINESS**

- A. Other discussion items

No other discussion items were offered.

**CITIZEN COMMENTS**

No citizen comments were offered.

**NEW BUSINESS**

- A. Should the Board Approve Adoption of Resolution No. 19, series of 2018, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND NEW DIRECTIONS IRA FOR THE 532 FRONT STREET EXTERIOR PROJECT."?

Town Treasurer Wittbrodt presented the PIIP application submitted by Bonnie Guzman, New Directions IRA, for the 532 Front Street Exterior Project and stated that the application was complete and in compliance with the PIIP rules and regulations. The applicant is requesting \$1,780 from the Town towards the \$10,000 project that will include repair of the wood siding, window sills, flashing, and side deck, as well as repainting the building with the existing colors on the property at 532 Front Street. There is \$15,784 remaining in the PIIP budget for 2018 and Staff recommends approval.

Bonnie Guzman introduced herself to the Board and answered Board questions regarding the exterior project at 532 Front Street.

**Motion #3** by Trustee Dodge, seconded by Trustee Stapp, that the Board Approve Adoption of Resolution No. 19, series of 2018, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY,

COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND NEW DIRECTIONS IRA FOR THE 532 FRONT STREET EXTERIOR PROJECT." A roll call vote was taken: Dodge - yes, Stapp – yes, Just - yes, Douglas – yes. Motion carried unanimously.

**B. Discussion Regarding OEDIT Grant Applications**

Assistant to the Town Administrator Green stated that he was notified by Department of Local Affairs Representative Greg Winkler of the Blueprint 2.0 Initiatives offered by the State of Colorado. Staff investigated them and found that they are a series of technical assistance initiatives offered by the Colorado Office of Economic Development and International Trade to enhance rural economic development strategies throughout the state. The Grow Your Outdoor Recreation Industry Initiative and the Colorado Rural Academy for Tourism CRAFT Studio 2.0 would mesh well with the community and the Towns current plans for economic development. Drafts of these two grant applications, which are due by June 2<sup>nd</sup>, were provided for Board review and discussion. Staff believes that both initiatives will play well into the design phase of the River Park and into the enhancement of the overall community.

Assistant to the Town Administrator Green stated that the next step would be for Staff to approach identified organizations, businesses and groups within the community and ask for letters of support and asked for Board direction.

The Board directed Staff to proceed with completing and submitting grant applications for these two initiatives.

**C. Other new business**

No other new business offered.

**BOARD OF TRUSTEES AND STAFF REPORTS**

Interim Police Chief Schlusen provided a written staff report and offered to answer any Board questions regarding that report. He also stated that he has met with Town Building Inspector Gerrits Kasper and Trent, with the Northwest Fire Protection District, regarding code enforcement. The fire department has recommended that the Town adopt the 2012 building and fire codes. Staff is currently working towards understanding how the adoption of the 2012 codes will impact the Town prior to bringing this to the Board for consideration.

Public Works Director Mead stated that he would like to give the Board a tour of the Town's new event trailer immediately after the Board meeting. Mayor Just inquired about street cut that occurred over the weekend and Public Works Director Mead stated that the purpose of the cut was for water and sewer tap installations at 701 Clark Street.

Trustee Dodge reminded everyone that Cemetery Clean Up and Town Clean Up dates are approaching and the Town is looking for volunteers to help with both.

Mayor Just stated that the construction of the event area off of Platte Drive started today. He went on to say that he is looking forward to having this area developed for multiple Town of Fairplay events and suggested that this area be tied into other Town amenities with a common trail system.

**ADJOURNMENT**

Mayor Just, noting that there being no further business before the Board, declared that the meeting be adjourned at 6:32 p.m.

\_\_\_\_\_  
Frank Just, Mayor

ATTEST:

\_\_\_\_\_  
Claudia Werner, Deputy Town Clerk



## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Kim Wittbrodt, Treasurer

**RE:** Paid Bills

**DATE:** 5/16/2018

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**Agenda Item: Bills**

Attached is the list of invoices paid through May 16, 2018.

Total Expenditures: \$145,467.05.

Upon motion to approve the consent agenda, the expenditures will be approved.

Sales Tax: Attached is a current sales tax report. Year to date average increase in 13%.

Please contact me with any questions.

## Report Criteria:

Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
05/08/2018	13733	CDPHE	permit CO0040088	1	04/26/2018	98.80	617150
Total 358:						98.80	
05/08/2018	13734	CIRSA	volunteer insurance	1	04/30/2018	101.75	105120
Total 418:						101.75	
05/08/2018	13737	Colorado Bureau of Investi	fingerprint processing/back	1	05/04/2018	38.50	105070
Total 472:						38.50	
05/08/2018	13738	Colorado Mountain News	help wanted ads	1	04/30/2018	830.80	105070
Total 538:						830.80	
05/08/2018	13739	Fairplay Fiume	help wanted ads	1	04/30/2018	331.50	105070
05/09/2018	13761		ads	1	04/30/2018	57.27	106125
05/09/2018	13761		ads	2	04/30/2018	11.35	617330
Total 868:						400.12	
05/08/2018	13746	Mountain View Waste	2 yd 2 monthly	1	04/30/2018	75.00	617167
Total 1414:						75.00	
05/08/2018	13750	Riverside Trophies	signature stamp	1	05/03/2018	29.95	105070
Total 1804:						29.95	
05/08/2018	13754	Town of Fairplay	water-san district	1	04/30/2018	36.00	617104
05/08/2018	13754		sewer-shop	1	04/30/2018	60.00	507390
05/08/2018	13754		sewer-shop	2	04/30/2018	60.00	105650
05/08/2018	13754		23 fuller drive	1	04/30/2018	60.00	105095
05/08/2018	13754		525 hathaway	1	04/30/2018	171.90	105190
05/08/2018	13754		sewer-town hall	1	04/30/2018	60.00	105023
Total 2134:						447.90	
05/07/2018	13730	United States Postal Servic	Bulk Mail - Newsletter	1	05/07/2018	132.90	105130
Total 2158:						132.90	
05/08/2018	13756	USABlueBook	probe	1	05/07/2018	1,825.13	617140
Total 2176:						1,825.13	
05/08/2018	13757	Utility Notification Center	RTL Transmissions	1	04/30/2018	17.40	507230
05/08/2018	13757		RTL Transmissions	1	04/30/2018	18.85	617340
Total 2194:						36.25	
05/08/2018	13759	Xcel Energy	street lights	1	05/01/2018	198.79	105640

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2296:						198.79	
05/09/2018	13765	True Value	Supplies	1	04/27/2018	422.21	105630
05/09/2018	13765		Supplies	2	04/27/2018	15.47	617155
05/09/2018	13765		Supplies	3	04/27/2018	38.11	105027
05/09/2018	13765		Supplies	4	04/27/2018	57.54	105110
05/09/2018	13765		Supplies	5	04/27/2018	116.00	105134
05/09/2018	13765		Supplies	6	04/27/2018	57.85	105830
05/09/2018	13765		Supplies	7	04/27/2018	241.00	105130
05/09/2018	13765		Supplies	8	04/27/2018	.10	105830
Total 2405:						948.28	
05/08/2018	13751	Royal Publishing	advertising	1	05/01/2018	95.00	105130
Total 2416:						95.00	
05/08/2018	13741	Goldstar Products Inc.	asphalt patch kit	1	03/28/2018	1,642.52	105670
Total 2471:						1,642.52	
05/15/2018	13773	Java Moose	cups for concerts	1	05/15/2018	45.36	105150
05/15/2018	13773		cups for concerts	2	05/15/2018	30.00	105162
05/15/2018	13773		hand towels	3	05/15/2018	79.70	105120
Total 2477:						155.06	
05/15/2018	13775	UMB Bank, N.A.	Interest of San Loan	1	05/01/2018	73,358.75	617502
Total 2514:						73,358.75	
05/15/2018	13772	Envision Sign and Graphic	vinyl banners	1	05/07/2018	245.00	105130
Total 2528:						245.00	
05/15/2018	13768	Agent Drain Inc	locate sewer lines	1	04/26/2018	374.00	617103
Total 2577:						374.00	
05/08/2018	13742	High Country Engineering	street maintenance plan	1	04/30/2018	240.00	105670
Total 2603:						240.00	
05/15/2018	13771	Colorado Natural Gas, Inc.	natural gas	1	05/01/2018	156.77	105023
05/15/2018	13771		natural gas-shop	1	05/01/2018	203.12	507380
05/15/2018	13771		natural gas-shop	2	05/01/2018	203.12	105650
05/15/2018	13771		525 hathaway	1	05/01/2018	314.08	105190
05/15/2018	13771		san office	1	05/01/2018	174.52	617104
05/15/2018	13771		sewer treatment plant	1	05/01/2018	1,540.89	617104
Total 2728:						2,592.50	
05/08/2018	13745	Mead, Vaughn	gabby gift	1	05/08/2018	50.00	105110
Total 2739:						50.00	

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
05/08/2018	13740	ghVALLEY.NET	internet service	1	04/30/2018	30.12	105065
05/08/2018	13740		internet service	2	04/30/2018	30.12	105455
Total 2753:						60.24	
05/15/2018	13774	Mobile Record Shredders	record shredding	1	05/09/2018	9.00	105030
Total 2793:						9.00	
05/08/2018	13744	Intermountain Overhead D	repair garage door	1	04/17/2018	324.00	105682
Total 2798:						324.00	
05/09/2018	13762	Heart of the Rockies Radio	radio ads	1	04/30/2018	195.00	105130
Total 2836:						195.00	
05/08/2018	13735	Clearwater Cleanup Comp	sewer line jet and camera	1	04/27/2018	662.50	617155
05/08/2018	13735		sludge disposal	1	05/03/2018	26,730.44	617150
Total 2859:						27,392.94	
05/15/2018	13770	Colorado Analytical Lab	waste water testing	1	05/10/2018	380.00	617140
05/08/2018	13738		water testing	1	05/07/2018	23.00	507140
Total 2864:						403.00	
05/08/2018	13764	South Park Brewing	estip payment	1	05/09/2018	2,628.92	105076
Total 2873:						2,628.92	
05/08/2018	13758	Water Technology Group	pumps	1	04/25/2018	2,677.88	617155
05/15/2018	13776		spare motors and parts	1	05/07/2018	8,321.60	617155
Total 2884:						10,999.48	
05/08/2018	13753	The Phillips Law Offices, L	Legal	1	04/30/2018	640.00	617210
05/08/2018	13753		Legal	2	04/30/2018	1,540.00	105057
Total 2886:						2,180.00	
05/08/2018	13748	Rise Broadband	internet	1	05/01/2018	95.68	617320
Total 2900:						95.68	
05/08/2018	13752	Summit County Waste Faci	sludge dispoal	1	04/30/2018	1,665.51	617150
Total 2901:						1,665.51	
05/09/2018	13760	Fairplay Auto Supply	1st qtr estip	1	05/09/2018	2,642.70	105076
Total 2948:						2,642.70	
05/15/2018	13767	351 Highway 285, LLC	estip - 1st quarter	1	05/15/2018	1,722.81	105076
Total 3154:						1,722.81	



Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
05/08/2018	13747	Peak Materials	roadbase	1	04/17/2018	206.38	105830
Total 3161:						206.38	
05/09/2018	13763	Omni Real Estate	rent	1	05/01/2018	1,100.00	102265
Total 3167:						1,100.00	
05/10/2018	13766	Green, Mason	mileage	1	05/10/2018	18.14	105015
Total 3175:						18.14	
05/08/2018	13743	Hunn Planning & Policy, LL	planning fees	1	05/08/2018	1,556.25	105105
Total 3183:						1,556.25	
05/08/2018	13755	Ultra Running Magazine	burro days ad	1	04/26/2018	425.00	105162
Total 3188:						425.00	
05/08/2018	13748	Pittsburg Tank & Tower Ma	inspect & clean water tank	1	09/28/2017	4,125.00	507185
Total 3189:						4,125.00	
05/15/2018	13769	C Lazy T Tree Movers LLC	christmas treet	1	05/14/2018	3,800.00	105134
Total 3193:						3,800.00	
Grand Totals:						145,467.05	

## Report Criteria:

Detail report type printed

<u>Month</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>difference</u> 2015 and 2016	<u>% increase/decrease</u> over previous year
January	\$ 43,553.41	\$ 49,148.27	\$ 62,254.67	\$ 13,106.40	21%
February	\$ 58,375.65	\$ 61,333.52	\$ 74,679.52	\$ 13,346.00	18%
March	\$ 54,628.41	\$ 51,071.17	\$ 56,007.55	\$ 4,936.38	9%
April	\$ 55,071.81	\$ 50,141.19	\$ 50,522.86	\$ 381.67	1%
May	\$ 61,864.44	\$ 66,591.48	\$ 80,393.59	\$ 13,802.11	17%
June	\$ 51,608.72	\$ 51,591.25		\$ (51,591.25)	#DIV/0!
July	\$ 53,026.00	\$ 62,155.13		\$ (62,155.13)	#DIV/0!
August	\$ 73,086.09	\$ 90,906.20		\$ (90,906.20)	#DIV/0!
September	\$ 101,149.06	\$ 126,835.88		\$ (126,835.88)	#DIV/0!
October	\$ 79,919.81	\$ 88,179.63		\$ (88,179.63)	#DIV/0!
November	\$ 90,096.56	\$ 95,233.38		\$ (95,233.38)	#DIV/0!
December	\$ 60,116.74	\$ 69,919.38		\$ (69,919.38)	#DIV/0!
<b>Compared to annual budget:</b>					
<b>budgeted</b>	\$ 716,909.00	\$ 796,722.00	\$ 873,391.00		
<b>actual collected to date</b>	\$ 782,496.70	\$ 863,106.48	\$ 323,858.19		
<b>difference</b>	\$ 65,587.70	\$ 66,384.48	\$ (549,532.81)		
<b>% collected to date:</b>	109%	108%	37%		
<b>total year to date comparisons:</b>		\$ 278,285.63	\$ 323,858.19	\$ 45,572.56	13%

\*\*\*Please note that sales tax is remitted two months in arrears, for instance, sales tax received by the Town in February was collected by the business owner in December and remitted to the state in January and deposited in our account in February.



## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Claudia Werner, Deputy Town Clerk

**RE:** Appointment to the Board of Trustees

**DATE:** May 17, 2018

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You have before you five applications for the vacant position of the Board of Trustees. Cindy Bear, James Dexter, David Michael Smith, Pamela Stone, and Josh Voorhis are the applicants. All of them meet the qualifications for the position and have been notified that they should be present at the meeting to be interviewed by the Board so an appointment can be made.

I will have ballots for your use at the meeting and will be prepared to swear in your appointee. We have delivered packets to all applicants, so they can be seated immediately upon appointment.

“Where History Meets the High Country”

May 2, 2018

To whom it may concern,

I would like to express my interest in being considered for appointment as Trustee of the Town of Fairplay. I meet the qualifications for consideration. I am at least 18 years of age, I am a registered voter, and have lived in the town limits for over a year.

I feel filling a position of a trustee would be an honorable opportunity and one I would take most seriously. This community is dear to my heart and any way I can help make Fairplay a stable, secure, and fulfilling place to live and visit, will be success for me.

Thank you for your consideration.

Respectfully,

Cindy Bear

**From the Desk of James Dexter**  
**1140 Meadow Drive**  
**Fairplay Colorado**

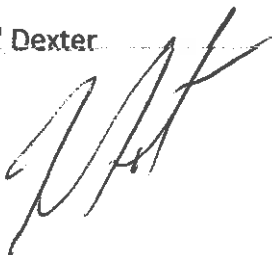
This letter is sent to the Board of Trustees for the Town of Fairplay Colorado, to offer my name, James Dexter, as one of the candidates to be considered to fill the open seat on the Board of Trustees.

I have read and understand the duties of this seat as described in Chapter 2, Article II, Section 2-2-10 of the Fairplay Municipal Code.

I would consider it an honor to serve the community in this capacity if chosen.

Sincerely Submitted

James "Jim" Dexter

A handwritten signature in black ink, appearing to read 'J. Dexter', written over a horizontal line.

## Letter of Intent

I would like to be on the Town Board as a Trustee. I've showed my interest by running for election. I lost but that won't stop me from pursuing this position. This is a job that requires on the job training. Just like all my jobs in the past. I Learn fast. I find the process of governing extremely interesting. I would like to be a part of that. I know every one on the board. I would watch the others so as to learn governing. I would follow all the policy of the board. I would like to serve the people of Fairplay as a Trustee. Thank you  
David Michael Smith  
5-15-2018

May 14, 2018

Town of Fairplay  
PO Box 267  
Fairplay CO 80440

Ms. Tina Darrah:

Along with my resume, this letter of intent indicates my interest and willingness to apply for the open seat on the Board of Trustees that occurred by Frank Just becoming our new Mayor.

I petitioned to be on the ballot during the recent election but then did not want to unseat either of the incumbents (in fact I voted for both of them). Upon withdrawing my nomination I informed you that it would be an honor to serve on the Board whenever you really needed somebody. And that time is now – so please consider me.

I have lived in Park County for 25 years and Fairplay for 11 years. I work in the hospitality field and love helping visitors enjoy all the great attractions of this area. I am fluent in Spanish and maintain my proficiency by practicing frequently with our foreign guests and other multilingual people.

For many years I served as a paid office manager, then a volunteer Board member, and finally as Chairperson of the Board of Park County Vision 2020. I own land and have a business here and will spend the rest of my life here, so I care about what direction we are going in.

I live right in town so will always make it to the meetings even if the snow is so deep I have to strap on my cross country skis. Though we rarely get the heavy snow any more...

Thank you very much for your time and consideration; you won't regret having me on your Board.

A handwritten signature in black ink that reads "Pamela Stone". The signature is written in a cursive style with a long, sweeping underline.

Pamela Stone

420 Front St.  
Fairplay CO 80440

# PAMELA L. STONE

CONTACT INFO Email: [alyxpiedra@hotmail.com](mailto:alyxpiedra@hotmail.com) Home: 719-836-1828  
Physical: 420 Front Street Fairplay CO 80440 Mailing: PO Box 186 Jefferson CO 80456

EDUCATION Bachelor of Science Engineering, Cornell University, Ithaca NY

SKILLS Fluent in written and spoken Spanish, excellent speller and proofreader, computer whiz.

EXPERIENCE 1983 - 1991 Software Engineer / Developer for US Air Force satellite program.  
1992 - 2018 Park County jobs including rancher, summer camp counselor, pizza chef.

Hand Hotel, Fairplay CO: **Innkeeper** - Check in/out, nightly cash and credit card reconciliation, manage the fireplace, prepare for breakfast. As concierge I do anything I can for our guests to make their visit a great one, so they will return and maybe even make it a family tradition. 2014 - present.

Park County Public Library, Fairplay CO: **Librarian** - Served library patrons, conducted research for them or helped them do their own research, sold books and other fundraising items, produced daily and weekly reports, answered phones, updated library website, created library blog. 2008 - 2011.

US Census Bureau, Lakewood CO: **Crew Leader, Enumerator** - Collected census data in 2000, performed address verification and map updates on handheld computers in 2009, then led a crew of enumerators during 2010 census. Continued with census operations through the rest of 2010 as an enumerator.

Freelance Foundations, Fairplay CO: **Office Manager** - Answered phones, filed vendor and customer records, researched on internet for environmental building products and techniques, maintained Peachtree accounts, helped set up foam block business line. 2007 - 2008.

GKS Insurance, Fairplay CO: **Office Manager** - Greeted customers, answered phones, kept paper files and computer database up to date for over 1000 customers. 2004 - 2007.

Wilson Plumbing, Fairplay CO: **Office Manager** - Answered phones, scheduled plumbing inspections, filed vendor and customer paperwork, maintained QuickBooks accounts. 2003 - 2004.

Colorado Dallas LLC, Jefferson CO: **Assembler** - wired lamps and chandeliers, packed products for shipping, laced leather trim onto lampshades. 1995 - 1997.  
**Office Assistant** - input and updated inventory database, proofread catalog and price sheet, processed credit card sales. 2000 - 2001.

Peace of Mind Property Management, Fairplay CO: **Office Manager** - Took reservations by phone and in person, wrote office procedures, prepared financial reports, designed marketing brochures, ordered supplies, supervised housekeeping staff. 1994 - 1998.

Park County Vision 2020, Fairplay CO: **Coordinator** - Managed volunteers for non-profit organization, brought bookkeeping up to date, wrote press releases, prepared agendas and minutes from board meetings, collected evidence for embezzlement claim. 1993 - 1995.

Applied Technology Associates, Mountain View CA: **Software Analyst** - Solved software problems, installed code repairs, monitored satellite simulations, maintained documentation for test scenarios. 1990 - 1991.

Lockheed Technical Operations Company, Sunnyvale CA: **Technical Engineer** - Installed software system at new USAF facility near Colorado Springs CO, trained enlisted personnel to operate satellite control programs, prepared reports and graphics for audit presentations. 1987 - 1990.

Lockheed Missiles & Space Company, Sunnyvale CA: **Associate Engineer** - Tested orbital correction software, maintained requirements tracking system for quality control, wrote user documents. 1984 - 1987.

Systems & Applied Sciences Corp, Vienna VA: **Computer Programmer** - Wrote programs to control satellite orbits, tested software and performed launch simulations. 1983 - 1984.



5/11/2018

Dear Fairplay Town Board,

I am submitting my name for the vacant position on the Town Board of Fairplay. I fully understand the importance of this position and the role that a board member provides in the town government.

I have lived in Fairplay continually for a little over four years and have purchased a house on 8<sup>th</sup> Street. I currently am employed by the U.S. Forest Service. I am the South Park District Ranger. My responsibilities include overall management of the District which includes a little over half a million acres of public land as well as supervision of a staff of 25 year round employees and another 30 employees during the summer.

I have served on the Town Board of Oak Creek, Colorado for several terms. Oak Creek is located on the western slope and has a population very similar to Fairplay. The issues also appear to be very similar between the two towns. Feel free to contact the Town Manager, Mary Alice Page at 970-736-2422. I have also served on a fire board and multiple Home Owners Associations within Routt County.

If you have any questions or require further information please contact me at 719 839-1305.

Sincerely

A handwritten signature in black ink that reads "Josh Voorhis". The signature is written in a cursive style with a large, stylized "J" and "V".

Josh Voorhis



**MAYOR'S OPENING STATEMENT  
THE MIDDLE FORK RESTAURANT LIQUOR LICENSE**

**MAYOR JUST:**

I will now open the public hearing on the application of Middle Fork Restaurant located in the Fairplay-Valiton Hotel for a new Hotel and Restaurant liquor license at 500 Main Street in Fairplay, Colorado.

The Fairplay Board of Trustees, acting as the local liquor licensing authority, has jurisdiction to conduct this public hearing under the Colorado Liquor and Beer Codes found at Title 12, Articles 46 and 47 of the Colorado Revised Statutes and also under the provisions of the Town's Code. Notice of this hearing has been given as required by C.R.S. Section 12-47-302, and the Chair will make the publisher's affidavit and the posted notice a part of the record of this proceeding.

The purpose of this hearing is to consider whether a new Hotel and Restaurant liquor license should be issued to the applicant. In considering that matter the Board will address the criteria set forth in C.R.S. § 12-47-312 and particularly the reasonable requirements of the neighborhood for the type of license for which application has been made and the desires of the adult inhabitants of the neighborhood.

The procedure to be followed in this case will be as follows:

1. The applicant, or the applicant's legal counsel, may give an opening statement.
2. Following the opening statement, if any, the applicant and any other persons supporting the application may present any evidence supporting issuance of the license.
3. At the conclusion of the applicant's case, any persons opposing the issuance of the license and any other persons entitled to be heard may present evidence.
4. The applicant may then present any rebuttal evidence.

All witnesses may be cross-examined by any party, counsel for any party or the members of the Authority.

Are there any objections to the jurisdiction of the Liquor Authority or to the form or substance of these proceedings?

Hearing none, the applicant will now present its case.

## MEMORANDUM

To: Mayor and Board of Trustees  
From: Tina Darrah, Town Administrator  
Date: May 3, 2018  
RE: Fairplay-Valiton Hotel, LLC Liquor License Application

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On April 18, 2018, Constance Schoppe, President of Fairplay-Valiton Hotel, LLC, submitted an application for a Hotel and Restaurant Liquor License for The Middle Fork Restaurant in the The Fairplay-Valiton Hotel, 500 Main Street, in Fairplay, Colorado. The application was deemed complete, the appropriate fees were paid, and the application set for public hearing before the Board of Trustees on May 21, 2018. Notice of Public Hearing was published in the Fairplay Flume on Friday, May 4, 2018 and posted on the property on May 10, 2018.

The results of the investigation of this application are as follows:

- A background check has been submitted on Constance Schoppe, the results of which have not been received as of this writing.
- The building plans and specifications are a true representation of the facilities and the premises comply with applicable zoning, building, health, and fire regulations as related to historic structures.
- Proof of possession of the premises has been provided.
- For purposes of determining the needs and desires of the neighborhood, the entire corporate limits of the Town of Fairplay have been determined to be the neighborhood. If approved, this liquor license would not appear to be a detriment to the neighborhood. Currently, there are three Hotel and Restaurant Liquor Licenses issued in the Town of Fairplay and this location has previously been the site of this same class of license.
- Colorado statutes provide a general rule (with numerous exceptions) that applications shall not be received or acted upon for liquor licenses within 500 feet of a school. This does not present a concern for this application due to the previously issued licenses at this location. This specific item has been discussed with the Town Attorney and Liquor Enforcement, neither of whom saw this as an issue.

Staff finds that the application is complete, meets the requirements set forth in the Colorado Liquor Code and therefore recommends approval of the application for a Hotel and Restaurant Liquor License as applied for by Constance Schoppe, Fairplay – Valiton Hotel LLC, 500 Main Street, in Fairplay, Colorado, pending the results of the criminal background check being returned with no pertinent criminal history. Should the Board agree with this assessment, staff should be directed to prepare the findings of fact, conclusions and order to be placed on the next agenda for consideration.

CC: Constance Schoppe via hand delivery and file

**NOTICE OF PUBLIC HEARING ON LIQUOR LICENSE APPLICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Trustees of the Town of Fairplay, Colorado, in the Council Chambers of the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on Monday, May 21, 2018, beginning at 6:00 p.m. or approximately thereafter. This hearing is on an application for a Hotel and Restaurant Liquor License for the Fairplay - Valiton Hotel, LLC, DBA The Middle Fork Restaurant located in the Fairplay Hotel, 500 Main Street, Fairplay, Colorado, as submitted by Constance Schoppe. The following information is provided:

APPLICATION REQUEST:                    Hotel & Restaurant Liquor License

LOCATION:                                    500 Main Street, Fairplay, Colorado

DATE OF APPLICATION:                    April 18, 2018

DATE OF HEARING:                        May 21, 2018

APPLICANT:                                Owner, Constance Schoppe  
    The Fairplay - Valiton Hotel, LLC  
    DBA The Middle Fork Restaurant  
    PO Box 1521  
    Fairplay, CO 80440

All interested parties are encouraged to attend. Further information can be obtained at the Clerk's Office, 901 Main Street, Fairplay, CO, or by calling (719) 836-2622.

For the Board of Trustees  
Town of Fairplay, Colorado

Tina Darrah  
Town Clerk

As per Section 12-47-311C.R.S., Public notice - posting and publication, this notice is posted by sign in a conspicuous place on the premises for which this application has been made on or before Friday, May 10, 2018, and published in *The Fairplay Flume* on Friday, May 4, 2018.

**NOTICE OF PUBLIC HEARING  
ON LIQUOR LICENSE APPLICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Trustees of the Town of Fairplay, Colorado, in the Council Chambers of the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on Monday, May 21, 2018, beginning at 6:00 p.m. or approximately thereafter. This hearing is on an application for a Hotel and Restaurant Liquor License for the Fairplay - Valiton Hotel, LLC, dba The Middle Fork Restaurant located in the Fairplay Hotel, 500 Main Street, Fairplay, Colorado, as submitted by Constance Schoppe. The following information is provided:

**APPLICATION REQUEST:**

Hotel & Restaurant Liquor License

**LOCATION:**

500 Main Street, Fairplay, Colorado

**DATE OF APPLICATION:** April 18, 2018

**DATE OF HEARING:** May 21, 2018

**APPLICANT:** Owner, Constance Schoppe

The Fairplay - Valiton Hotel, LLC

dba The Middle Fork Restaurant

PO Box 1521

Fairplay, CO 80440

All interested parties are encouraged to attend. Further information can be obtained at the Clerk's Office, 901 Main Street, Fairplay, CO, or by calling (719) 836-2622.

For the Board of Trustees

Town of Fairplay, Colorado

Tina Darrah

Town Clerk

As published in the Park County Republican and Fairplay Flume on May 4, 2018

(NOTICE OF PUBLIC HEARING)

**AFFIDAVIT**

Regarding the Required Posting of Property:

**HEARING ON: LIQUOR LICENSE**

Property Address: 500 Main Street, Fairplay, CO 80440

I, Joshua L. Thompson, hereby certify that I have posted the property located as stated above, with the proper notice for:

**Public Hearing before the Board of Trustees on May 21, 2018 for a Hotel and Restaurant Liquor License**

Date of Posting: ~~5-18-~~ <sup>8th</sup> 5-10-18

Date of Affidavit: 5-10-18

Joshua L. Thompson

Town of Fairplay Staff

## Colorado Liquor Retail License Application

**New License**  
  **New-Concurrent**  
  **Transfer of Ownership**  
  **State Property Only**

• All answers must be printed in black ink or typewritten  
 • Applicant must check the appropriate box(es)  
 • Applicant should obtain a copy of the Colorado Liquor and Beer Code: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor)

1. Applicant is applying as a/an  
  Individual  
  Limited Liability Company  
  Association or Other  
 Corporation  
  Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation      FEIN Number  
*Constance A. Schoppe - The Fairplay - Valiton Hotel, LLC*      [REDACTED]

2a. Trade Name of Establishment (DBA)      State Sales Tax Number      Business Telephone  
*The Middle Fork Restaurant*      [REDACTED]      719-836-4699

3. Address of Premises (specify exact location of premises; include suite/unit numbers)  
*500 Main Street*

City      County      State      ZIP Code  
*Fairplay*      *Park*      *CO*      *80440*

4. Mailing Address (Number and Street)      City or Town      State      ZIP Code  
*PO 1521 Fairplay*      *Fairplay*      *CO*      *80440*

6. Email Address  
*fvalitonhotel@gmail.com*

6. If the premises currently has a liquor or beer license, you must answer the following questions

Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date

Section A      Nonrefundable Application Fees	Section B (Cont.)      Liquor License Fees
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<input checked="" type="checkbox"/> Application Fee for New License.....\$1550.00 <input type="checkbox"/> Application Fee for New License w/Concurrent Review .....\$1750.00 <input type="checkbox"/> Application Fee for Transfer.....\$1550.00	<input type="checkbox"/> Lodging & Entertainment - L&E (County) .....\$500.00 <input checked="" type="checkbox"/> Manager Registration - H & R.....\$75.00 <input type="checkbox"/> Manager Registration - Tavern.....\$75.00 <input type="checkbox"/> Manager Registration - Lodging & Entertainment.....\$75.00 <input type="checkbox"/> Manager Registration - Campus Liquor Complex .....\$75.00
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**Section B      Liquor License Fees**

<input type="checkbox"/> Add Optional Premises to H & R.....\$200.00 X      Total _____ <input type="checkbox"/> Add Related Facility to Resort Complex\$75.00 X      Total _____ <input type="checkbox"/> Arts License (City).....\$308.75 <input type="checkbox"/> Arts License (County).....\$308.75 <input type="checkbox"/> Beer and Wine License (City).....\$351.25 <input type="checkbox"/> Beer and Wine License (County).....\$436.25 <input type="checkbox"/> Brew Pub License (City).....\$750.00 <input type="checkbox"/> Brew Pub License (County).....\$750.00 <input type="checkbox"/> Campus Liquor Complex (City).....\$500.00 <input type="checkbox"/> Campus Liquor Complex (County).....\$500.00 <input type="checkbox"/> Campus Liquor Complex (State).....\$500.00 <input type="checkbox"/> Club License (City).....\$308.75 <input type="checkbox"/> Club License (County).....\$308.75 <input type="checkbox"/> Distillery Pub License (City).....\$750.00 <input type="checkbox"/> Distillery Pub License (County).....\$750.00 <input checked="" type="checkbox"/> Hotel and Restaurant License (City).....\$500.00 <input type="checkbox"/> Hotel and Restaurant License (County).....\$500.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City).....\$700.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County).....\$700.00 <input type="checkbox"/> Liquor-Licensed Drugstore (City).....\$227.50 <input type="checkbox"/> Liquor-Licensed Drugstore (County).....\$312.50 <input type="checkbox"/> Lodging & Entertainment - L&E (City).....\$500.00	<input type="checkbox"/> Master File Location Fee .....\$50.00 X      Total _____ <input type="checkbox"/> Master File Background .....\$500.00 X      Total _____ <input type="checkbox"/> Optional Premises License (City).....\$500.00 <input type="checkbox"/> Optional Premises License (County).....\$500.00 <input type="checkbox"/> Racetrack License (City).....\$500.00 <input type="checkbox"/> Racetrack License (County).....\$500.00 <input type="checkbox"/> Resort Complex License (City).....\$500.00 <input type="checkbox"/> Resort Complex License (County).....\$500.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....\$160.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (County).....\$160.00 <input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....\$160.00 <input type="checkbox"/> Retail Gaming Tavern License (City).....\$500.00 <input type="checkbox"/> Retail Gaming Tavern License (County).....\$500.00 <input type="checkbox"/> Retail Liquor Store License-Additional (City).....\$227.50 <input type="checkbox"/> Retail Liquor Store License-Additional (County).....\$312.50 <input type="checkbox"/> Retail Liquor Store (City).....\$227.50 <input type="checkbox"/> Retail Liquor Store (County).....\$312.50 <input type="checkbox"/> Tavern License (City).....\$500.00 <input type="checkbox"/> Tavern License (County).....\$500.00 <input type="checkbox"/> Vintners Restaurant License (City).....\$750.00 <input type="checkbox"/> Vintners Restaurant License (County).....\$750.00
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Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information

**Do not write in this space - For Department of Revenue use only**

Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$



## Application Documents Checklist and Worksheet

**Instructions:** This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

**Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information**

<b>Items submitted, please check all appropriate boxes completed or documents submitted</b>	
<b>I.</b>	<b>Applicant Information</b> <input checked="" type="checkbox"/> A. Applicant/Licensee identified <input checked="" type="checkbox"/> B. State sales tax license number listed or applied for at time of application <input type="checkbox"/> C. License type or other transaction identified <input type="checkbox"/> D. Return originals to local authority <input type="checkbox"/> E. Additional information may be required by the local licensing authority <input type="checkbox"/> F. All sections of the application need to be completed
<b>II.</b>	<b>Diagram of the premises</b> <input type="checkbox"/> A. No larger than 8 1/2" X 11" <input type="checkbox"/> B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) <input type="checkbox"/> C. Separate diagram for each floor (if multiple levels) <input checked="" type="checkbox"/> D. Kitchen - identified if Hotel and Restaurant <input type="checkbox"/> E. Bold/Outlined Licensed Premises
<b>III.</b>	<b>Proof of property possession (One Year Needed)</b> <input checked="" type="checkbox"/> A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk <input type="checkbox"/> B. Lease in the name of the applicant (or) (matching question #2) <input type="checkbox"/> C. Lease assignment in the name of the applicant with proper consent from the Landlord and acceptance by the Applicant <input type="checkbox"/> D. Other agreement if not deed or lease. (matching question #2) (Attach prior lease to show right to assumption)
<b>IV.</b>	<b>Background information and financial documents</b> <input type="checkbox"/> A. Individual History Records(s) (Form DR 8404-I) <input type="checkbox"/> B. Fingerprints taken and submitted to local authority (State Authority for Master File applicants) <input type="checkbox"/> C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license <input type="checkbox"/> D. List of all notes and loans (Copies to also be attached)
<b>V.</b>	<b>Sole proprietor/husband and wife partnership (if applicable)</b> <input type="checkbox"/> A. Form DR 4679 <input checked="" type="checkbox"/> B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
<b>VI.</b>	<b>Corporate applicant information (if applicable)</b> <input checked="" type="checkbox"/> A. Certificate of Incorporation date stamped by the Colorado Secretary of State's Office <input checked="" type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Certificate of Authorization if foreign corporation <input type="checkbox"/> D. List of officers, directors and stockholders of applying corporation (If wholly owned, designate a minimum of one person as principal officer of parent)
<b>VII.</b>	<b>Partnership applicant information (if applicable)</b> <input type="checkbox"/> A. Partnership Agreement (general or limited). Not needed if husband and wife <input type="checkbox"/> B. Certificate of Good Standing (If formed after 2009)
<b>VIII.</b>	<b>Limited Liability Company applicant information (if applicable)</b> <input checked="" type="checkbox"/> A. Copy of articles of organization (date stamped by Colorado Secretary of State's Office) <input checked="" type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Copy of operating agreement <input type="checkbox"/> D. Certificate of Authority if foreign company
<b>IX.</b>	<b>Manager registration for Hotel and Restaurant, Tavern, Lodging &amp; Entertainment, and Campus Liquor Complex licenses when included with this application</b> <input type="checkbox"/> A. \$75.00 fee <input type="checkbox"/> B. Individual History Record (DR 8404-I) <input checked="" type="checkbox"/> C. If owner is managing, no fee required *

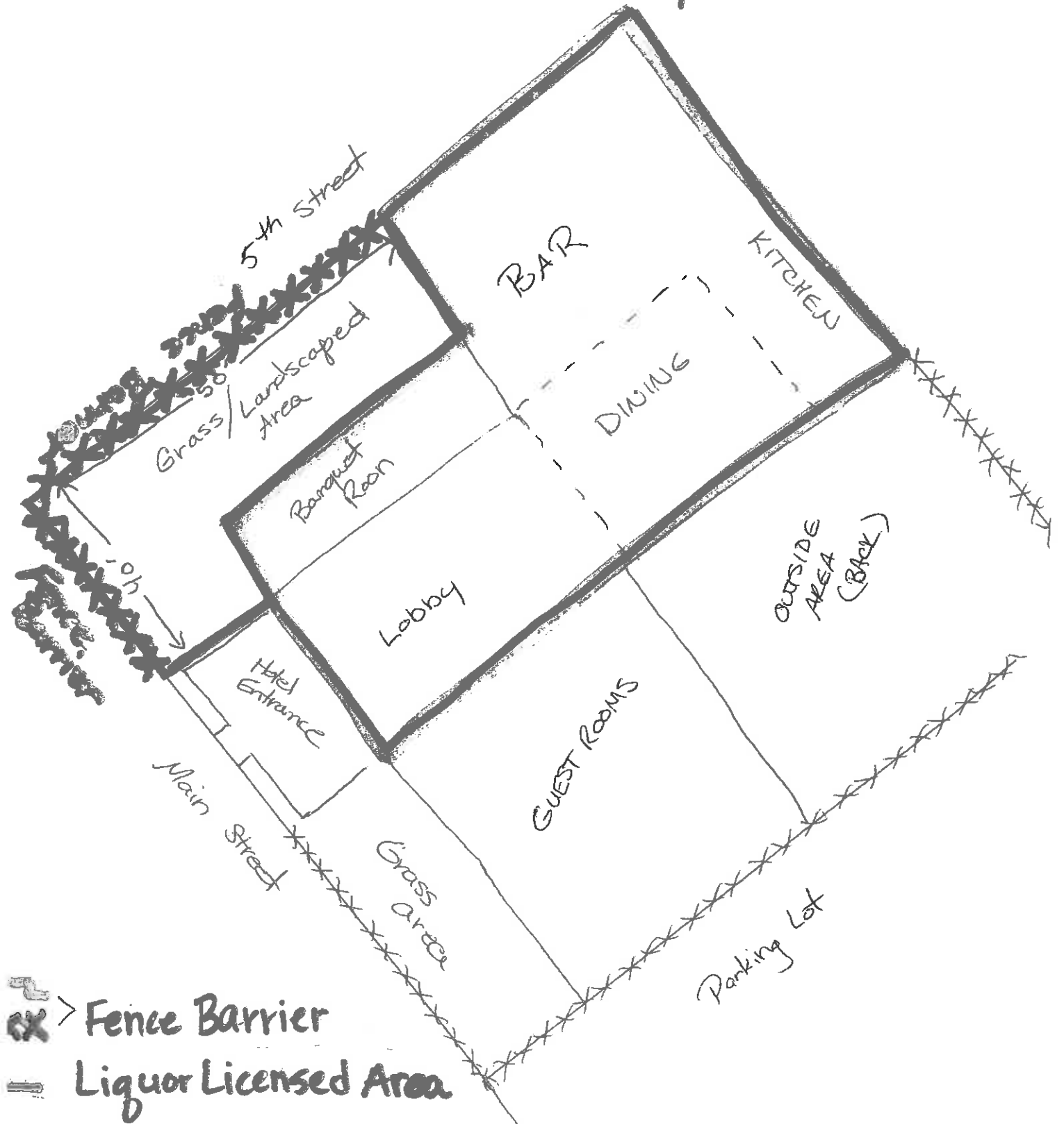
Name: <u>Fairday - Valiton Hotel, LLC</u>	Type of License: <u>Liquor H+R</u>	Account Number: <u>[REDACTED]</u>		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
(a) Been denied an alcohol beverage license? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
(b) Had an alcohol beverage license suspended or revoked? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
(c) Had interest in another entity that had an alcohol beverage license suspended or revoked? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
Waiver by local ordinance? <input type="checkbox"/> <input type="checkbox"/>				
Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
13a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? <span style="float:right">Yes <input type="checkbox"/> No <input type="checkbox"/></span>				
13b. Are you a Colorado resident? <span style="float:right"><input checked="" type="checkbox"/> <input checked="" type="checkbox"/></span>				
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee. <u>Same</u> <span style="float:right">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span>				
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? <span style="float:right">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span>				
a. <input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____				
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:				
Landlord	Tenant	Expires		
<u>NA</u>	<u>NA</u>			
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. <u>NA</u> <span style="float:right">Yes <input type="checkbox"/> No <input type="checkbox"/></span>				
c. Attach a diagram designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
<u>NA</u>				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
Has a local ordinance or resolution authorizing optional premises been adopted? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
Number of additional Optional Premise areas requested. (See license fee chart) _____				
18. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
(a) Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? <span style="float:right">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
If "yes" a copy of license must be attached.				
19. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
(a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
(b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
(c) How long has the club been incorporated? <u>NA</u> <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
(d) Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
20. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
(a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				

ok ok

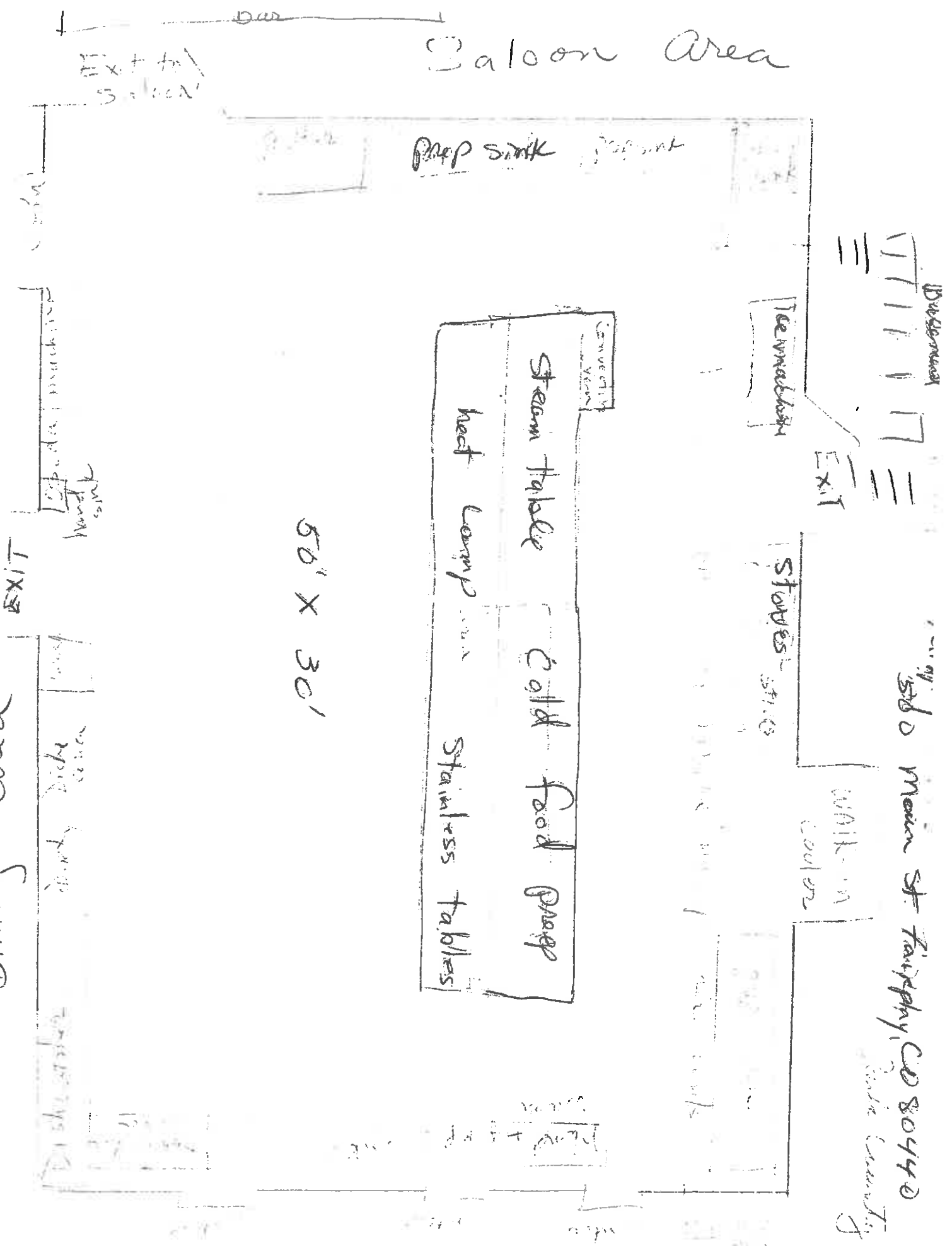
Name: <u>Fairplay - Valitan Hotel, LLC</u>	Type of License: <u>HTR</u>	Account Number: <del>XXXXXXXXXX</del>		
21. Campus Liquor Complex applicants answer the following: (a) Is the applicant an institution of higher education? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span> (b) Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services. <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
22. For all on-premises applicants. a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprints. b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager: <u>Schoppe</u>	First Name of Manager: <u>Constance</u>			
23. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
24. Related Facility - Campus Liquor Complex applicants answer the following: a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span> b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager: <u>NA</u>	First Name of Manager: <u>NA</u>			
25. Tax Distraint Information. Does the applicant or any other person listed on this application including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements. <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span>				
26. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and submit fingerprint cards to the local licensing authority.				
Name: <u>Constance Schoppe</u>	Home Address, City & State: <u>331 Canthook, Fairplay Co 80440</u>	DOB: <u>3-20-54</u>	Position: <u>Owner</u>	%Owned: <u>100</u>
Name:	Home Address, City & State:	DOB:	Position:	%Owned:
Name:	Home Address, City & State:	DOB:	Position:	%Owned:
Name:	Home Address, City & State:	DOB:	Position:	%Owned:
Name:	Home Address, City & State:	DOB:	Position:	%Owned:
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: <input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Title 47 or 48, C.R.S.				

Name	Fairplay - Valiton Hotel, LLC	Type of License	Liquor H&R	Account Number	[REDACTED]
<b>Oath Of Applicant</b>					
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.					
Authorized Signature	[Signature]			Printed Name and Title	Constance A. Schoppe
				Date	4/18/18
<b>Report and Approval of Local Licensing Authority (City/County)</b>					
Date application filed with local authority	4-20-18		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	5/2/18	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:					
<input checked="" type="checkbox"/> Fingerprinted <input type="checkbox"/> Subject to background investigation, including NCIC/CCIC check for outstanding warrants					
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license					
(Check One)					
<input checked="" type="checkbox"/> Date of inspection or anticipated date <u>5/2/18</u> <input type="checkbox"/> Will conduct inspection upon approval of state licensing authority					
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?					Yes No
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?					<input type="checkbox"/> <input type="checkbox"/>
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.					
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?					<input type="checkbox"/> <input type="checkbox"/>
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S., and Liquor Rules. Therefore, this application is approved.					
Local Licensing Authority for			Telephone Number		<input checked="" type="checkbox"/> Town, City <input type="checkbox"/> County
TOWN OF FAIRPLAY			(719) 836-2622		
Signature	Print	Title		Date	
Signature	Print	Title		Date	

THE MIDDLE FORK REST. ↑N  
500 MAIN STREET  
Fairplay, CO 80440



# Saloon Area



50' x 30' main st. Fairplay, CO 80440

Public Community

\*721844\*

721844  
1 of 1

1/5/2016 12:34 PM  
WD RS\$11.00 D\$0.00

Debra A Green  
Park County Clerk

STAMPED RECEIPT FEE

1-5-16

0

**SPECIAL WARRANTY DEED  
(DEED IN LIEU OF FORECLOSURE)**

**THIS DEED** is dated December 21, 2015, and is made between Dakota Sky, LLC (whether one, or more than one), the "Grantor", of the County of Denver and State of Colorado, and Fairplay-Valiton Hotel, LLC (whether one, or more than one), the "Grantee," whose legal address is P.O. Box 1521, Fairplay, CO 80440.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Park and State of Colorado, described as follows:

Fairplay, Block 16, Lots 1-5, County of Park, State of Colorado

also known by street address as: 500 Main St., Fairplay, CO  
and assessor's schedule or parcel number: 300.

This Deed is an absolute conveyance, the grantor having sold said Land to the grantee for a fair and adequate consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Dakota Sky, LLC, recorded August 11, 2014 at Reception No. 708811. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed, (and an Estoppel Affidavit), between grantor and grantee with respect to said land.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to:  none; or  the following matters:

Taxes for the current year, plus a tax lien for property taxes for 2014, in the amount of \$12,013.94;  
A lien for Water bills from the Town of Fairplay in the approximate amount of \$15,500;  
And none other.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

Dakota Sky, LLC

By Lorna M. Arnold  
Managing Member

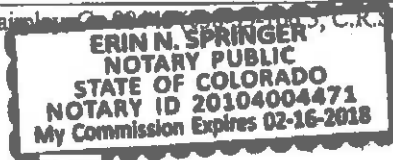
STATE OF COLORADO

County of Park

This Deed of Trust was acknowledged before me this 31<sup>st</sup> day of December, 2015,  
by Lorna M. Arnold as managing member of Dakota Sky, LLC.

Erin N. Springer

Ed Hartshorn, Hartshorn Law Office, LLC, P.O. Box 1502, Fairplay, CO 80440 (Notary Public, C.R.)



NO REAL PROPERTY  
TRANSFER DECLARATION  
ACCOMPANIED THIS DOCUMENT



Colorado Secretary of State  
 Date and Time: 01/13/2010 10:01 AM  
 ID Number: 20101022554

Document must be filed electronically.  
 Paper documents will not be accepted.

Document processing fee  
 Fees & forms/cover sheets  
 are subject to change.

\$50.00

Document number: 20101022554  
 Amount Paid: \$50.00

To access other information or print  
 copies of filed documents,  
 visit [www.sos.state.co.us](http://www.sos.state.co.us) and  
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

**Articles of Organization**

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

**Fairplay-Valiton Hotel, LLC**

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)*

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

**500 Main Street**

*(Street number and name)*

**Fairplay**

*(City)*

**CO**

*(State)*

**80440**

*(ZIP/Postal Code)*

**United States**

*(Country)*

*(Province - if applicable)*

Mailing address

*(leave blank if same as street address)*

*(Street number and name or Post Office Box information)*

*(City)*

*(State)*

*(ZIP/Postal Code)*

*(Province - if applicable)*

*(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

*(if an individual)*

**Tiel**

*(Last)*

**Constance**

*(First)*

**King**

*(Middle)*

*(Suffix)*

**OR**

*(if an entity)*

*(Caution: Do not provide both an individual and an entity name.)*

Street address

**500 Main Street**

*(Street number and name)*

**Fairplay**

*(City)*

**CO**

*(State)*

**80440**

*(ZIP Code)*



**Mailing address**

(leave blank if same as street address)

\_\_\_\_\_  
(Street number and name or Post Office Box information)

\_\_\_\_\_  
(City) CO \_\_\_\_\_  
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

**4. The true name and mailing address of the person forming the limited liability company are**

Name  
(if an individual)

Tiel Constance King  
(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)  
(Caution: Do not provide both an individual and an entity name.)

Mailing address

500 Main Street  
(Street number and name or Post Office Box information)

Fairplay CO 80440  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

**5. The management of the limited liability company is vested in**

(Mark the applicable box.)

one or more managers.

**OR**

the members.

**6. (The following statement is adopted by marking the box.)**

There is at least one member of the limited liability company.

**7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)**

This document contains additional information as provided by law.

**8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)**

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Tiel	Constance	King	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
500 Main Street			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
Fairplay	CO	80440	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
United States			
<small>(Province - if applicable)</small>		<small>(Country)</small>	

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Fairplay-Valiton Hotel, LLC

is a

Limited Liability Company

formed or registered on 01/13/2010 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20101022554 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/16/2018 that have been posted, and by documents delivered to this office electronically through 04/18/2018 @ 15:53:53 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/18/2018 @ 15:53:53 in accordance with applicable law. This certificate is assigned Confirmation Number 10849957



A handwritten signature in cursive script that reads "Wayne W. Williams".

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*


ROBERT J. SCHOPPE  
P.O. BOX 1590  
FAIRPLAY, CO 80440

4035  
30-7426/3140

20 APRIL 2018  
Date

Pay to the Order of TOWN OF FAIRPLAY \$ 1175.00

One thousand one hundred seventy five and 00/100 Dollars  Details on back

 **USAA FEDERAL SAVINGS BANK**  
10750 McDERMOTT FWY  
SAN ANTONIO, TEXAS 78288-0544  
(210) 456-8000 1-800-832-3724

For LIQUOR LICENSE Robert Schoppe 

⑆314074269⑆ ⑆03741567⑆ 4035  
TRANSIT ROUTING NUMBER ACCOUNT NUMBER


ROBERT J. SCHOPPE  
P.O. BOX 1590  
FAIRPLAY, CO 80440

4036  
30-7426/3140

20 APRIL 2018  
Date

Pay to the Order of STATE OF COLORADO \$ 2050.00

Two thousand and fifty and 00/100 Dollars  Details on back

 **USAA FEDERAL SAVINGS BANK**  
10750 McDERMOTT FWY  
SAN ANTONIO, TEXAS 78288-0544  
(210) 456-8000 1-800-832-3724

For LIQUOR LICENSE Robert Schoppe 

⑆314074269⑆ ⑆03741567⑆ 4036  
TRANSIT ROUTING NUMBER ACCOUNT NUMBER

## Claudia Werner

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**From:** rcbrands@gmail.com  
**Sent:** Thursday, May 17, 2018 1:45 PM  
**To:** cwerner@fairplayco.us  
**Subject:** Gold Pan Mobile Home Park presentation

Claudia,

On Monday evening I will review our 5 year multi-million dollar park improvement plan for Gold Pan Mobile Home Park. This fall, we will start bringing in brand new mountain styled homes to fill our empty or vacated lots. Each lot will be scraped and shaped with all of the old trash removed to make room for a new mountain styled home. The new homes will be offered in mixed lease and for sale products to service the affordable housing market. Each new home will be architecturally designed to give the village a master planned feel throughout all of the lots. This will be a multi-year project that will respond to the affordable housing crisis but will demand architectural standards and strong lot cleanliness standards. The park will be rebranded as Grandview Place and will offer a clean affordable place for people to live in the town of Fairplay. Questions and comments will be welcome.

Bob Brands

Check out:

<http://summitpeakslodge.com>





## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Kim Wittbrodt, Treasurer

**RE:** Resolution Approving PIIP Agreement with Kevin Hayes

**DATE:** May 17, 2018

---

**Agenda Item: Resolution for PIIP Agreement**

This resolution approves an agreement with Kevin Hayes for the 728 Front Street Exterior Project. Staff has reviewed this application and found it in compliance with the PIIP rules and regulations.

This application is for \$584 to complete the repainting of the house. Kevin recently purchased the property and there was a requirement by the lender for him to paint the back of the house and the east side. He is in process of completing that project. He made the decision to paint the front and the 8<sup>th</sup> street side of the house since he was already improving two other sides. He has started power washing the two new sides. The property has paid in \$584 in property taxes over the last five years. You currently have \$14,004 remaining in your PIIP line item for 2018. The photos included with the application shows the current state of the building. The estimate for painting the two new sides is \$1,100 plus the cost of paint which has not been purchased yet. Staff recommends approval.

Approval of this will require a motion, second and a roll call vote.

**TOWN OF FAIRPLAY, COLORADO  
RESOLUTION NO. 2018-20**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND KEVIN HAYES FOR THE 728 FRONT STREET EXTERIOR PROJECT.**

**WHEREAS**, the Town Board of the Town of Fairplay specifically finds that entering into this PIIP Agreement will enhance the appearance of the property thereby enhancing the appearance of the Town as a whole; and

**WHEREAS**, the Town Board finds that enhancing the appearance of the property and the Town promotes the public welfare including the expansion of retail sales tax and/or property tax generating business and expanded employment opportunities; and

**WHEREAS**, the Board of Trustees has reviewed the PIIP Agreement and finds it to be in compliance with the provisions of Section 4-9-80 of the Fairplay Municipal Code.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO**, that the Mayor is authorized to enter into this agreement between the Town of Fairplay and Kevin Hayes as described in the agreement, attached hereto as "Exhibit A", and to execute the same on behalf of the Town.

**RESOLVED, APPROVED, and ADOPTED** this 21st day of May, 2018.

**TOWN OF FAIRPLAY, COLORADO**

(Seal)

\_\_\_\_\_  
Frank Just, Mayor

ATTEST:

\_\_\_\_\_  
Tina Darrah, Town Clerk



**PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT  
(728 Front Street Exterior Project)**

THIS PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT (728 Front Street Exterior Project) (hereafter referred to as the "728 Front Street Exterior Project PIIP Agreement") is made and executed this 21st day of May, 2018, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipal corporation, (hereafter referred to as the "Town"), and Kevin Hayes (hereafter referred to as the "Owner").

W I T N E S S E T H

WHEREAS, the Owner is the owner of certain real property in the Town commonly described as 728 Front Street, (the "Property"); and

WHEREAS, the Owner proposes to improve the Property by prepping and painting south and west exterior walls, which improvement will enhance the appearance of the Property and of the Town; and

WHEREAS, in entering into this PIIP Agreement, the Town Board of the Town specifically finds that the criteria for approval of a PIIP Agreement set forth in Section 4-9-80 of the Fairplay Municipal Code are met; and

WHEREAS, the parties hereto wish to set forth in full their agreement as to the nature and extent of the improvements which shall be constructed and installed by the Owner within and upon the Property, and the manner for and extent of the reimbursement to the Owner for a portion of the cost of such construction and installation; and

WHEREAS, the parties wish to memorialize all aspects of their agreement as to the terms and conditions of such reimbursement in this PIIP Agreement.

NOW THEREFORE, the parties hereto, for themselves, their successors and assigns (to the extent this PIIP Agreement is assignable, as specified hereinafter), in and for the consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. **Authority.** This PIIP Agreement is entered into in compliance with the provisions of Article 9, Chapter 4 of the Fairplay Municipal Code.

2. **Scope of Work.** The parties hereby mutually agree that Owner shall construct, or cause to be constructed, the improvements to the Property set forth in **Exhibit A** hereto (the "Work" or the "Project"). Such work shall be completed to the reasonable satisfaction of the Town prior to any reimbursement pursuant to this PIIP Agreement. Any change in the Scope of Work shall require the prior written approval of the Town and may result in a decrease in the amount of the reimbursement should the Town reasonably determine that the change diminishes the cost or value of the improvements. The construction or installation of the improvements shall commence no later than July 1, 2018, and shall be completed no later than December 31, 2018. Should the work not commence or not be completed by the dates specified above this PIIP Agreement shall terminate and be of no further force or effect and the Town shall have no further obligations hereunder.

3. **Cost of Project.** The estimated cost of the Project is One Thousand One Hundred Dollars (\$1,100.00) plus the cost of paint.

4. **Contractor.** The contractor performing the work is Roger Harris Co., whose address is P.O. Box 1874, Fairplay, CO, 80440. Any change of contractor shall require prior Town approval.

5. **Property tax rebate and matching funds.** The parties hereby mutually agree that the maximum amount of real property taxes to be rebated to Owner by the Town shall be Five Hundred Eighty Four Dollars (\$584) and that such amount does not exceed the amount of real property taxes paid on the Property to the Town during the preceding five years. Owner shall pay not less than an amount equal to fifty percent (50%) of the total cost of the Project. Should the cost of the Project decrease during the work the property tax rebate provided by the Town shall be reduced to assure that the Owner contributes at least fifty percent (50%) of the total cost of the Project.

6. **Maintenance of improvements.** Owner shall maintain the improvements in good condition and repair for a period of five years from and after the date of completion. Should Owner not perform this maintenance obligation Owner shall, upon written demand from the Town, refund to the Town all monies rebated to the Owner by the Town pursuant to this PIIP Agreement.

7. **Completion of work and payment of rebate.** Upon completion of the Work, Owner shall notify the Town of such completion and the Town shall perform an inspection of the improvements. If the improvements are completed in a satisfactory and workmanlike manner the Town shall accept same and shall, within thirty (30) day following such acceptance, rebate to the Owner the amount required by Paragraph 5 above.

8. **Annual appropriation.** The parties specifically acknowledge and agree that no undertaking on the part of the Town to rebate property taxes as specified herein constitutes a debt or obligation of the Town within any constitutional or statutory provision. The Town's obligations hereunder shall be subject to annual appropriation by the Town Board unless and until approved by the Town's electors.

9. **Assignment/Third party beneficiaries.** None of the obligations, benefits, and provisions of this PIIP Agreement shall be assigned in whole or in any part without the express written authorization of the Fairplay Town Board. In addition, no third party may rely upon or enforce any provision of this PIIP Agreement, the same being an agreement solely between the Town and the Owner, and which agreement is made for the benefit of no other person or entity.

10. **Successors and assigns.** This PIIP Agreement may be recorded and shall be binding on Owner's successors and assigns.

11. **Amendments.** This PIIP Agreement shall be subject to amendment only by a written instrument executed by each party. Any such amendment shall require the approval by the Town Board of the Town of Fairplay at a regular or special meeting of the Town Board, and execution thereof by the Mayor and attestation by the Town Clerk.

12. **Notices.** Any written notices provided for or required in this PIIP Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the Town: Town Administrator  
Town of Fairplay  
PO Box 267  
Fairplay, CO 80440

With a copy to: Lee Phillips  
PO Box 1046  
Fairplay, CO 80440

To the Owner: Kevin Hayes  
P.O. Box 315  
Fairplay, CO 80440

EXECUTED the day and year first above-written.

THE TOWN OF FAIRPLAY, COLORADO

---

Frank Just, Mayor

---

Tina Darrah, Town Clerk

OWNER:

---

Kevin Hayes

5/17/18

TOWN OF FAIRPLAY

Property Improvement Incentive Program (PIIP)

APPLICATION for CONSIDERATION

Name of Applicant (Must be Property Owner): KEVIN HAYES

Property Address: 728 FRONT STREET FAIRPLAY, CO 80440

Mailing Address: P.O. BOX 315 FAIRPLAY, CO 80440

Phone: (207) 228-3867

Email: canopyrs@gmail.com

Description of Project (attach photo of current property/project area, description and/or drawings of proposed improvements, estimates/bids, further narrative if needed, etc.):

Prep and paint south and west exterior of house.

Estimated Cost of Project \$1100 plus paint (not purchased yet)

Amount of PIIP Funds Applied for (cannot exceed amount of property tax paid to the Town of Fairplay over the last five years): \$584.00

Amount of Matching Funds from Applicant (must be at least 50% of the cost of the project):

\$584.00

Upon submission of this completed application a meeting will be scheduled for you to meet with the Town Staff regarding your application and the program.

By signing this application you certify that you have received and read the rules and regulations of the PIIP Program - Ordinance No. 1, 2014.

Applicant signature:  Date: 5-16-18

# PROPOSAL/ESTIMATE

ROGER HARRIS CO.  
P.O. Box 1874  
FAIRPLAY, CO. 80440

719-839-7081  
rhco.paint@gmail.com

To: KEVIN HAYES Phone: (207)-228-3867 Date: 5/17/18  
At: 728 FRONT ST Job# \_\_\_\_\_ Type: EXT. PAINT  
FAIRPLAY, CO 80440 Job Location 728 FRONT ST  
Scope of Work to be Performed/ Description:

- SCRAPE PAINT, SAND & PRIME SOUTH & WEST WALLS TO PREP FOR PAINT
- PAINT WALLS (SOUTH & WEST) & TRIM
- LABOR ONLY

\* PAINT PROVIDED BY CUSTOMER  
\* COLORS TBD BY CUSTOMER

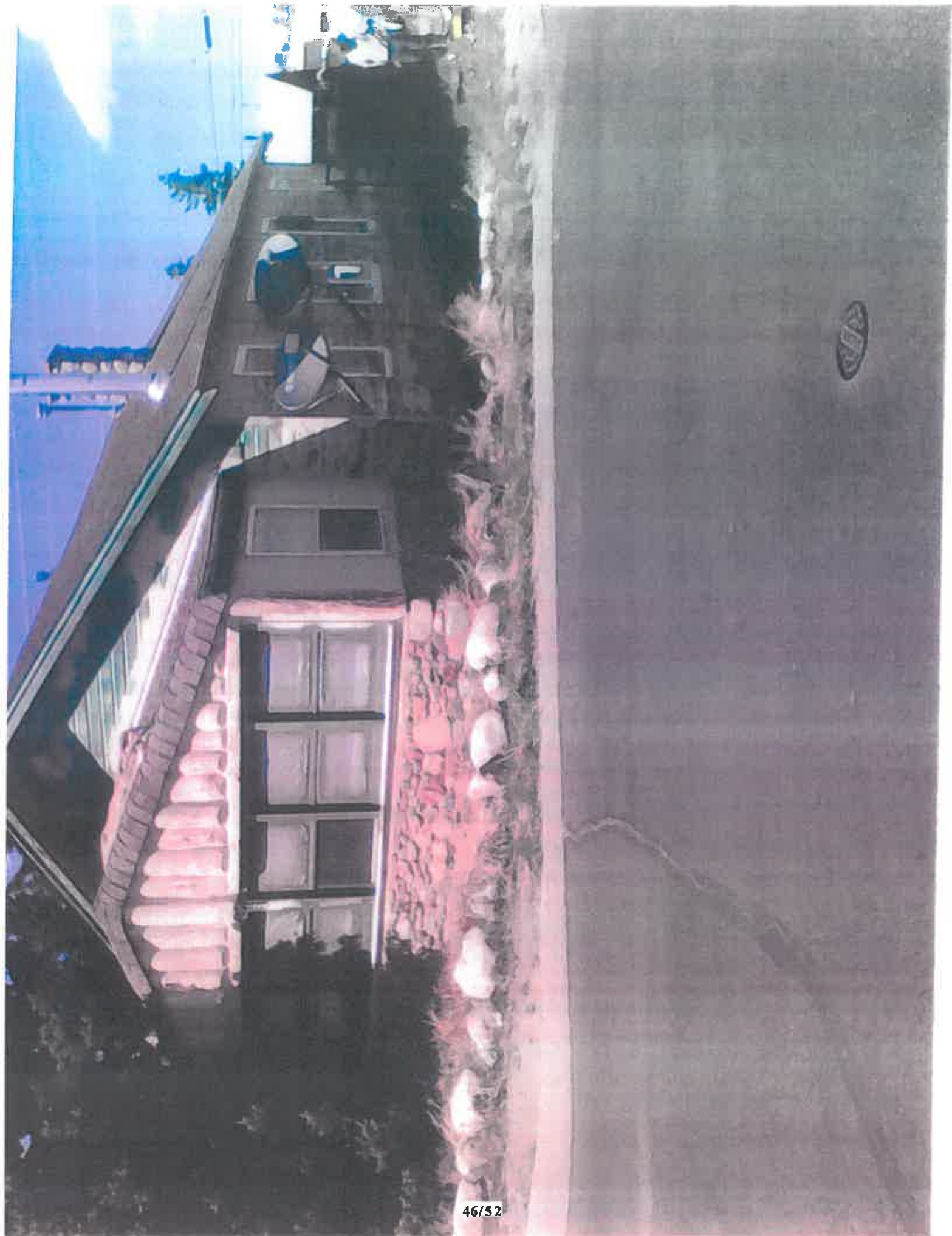
RHCO will supply LABOR and MATERIALS, as described above, unless otherwise specified.  
All work will be completed in a workmanlike manner per standard practices.  
Timely completion of this project is dependent on weather conditions.  
Any additional work will be authorized in advance and will be considered a change-order billed in addition to estimate total. This estimate is valid 30 days from date above and may be withdrawn afterwards.

Payment Terms payment upon completion ESTIMATE TOTAL \$ 400.00

ACCEPTANCE OF PROPOSAL- The above specifications, conditions and price are satisfactory. Proposal is accepted and above work is authorized as described.

Authorized Signature \_\_\_\_\_ Date 5/17/18

Estimate Submitted By: Roger E. Harris Date 5/17/18  
THANK YOU







97/52





## MONTHLY STAFF REPORT

### Wastewater Treatment Plant Performance April 2018

Influent flow: Treatment Plant Design flow 0.3 MGD.

Average Flow	0.09MGD	% Capacity 30%
Maximum Flow	0.12MGD	% Capacity 40%

#### BOD

Influent 232 mg/l	Effluent 2	%Removal 99.99%
-------------------	------------	-----------------

#### Suspended Solids

Influent 141 mg/l	Effluent <=6 (BDL)	%Removal 96%
-------------------	--------------------	--------------

#### Ammonia

Influent 48.19 mg/l	Effluent .11 mg/l	% Removal 99.998%
---------------------	-------------------	-------------------

#### E.coli

Limit: 2,000 Average Geometric mean/ 4,000 Maximum Geometric Mean

Colonies	Effluent <1 (BDL) Colonies	% Removal 99.9995%
----------	----------------------------	--------------------

### Waste Water system

Wastewater plant ran exceptionally well this month. Most of the spare motors and parts have arrived.

### Water System

Mountain Peak Controls is working on a proposal for equipment needed for an upgrade of electronics at the water plant

### Public Works

This year's paving project is due to start the week of May 28<sup>th</sup>.

### Public Works Special Projects/Work Plan 2018

Gerrits is almost finished with the kiosks. Kiosks will be placed at the Town Hall, Top of stairs leading down to the beach and one will be placed at the beach, the location not yet determined.

- Act as project manager for FEMA projects – beach dredging, beach road and the water plant reservoir.

March 7, 2018 we received Nationwide Permit 16 Verification from the Army Corp of Engineers We are now waiting for FEMA to process this permit and release the funding. All of the bid documents are ready and waiting for a date to be assigned once FEMA has released the funds.

- Research Town Ditch Easement and create a maintenance plan/program.

Kat has been assigned this project and is researching the scope and dimensions of the Town's easement. Her second step will be creating and implementing a maintenance program.

- Continue to work on general clean-up of Town owned properties and rights-of-ways.

The Public Works Crew that is in place now is very diligent about addressing issues that pop up throughout the year. With the help of the Administration Staff we are working on a comprehensive schedule for each town owned property and right-of-way.

- Begin work on comprehensive public works capital improvement plan to include all town owned buildings and properties, vehicles, and equipment.

I have asked for a list of improvements from Town Hall for general properties. The age of some of our vehicles is becoming apparent and the crew does act accordingly to either fix the equipment or contract the expertise to have equipment repaired. The staff at Town Hall have an ongoing list of issues with the building and Gerrits normally addresses these problems in a timely manner. As concerns arise the Public Works Crew is finding more effective ways to catalog and fix problems or listing them for future repairs when the budget allows.

- Complete Public Works Manual addressing internal operations as well as creating standards for street, sidewalks, parking lots, parks, etc.

I haven't had much to complete these SOP's and Operations Manuals. I estimate that I am half finished writing SOP's and O&M for all aspects of Public Works duties. I expect to be finished with these documents around mid-September.

- Keep informed of all developments with the two approved marijuana retail/cultivation facilities within the Sanitation District. Monitor for compliance with applicable sanitation rules and reg's.

Wise Cannabis has not yet finished their grow operation side of the business and I don't foresee this happening anytime soon.

Park County is in the process of re-zoning the trailer park back to residential from commercial. The grow operation plans have been cancelled.

- Contract for and oversee electrical upgrades on 5<sup>th</sup> Street

I have submitted applications to Xcel Energy for electrical upgrades on Fifth Street and Front Street in December. The Applications have been processed and I am now waiting for Xcel's Mountain Division for a site visit to the two locations.

- Install two new fire hydrants per 2016 budget.

New bid documents are complete and I am, with Mason's help reaching out to Contractors outside of Park County with the expertise to complete this project.

- Comply with cross-connection/back flow prevention regulations as implemented by CDPHE.

We are in the process of complying with and completing the cross-connection program. This project has been assigned to Kat and she has sent out surveys to all businesses and multifamily homes that are required to complete these surveys and return them. As of March 19<sup>th</sup> she has received 77 of 132 surveys back. Kat has compiled a list of properties that require a site visit and has done some of these visits. She has also compiled a list of properties that have not responded to the survey and is following up with the property owners.

- Participate in the River Park Planning Process.

Although I have assigned Gerrits as the lead on this project, the entire Public works Crew will be involved and will attend all meeting.

- Participate in the Town Hall/Visitor Center Planning Process. Act as Project Manager if Visitor Center Project is approved.

Again, since Gerrits's background is in building construction I have put him as the lead on this project as well. I will be involved in all aspects of this project as well.

- Schedule training for staff to receive "D" licenses/certificates in water and wastewater in 2017.

Josh is studying for his "D" and "1" in water and waste water

- Continue to provide training opportunities for the Building Inspector and monitor licensing levels to keep compliant and up-to-date.
- Complete SCADA installation at the water plant.

SCADA compatible flow meters are installed and they have made the tracking of the Towns water production much easier and more accurate. Mountain Peak Controls is working on a quote for labor and parts to complete the SCADA system for the Water Treatment Facility.

- Complete sludge removal.

This year's sludge removal is complete and we able to save on disposal by delivering all but two containers to Summit Count Waste.

- Complete installation of rubber mats in the playground area of Cohen Park.

Josh had some really good insights on what needs to be done on this project so I have assigned him to be lead he will be consulting with Geoff Ames from Meeting The Challenge (recommended by Cristina Barthle from CIRSA) to ensure this project is completed to CIRSA standards. I have been in contact with Geoff Ames from Meeting the Challenge and we are in the process of setting up a site visit.

- Obtain Level "C" Wastewater certification 2018 and if possible obtain level 'B'.

I have retaken my level 'C' test and I am waiting for the results of my test.

- Paint Town by contracting out painting services.

Bid invitations have gone out and are being advertised on the Town's website. A list of contractors that have been contacted is attached to this staff report. So far we have received one bid.

- Finish installing and repairing radio compatible water meters.

Kat and I will be working on these meters and radios and would like to be finished with them by early summer. We have 27 meters and radios to repair, program or replace.

- Bid out and complete 2018 roadway overlays.

Pavement Maintenance Services was awarded the contract and they anticipate starting in early May when the asphalt batch plant starts up. Please see attached email thread.

- Acquire all spare parts and motors needed for quicker repairs at the Sanitation Plant and Lift Station.

All of the spare parts and motors needed have been ordered.

- Work with NWFD to update Fire Code in Fairplay/Update IBC and IRC.

Gerrits is the lead on these projects and he is working with Lee Philips and North West Fire Department to customize a new fire code to fit the Town's needs. Gerrits is working with Lee Phillips for the updates on the IBC and IRC.