

**AGENDA for a Regular Meeting  
of the Board of Trustees of the Town of Fairplay, Colorado  
Monday, December 7, 2020 at 6:00 p.m. at the Fairplay Town Hall Meeting Room  
901 Main Street, Fairplay Colorado AND virtually via GoToWebinar**

Virtual Access Information to Join via Internet:

<https://attendee.gotowebinar.com/register/2155533583982855438>

Connect via Phone: Dial (562) 247-8422

Enter Access Code 637-100-891

**PLEASE SEE DETAILED INSTRUCTIONS AT THE END OF THE AGENDA**

- I. CALL TO ORDER**
- 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** –November 16, 2020
  - B. APPROVAL OF EXPENDITURES**—Approval of bills of various Town funds in the amount of \$372,891.03
- VI. CITIZEN COMMENTS**
- VII. PUBLIC HEARINGS:**
  - A. CONTINUED - Public Hearing for 2020 Amended and 2021 Proposed Budgets for all funds of the Town of Fairplay**
    - 1. Should the Board Approve Adoption of Resolution No. 35, series of 2020, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING AN AMENDED 2020 BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO.”?**
    - 2. Should the Board Approve Adoption of Resolution No. 36, series of 2020, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE AMENDED 2020 BUDGET.”?**
    - 3. Should the Board Approve Adoption of Resolution No. 37, series of 2020, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.”?**

*This agenda may be amended.*

*Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, Dec. 3, 2020.*

4. Should the Board Approve Adoption of Resolution No. 38, series of 2020, entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2020 TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE 2021 BUDGET YEAR.**”?
5. Should the Board Approve Adoption of Resolution No. 39, series of 2020, entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO FOR THE 2021 BUDGET YEAR.**”?
- B. Public Hearing in Regard to an Application for a Special Use Permit for an RV Park as Applied for by Brandon Dardanis/Middlefork RV Park for the Property Located at Parcel D, 255 US Highway 285, Fairplay, Colorado.

**VIII. UNFINISHED BUSINESS**

- A. Other Discussion Items.

**IX. NEW BUSINESS**

- A. Should the Board Approve Adoption of Resolution No. 40, series of 2020, Entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO CERTIFYING DELINQUENT UTILITY ACCOUNTS.**”?
- B. Other New Business

**X. BOARD OF TRUSTEE AND STAFF REPORTS**

**XI. ADJOURNMENT**

**Upcoming Meetings/Important Dates**

Christmas	Town Hall Closed December 24 and 25, 2020
New Years Day	Town Hall Closed January 1, 2021
Regular Board Meeting	January 4, 2021
Regular Board Meeting Cancelled due to Martin Luther King Day Holiday	January 18, 2021

*This agenda may be amended.*

*Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, Dec. 3, 2020.*

## How to Participate in Virtual Meetings Using GoToWebinar

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To help control the spread of the COVID-19 virus the Town of Fairplay will be conducting Town Board meetings both virtually and in person encouraging public participation as usual. These efforts will keep the community, elected officials, staff and residents safe while continuing to conduct important Town business

The Town will be using a virtual meeting format, in conjunction with the usual in person format, for the Town Board of Trustee meetings until further notice and will be utilizing GoToWebinar for the virtual component. To comply with State and County COVID-19 guidelines there will be a limited number of individuals allowed in the meeting room at one time. There will be additional overflow seating provided and **attendees will be asked to wear masks if attending in person**. The public may also participate virtually and the instructions below are provided to describe the various ways this can happen.

**\*\*\*If you have any symptoms of COVID-19 or are feeling unwell, please attend our meetings virtually. If you are exhibiting symptoms you will be asked to leave the meeting room.\*\*\***

The link which will allow you to register for the meeting will be posted on the Town of Fairplay website, [www.fairplayco.us](http://www.fairplayco.us) under the "Mayor and Board of Trustees" tab and on the most recent agenda. On the most recent agenda there will be a link. Once you follow the link you will need to register for the meeting by providing your full name and email address. **Once you register, you will receive an email with a link and phone number you can use to join the meeting by web or by phone.**

Please note that if you plan to call into the meeting by phone **you must email your public comments to [info@fairplayco.us](mailto:info@fairplayco.us) by 4:30pm the day of the meeting.**

### **TO COMMENT IN ADVANCE IF YOU ARE PLANNING TO ATTEND BY TELEPHONE OR PHONE APP:**

- Email [info@fairplayco.us](mailto:info@fairplayco.us) to submit your question/comment.
  - **Please be aware that if you join by telephone or phone app you will not be able to ask questions, participate in public hearings or make comments via voice. All public comments must be emailed prior to 4:30pm.**
  - Your comments will be included in the record and read at the appropriate time during the meeting.

*This agenda may be amended.*

*Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, Dec. 3, 2020.*

### TO JOIN THE MEETING BY TELEPHONE OR PHONE APP:

- You will need to register for the meeting via the link provided on the agenda and located on the Fairplayco.us website under “Mayor and Board of Trustees” and on the most recent agenda. You will see a link on the agenda to the registration page. Please enter your full name. After you fill out this form you will be sent an email that will provide instructions on how to join the meeting. **You are encouraged to do this ahead of time.**
- Join the live meeting through the instructions GoToWebinar sent to your email address after you followed the step above and registered.
- **If you are joining by telephone you will be required to enter an access code which is located below the “join in” phone numbers. Please note that you must complete the registration prior to receiving the call-in number and access code.**
- You will be joined to the meeting and automatically muted.

### JOINING THE MEETING BY WEB AND COMMENTING:

- Join the live meeting through the instructions above.
- You will be joined to the meeting and automatically muted.
- You will be able to comment and/or ask questions by “chat” if attending by internet.
- You will be unmuted in certain cases, such as public hearings or at the Boards request, and able to speak directly to the Board and audience. **Please note you will still need to notify the moderator of your desire to speak via the “raised hand” feature or by commenting to organizers via the chat.**

### HELPFUL TIPS FOR A GOOD VIRTUAL MEETING EXPERIENCE:

- If joining through the web, log on 5 minutes before the start of the meeting, since some online products require downloads and installations
  - Please be aware when downloading GoToWebinar to ensure you are on the official website. Scammers have been setting up downloads which, at first glance, appear to be run by GoToWebinar, but in actuality are not and can give a virus to your computer.
- Turn off nearby cellphones if you are using a computer to connect.
- Using a headset or headphones is recommended if listening online.
- **Only** have the virtual meeting application on your computer. If you are running other programs like email or have additional websites open in your browser, it may interfere with your ability to hear or see the information. For best results close all other windows and applications.
- Please limit distractions when possible—i.e. background noise, conversations with others, etc. when you are unmuted.
- Video streaming is a relatively new technology so please be mindful of the following things when connecting via the internet.
  - If you have an older computer, you may be better served by calling in by telephone.
  - If your internet is not reliable consider calling in by telephone

*This agenda may be amended.*

*Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, Dec. 3, 2020.*

**MINUTES OF A REGULAR MEETING OF THE  
FAIRPLAY BOARD OF TRUSTEES  
November 16, 2020**

**CALL TO ORDER**

A regular meeting of the Board of Trustees for the Town of Fairplay was called to order at 6:02 p.m. in the Council Chambers located in the Fairplay Town Hall, 901 Main Street, by Mayor Frank Just. Mayor Just proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustees Scott Dodge, Josh Voorhis and Cindy Bear. Also in attendance were Public Works Director/Asst. Town Administrator Mason Green, Town Administrator/ Clerk Tina Darrah and Town Treasurer Kim Wittbrodt. Trustee Eve Stapp was absent.

**AGENDA ADOPTION**

**Motion #1** by Trustee Voorhis, seconded by Trustee Bear, that the agenda be adopted as presented. Motion carried unanimously. (Trustee Stapp absent.)

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

**A. APPROVAL OF MINUTES** – November 2, 2020.

**B. APPROVAL OF EXPENDITURES**—Approval of bills of various Town funds in the amount of \$259,088.64

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

**CITIZEN COMMENTS**

No citizen comments offered.

**UNFINISHED BUSINESS**

Other Discussion Items

None offered.

**NEW BUSINESS**

Public Hearing for 2020 Amended and 2021 Proposed Budgets for all funds of the Town of Fairplay

Mayor Just opened the public hearing at 6:05 p.m. and offered a brief comment about the budget process, particularly noting the opportunity for public comment that has been offered.

Mayor Just requested public comment in regard to the proposed budgets – no public comments were offered.

**Motion #3** by Trustee Dodge, seconded by Trustee Bear, that the Public Hearing on the 2020 Amended and 2021 Proposed Budgets be continued until the next regularly scheduled meeting of December 7, 2020 at 6:00 p.m. A roll call vote was taken: Dodge – yes, Just – yes, Voorhis – yes, Bear – yes. Motion carried unanimously. (Trustee Stapp absent.)

Should the Board Approve Adoption of Resolution No. 33, series of 2020, Entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO APPROVING A CONTRACT WITH EQUILIBRIUM ARCHITECTURE FOR DESIGN SERVICES FOR THE EXTERIOR OF 501 MAIN STREET."?

Mr. Green offered staff comment explaining that he had solicited bids from several architectural firms but had only received a proposal back from Mr. Crago of Equilibrium Architecture. He explained that the requested services are for design of the exterior of three sides of 501 Main Street. A discussion ensued in regard to the proposal, the end-product, and the need for public input as part of the design process.

**Motion #4** by Trustee Voorhis, seconded by Trustee Dodge, that the Board Approve Adoption of Resolution No. 33, series of 2020, Entitled, **“A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO APPROVING A CONTRACT WITH EQUILIBRIUM ARCHITECTURE FOR DESIGN SERVICES FOR THE EXTERIOR OF 501 MAIN STREET.”** A roll call vote was taken: Dodge – yes, Just – yes, Voorhis – yes, Bear – yes. Motion carried unanimously. (Trustee Stapp absent.)

Should the Board Approve Adoption of Resolution No. 34, series of 2020, Entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO APPROVING A CONTRACT WITH DHM DESIGN FOR DESIGN SERVICES FOR PHASE 2 OF THE FAIRPLAY RIVER PARK?”

Mayor Just recused himself from this item, stating that his construction company may want to bid on the construction of the project. He left the room and Mayor Pro-tem Dodge introduced the topic asking for staff comment.

Staff comment was offered by Ms. Darrah stating that the Town has received a design bid from DHM Design for the next River Park development project, with the main focus being a trail connecting the walking path that comes off of 8<sup>th</sup> Street east along the river to the new access road by Hwy. 285. She went on to note that the Town does have the funds available in fund balance to complete the design work. She further explained that part of the design work includes developing an estimate of costs for the construction, which the Town could then use for different grant opportunities. Ms. Darrah noted that there has been discussion of hiring a qualified contractor through an RFQ process during the design phase, rather than waiting for the design to be completed and then putting out an RFP, noting that the advantages to this are that you get a contractor on board that will have an understanding of exactly what the design goals are as the contractor works hand in hand with the designer. She further stated that this type of collaborative arrangement allows the contractor to have input on the design – especially in regard to the practical, on-the-ground application of design elements, then the designer and the contractor work together to come up with cost estimates.

Discussion ensued in regard to the design bid, the design process, timelines, and the RFQ process. It was agreed that staff should pursue the RFQ process as it pertains to this project.

**Motion #5** by Trustee Voorhis, seconded by Trustee Dodge, that the Board Approve Adoption of Resolution No. 34, series of 2020, Entitled, **“A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO APPROVING A CONTRACT WITH DHM DESIGN FOR DESIGN SERVICES FOR PHASE 2 OF THE FAIRPLAY RIVER PARK.”** A roll call vote was taken: Dodge – yes, Voorhis – yes, Bear – yes. Motion carried unanimously. (Trustee Stapp absent and Mayor Just recused.)

#### Other New Business

None offered.

#### BOARD OF TRUSTEE AND STAFF REPORTS

Public Works Director/Asst. Town Administrator Green offered a brief staff report about various public works related projects and in particular about the upcoming completion of the electric vehicle station and the sign installation.

Town Administrator Darrah offered a brief staff report regarding several completed and pending land use items, the light pole banners, and the virtual marketplace status.

Trustee Voorhis noted that a tent had been abandoned in the River Park and asked staff to look into it. Trustee Dodge noted that the new parking lot was very icy and also very dark at night. He asked staff to look into it.

Mayor Just stated that he is looking forward to 2021! **EVERYONE AGREED!!!!**

**ADJOURNMENT**

Mayor Just, noting that there being no further regular business before the Board, declared that the regular meeting be adjourned at 7:30 p.m. and that the Board reconvene in a budget work session.

**CALL TO ORDER OF BUDGET WORKSESSION**

A budget work session of the Board of Trustees for the Town of Fairplay was convened at 7:32 p.m. Roll call was as taken above. The Board and staff present proceeded to discuss the preliminary 2020 amended and 2021 proposed budgets. At the conclusion of the work session, it was determined that the draft budgets were ready to be made into the final documents with only minor updates. The work session was declared adjourned at 7:58 p.m.

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Frank Just, Mayor

ATTEST:

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Tina Darrah, Town Clerk







## MEMORANDUM

**TO:** Mayor and Board of Trustees  
**FROM:** Kim Wittbrodt, Treasurer  
**RE:** Paid Bills  
**DATE:** 12/3/2020

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Agenda Item: Bills

Attached is the list of invoices paid from November 12, 2020 through December 3, 2020.

Total Expenditures: \$372,891.03

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

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
12/01/2020	16709	ACA Products, Inc.	road sand	1	11/30/2020	1,078.56	105670
Total 16:						1,078.56	
11/24/2020	16681	B.V. Tool & Equipment Ren	lift rental	1	11/05/2020	655.18	105134
Total 136:						655.18	
12/01/2020	16698	Caselle, Inc	Software Support	1	11/01/2020	439.50	517206
12/01/2020	16698		Software Support	2	11/01/2020	439.50	105060
Total 334:						879.00	
12/02/2020	16712	Colorado Bureau of Investi	fingerprint processing/back	1	12/02/2020	38.50	105070
Total 472:						38.50	
11/11/2020	16657	Fairplay Flume	help wanted ad	1	10/31/2020	257.20	105630
11/11/2020	16657		legal /ads	2	10/31/2020	83.08	106125
Total 868:						340.28	
11/18/2020	16674	Main Street Garage	battery for sander	1	11/11/2020	139.59	105625
Total 1336:						139.59	
11/11/2020	16659	Mountain View Waste	2 yd 2 monthly	1	10/31/2020	75.00	517675
11/11/2020	16659		roll off & weekly service	1	10/31/2020	550.00	105886
Total 1414:						625.00	
12/01/2020	16701	Newman Traffic Signs	Traffic Signs	1	11/20/2020	77.83	105630
Total 1492:						77.83	
11/11/2020	16661	Petrock & Fendel, PC	legal fees	1	11/03/2020	192.00	517360
Total 1648:						192.00	
11/11/2020	16664	Town of Fairplay	850 hathaway	1	10/31/2020	96.00	105186
11/11/2020	16664		501 main	1	10/31/2020	303.20	105195
Total 2134:						399.20	
12/01/2020	16703	Verizon Wireless	jet pack	1	12/01/2020	40.01	105130
Total 2212:						40.01	
11/11/2020	16665	Xcel Energy	street lights	1	11/02/2020	217.13	105640
11/18/2020	16678		945 quarry road	1	11/10/2020	15.06	517490
12/01/2020	16704		901 main	1	11/16/2020	172.74	105023
12/01/2020	16704		chlorinator	1	11/16/2020	98.84	517470
12/01/2020	16704		fairplay sign #1	1	11/16/2020	11.49	105640
12/01/2020	16704		747 bogue	1	11/16/2020	14.78	105841

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
12/01/2020	16704		1800 beaver creek road	1	11/16/2020	564.48	517495
12/01/2020	16704		117 silverheels road	1	11/16/2020	10.70	105841
12/01/2020	16704		850 hathaway	1	11/16/2020	163.02	105186
12/01/2020	16704		501 main	1	11/16/2020	291.83	105195
12/01/2020	16704		san plant	1	11/23/2020	3,953.84	517680
Total 2296:						5,513.91	
11/11/2020	16662	South Park Ace & Lumber	Supplies	1	10/25/2020	848.99	517670
11/11/2020	16662		Supplies	2	10/25/2020	14.99	105475
11/11/2020	16662		Supplies	3	10/25/2020	78.98	105830
11/11/2020	16662		Supplies	4	10/25/2020	150.29	105630
11/11/2020	16662		Supplies	5	10/25/2020	70.93	517460
12/01/2020	16711		Supplies	1	11/30/2020	4.99	105630
12/01/2020	16711		Supplies	2	11/30/2020	11.99	105027
12/01/2020	16711		Supplies	3	11/30/2020	51.98	105830
12/01/2020	16711		Supplies	4	11/30/2020	23.99	517670
12/01/2020	16711		Supplies	5	11/30/2020	19.95	105025
12/01/2020	16711		Supplies	6	11/30/2020	539.97	105170
Total 2405:						1,817.05	
11/24/2020	16687	Darrah, Tina	Cell Phone	1	11/24/2020	50.00	105065
Total 2462:						50.00	
11/24/2020	16680	AmeriGas	850 hathaway	1	11/17/2020	1,223.84	105186
11/18/2020	16669		1800 CR 656 Beaver Cree	1	10/31/2020	1,007.45	517495
Total 2468:						2,231.29	
11/18/2020	16676	Salt Licking Goat Clothing	shirts for pw	1	11/12/2020	57.00	105630
Total 2500:						57.00	
11/11/2020	16653	CARD SERVICES	Supplies	1	11/02/2020	672.24	105030
11/11/2020	16653		Supplies	2	11/02/2020	31.40	105445
11/11/2020	16653		Supplies	3	11/02/2020	9.35	105110
11/11/2020	16653		Supplies	4	11/02/2020	145.78	517214
11/11/2020	16653		Supplies	5	11/02/2020	38.89	105070
11/11/2020	16653		Supplies	6	11/02/2020	89.79	105110
11/11/2020	16653		Supplies	7	11/02/2020	129.00	105085
11/11/2020	16653		Supplies	8	11/02/2020	19.54	105630
11/11/2020	16653		Supplies	9	11/02/2020	135.20	105110
11/11/2020	16653		Supplies	10	11/02/2020	2,322.00	105030
11/11/2020	16653		Supplies	11	11/02/2020	2,322.00	517214
11/11/2020	16653		Supplies	12	11/02/2020	38.06	105027
11/11/2020	16653		Supplies	13	11/02/2020	80.85	105630
11/11/2020	16653		Supplies	14	11/02/2020	38.22	105130
11/11/2020	16653		Supplies	15	11/02/2020	170.30	517214
11/11/2020	16653		Supplies	16	11/02/2020	10.00	105070
11/11/2020	16653		Supplies	17	11/02/2020	29.98	105130
11/11/2020	16653		Supplies	18	11/02/2020	77.64	105027
11/11/2020	16653		Supplies	19	11/02/2020	364.00	105630
11/11/2020	16653		Supplies	20	11/02/2020	604.58	105110
11/11/2020	16653		Supplies	21	11/02/2020	361.43	105085

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2503:						7,690.25	
11/11/2020	16655	Envision Sign and Graphic	vinyl banners	1	10/30/2020	1,879.19	105134
Total 2528:						1,879.19	
11/18/2020	16677	Susan Dunn	banner design	1	11/12/2020	3,277.66	105134
Total 2605:						3,277.66	
12/01/2020	16699	CenturyLink	acct 719-836-4609 502B	1	11/19/2020	63.89	517470
12/01/2020	16699		7198362445	1	11/19/2020	114.33	517226
12/01/2020	16699		7198362622355B	1	11/19/2020	538.86	105065
12/01/2020	16699		acct 82239760	1	11/24/2020	24.95	105065
Total 2614:						742.03	
11/24/2020	16696	Wittbrodt, Kim	cell phone reimb	1	11/24/2020	50.00	105065
Total 2655:						50.00	
11/18/2020	16673	ICMA Retirement Corporati	plan fee	1	10/30/2020	77.50	105002
11/18/2020	16673		plan fee	2	10/30/2020	2.50	105302
11/18/2020	16673		plan fee	3	10/30/2020	50.00	105602
11/18/2020	16673		plan fee	4	10/30/2020	120.00	517002
Total 2686:						250.00	
11/11/2020	16654	Colorado Natural Gas, Inc.	natural gas	1	11/02/2020	148.06	105023
11/11/2020	16654		natural gas-shop	1	11/02/2020	528.88	105650
11/11/2020	16654		san office	1	11/02/2020	183.66	517234
11/11/2020	16654		sewer treatment plant	1	11/02/2020	1,273.54	517680
Total 2728:						2,134.14	
11/24/2020	16690	Kasper, Gerrits	cell phone reimb	1	11/24/2020	50.00	105645
Total 2747:						50.00	
11/24/2020	16685	Collegiate Peaks Bank	loan number 170047001	1	11/24/2020	15,496.78	105020
Total 2748:						15,496.78	
11/24/2020	16691	Mobile Record Shredders	record shredding	1	11/18/2020	12.00	105030
Total 2793:						12.00	
12/01/2020	16700	Chaffee County Waste	6 yd weekly	1	12/01/2020	100.00	105023
12/01/2020	16700		6 yd weekly	2	12/01/2020	100.00	105650
Total 2801:						200.00	
11/24/2020	16683	Bullock, Julie	cell phone reimburse	1	11/24/2020	25.00	517226
11/24/2020	16683		cell phone reimburse	2	11/24/2020	25.00	105645

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2812:						50.00	
11/24/2020	16686	Colorado Analytical Lab	waste water testing	1	11/19/2020	253.00	517665
11/24/2020	16686		water testing	1	11/19/2020	23.00	517475
Total 2864:						276.00	
11/11/2020	16663	Tolin Mechanical	heater repair	1	10/31/2020	675.00	105195
11/11/2020	16663		heater repair	2	10/31/2020	1,032.88	105186
Total 2867:						1,707.88	
11/24/2020	16694	Vectra Bank	loan payment	1	11/16/2020	53,810.18	518004
11/24/2020	16694		loan payment	2	11/16/2020	209,900.00	518002
Total 2883:						263,710.18	
11/11/2020	16656	Fairplay Auto Supply	supplies	1	10/29/2020	30.49	105420
11/11/2020	16656		supplies	2	10/29/2020	10.99	105630
Total 2948:						41.48	
11/18/2020	16668	351 Highway 285, LLC	3rd quarter estip	1	11/18/2020	7,746.90	105076
Total 3154:						7,746.90	
12/01/2020	16697	Betone, LLC	river park parking lot final	1	11/30/2020	4,777.00	105886
12/01/2020	16697		river park access road-final	1	11/30/2020	5,388.50	105886
Total 3162:						10,165.50	
11/24/2020	16689	Green, Mason	cell phone reimburse	1	11/24/2020	25.00	105065
11/24/2020	16689		cell phone reimburse	2	11/24/2020	25.00	105645
Total 3175:						50.00	
11/11/2020	16658	Montrose Water Factory, L	bottled water	1	10/05/2020	8.50	105120
Total 3211:						8.50	
11/24/2020	16692	SGM	rate stuidy	1	10/20/2020	1,705.50	517430
11/24/2020	16692		water system evaluation	1	10/23/2020	3,501.00	517430
12/01/2020	16702		water system evaluation	1	11/25/2020	1,059.50	517430
Total 3272:						6,266.00	
11/24/2020	16688	Ernst, Sarah	cell phone reimburse	1	11/24/2020	50.00	105065
Total 3313:						50.00	
11/24/2020	16684	Clark, Sean	cell phone reimburse	1	11/24/2020	25.00	105645
11/24/2020	16684		cell phone reimburse	2	11/24/2020	25.00	517226
Total 3328:						50.00	
11/18/2020	16675	Mountain Essentials	estip 3rd quarter	1	11/18/2020	659.44	105076

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3370:						659.44	
11/11/2020	16660	Park County Government	monthly internet	1	11/01/2020	52.50	105455
11/11/2020	16660		monthly internet	2	11/01/2020	52.50	105065
Total 3381:						105.00	
11/24/2020	16693	Tandem Design Lab	website update contract	1	11/23/2020	2,760.00	105085
Total 3384:						2,760.00	
12/01/2020	16710	Schlosser Signs, Inc.	final-monument sign	1	10/27/2020	10,000.00	105886
Total 3398:						10,000.00	
11/24/2020	16682	Bannister, Chris	cell phone reimburse	1	11/24/2020	25.00	105645
11/24/2020	16682		cell phone reimburse	2	11/24/2020	25.00	517226
Total 3464:						50.00	
11/18/2020	16670	Creative Product Source, I	fingerprint kits	1	11/13/2020	301.25	105475
Total 3486:						301.25	
11/11/2020	16652	Aqua-Aerobic Systems, Inc	aerator	1	10/20/2020	17,675.00	517610
Total 3502:						17,675.00	
11/18/2020	16671	Dollar General	refund street cut deposit an	1	11/18/2020	2,000.00	102120
11/18/2020	16671		refund street cut deposit an	2	11/18/2020	25.00	104141
11/18/2020	16671		refund street cut deposit an	3	11/18/2020	25.00	104142
11/18/2020	16671		refund street cut deposit an	4	11/18/2020	500.00	104194
Total 3503:						2,550.00	
11/18/2020	16672	Equilibrium Architecture Inc	deposit - 501 main	1	11/18/2020	1,950.00	105195
Total 3504:						1,950.00	
11/20/2020	16679	Dickensheet & Associates	xmas decorations	1	11/19/2020	751.45	105174
Total 3505:						751.45	
11/24/2020	16695	Wagner, Alex	cell phone reimburse	1	11/24/2020	50.00	105645
Total 3506:						50.00	
Grand Totals:						372,891.03	

Report Criteria:

Detail report type printed



## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Kim Wittbrodt, Treasurer

**RE:** Public Hearing for 2020 Amended Budget and 2021 Proposed Budget

**DATE:** 12/7/2020

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This is the final public hearing on the 2020 amended and 2021 proposed budgets. The hearing will need to be reopened and public comment requested.

After closing the hearing, each resolution will need to be individually approved. A motion will need to be made, seconded and a roll call vote taken on each of the budget related resolutions – 35,36,37,38 and 39.

If you have any questions as you look through the included budgets, feel free to contact me before the meeting.

**TOWN OF FAIRPLAY, COLORADO**  
**RESOLUTION NO. 35**  
**Series 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING AN AMENDED 2020 BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO.**

**WHEREAS**, the Board of Trustees of the Town of Fairplay has requested the Town Treasurer to prepare and submit an amended 2020 budget to said governing body showing changes from the previously adopted 2020 budget; and,

**WHEREAS**, upon due and proper notice, published or posted in accordance with the law, said proposed amended budget was delivered to the Board of Trustees of the Town of Fairplay on October 15, 2019, open for inspection by the public at the Fairplay Town Hall located at 901 Main Street Fairplay, Colorado, public hearings were started on November 16, 2020 and continued through December 7, 2020, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

**WHEREAS**, C.R.S. § 29 – 1 – 109 provides that following adoption of an annual budget a local government may amend said budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:**

**Section 1.** That Estimated expenditures for each fund are as follows:

General Fund Expenditures	\$2,088,391
Utility Fund Expenditures	\$1,214,433
Conservation Trust Fund Expenditures	\$0
Internal Service Fund Fleet Expenditures	<u>\$52,000</u>
Total Expenditures - all funds	\$3,354,824



**Section 2.** That estimated revenues for each fund are as follows:

General Fund

Sources other than general property tax	\$2,258,975	
General Property Tax	\$201,066	
Total General Fund Revenue		<u>\$2,460,041</u>

Utility Fund

Operating sources	\$1,156,503	
Total Water Fund Revenues		<u>\$1,156,503</u>

Conservation Trust Fund

Sources other than general property tax	\$3,912	
Total Conservation Trust Fund Revenues		<u>\$3,912</u>

Internal Service Fund

Sources other than general property tax	\$55,485	
Total Internal Service Fund Revenues		<u>\$55,485</u>

Total Operating Revenues Other than Property Tax- All Funds	\$3,474,875
Total General Property Tax Levy - All Funds	\$201,066
Total Uses of Fund Balances - All Funds	\$ 0.00
Total Sources all Funds	\$3,675,941

**RESOLVED, APPROVED AND ADOPTED** this 7th day of December, A.D., 2020.

Town of Fairplay:

BY: \_\_\_\_\_  
Mayor, Frank Just

ATTEST:

(Seal)

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

**TOWN OF FAIRPLAY, COLORADO**  
**RESOLUTION NO. 36**  
**Series 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE AMENDED 2020 BUDGET.**

**WHEREAS**, the Board of Trustees of the Town of Fairplay has adopted the 2020 Amended annual budget in accordance with Local Government Budget Law, on December 7, 2020; and,

**WHEREAS**, C.R.S. § 29-1-109 provides that, after adoption of the annual budget, local governments may transfer appropriated monies between funds, and authorize the expenditure of unanticipated funds, and revise appropriations by enacting amended or supplemental appropriations resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:**

**Section 1.** That the following sums are hereby appropriated from the revenues, reserves and fund balances of each fund, to each fund, for the purpose stated:

<b>General Fund</b>		
Current Operating Expenses	\$2,088,391	
Total General Fund		\$2,088,391
<b>Utility Enterprise Fund</b>		
Current Operating Expenses	\$1,214,433	
Total Water Enterprise Fund		\$1,214,433
<b>Conservation Trust Fund</b>		
Current Operating Expenses	\$0	
Total Conservation Trust Fund		\$0
<b>Internal Service Fund</b>		
Current Operating Expenses	\$52,000	
Total Capital Leasing Fund		\$52,000
<b>Total All Funds</b>		
Current Operating Expenses	\$3,354,824	
Total All Funds		<u>\$3,354,824</u>

**RESOLVED, APPROVED AND ADOPTED** this 7th day of December, A.D., 2020.

**Town of Fairplay:**

**BY:** \_\_\_\_\_

**Mayor, Frank Just**

**ATTEST:**

**(Seal)**

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

**TOWN OF FAIRPLAY, COLORADO**  
**RESOLUTION NO. 37**  
**Series 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021**

**WHEREAS**, The Board of Trustees of the Town of Fairplay has requested the Town Treasurer to prepare and submit a proposed budget to said governing body at the proper time; and,

**WHEREAS**, upon due and proper notice, published or posted in accordance with the law, said proposed budget was delivered to the Board of Trustees of the Town of Fairplay on October 15, 2020, open for inspection by the public at the Fairplay Town Hall located at 901 Main Street Fairplay, Colorado, public hearings were started on November 16, 2020 and continued through December 7, 2020, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:**

**Section 1.** That estimated expenditures for each fund are as follows:

General Fund Expenditures	\$1,492,635
Utility Fund Operating Expenditures	\$1,114,714
Conservation Trust Fund Expenditures	\$6,000
Internal Service Fund	\$40,000
Total Expenditures - all funds	<u>\$2,653,349</u>

**Section 2.** That estimated revenues for each fund are as follows:

General Fund

Sources other than general property tax	\$1,681,505	
General Property Tax	\$195,115	
Total General Fund Revenue		<u>\$1,876,620</u>

Utility Fund

Operating Sources	\$1,103,571	
Total Water Fund Revenues		<u>\$1,103,571</u>

Conservation Trust Fund

Sources other than general property tax	\$4,012	
Total Conservation Trust Fund Revenues		<u>\$4,012</u>

Internal Service  
Fund

Lease Revenues	\$71,708	
Total Internal Service Fund Revenues		<u>\$71,708</u>

Total Operating Revenues Other than Property Tax- All Funds	\$2,860,796
Total General Property Tax Levy - All Funds	\$195,115
Total Uses of Fund Balances - All Funds	
Total Sources all Funds	\$3,055,911

**Section 3.** That the Budget as submitted, amended and hereinabove summarized by fund, hereby is approved and adopted by the Town of Fairplay for the year stated above.

**Section 4.** That the budget hereby approved and adopted shall be signed by the Mayor and Town Clerk and made a part of the public records of the Town of Fairplay, Colorado.

**RESOLVED, APPROVED AND ADOPTED** this 7th of December, A.D., 2020.

Town of Fairplay:

ATTEST

\_\_\_\_\_  
Mayor, Frank Just  
(SEAL)

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

**TOWN OF FAIRPLAY  
RESOLUTION NO. 38  
SERIES 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2020 TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE TOWN OF FAIRPLAY, FOR THE 2021 BUDGET YEAR.**

**WHEREAS**, the Board of Trustees of the Town of Fairplay has adopted the 2021 annual budget in accordance with the Local Government Budget Law, on December 7, 2020; and,

**WHEREAS**, the amount of money necessary to balance the budget for general operating purposes is \$195,115; and,

**WHEREAS**, the total taxable valuation for assessment for the Town of Fairplay as certified by the County Assessor is \$16,536,603.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY:**

Section 1: That for the purpose of meeting all general operating expenses of the Town of Fairplay during the 2021 budget year, there is hereby levied a tax of 11.799 mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2020.

Section 2: That the Town Treasurer is hereby authorized and directed to immediately certify to the County Commissioners of Park County, Colorado, the mill levies for the Town of Fairplay as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

**RESOLVED, APPROVED AND ADOPTED** this 7th of December, A.D., 2020.

Town of Fairplay:

BY: \_\_\_\_\_  
Mayor, Frank Just

ATTEST:

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

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of Park County, Colorado.

On behalf of the Town of Fairplay,  
(taxing entity)<sup>A</sup>

the Board of Trustees,  
(governing body)<sup>B</sup>

of the Town of Fairplay,  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 16,536.603 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ \_\_\_\_\_ (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/8/2020 for budget/fiscal year 2021.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>11.799</u> mills	\$ <u>195,115</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	[ ] mills	\$ [ ]
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<u>11.799</u> mills	\$ <u>195,115</u>

Contact person: (print) Kim Willbrodt Daytime phone: (719) 836-2622 x103  
Signed: Kim Willbrodt Title: Treasurer

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**TOWN OF FAIRPLAY, COLORADO**  
**RESOLUTION NO. 39**  
**Series 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO FOR THE 2021 BUDGET YEAR.**

**WHEREAS**, the Board of Trustees of the Town of Fairplay have adopted the annual budget in accordance with the Local Government Budget Law, on December 7, 2020; and,

**WHEREAS**, the Board of Trustees has made provision therein for revenues, reserves and fund balances in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and,

**WHEREAS**, it is not only required by law, but also necessary to appropriate the revenues, reserves, and fund balances provided in the budget to and for the purposes described below, so as not to impair the operation of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:**

Section 1. That the following sums are hereby appropriated from the revenues, reserves and fund balances of each fund, to each fund, for the purpose stated:

<b>General Fund</b>			
	Current Operating Expenses	\$1,492,635	
	Total General Fund		\$1,492,635
<b>Water Enterprise Fund</b>			
	Current Operating Expenses	\$1,114,714	
	Total Water Enterprise Fund		\$1,114,714
<b>Conservation Trust Fund</b>			
	Current Operating Expenses	\$6,000	
	Total Conservation Trust Fund		\$6,000
<b>Internal Service Fund</b>			
	Current Operating Expenses	\$40,000	
	Total Internal Service Fund		\$40,000



Total - All Funds	
Current Operating Expenses	\$2,653,349
Total - All Funds	<u>\$2,653,349</u>

**RESOLVED, APPROVED AND ADOPTED** this 7th day of December, A.D., 2020.

Town of Fairplay:

BY: \_\_\_\_\_  
Mayor, Frank Just

ATTEST:

(Seal)

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

Account # GENERAL FUND - REVENUE	GENERAL FUND BUDGET Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
	BEGINNING FUND BALANCE	\$ 940,715	\$ 792,665	\$ 873,240	\$ 973,240	\$ 1,344,680	
	TAXES						
10-40-05	AD VALOREM TAX (Current Taxes)	192,058	201,066	200,986	201,066	195,115	11.798 mills-set amount
10-40-10	SPEC. OWNERSHIP TAX (SO Taxes)	29,458	28,000	21,865	24,000	25,000	
10-40-30	INTEREST ON PROPERTY TAX (Interest)	565	1,000	464	464	1,000	
10-40-40	DELINQUENT TAXES	(145)	500	-	-	500	
10-40-55	50% SHAREBACK OF R&B LEVY	7,327	7,000	7,022	7,100	7,000	
10-40-60	MOTOR VEHICLE REGISTRATION (Dis Lic Fees)	3,542	3,000	2,923	3,200	3,000	
10-40-70	SALES TAX	805,127	822,952	1,037,357	1,115,183	1,022,794	3% of 4% TOF Tax
10-40-75	SALES TAX - STREETS	301,709	274,317	345,786	371,728	340,931	1% of 4% TOF Tax
10-40-80	HIGHWAY USER'S TAX	40,343	40,000	26,139	30,000	32,000	
10-40-85	SEVERANCE TAX	4,212	2,500	4,111	4,111	2,500	
10-40-86	MINERAL LEASE REVENUE	451	500	782	782	500	
10-40-80	CIGARETTE TAX	2,752	2,500	2,697	3,100	2,500	
10-40-96	LODGING TAX	44,870	40,000	49,140	55,000	40,000	
	TOTAL	\$ 1,532,271	\$ 1,421,335	\$ 1,899,202	\$ 1,815,734	\$ 1,672,840	
	LICENSES						
10-41-10	LIQUOR LICENSES	3,383	3,000	1,851	2,200	3,000	
10-41-30	DOG LICENSES	85	100	90	90	100	
10-41-32	LIVESTOCK PERMIT	120	120	25	25	120	
10-41-34	COMMERCIAL FLY FISHING PERMIT	75	75	300	300	300	
10-41-40	*BUILDING PERMITS	6,525	5,000	1,876	1,876	5,000	
10-41-41	* SURCHARGE: STREETS 5%	370	347	184	212	394	Permits with an * get 10% surcharged
10-41-42	* SURCHARGE: PARKS & REC 5%	370	347	184	212	394	Permits with an * get 10% surcharged
10-41-50	FRANCHISE TAX (Xcel 3% Fee) (CNG 5%)	53,623	50,000	39,627	50,000	50,000	
10-41-60	GOLD PANNING PERMITS/DONATIONS	6,410	6,000	9,480	9,480	7,000	
10-41-70	BUSINESS LICENSES	6,675	6,700	6,975	6,975	7,000	
10-41-80	SIGN PERMITS	75	100	180	190	100	
*10-41-90	* EXCAVATION PERMITS	100	200	-	-	100	
*10-41-92	* MECHANICAL PERMIT	150	-	150	150	-	
*10-41-94	* STREET CUT	-	500	-	-	500	
*10-41-96	* FENCE PERMIT	280	240	320	320	280	
10-41-97	SPECIAL EVENTS PERMIT	1,910	1,800	-	-	1,400	
*10-41-98	* RESIDEREEROOF PERMIT	400	1,000	1,800	1,900	2,000	
	TOTAL	\$ 80,550	\$ 75,529	\$ 83,052	\$ 73,931	\$ 77,686	
	FEES						
10-42-75	PLANNING & DEVELOPMENT FEES	1,888	2,000	1,000	1,000	2,000	** bill backs from Town Attorney & Planner
10-42-80	COPIES & FAXES	237	400	140	145	200	
	TOTAL	\$ 2,225	\$ 2,400	\$ 1,140	\$ 1,145	\$ 2,200	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
10-45-05	LAW ENFORCEMENT						
10-45-10	TRAFFIC FINES	11,835	15,000	4,560	5,000	12,000	
10-45-15	SURCHARGE: POLICE TRAINING (\$15.00)	2,100	2,700	810	870	1,500	
10-45-20	COURT COSTS \$31.00	588	775	372	498	620	
10-45-30	DEFAULT/TOJW FEES \$30.00	150	150	60	60	150	
10-45-80	OTHER FINES	40	500	570	620	500	
10-45-90	VIN INSPECTIONS	190	200	225	250	300	
10-45-95	MISCELLANEOUS	28,019	1,000	10,057	10,500	1,000	
10-45-98	GRANT REIMBURSEMENT	-	2,500	-	-	-	
	<b>TOTAL</b>	<b>\$ 40,922</b>	<b>\$ 22,825</b>	<b>\$ 16,564</b>	<b>\$ 17,796</b>	<b>\$ 16,070</b>	
10-46-05	INTEREST						
10-46-30	INTEREST ON COLOTRUST	13,856	14,000	2,880	2,980	3,000	
	INTEREST ON CHECKING	825	700	393	475	425	
	<b>TOTAL</b>	<b>\$ 14,681</b>	<b>\$ 14,700</b>	<b>\$ 3,273</b>	<b>\$ 3,435</b>	<b>\$ 3,425</b>	
10-47-39	EVENTS						
10-47-50	4TH OF JULY	8,865	8,500	-	-	8,000	
10-47-52	TGIFAIRPLAY CONCERTS	18,021	17,000	-	-	5,000	
10-47-54	REAL COLORADO CHRISTMAS	1,000	1,500	-	-	500	
10-47-55	VICTORIAN BALL	4,785	5,000	-	-	-	
10-47-56	WEARABLE ART	921	-	-	-	-	
10-47-58	BURRO DAYS	48,578	50,000	97	97	50,000	
10-47-65	MARDI GRAS	-	7,500	8,760	8,760	-	
10-47-70	PLEIN AIR EVENT	48,268	40,000	-	-	-	
10-47-59	BURRO DAYS RETAIL SALES	9,728	10,000	188	188	10,000	
10-47-80	MISCELLANEOUS REVENUE-EVENTS	4,539	3,000	133	300	500	
	<b>TOTAL</b>	<b>\$ 138,714</b>	<b>\$ 142,500</b>	<b>\$ 9,187</b>	<b>\$ 9,355</b>	<b>\$ 74,000</b>	
10-47-00	MISCELLANEOUS						
10-47-10	MISCELLANEOUS INCOME	23,682	5,000	92,813	312,350	5,000	2020 includes Cares Act COVID 19 money
10-47-38	CEMETERY	-	300	300	300	300	
10-47-49	TOWN CLEAN UP DONATIONS	100	100	-	-	-	
10-47-60	STREET LIGHTS	10,705	10,800	8,883	10,800	10,800	collected on utility bills
10-47-62	525 HATHAWAY - RENT & UTILITY	9,687	13,200	4,743	4,743	-	isold building
10-47-82	501 MAIN - RENT & UTILITY	317	-	1,075	1,800	1,800	
10-47-82	PUBLIC SPACE USE PERMIT	95	100	50	50	100	
10-47-86	GRANT - 501 MAIN STREET	100,000	-	-	-	-	
10-47-87	GRANT - INTERN	23,162	-	-	-	-	
10-47-88	GRANT - RIVER PARK	31,342	200,000	186,205	198,205	-	river park
10-47-89	GRANT-COMM ASSESSMENT	11,541	-	-	-	-	
10-47-91	TOWN HALL RENT REVENUE	12,397	12,397	-	12,397	12,397	utility portion
10-47-92	CAPITAL LEASE PROCEEDS	12,240	-	-	-	-	
	TRANSFER FROM FUND BALANCE		185,645	-	-	-	
	<b>TOTAL</b>	<b>\$ 235,248</b>	<b>\$ 437,542</b>	<b>\$ 303,868</b>	<b>\$ 538,645</b>	<b>\$ 30,397</b>	
	<b>TOTAL GENERAL FUND REVENUE</b>	<b>\$ 2,044,611</b>	<b>\$ 2,116,831</b>	<b>\$ 2,096,477</b>	<b>\$ 2,460,041</b>	<b>\$ 1,878,020</b>	
	<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 2,986,326</b>	<b>\$ 2,909,496</b>	<b>\$ 3,089,717</b>	<b>\$ 3,433,281</b>	<b>\$ 3,221,510</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
GENERAL FUND - EXPENSES							
10-50-02	ADMINISTRATION	5,311	5,805	4,540	5,449	4,273	3% of gross salaries + admin fee
	401A EMPLOYER MATCH						11m 60%, Kim 50%, Sarah 50%, Julie 20%, Mason 20%
10-50-05	SALARIES	172,781	183,158	152,464	171,296	132,428	7.65% of gross salaries
10-50-11	SS/MEDICARE EXPENSE	13,607	14,177	11,989	13,219	10,268	403,003% of gross salaries
10-50-12	UNEMPLOYMENT EXPENSE	534	556	471	518	403	health, life, vision, dental
10-50-13	EMPLOYEE HEALTH INSURANCE	35,617	34,168	33,920	38,787	28,940	
10-50-14	WORKER'S COMPENSATION	423	730	729	729	502	
10-50-15	EDUCATION						
10-50-16	ADMIN VEHICLE	4,891	4,500	1,474	1,474	4,500	
10-50-18	TOWN HALL LEASE PURCHASE	3,600	3,600	3,185	3,600	3,600	
10-50-20	TOWN HALL EXPENSE - UTILITIES	30,994	30,994	30,994	30,994	30,994	
10-50-23	TOWN HALL EXPENSE - REPAIR & MAINT	6,272	7,000	4,930	6,000	6,000	electric, natural gas, trash
10-50-25	TOWN HALL EXPENSE - SUPPLIES	3,387	2,000	11,764	15,500	7,000	misc repairs/paint town hall decking/handrail
10-50-27	TOWN HALL EXPENSE - OFFICE SUPPLIES	911	1,000	1,389	1,750	1,200	cleaning, bathroom, misc supplies
10-50-30	OFFICE SUPPLIES	4,191	4,000	5,636	7,000	4,000	
10-50-32	EQUIPMENT RENTAL	3,966	5,000	3,821	5,000	5,000	copier lease
10-50-35	POSTAGE EXPENSE	354	650	645	700	850	bus, license bills, notices etc.
10-50-40	BANK/CREDIT CARD FEES	402	500	494	552	848	bank/express form fee
10-50-50	ELECTION EXPENSE	-	1,300	30	30	-	
10-50-55	BOARD OF TRUSTEE SALARY	1,575	2,160	1,200	1,500	1,800	board payroll 60% admin, 40% utility
10-50-57	TOWN ATTORNEY LEGAL SERVICES	26,442	20,000	13,963	20,000	20,000	
10-50-60	COMPUTER/SOFTWARE/SUPPORT	6,550	7,000	6,662	9,000	7,000	software support/repairs
10-50-65	TELEPHONE/INTERNET	10,754	10,200	10,606	11,000	10,200	
10-50-70	MISCELLANEOUS EXPENSE	4,638	6,000	1,891	5,000	6,000	
10-50-75	CODIFICATION	889	1,000	1,368	1,368	1,000	
10-50-78	ESTIP AGREEMENT	30,098	20,000	15,024	308,914	7,500	
10-50-85	COVID EXPENSES	-	-	268,953	-	-	
10-50-80	CAPITAL OUTLAY	12,240	-	-	-	-	
10-50-95	EMPLOYEE HOUSING	780	-	-	-	-	
	<b>TOTAL</b>	<b>\$ 381,201</b>	<b>\$ 365,498</b>	<b>\$ 587,921</b>	<b>\$ 677,390</b>	<b>\$ 284,204</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/22/2020	2020 Amended	2021 Budgeted	Comments
GENERAL FUND							
- EXPENSES							
10-51-05	COMMUNITY DEVELOPMENT						
10-51-10	PROFESSIONAL FEES	12,783	15,000	7,792	12,000	20,000	planner/survey for san plant land
10-51-20	EDUCATION/BENEVOLENCE(Board Members)	6,798	5,000	1,224	5,000	5,000	
10-51-25	VISITOR CENTER	2,732	3,000	508	550	3,000	
10-51-30	GRANT	25,208	-	-	-	-	
10-51-34	MARKETING	23,181	15,000	9,791	12,000	15,000	general marketing plan
10-51-35	TOWN BEAUTIFICATION	15,488	10,000	11,377	12,000	10,000	flowers
10-51-40	TOWN CLEAN UP DAY	7,542	7,500	-	-	9,000	increased for seed program
10-51-75	DUES AND MEMBERSHIPS	405	400	365	365	500	comm. dev dues, chamber dues, etc.
10-51-80	DONATIONS	1,700	2,000	-	-	2,000	
10-51-85	FAIRPLAY FORWARD PROJECTS	-	10,000	310	310	10,000	
10-51-86	PROPERTY IMPROVEMENT INCENTIVE PLAN	14,656	20,000	1,339	1,339	20,000	
10-51-90	850 HATHAWAY-BUS BARN	9,065	12,000	10,880	13,000	12,000	
10-51-95	525 HATHAWAY	8,266	12,000	4,481	4,481	-	sold property
	501 MAIN STREET	239,761	30,000	24,799	30,000	43,000	utilities/low/exterior design
	TOTAL	\$ 367,584	\$ 141,900	\$ 72,886	\$ 91,045	\$ 149,500	
	COMMUNITY DEVELOPMENT/EVENTS						
10-51-50	TGIFAIRPLAY CONCERTS	25,930	22,500	613	613	7,000	1 concert
10-51-62	BURRO DAYS	47,435	40,000	5,055	5,055	47,000	includes one concert
10-51-64	WEARABLE ARTS	2,677	-	-	-	-	
10-51-66	MARDI GRAS	-	7,000	9,893	9,893	-	
10-51-70	MISC EVENTS	13,689	3,000	1,107	1,500	8,000	
10-51-71	FIREWORKS/4TH OF JULY	9,968	10,000	1,000	1,000	12,000	fireworks and 1 concert
10-51-72	PLEIN AIR EVENT	55,950	40,000	-	-	-	
10-51-74	REAL COLORADO CHRISTMAS	3,316	1,500	751	1,000	1,000	
10-51-83	VICTORIAN BALL	6,047	5,000	-	-	-	
	TOTAL	\$ 165,008	\$ 129,000	\$ 18,419	\$ 19,061	\$ 75,000	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
	<b>JUDICIAL</b>						
10-53-02	401A EMPLOYER MATCH	207	115	83	108		123 3% gross salary + admin fee
10-53-05	MUNICIPAL JUDGE SALARY	8,034	8,275	7,320	8,275	8,432	8,432
10-53-10	COURT CLERK	6,872	3,502	2,808	3,236	3,782	Sarah 10%
10-53-11	SS/MEDICARE EXPENSE	1,125	633	775	881	934	7.65% of gross salaries
10-53-12	UNEMPLOYMENT EXPENSE	44	11	30	35	37	.003% of gross salaries
10-53-13	EMPLOYEE HEALTH INSURANCE	1,496	2,308	903	903	2,586	health, life, vision, dental
10-53-14	WORKER'S COMPENSATION	46	46	46	46	46	
10-53-20	COURT ATTORNEY	-	500	-	-	500	
10-53-30	EDUCATION	-	500	-	-	500	
10-53-40	OPERATING EXPENSE	316	450	-	-	450	copies, documents, postage, crime star renewal
10-53-50	DUES AND MEMBERSHIPS	-	100	-	-	100	CAMCA
	<b>TOTAL</b>	<b>\$ 17,940</b>	<b>\$ 16,439</b>	<b>\$ 11,976</b>	<b>\$ 13,491</b>	<b>\$ 17,491</b>	
	<b>GENERAL FUND</b>						
	<b>- EXPENSES</b>						
	<b>POLICE DEPARTMENT</b>						
10-54-01	POLICE SALARIES	231,599	233,559	179,640	200,437	213,379	4 full time
10-54-04	PART TIME OFFICERS	19,243	39,000	-	-	-	
10-54-05	PENSION CONTRIBUTION	24,436	25,458	17,705	19,042	20,271	free police pension association
	CONTRACT EMPLOYEE (SRO)	-	20,000	-	5,000	20,000	
10-54-10	UNIFORMS AND ACCESSORIES	1,641	3,500	893	1,200	3,500	
10-54-11	SS/MEDICARE EXPENSE	5,191	6,938	3,074	3,356	3,084	ss & medi - pt/medi - ft
10-54-12	UNEMPLOYMENT EXPENSE	753	818	539	601	640	.003% of gross salaries
10-54-13	EMPLOYEE HEALTH INSURANCE	86,984	87,522	62,114	67,454	92,655	health, vision, dental, life
10-54-14	WORKER'S COMPENSATION	5,774	12,210	16,087	16,087	15,000	
10-54-15	FUEL	11,623	12,000	7,948	10,000	12,000	
10-54-20	VEHICLE MAINTENANCE	12,156	7,600	21,078	25,000	8,000	
10-54-24	PROFESSIONAL TRAINING EXPENSE	1,427	3,500	1,053	2,000	3,500	officer training
10-54-26	IN-SERVICE TRAINING EXPENSE	-	1,000	-	-	1,000	officer training
10-54-28	VEHICLE RENTAL PYMT TO ISF	18,201	18,869	15,724	20,536	28,869	
10-54-30	RADAR & RADIO MAINTENANCE	1,013	1,000	967	1,500	1,000	
10-54-32	AMMUNITION	1,141	2,400	636	636	500	
10-54-45	OPERATING/OFFICE SUPPLIES	2,123	1,000	610	1,000	1,000	postage, office supplies
10-54-50	EQUIPMENT	1,388	3,500	1,281	1,800	2,000	
10-54-53	GRANT-EQUIPMENT & SUPPLIES	-	5,000	2,418	2,418	-	
10-54-55	TELEPHONE/INTERNET	4,733	4,500	3,884	5,100	5,000	
10-54-60	MEMBERSHIPS - DUES	288	500	283	293	500	
10-54-65	COMPUTER/SOFTWARE/SUPPORT	18,019	4,500	3,810	5,000	5,000	crime star, lexipol, tac 10, maintenance
10-54-75	INVESTIGATIVE SERVICES & SUPPLIES	795	3,500	2,744	3,000	3,500	
10-54-80	OFFICER RECRUITING	-	1,500	288	288	500	
10-54-87	LIABILITY INSURANCE	8,319	8,394	8,394	8,394	8,394	
	<b>PUBLIC RELATIONS</b>	190	500	269	299	500	
	<b>TOTAL</b>	<b>\$ 457,025</b>	<b>\$ 508,265</b>	<b>\$ 351,490</b>	<b>\$ 400,441</b>	<b>\$ 449,802</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
<b>GENERAL FUND - EXPENSES</b>							
	<b>PUBLIC WORKS</b>						
10-58-01	SALARIES	106,201	109,780	97,424	112,211	112,143	Mason 40%, Sean 25%, Chris 50%, Alex 70%, Julie 40%
10-58-02	401A EMPLOYER MATCH	3,225	3,483	2,931	3,566	3,594	3% of gross salary + admin fee
10-58-10	SEASONAL					10,000	summer help
10-58-11	SS/MEDICARE EXPENSE	8,051	8,398	7,421	8,584	9,344	7.65% of gross salary
10-58-12	UNEMPLOYMENT EXPENSE	319	329	292	337	366	.003% of gross salaries
10-58-13	EMPLOYEE HEALTH INSURANCE	38,148	47,458	34,886	37,871	18,901	health, life, vision, dental
10-58-14	WORKER'S COMPENSATION	4,817	5,741	6,399	6,399	6,394	
10-58-15	FUEL	5,238	6,000	2,870	5,000	5,000	
10-58-25	REPAIRS & MAINT - EQUIPMENT	20,764	13,000	16,378	18,000	15,000	lift rental, service contracts
10-58-30	TOOLS, MATLS, & SUPPLIES	6,737	5,000	6,180	8,000	5,000	
10-58-35	EDUCATION - TRAINING	775	2,000	-	-	2,000	cert new bldg inspector
10-58-40	ELECTRIC STREET LIGHTS	15,264	6,000	3,242	3,800	4,000	
10-58-45	TELEPHONE/INTERNET	1,775	2,100	1,987	2,400	2,100	cell phone reimburse
10-58-50	MAINTENANCE BUILDING - UTILITY	9,211	8,600	6,591	8,600	8,600	trash, electric, natural gas
10-58-60	VEHICLE/EQUIP RENTAL PYMT TO ISF	16,822	17,420	14,516	17,420	21,420	
10-58-70	STREETS - REPAIRS & MAINT	200,310	250,000	196,907	205,000	150,000	pot holes, street paving, concrete repairs
10-58-92	TOWN SHOP BUILDING REPAIRS	10,542	7,000	1,642	2,000	2,000	
	<b>TOTAL</b>	<b>\$ 448,300</b>	<b>\$ 492,318</b>	<b>\$ 399,286</b>	<b>\$ 439,189</b>	<b>\$ 375,862</b>	
<b>GENERAL FUND - EXPENSES</b>							
	<b>PARKS &amp; RECREATION</b>						
10-58-30	TOOLS, MATERIALS, & SUPPLIES	3,371	4,000	2,450	3,000	4,000	
10-58-41	PARKS UTILITIES	380	400	336	400	400	
10-58-42	VAULT RESTROOMS MAINTENANCE	1,564	2,500	1,010	1,200	2,500	port a pots/supplies
10-58-50	CEMETERY EXPENSE	300	300	338	338	300	improvements at cemetery, graves, etc.
10-58-88	FAIRPLAY RIVERPARK	115,149	400,000	386,047	386,047	64,800	Phase 2 design
10-58-95	LAND LEASE PAYMENT	25,990	25,990	25,990	25,990	25,990	fairplay 29 acres
	<b>TOTAL</b>	<b>\$ 146,754</b>	<b>\$ 433,190</b>	<b>\$ 418,171</b>	<b>\$ 418,975</b>	<b>\$ 97,980</b>	
<b>NON/DEPARTMENTAL EXPENSES</b>							
10-61-15	LIABILITY INSURANCE	16,387	16,120	16,974	16,974	18,912	CIRSA-Property, Liab & Boiler
10-61-17	AUDIT FEES	4,880	5,100	5,220	5,220	4,375	
10-61-23	TREASURER'S FEES - MILL LEVY	3,819	4,000	3,898	4,500	4,000	
10-61-25	PUBLISHING EXPENSE	1,523	1,000	414	500	1,500	
10-61-30	DUES & MEMBERSHIPS (Board)	1,584	2,000	1,615	1,615	2,000	board memberships CML, Hist. Pres. Etc.
10-61-50	CAPITAL IMPROVEMENT	-	-	-	-	-	
10-61-60	ABATEMENT	-	2,000	-	-	2,000	
	<b>TOTAL</b>	<b>\$ 28,273</b>	<b>\$ 30,220</b>	<b>\$ 28,121</b>	<b>\$ 28,809</b>	<b>\$ 32,787</b>	
	<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>\$ 2,012,086</b>	<b>\$ 2,116,831</b>	<b>\$ 1,888,248</b>	<b>\$ 2,086,391</b>	<b>\$ 1,482,635</b>	Ttl Gen. Fund Exp.
	<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$ 2,044,811</b>	<b>\$ 2,116,831</b>	<b>\$ 2,096,477</b>	<b>\$ 2,450,041</b>	<b>\$ 1,878,820</b>	
	<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>\$ 2,012,086</b>	<b>\$ 2,116,831</b>	<b>\$ 1,888,248</b>	<b>\$ 2,086,391</b>	<b>\$ 1,482,635</b>	
	<b>REVENUES OVER EXPENDITURES</b>	<b>\$ 32,525</b>	<b>\$ 0</b>	<b>\$ 208,228</b>	<b>\$ 371,650</b>	<b>\$ 383,986</b>	
	<b>DIFFERENCE PLUS BEG. FUND BALANCE</b>	<b>\$ 973,240</b>	<b>\$ 792,865</b>	<b>\$ 1,181,468</b>	<b>\$ 1,344,890</b>	<b>\$ 1,728,875</b>	
	<b>REDUCTION OF BEG FUND BALANCE TO BALANCE THE BUDGET</b>						
	<b>ENDING FUND BALANCE</b>	<b>\$ 973,240</b>	<b>\$ 792,865</b>	<b>\$ 1,181,468</b>	<b>\$ 1,344,890</b>	<b>\$ 1,728,875</b>	
	<b>TABOR RESTRICTED FUNDS</b>	<b>\$ 61,338</b>	<b>\$ 63,505</b>	<b>\$ 62,894</b>	<b>\$ 73,801</b>	<b>\$ 56,299</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/22/2020	2020 Amended	2021 Budgeted	Comments
CTF - REVENUE	BEGINNING FUND BALANCE	\$ 17,262	\$ 14,485	\$ 21,250	\$ 21,250	\$ 25,162	
	INTERGOVERNMENTAL REVENUE						
20-44-10	COLORADO LOTTERY FUNDS	4,199	4,000	3,081	3,900	4,000	lottery sales
20-44-20	PARK COUNTY GRANTS	2,250	25,000	-	-	-	
	TOTAL	\$ 6,449	\$ 29,000	\$ 3,081	\$ 3,900	\$ 4,000	
	INTEREST						
20-46-50	INTEREST INCOME SAVINGS	39	40	11	12	12	
	TOTAL	39	40	11	12	12	
	TOTAL CTF REVENUE	\$ 6,488	\$ 29,040	\$ 3,072	\$ 3,912	\$ 4,012	
	TOTAL AVAILABLE RESOURCES	\$ 23,750	\$ 43,625	\$ 24,322	\$ 25,162	\$ 29,174	
CTF - EXPENSES							
	OPERATIONS						
20-73-03	BASEBALL FIELD IMPROVEMENTS	-	-	-	-	5,000	electric repair
20-73-10	COHEN PARK - IMPROVEMENTS	2,500	-	-	-	1,000	new sign
20-73-65	SIDEWALK/TRAIL PROJECT	-	-	-	-	-	
20-73-75	BURRO PARK	-	27,500	-	-	-	
	TOTAL	\$ 2,500	\$ 27,500	\$ -	\$ -	\$ 6,000	
	CAPITAL OUTLAY						
	TOTAL CTF EXPENDITURES	\$ 2,500	\$ 27,500	\$ -	\$ -	\$ 6,000	
	TOTAL REVENUE	\$ 6,488	\$ 29,040	\$ 3,072	\$ 3,912	\$ 4,012	
	TOTAL CTF EXPENDITURES	\$ 2,500	\$ 27,500	\$ -	\$ -	\$ 6,000	
	REVENUE OVER EXPENDITURES	\$ 3,988	\$ 1,540	\$ 3,072	\$ 3,912	\$ (1,988)	
	DIFFERENCE PLUS BEG. FUND BAL.	\$ 21,250	\$ 16,025	\$ 24,322	\$ 25,162	\$ 23,174	
	REDUCTION OF BEG FUND BALANCE TO BALANCE THE BUDGET						
	CTF ENDING FUND BALANCE	\$ 21,250	\$ 16,025	\$ 24,322	\$ 25,162	\$ 23,174	



Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
INTERNAL SVC FUND							
	BEGINNING FUND BALANCE	\$ 277,995	\$ 284,972	\$ 325,202	\$ 325,202	\$ 328,687	
	REVENUE						
32-47-20	DEPT. RENTAL PAYMENT	47,207	53,709	44,757	55,485	71,708	
32-47-30	SALE OF VEHICLE/EQUIPMENT-PD	-	-	-	-	-	
	TOTAL REVENUE	\$ 47,207	\$ 53,709	\$ 44,757	\$ 55,485	\$ 71,708	
	EXPENDITURES						
32-58-10	POLICE VEHICLES	-	-	38,101	52,000	-	new tahoe
32-58-20	PUBLIC WORKS EQUIPMENT	-	-	-	-	-	
32-58-30	PUBLIC WORKS VEHICLES	-	-	-	-	40,000	new ford truck
	TOTAL	\$ -	\$ -	\$ 38,101	\$ 52,000	\$ 40,000	
	TOTAL RENTAL REVENUE	\$ 47,207	\$ 53,709	\$ 44,757	\$ 55,485	\$ 71,708	
	TOTAL EXPENDITURES	\$ -	\$ -	\$ 38,101	\$ 52,000	\$ 40,000	
	REVENUES OVER EXPENDITURES	\$ 47,207	\$ 53,709	\$ 6,656	\$ 3,485	\$ 31,708	
	DIFFERENCE PLUS BEG. FUND BALANCE	\$ 325,202	\$ 338,681	\$ 331,858	\$ 328,687	\$ 360,395	
	REDUCTION OF BEG FUND BALANCE TO BALANCE THE BUDGET						
	ENDING FUND BALANCE	\$ 325,202	\$ 338,581	\$ 331,858	\$ 328,687	\$ 360,395	

Account #	Account Description UTILITY FUND BUDGET	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
	<b>WATER REVENUE</b>						
51-42-05	POTABLE WATER	425,410	400,000	320,987	400,000	400,000	Including bulk water sales
51-42-20	LIEN REVENUE	5,928	-	4,422	4,422	-	
	LIEN INTEREST - REVENUE						
51-42-30	WATER FACILITY MAINTENANCE FEE	335	500	487	500	500	
51-42-32	WATER METERS, PRV. PARTS	2,437	1,000	-	-	1,000	
51-42-36	PENALTY NON-COMPLIANCE	480	480	400	480	480	
51-42-40	PLANT INVESTMENT FEES	7,500	7,500	13,500	13,500	7,500	
51-42-60	OTHER WATER REVENUE	-	22,500	640	640	1,000	
	<b>TOTAL</b>	<b>\$ 442,091</b>	<b>\$ 431,980</b>	<b>\$ 340,436</b>	<b>\$ 419,542</b>	<b>\$ 410,480</b>	
	<b>WATER - MISCELLANEOUS REVENUE</b>						
51-44-15	WATER SYSTEM STUDY GRANT	-	-	19,984	19,984	-	
	<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,984</b>	<b>\$ 19,984</b>	<b>\$ -</b>	
	<b>TOTAL WATER REVENUE</b>	<b>\$ 442,091</b>	<b>\$ 431,980</b>	<b>\$ 360,420</b>	<b>\$ 439,526</b>	<b>\$ 410,480</b>	
	<b>WASTEWATER REVENUE</b>						
51-48-05	USER FEES	658,231	665,640	552,039	663,316	668,160	928 EQR'S @ \$60.00 each
51-48-20	LIEN REVENUE	5,013	-	4,478	4,478	-	
51-48-30	LIEN REVENUE - INTEREST	-	-	14	14	-	
51-48-40	PLANT INVESTMENT FEE	8,351	8,351	27,642	27,642	8,351	
51-48-60	OTHER WASTEWATER REVENUE	13	100	49	49	100	
	<b>TOTAL WASTEWATER REVENUE</b>	<b>\$ 669,608</b>	<b>\$ 674,091</b>	<b>\$ 564,221</b>	<b>\$ 685,499</b>	<b>\$ 676,611</b>	
	<b>INTEREST</b>						
51-48-10	INTEREST ON INVESTMENTS	33,811	35,500	6,895	6,854	7,000	
51-48-30	LATE FEES	12,542	13,000	11,724	14,624	12,000	
	<b>TOTAL INTEREST</b>	<b>\$ 46,352</b>	<b>\$ 48,500</b>	<b>\$ 18,418</b>	<b>\$ 21,478</b>	<b>\$ 19,000</b>	
	<b>TOTAL UTILITY FUND REVENUE</b>	<b>\$ 1,158,052</b>	<b>\$ 1,154,571</b>	<b>\$ 963,060</b>	<b>\$ 1,156,503</b>	<b>\$ 1,103,671</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/22/2020	2020 Amended	2021 Budgeted	Comments
<b>UTILITY FUND EXPENDITURES</b>							
<b>EMPLOYEE EXPENSES</b>							
51-70-01	SALARIES	283,570	283,174	208,484	229,502	199,954	40% Tina, 30% Alex, 50% Saan, 50% Chris, 50% Kim, 40% Mason, 40% Julie, 40% Sarah
51-70-02	401A EMPLOYER MATCH	7,637	9,318	5,924	7,365	6,459	3% of gross salaries + admin fee
51-70-11	SS/MEDICARE EXPENSE	21,567	22,538	15,973	18,081	15,388	7.65% of gross salaries
51-70-12	UNEMPLOYMENT EXPENSE	851	884	628	709	603	.0030% of gross salaries
51-70-13	EMPLOYEE HEALTH INSURANCE	81,064	114,352	69,120	73,488	58,545	health, life, vision, dental
51-70-14	WORKER'S COMPENSATION	4,609	5,564	5,432	5,432	4,424	
51-70-15	BOARD OF TRUSTEE SALARIES	1,015	1,440	800	850	1,200	
	<b>TOTAL</b>	<b>\$ 400,313</b>	<b>\$ 447,270</b>	<b>\$ 306,361</b>	<b>\$ 335,437</b>	<b>\$ 286,573</b>	
<b>OFFICE EXPENSE</b>							
51-72-02	BANK/CREDIT CARD FEES	6,023	6,500	4,565	6,000	6,000	
51-72-06	COMPUTER/SOFTWARE/SUPPORT-OFFICE	7,709	22,000	19,523	25,000	13,000	caselle/sensus
51-72-10	MISCELLANEOUS	2,276	1,000	929	1,200	1,000	
51-72-14	OFFICE SUPPLIES	3,015	2,500	5,055	6,000	3,500	
51-72-18	POSTAGE EXPENSE	3,885	3,000	3,504	4,400	4,000	
51-72-22	PUBLISHING EXPENSE	457	500	533	533	600	cor report/legal ads
51-72-26	TELEPHONE EXPENSE	4,189	4,500	3,811	4,500	4,500	
51-72-30	TOWN HALL RENTAL PAYMENT	12,397	12,397	-	12,397	12,397	40% of pymt.
51-72-34	UTILITIES-OFFICE	2,044	2,000	2,014	2,500	2,500	elect/natural gas
51-72-38	VEHICLE/EQUIP RENTAL PYMT TO ISF	12,183	17,420	14,516	17,420	21,420	
51-72-42	VEHICLE MAINTENANCE/REPAIR	2,988	5,000	3,215	5,000	5,000	
	<b>TOTAL</b>	<b>\$ 57,167</b>	<b>\$ 76,817</b>	<b>\$ 57,666</b>	<b>\$ 84,950</b>	<b>\$ 73,917</b>	
<b>CONTRACTUAL FEES</b>							
51-73-20	AUDITOR FEES	7,870	3,400	3,480	3,480	4,375	
51-73-40	INSURANCE - PROPERTY/LIABILITY	11,473	10,748	11,981	11,981	12,608	CIRSA
51-73-60	LEGAL FEES	4,920	5,000	2,350	2,500	5,000	
	<b>TOTAL</b>	<b>\$ 24,263</b>	<b>\$ 19,148</b>	<b>\$ 17,811</b>	<b>\$ 17,961</b>	<b>\$ 21,983</b>	
<b>WATER - PLANT &amp; EQUIPMENT</b>							
51-74-10	CHEMICAL AND SUPPLIES	1,449	2,000	1,122	1,500	2,000	hth chlorine
51-74-15	COMPUTER EXPENSE-WATER SYSTEM	1,729	3,000	750	750	5,000	scada maint. and upgrades, team viewer
51-74-17	CONTRACT - PLANT OPERATOR	-	-	3,500	5,500	6,000	orc
51-74-20	DITCH MAINTENANCE	-	500	-	-	500	research easements
51-74-25	EDUCATION	1,308	3,000	245	1,000	3,000	
51-74-30	ENGINEERING FEES	22,418	50,000	61,688	65,000	10,000	
51-74-35	FUEL	2,081	2,000	1,572	1,700	2,000	
51-74-40	HASP MEMBERSHIP DUES	1,400	1,400	1,400	1,400	1,400	
51-74-45	LEAKS AND REPAIRS	16,238	10,000	1,622	1,622	10,000	leak detection, prv vault insulation
51-74-50	MISCELLANEOUS	34	2,000	336	800	2,000	
51-74-55	PERMITS/DUES/LOCATES	1,238	1,000	1,872	1,800	1,000	
51-74-60	PUMPHOUSE EXPENSE	-	500	71	100	500	
51-74-65	REPAIRS & MAINTENANCE-EQUIPMENT	9,056	7,000	8,962	15,000	10,000	
51-74-70	UTILITIES	2,034	3,000	2,471	3,000	2,500	
51-74-75	TESTING AND SUPPLIES	1,843	2,500	570	1,000	2,500	required testing
51-74-80	TOOLS & SUPPLIES	1,109	2,000	510	800	2,000	tools & safety equipment, uniform shirts
51-74-85	WATER METERS	4,610	2,000	5,318	6,000	4,000	
51-74-90	WATER TANKS	175	1,000	162	300	1,000	
51-74-95	WATER TREATMENT PLANT	11,172	15,000	33,624	35,000	15,000	
	<b>TOTAL</b>	<b>\$ 76,504</b>	<b>\$ 107,900</b>	<b>\$ 125,609</b>	<b>\$ 142,272</b>	<b>\$ 80,400</b>	

Account #	Account Description	2019 Audited Final	2020 Budgeted	2020 Actual to date through 12/2/2020	2020 Amended	2021 Budgeted	Comments
	<b>WASTEWATER - PLANT &amp; EQUIPMENT</b>						
51-78-10	CAPITAL EXPENDITURES	-	30,000	17,875	17,875	-	- aerator
51-78-15	CHEMICALS AND SUPPLIES	2,368	3,000	277	500	3,000	
51-78-20	COLLECTION SYSTEM MAINTENANCE	36,700	30,000	31,560	32,000	30,000	1/3 Town line cleaning/Clear easements
51-78-25	COMPUTER EXPENSE-WASTEWATER SYSTEM	2,606	3,000	8,126	8,126	3,600	scada maintenance
51-78-27	CONTRACT - PLANT OPERATOR		3,000	17,500	27,500	60,000	
51-78-30	EDUCATION	708	3,000	562	562	-	
51-78-35	ENGINEERING FEES	14,257	10,000	872	872	10,000	
51-78-40	FUEL	2,547	2,000	1,536	1,700	2,000	
51-78-45	MISCELLANEOUS	116	1,000	1,565	1,965	1,000	
51-78-50	PERMITS/DUES/LOCATES	3,602	4,300	3,494	4,000	4,300	
51-78-55	REPAIRS AND MAINTENANCE - EQUIPMENT	43,637	55,000	37,326	37,326	55,000	
51-78-60	SLUDGE DISPOSAL	71,919	40,000	108,275	108,275	100,000	
51-78-65	TESTING AND SUPPLIES	8,005	6,000	5,880	6,000	6,000	required testing
51-78-70	TOOLS AND SUPPLIES	1,713	2,000	6,605	7,000	2,000	
51-78-75	TRASH	900	900	750	900	900	
51-78-80	UTILITIES-PLANT	66,002	60,000	57,066	62,000	60,000	
	<b>TOTAL</b>	<b>\$ 265,078</b>	<b>\$ 250,200</b>	<b>\$ 299,067</b>	<b>\$ 316,001</b>	<b>\$ 337,800</b>	
	<b>DEBT SERVICE</b>						
51-80-02	LOAN PRINCIPAL	-	209,900	209,900	209,900	216,700	
51-80-04	LOAN INTEREST	113,800	104,230	107,912	107,912	97,341	
	<b>TOTAL</b>	<b>\$ 113,800</b>	<b>\$ 314,130</b>	<b>\$ 317,812</b>	<b>\$ 317,812</b>	<b>\$ 314,041</b>	
	<b>TOTAL UTILITY FUND EXPENDITURES</b>	<b>\$ 929,125</b>	<b>\$ 1,215,465</b>	<b>\$ 1,124,526</b>	<b>\$ 1,214,433</b>	<b>\$ 1,114,714</b>	
	<b>TOTAL UTILITY FUND REVENUES</b>	<b>\$ 1,156,052</b>	<b>\$ 1,154,571</b>	<b>\$ 963,060</b>	<b>\$ 1,156,503</b>	<b>\$ 1,103,571</b>	
	<b>TOTAL UTILITY FUND EXPENDITURES</b>	<b>\$ 929,125</b>	<b>\$ 1,215,465</b>	<b>\$ 1,124,526</b>	<b>\$ 1,214,433</b>	<b>\$ 1,114,714</b>	
	<b>REVENUES OVER EXPENDITURES</b>	<b>\$ 226,927</b>	<b>\$ (60,894)</b>	<b>\$ (161,466)</b>	<b>\$ (57,930)</b>	<b>\$ (11,143)</b>	
	<b>ESTIMATED UTILITY FUND CASH BALANCE</b>	<b>\$ 1,738,857</b>	<b>\$ 1,703,557</b>	<b>\$ 1,680,927</b>	<b>\$ 1,680,927</b>	<b>\$ 1,669,784</b>	
	<b>RESTRICTED FUNDS</b>	<b>\$ 333,190</b>	<b>\$ 538,530</b>	<b>\$ -</b>	<b>\$ 333,190</b>	<b>\$ 333,190</b>	
	<b>AVAILABLE FUNDS</b>	<b>\$ 1,405,667</b>	<b>\$ 1,165,027</b>	<b>\$ -</b>	<b>\$ 1,347,737</b>	<b>\$ 1,336,594</b>	
	<b>TABOR RESTRICTED FUNDS</b>				<b>34,695</b>	<b>33,107</b>	

Fairplay Planning Department  
Fairplay Town Hall  
901 Main Street  
Fairplay, Colorado 80440



Fairplay Board of Trustees  
Mayor – Frank Just  
Eve Stapp  
Scott Dodge  
Cindy Bear  
Josh Voorhis

## Town Board of Trustees Hearing

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### Middlefork RV Park Expansion Special Use Permit 255 U.S. Highway 285

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**Hearing Date:** December 7, 2020

**File Name and Process:** Middlefork RV Park Expansion Special Use Permit

**Owner/Applicant:** Middlefork RV Park, LLC.

**Representative:** Brandon Dardanis

**Legal Description:** 255 U.S. Hwy. 285 / Parcel D (Sam Mick Subdivision)

**Zoning:** Light Industrial

**Staff Member:** Scot Hunn, Town Planner

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### Staff Report

#### I. Summary of Request:

The Applicant, Middlefork RV Park, LLC., represented by Brandon Dardanis, is requesting approval of a new Special Use Permit for the Middlefork RV Park to allow for expansion of an existing RV park onto 3.7 acres of adjacent land (Parcel 'D', Sam Mick Subdivision) owned by the Applicant - to be used in the same manner as the *existing* Middlefork RV Park for year-round, long-term occupancy as well as short-term stays.

The existing 44-space Middlefork RV Park on Parcel "F" Sam Mick Subdivision was originally proposed by Sam Mick and approved by the Town in 2003. Subsequent

approvals in 2017 (Resolution No. 16, Series 2017) authorized the use of the property for long-term stays for up to fifteen (15) spaces. A recently approved amendment to the existing special use permit allows for all 44 spaces in the park to be used for long-term stays, based on month-to-month lease agreements as a means to bolster the year-round use of the property for housing while ensuring compliance with Town's short-term rental policies and regulations.

The Applicant is now requesting approval to convert adjacent acreage on Parcel "D" Sam Mick Subdivision – currently used for storage of RV units and trailers – into additional RV spaces. The application summarizes the request:

*"Our proposal is to expand our existing RV Park (Parcel F) by adding 45 new RV spaces to our neighboring property (Parcel D). As Parcel D and F share the same property line (shown in the attached map), we would be expanding the RV Park into Parcel D in order to expand the RV Park. This expansion would happen by way of a Special Use Permit.*

*"Currently, we use Lot D for RV storage. From an aesthetic standpoint we already have RVs parked in the area. Converting the RV storage into actual RV spaces will improve that area with uniformly maintained RV spaces. Access roads to Parcel D already exist, as do the utilities for sewer, water, and electric.*

*"The goal of the additional 45 RV spaces is to have nightly stays right next to monthly stays in all spaces. Our model would be similar to the Tiger Run RV Park in Breckenridge, which allows for long term and nightly stays in a variety of RVs, park model RVs and cabins. We would also like to include tiny homes and several yurts in our mix of units. Due to a tightly run business environment, Tiger Run hosts nightly stays right next to long term stays in a highly successful manner. We plan to do the same."*

Briefly, the proposal includes the following:

- Converting 3.7-acres currently zoned Light Industrial and used for storage of RVs and trailers into 45 RV spaces for short-, medium- and long-term stays.
- Developing the project in three phases:
  - Phase I – 21 RV spaces
  - Phase II – 16 RV spaces
  - Phase III – 8 RV spaces
- Creation of additional services and amenities including laundry facility building
- Creation of 20' wide looped access drive
- Xeriscape landscape improvements along with grading and drainage improvements

Issues identified and resolved by staff during the review of this request:

- Existing Access – the Applicant proposes to use exiting access provided by the 12<sup>th</sup> Street right-of-way and a private utility and access easement. Staff has determined that this access is currently adequate for the intended use.

- Site grading, drainage and landscaping – the Applicant has provided detailed site, grading, drainage and landscaping plans and details adequate to review the feasibility of the project and to determine that drainage will be accommodated and dealt with on site and that improvements such as xeriscape landscaping will enhance the general appearance of the property.
- Signage – the application does not specify if the Applicant plans to install any additional signage or wayfinding signage specific to Parcel D to direct customers to the site. Staff suggests that the Applicant be required to clarify any proposed signage and apply for necessary sign permits prior to installation of any signage advertising the RV Park at Parcel D.

Staff is **recommending approval** of the proposed Special Use Permit, with one condition.

## II. Summary of Process and Code Requirements:

### **Special Use Standards**

The following sections of Article VI – *Special Uses*, Unified Development Code (UDC) are applicable to the Middlefork RV Park Special Use Permit request:

#### **Section 16-6-10 – Special use permits.**

*(A) A use that is not allowed as a matter of right or without restriction in a zone district may be authorized by special use permit granted by the Board of Trustees. Only uses identified as a special use within a particular zone district may be approved.*

*(B) Special use permits may or may not run with the land and shall be issued subject to safeguards, terms and conditions as deemed necessary and appropriate by the Board of Trustees to protect and preserve the intent and purposes of the zone district regulations. Violations of the terms and conditions on a special use permit shall be deemed violations of this Section and shall be punishable as set forth in the general penalty provisions of this Code.*

#### **Staff Response:**

Staff suggests that previous Special Use Permits for the existing Middlefork RV Park site have been conditional and approved to run with the land.

#### **Section 16-6-30 – Special use permit application procedures**

*(D) Special use permits may be granted by the Board of Trustees only after finding that the proposed special use will not adversely impact the neighborhood or the public safety and welfare. In determining whether to grant a permit, the Board of Trustees shall consider, as applicable, the following factors:*



1. *Ingress and egress to the property and proposed structures with particular reference to automotive and pedestrian safety, convenience, traffic flow and control and access in case of fire or catastrophe;*
2. *The need and/or adequacy of off-street parking and loading areas and the economic, noise, glare or odor effects of the special use on adjoining properties and the neighborhood generally;*
3. *Refuse and services areas;*
4. *Utilities, with reference to location, availability and compatibility;*
5. *Screening and buffering, with reference to type, dimensions and character;*
6. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with properties in the neighborhood;*
7. *Required yards and other open spaces; and*
8. *General compatibility with adjacent property and other property in the neighborhood.*

**Staff Response:**

The proposed RV park expansion is generally in keeping with the character and surrounding land uses in the area. Generally, staff believes the proposal has been well designed to meet the standards of the Town and to be compatible with surrounding commercial and light-industrial uses.

Access is provided by 12<sup>th</sup> Street as well as a 30' private utility and access easement. Staff believes the only substantive issue related to use of the subject property for an RV park is related to increased traffic volumes on the existing access road and ensuring that the road is adequate, can be maintained and that increased traffic volumes will not adversely impact use of other neighboring properties or create safety issues.

Details regarding any proposed signage will need to be provided prior to installation of any new signs. A condition has been suggested to address this issue.

**III. Zoning Analysis:**

**Zoning**

The subject property is located within the Light-Industrial Zone District. The RV Park use is permitted in the Light-Industrial Zone District via the Special Use Permit process. The purpose and objectives of the Light-Industrial Zone District are described as follows:

*“Light Industrial areas include larger acreages for industrial uses and should be buffered from other uses to ensure compatibility. Uses include lumber yards, wholesale sales, contractor’s yards, offices, manufacturing, cabinet shops, ministorage, vehicle/truck repair, vehicle/equipment sales, jails, county facilities, veterinary hospitals and other light industrial activities. Outside storage is screened. Residential use is intended for employees, is allowed on upper stories.”*

- Town of Fairplay UDC Section 16-5-20 – Description of Zone Districts





Figure 1: Town of Fairplay Zoning Map

 - LIGHT INDUSTRIAL (LI)

**IV. Community Plan Policies:**

**Applicable Community Plan Policy Goals and Objectives**

In addition to the sign standards listed above, the following Town of Fairplay Comprehensive Plan goals and policies are provided for reference.

**Community Character, Design & Identity (p. 18)**

The following passage included within the “community vision” statement is relevant to the sign permit and variance request:

*“Areas adjacent to Main Street and Highway 285 include wide sidewalks, thematic signage, traffic calming, landscaping and improvements that support motorized and non-motorized movement.”*

**Economy:**

Relevant statements from the Economy Guiding Vision (p. 34 of the Comprehensive Plan) include:

*“Support for and promotion of existing businesses in Fairplay is a proven long-term strategy for economic stability. Fairplay works with the business community to maximize commercial activity during the peak economic season. Efforts are made to strategically increase business opportunities which could be expanded during the slower winter months of the year.”*

*“Fairplay and the business community work to maintain a diverse economy that offers products and services to area residents, support a robust job base and to maximize tourism opportunities.”*

***Goal EC-2 – Create an Environment in Which Local Businesses Prosper***

The following policies support the expansion request include:

- b. Maintain infrastructure to support existing business.*
- c. Actively support existing business retention and expansion.*

**Housing:**

The following housing-related goal is relevant to this application:

***Goal H-1 – Support a Variety of Housing Options that Are Compatible with the Historic Mountain Mining Community Character and Which Comply with Design Guidelines.***

**Future Land Use:**

Although the property is zoned Light Industrial, the Town of Fairplay Comprehensive Plan Future Land Use Map identifies the property as being appropriate for commercial zoning and use in the future. The following excerpt from the Commercial future land use designation is applicable to the review of the proposed sign:

*“Commercial is situated on either side of Highway 285. It supports larger more intensive commercial uses. This area emphasizes automobile circulation but still provides excellent accessibility for pedestrians and*

*bicycles. Architectural character is more contemporary, but still emphasizes good design, landscaped parking, attractive signage and screened storage.”*



Figure 2: Town of Fairplay Future Land Use Map

This section of the Comprehensive Plan also states that residential uses should be secondary; that any housing provided should be associated with a business. In this case, the proposal includes sale-tax generating lodging uses associated with short-term and long-term stay accommodations.

**Staff Response:**

Overall, the proposal to expand the existing Middlefork RV Park and to add to the Town’s housing stock should serve two primary goals: create more diversity in housing stock and provide support for an existing business. Additionally, the introduction of additional occupancy during all seasons, but particularly during the winter months, in walking distance to nearby retail and service commercial businesses appears to address some of the Town’s economic diversification and viability goals and policies.

Furthermore, the proposal is in line with the policy directives of the “Commercial” future land use designation.

**V. Staff Observations and Findings:**

The following are staff's responses to the proposal and potential issues that should be discussed:

- The 2013 Comprehensive Plan policy goals for economy, community character, and housing policies are supported by this proposal.
- The site is generally served by vehicular access and pedestrian sidewalks/trails.
- The property and the increase in use proposed can be served by water and sewer.
- Amenities (laundry) will be provided for guests of the park.
- Proposed improvements to the property including grading, drainage, utility installation and landscaping are in general conformance with the Town's requirements and represent significant investment by the property owner in this area of the Town.

**VI. Staff Recommendation and Suggested Conditions:**

Staff suggests that the proposed Middlefork RV Park Special Use Permit generally meets or exceeds a preponderance of the Town's Special Use Criteria.

**Staff is recommending approval with conditions.**

In the event the Town Board of Trustees votes to approve the Special Use Permit request, staff respectfully suggests the following conditions of approval.

1. This Special Use Permit shall run with the land.
2. The Applicant shall submit sign permit applications for any proposed signage to be installed on Parcel D prior to installation.



## DEVELOPMENT APPLICATION

**TOWN OF FAIRPLAY**  
PO Box 267  
FAIRPLAY, CO 80440  
719-836-2622

### APPLICATION TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> Planned Unit Development        | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Subdivision                     | <input type="checkbox"/> Architectural Review          |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Site Plan Review              |
| <input type="checkbox"/> Variance                        |  |

### APPLICANT INFORMATION

Applicant: Brandon Dardanis for Middlefork RV Park, LLC Date: 8-6-2020

Applicants Address: 255 U.S. Highway 285 Fairplay, CO 80440

Applicants Phone: 970-819-9594 Fax: \_\_\_\_\_

Email Address: brandon.dar@comcast.net

### OWNER INFORMATION

Applicant's Relationship to Owner: Applicant is the Owner of Middlefork RV Park, LLC

Owner's Address: P.O. Box 460364 Denver, CO 80246

Owner's Phone: 970-819-9594 Fax: \_\_\_\_\_

Email Address: brandon.dar@comcast.net

### PROPERTY INFORMATION

Address: 255 U.S. Highway 285 Fairplay, CO 80440

Parcel #: D-Revised

Subdivision: T09 R77 S34 SW34 The Samuel Mick Subdivision

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Existing Zoning: Light Industrial (LI)

Number of Acres: 3.7242

## PROJECT PROPOSAL

### General Description of Project:

As owners of the Middlefork RV Park in Fairplay, Colorado we are honored to be a part of the business community of the town. Our goal is to provide a quality environment for our guests to enjoy while in the area. We maintain our park to the highest standards and seek to promote the Fairplay area as an exceptional place to visit.

Our proposal is to expand our existing RV Park (Parcel F) by adding 45 new RV spaces to our neighboring property (Parcel D). As Parcel D and F share the same property line (shown in the attached map), we would be expanding the RV Park into Parcel D in order to expand the RV Park. This expansion would happen by way of a Special Use Permit.

Currently, we use lot D for RV storage. From an aesthetic standpoint we already have RVs parked in the area. Converting the RV storage to actual RV spaces will improve that area with uniformly maintained RV spaces. Access roads to Parcel D already exist, as do the utilities for sewer, water and electric.

As shown in our development plan, this will be a three-phase project. Phase 1 will include 21 spaces. Phase 2 will include 16 spaces. Phase 3 will include 8 spaces. Our intention is to start developing Phase 1 as soon as approval is given.

The goal of the additional 45 RV spaces is to have nightly stays right next to monthly stays in all spaces. Our model would be similar to the Tiger Run RV Park in Breckenridge, which allows for long term and nightly stays in a variety of RVs, park model RVs and cabins. We would also like to include tiny homes and several yurts in our mix of units. Due to a tightly run business environment, Tiger Run hosts nightly stays right next to long term stays in a highly successful manner. We plan to do the same.

We believe year-round, long term stays, based on a month to month guest contract, is essential for every new RV site to have. In fact, having long term stay-ability in each new site in Parcel D is the only economically feasible way this development can happen. Year-round, long term stays open up the opportunity for an affordable living option for many people wanting to work in the area, or simply recreate long term as is becoming more and more common amongst retirees. Long term stays are beneficial to the Town of Fairplay. These added guests will support the many businesses in Fairplay and create a more dynamic local economy. Additionally, the new RV spaces could significantly increase the nightly lodging tax for the Town of Fairplay and sales tax should increase from the added guests buying groceries and fuel, eating in restaurants, going to coffee shops, doctors, hair salons etc..

We believe opening up the affordable, long term stay option in Fairplay is the right thing to do for many people wanting to live, work and recreate long term in the area. By maintaining high standards of aesthetic appearance there is no reason we cannot achieve the same success of nightly stays staying right next to long term stays. We believe in this business model. We believe in running a tight ship and protecting our investment by mandating high standards of appearance for long term and short-term guests. And we believe in presenting a nice-looking RV Park that promotes the Town of Fairplay and increases its long-term economic viability.

We thank you for your review and look forward to meeting the Town Board for feedback on this proposal.



**SIGNATURES**

*I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.*

*Brandon Dardanis*

Owner

8/6/2020

Date

*The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly noticed according to the Fairway Municipal Code. All submittal requirements must be met and signatures of all owners of the property must appear before the application will be accepted by the Town of Fairplay. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional pages if necessary.)*

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the cost of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.

*Brandon Dardanis*

Applicant

**FOR TOWN USE ONLY**

**Application Checklists**

- Complete Application.
- Proof of Ownership (deed) for project property
- Written authorization from property owner(s) for agent (if applicable)
- Existing PUD plat/recording information
- Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- List of persons entitled to notice (by name and mailing address)
- Mailing envelopes (stamped and addressed) for persons entitled to notice
- Proposed development improvements agreement (if applicable). (3 copies)
- Fees and/or deposit
- Other \_\_\_\_\_

9/9/20

Re: Middlefork RV Expansion Plan

Dear Town of Fairplay,

Per your request, please allow us to respond to your questions sent to us via email on 8/21/20.

1). We have revised the plans (attached) to provide more detail, including utilities locations and alignments, site lighting, parking locations and dimensions. We did not provide a grading and drainage plan as that is not in our wheelhouse. The site is mostly flat, and we believe this plan can be created as we do our full engineered drawings upon approval of the expansion. We have also attached a separate document drawn to scale and showing dimensions, of 2-3 "typical" RV spaces showing the distance between each trailer, as well as the locations and dimensions of vehicle parking areas.

The landscaping will be natural, using crushed rock and gravel to delineate each RV space, as well as using larger stone to add more dimension and appeal. We are hoping to avoid planting plants and trees. Landscaping with plants and trees in the Fairplay environment has proven to be a costly and sometimes futile effort as we lose a significant number of trees and plants we have installed each year. The natural stone landscaping we will use will be organized, efficient, good looking and augment the raised bluff view that takes advantage of the mountain scape of Fairplay.

As you will see, due to the large length of the proposed RV spaces, there is room for parking two full size vehicles in each space. Each space will also have enough room for a full-size RV, Park Model, Tiny Home or Yurt, enough land space to enjoy time outside, and sizeable parking for two large vehicles.

2). Our plan is to start with Phase One and hope for it to fill successfully. Quite frankly, given that the current park is rarely fully utilized even in the summer months, and substantially vacant in the winter months, the idea of creating 21 more spaces on the upper bluff is a risky proposition. We hope these new spaces, with their tremendous mountain view from the upper bluff, will create a market for long term stays as well as more nightly stays. Phase one road service is almost identical to the existing park, with and circle loop. If it is not feasible to develop phases two and three in the near future, that remaining area will remain as is. With 21 spaces we do not believe the traffic will increase substantially, especially from October through May which is a slow time of



business for our park. We believe that the majority of the traffic to new RV spaces will travel along the 12<sup>th</sup> street ingress and egress.

3). We do not plan to install buffer/screening in the proposed spaces. The cost is too significant and, for the foreseeable future, the remainder of the park will be RV storage, which we think is fine visually and is the same view our current guests have

We appreciate your review of the attached documents. We look forward to discussing the project further and hope that we will be included on the September 21<sup>st</sup> Town Meeting docket.

With kind regards,

The Middlefork RV Park



PROJECT # 162519  
 PROJECT DATE 1/10/2020  
 DESIGNER CHW  
 REVIEWER JAD



SPECIAL USE PERMIT  
 MIDDLEFORK RV PARK EXPANSION  
 255 U.S. HWY. 285  
 FAIRPLAY, CO 80440  
 JESSE DONOVAN, P. E. 720-504-8029

REVISION	REVISION DESCRIPTION	DATE
00	SPECIAL USE PERMIT SUBMITTAL	1/10/2020

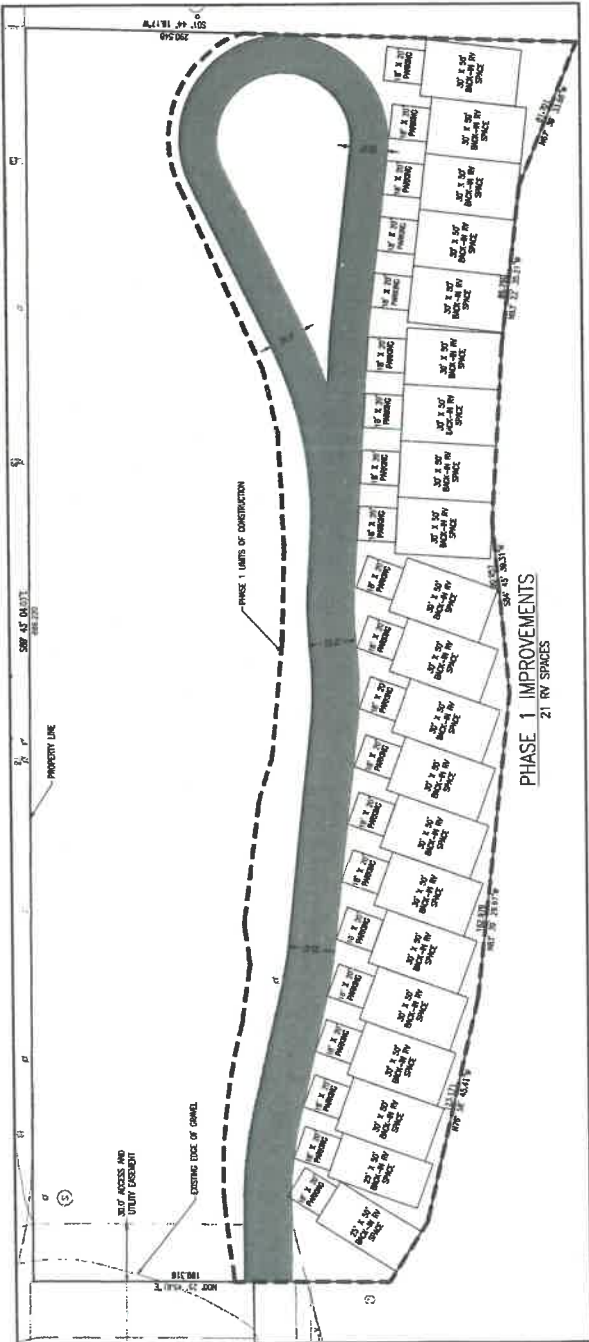
NOT FOR CONSTRUCTION



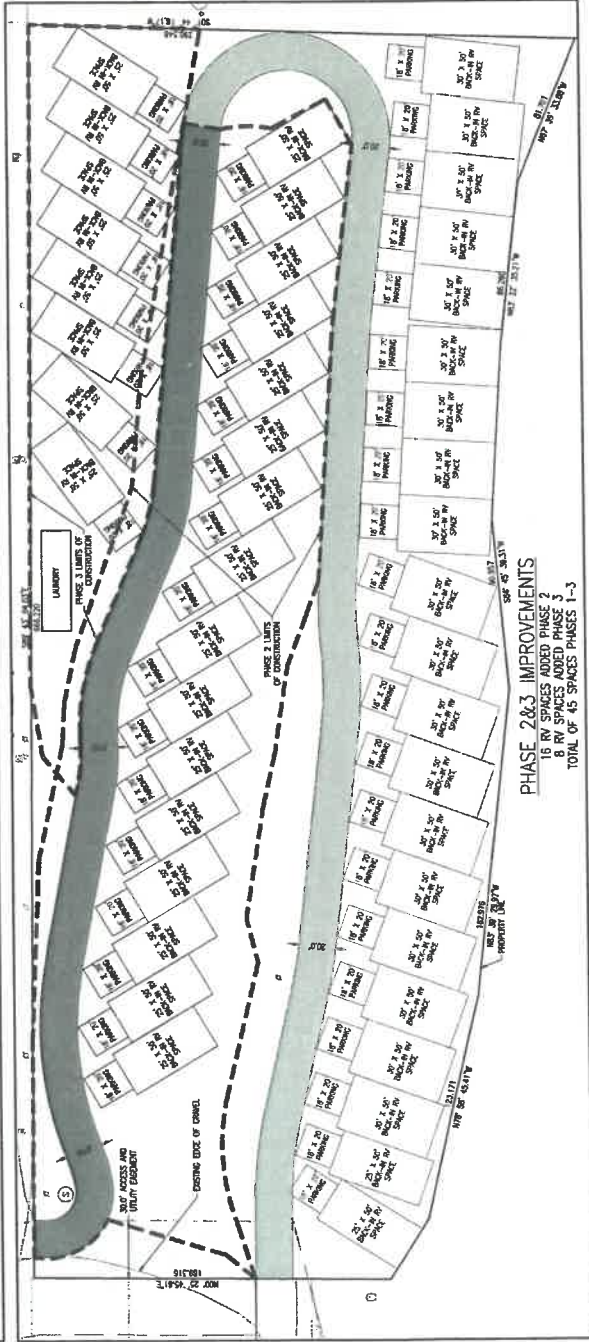
- LEGEND**
- PROPERTY BOUNDARY
  - EXISTING LOT LINE
  - PROPOSED RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPOSED SERVICE LINE
  - PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - PROPOSED ASPHALT PAVING
  - EXISTING ASPHALT PAVING
  - LIMITS OF CONSTRUCTION
  - EXISTING ASPHALT PAVING

# MIDDLEFORK RV PARK EXPANSION

PARCELS D AND F, THE SAMUEL MICK SUBDIVISION, LOCATED IN THE SW QUARTER OF SECTION 34, TOWNSHIP 9S, RANGE 77 WEST OF THE 6TH P.M., CITY OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



PHASE 1 IMPROVEMENTS  
 21 RV SPACES



PHASE 2&3 IMPROVEMENTS  
 16 RV SPACES ADDED PHASE 2  
 8 RV SPACES ADDED PHASE 3  
 TOTAL OF 45 SPACES PHASES 1-3

**BENCHMARK**  
 BENCHMARK IS A SURVEY MARKER ON ST. - ELEVATION - 8003.24 INCHES

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE ZONE (NAD83) AND ARE EXPRESSED BY THE COORDINATE VALUES AS SHOWN ON THE FORM. EXISTING INFORMATION AS SHOWN ON THE PLAN IS BASED ON THE PLAN. SURVEY POINTS OF SURVEY POINTS 111 AND 112/2019

# MIDDLEFORK RV PARK EXPANSION

PARCELS D AND F, THE SAMUEL MICK SUBDIVISION, LOCATED IN THE SW QUARTER OF SECTION 34, TOWNSHIP 9S, RANGE 77 WEST OF THE 6TH P.M., CITY OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO

NOT FOR CONSTRUCTION



## LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SERVICE LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MAJOR CONDUIT
- PROPOSED MINOR CONDUIT
- EXISTING MAJOR CONDUIT
- EXISTING MINOR CONDUIT
- LIMITS OF CONSTRUCTION
- LOC

- FLAP DIRECTION
- CHECK DAM
- CONCRETE PATTERNS BERM
- CONSTRUCTION FENCE
- CONCRETE WALKWAY AREA
- EROSION CONTROL BARRICADE
- DIVERSION DITCH
- WATER PROTECTION
- OUTLET PROTECTION
- ROUGH CUT STREET CONTROL
- ROCK BARRICADE
- SEEDING BARRICADE
- EROSION CONTROL LOG
- SEEDING AND MULCHING
- POST FENCE
- STOCK PILE
- STABILIZED STAGING AREA
- BRIDGE BARRICADE
- STABILITY TRAP
- VEHICLE TRACKING CONTROL

EARTHWORK TABLE	
CUT	630 CUBIC YARDS
FILL	870 CUBIC YARDS
NET	240 CUBIC YARDS (O)

## EARTHWORK NOTE

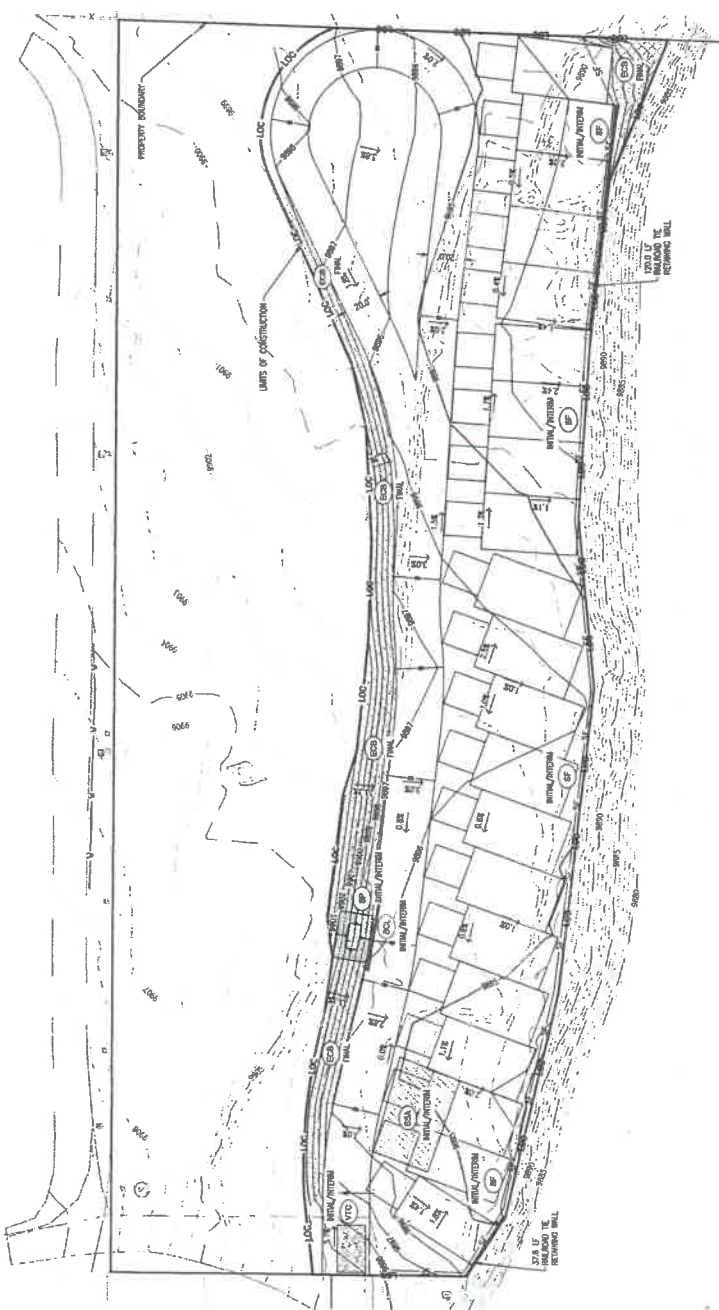
CUTTING NUMBERS ARE UNCALCULATED FOR GRADY/SLOPE DO NOT ACCOUNT FOR TRENCH REMOVAL AND ARE BASED ON THE FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. CONSTRUCTION REPORT FOR MORE INFORMATION.

## BENCHMARK

BENCHMARK IS A SURVEY MARKER ON SITE - ELEVATION = 6908.34 METERS

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE ZONE (NAD83) AND ARE DEPENDENT ON THE ALTA SURVEY PRODUCED BY BUCKNER SURVEYS LLC AND COMPLETED 1/14/2019



## EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS, INCLUDING A COPY OF THE CONSTRUCTION EROSION CONTROL PLAN, BEFORE STARTING ANY CONSTRUCTION ACTIVITIES. PERMITS SHALL BE INSTALLED BEFORE ANY OTHER CONSTRUCTION ACTIVITIES TAKE PLACE.
2. ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSTALLED BEFORE ANY OTHER CONSTRUCTION ACTIVITIES TAKE PLACE.
3. EROSION CONTROL FACILITIES SHALL BE MAINTAINED AS LONG AS PRACTICAL TO CONTROL EROSION AND LIMIT SEDIMENT TRANSPORT.
4. UNCONTROLLED EROSION THAT MAY BLOCK, WASH OR OTHERWISE BE RELEASED FROM THE SITE IS PROHIBITED.
5. BERRY-NEED CONCRETE OR ANY MATERIALS RESULTING FROM THE CLEARING OF WEEDS OR EQUIPMENT USE SHALL BE PROHIBITED ON ANY BERRY-NEED CONCRETE. SHALL BE CONTAINED ON THE SITE FOR REUSE OR PROPER DISPOSAL.
6. BARRIERS SHALL BE MAINTAINED TO PREVENT THE RELEASE OF SEDIMENT FROM THE CONSTRUCTION SITE. VEHICLE TRACKING CONTROL SHALL BE INSTALLED AT RECORDED SITE ENTRANCE. ANY SEDIMENT TRACKED INTO THE ADJACENT PROPERTY MUST BE CLEANED AND REMOVED.
7. ALL SEDIMENT TO REMOVED AND REPAIRED BARRIERS SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
8. EXISTING BEST PRACTICES RESULTING FROM CONSTRUCTION ACTIVITIES AND/OR WHO SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AT THE TIME OF CHANGE AS NEEDED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
9. TRENCH SHALL BE SHORDED AND STABILIZED FOR THE RISK.
10. ALL EXISTING EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF FAILURE.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND EXPOSED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. REWORKED OCCURS THEN.
12. SITE BMP'S SHALL BE MAINTAINED AND REPAIRED IMMEDIATELY UPON DISCOVERY. DAMAGE SITE REPAIRS SHALL BE REPORTED TO THE CITY OF FAIRPLAY, AND WITHIN 24 HOURS OF A REPAIRMENT PLAN.

REVISION NUMBER	REVISION DESCRIPTION	DATE
000	SPECIAL USE PERMIT SUBMITTAL	1/14/2020

## EROSION AND SEDIMENT CONTROL PLAN

SPECIAL USE PERMIT  
 MIDDLEFORK RV PARK EXPANSION  
 255 U.S. HWY. 285  
 FAIRPLAY, CO 80440  
 JESSE DONOVAN, P.E. 720-504-8529



PROJECT #	HP2020
PROJECT DATE	11/04/2020
DESIGNER	DAWK
REVIEWER	JAW



# MIDDLEFORK RV PARK EXPANSION

PARCELS D AND F, THE SAMUEL MICK SUBDIVISION, LOCATED IN THE SW QUARTER OF SECTION 34, TOWNSHIP 9S, RANGE 77 WEST OF THE 6TH P.M., CITY OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO

**NOT FOR CONSTRUCTION**

### LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MAJOR CENTERLINE
- PROPOSED MINOR CENTERLINE
- EXISTING MAJOR CENTERLINE
- EXISTING MINOR CENTERLINE
- PROPOSED PERCENT SLOPE
- EXISTING PERCENT SLOPE
- PROPOSED SPOT ELEVATION (SEE ABR. LIST)
- EXISTING SPOT ELEVATION (SEE ABR. LIST)
- PROPOSED GRADE BREAK
- EXISTING GRADE BREAK
- PROPOSED DITCH FLOWLINE

### \*\* ABBREVIATIONS

- BN BOTTOM OF WALL
- FF FINISH FLOOR
- FL FLOOR LEVEL
- FL FLOW LINE
- MLE MOUND EXISTING
- TR TOP OF WALL CURB
- TR TOP OF ROOF
- DR DRAINAGE

EARTHWORK VOLUME	
CUT	4230 CUBIC YARDS
FILL	870 CUBIC YARDS
TOT	3360 CUBIC YARDS (CY)

### EARTHWORK NOTE

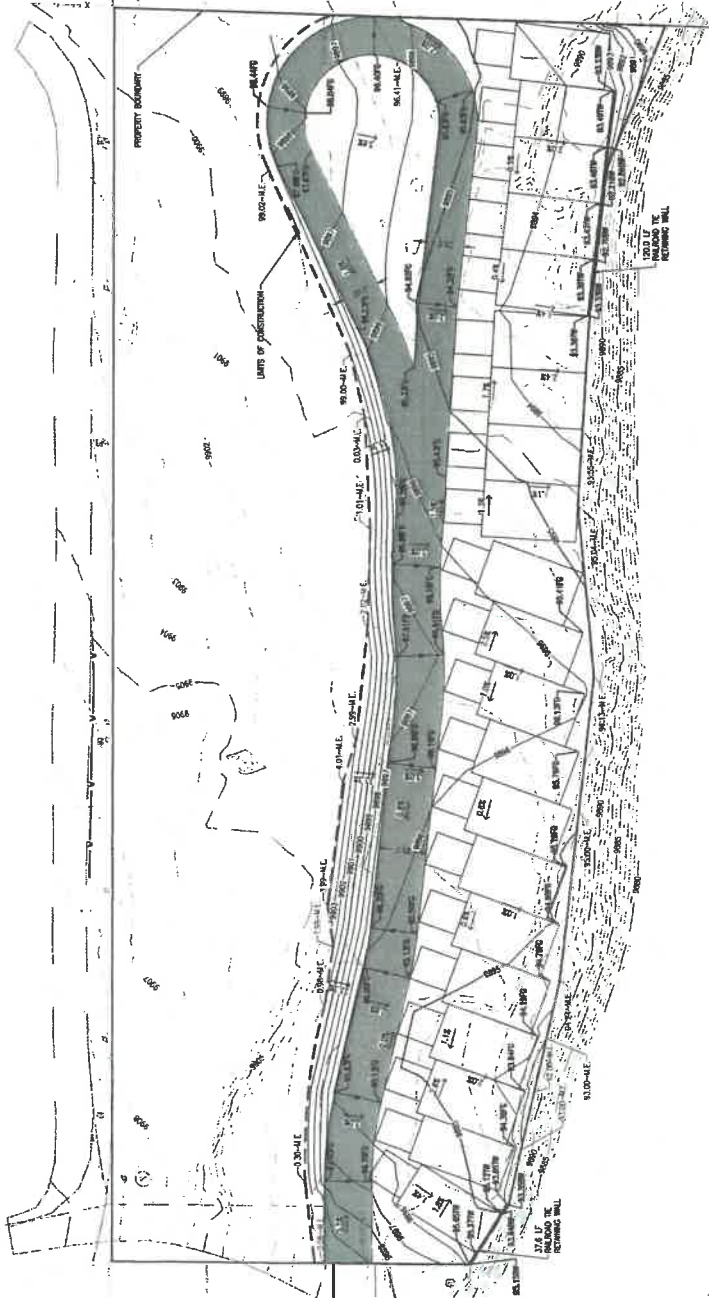
EARTHWORK NUMBERS ARE UNQUALIFIED FOR SHOWN/AS-BUILT. DO NOT ACCOUNT FOR TOLERANCES, REVISIONS, AND ARE SUBJECT TO BE FINISHED GRADE AND FINISHED FLOOR. UNLESS OTHERWISE NOTED, FINISHING STRUCTURE SHALL BE TO BE COMPLETED. CONSULT ARCHITECT FOR MORE INFORMATION.

### BENCHMARK

BENCHMARK IS A SHORTLY MARKER ON SITE - ELEVATION = 8900.34 INCHES

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE COLORADO STATE PLUMB SECTION (ZONE NUMBERED) AND ARE EXPRESSED ON THE PLAN SURVEY PRODUCED BY ENGINEERING SERVICES LLC AND COMPLETED ON 7/14/2018



**SPECIAL USE PERMIT**  
 MIDDLEFORK RV PARK EXPANSION  
 255 U.S. HWY. 265  
 FAIRPLAY, CO 80440  
 JESSE DOMOVAN, P.E. 720-504-9829



PROJECT #	182070
PROJECT DATE	1/16/2018
DRAWN BY	CMK
REVIEWER	JMD

REVISION NUMBER	REVISION DESCRIPTION	DATE
000	SPECIAL USE PERMIT SUBMITTAL	1/16/2018

**GRADING PLAN - PHASE 1**

# MIDDLEFORK RV PARK EXPANSION

PARCELS D AND F, THE SAMUEL MICK SUBDIVISION, LOCATED IN THE SW QUARTER OF SECTION 34, TOWNSHIP 9S, RANGE 77 WEST OF THE 6TH P.M., CITY OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO

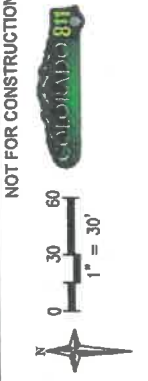
PROJECT #	140219
PROJ. START DATE	1/14/2019
DESIGNER	CH&K
DATE	1/14/2019



**SPECIAL USE PERMIT**  
 MIDDLEFORK RV PARK EXPANSION  
 JESSE DONOVAN, P.E. 720-504-8629  
 255 U.S. HWY. 285  
 FAIRPLAY, CO 80440

REVISION		REASON DESCRIPTION	DATE
000	SPECIAL USE PERMIT SUBMITTAL		1/14/2019

**GRADING PLAN - PHASE 2**



**LEGEND**

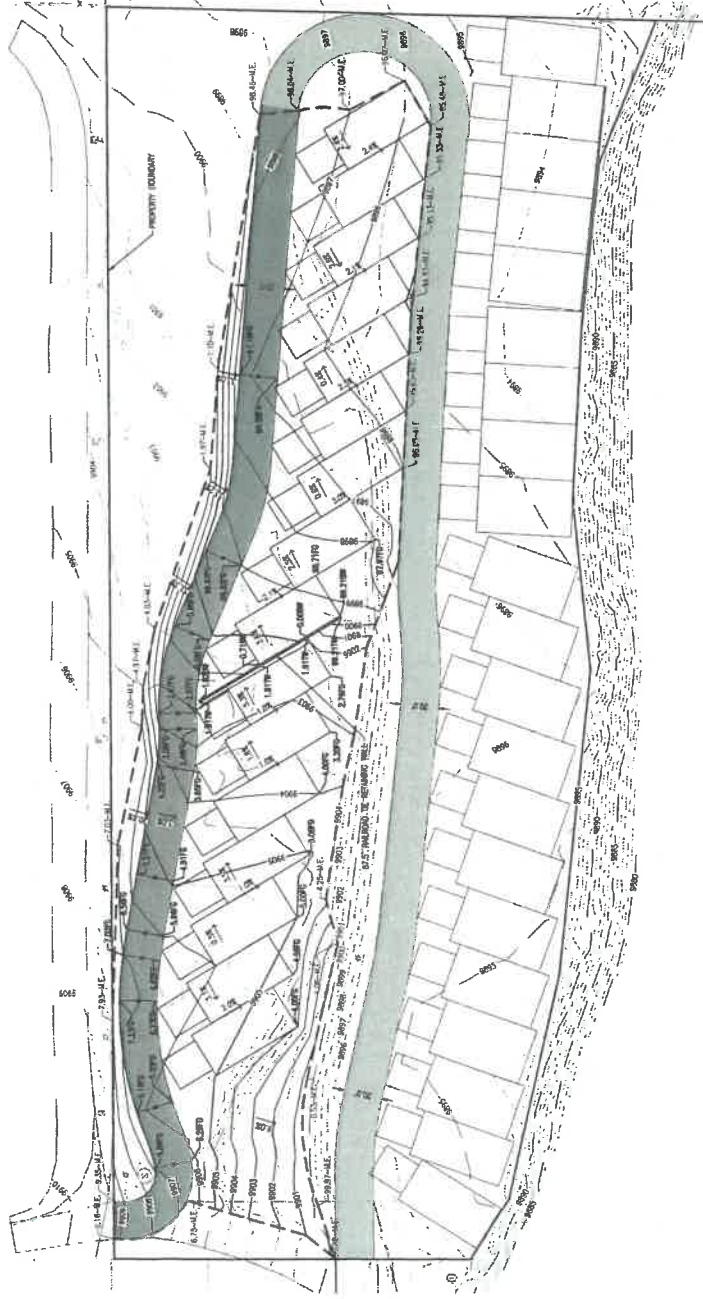
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EXISTENT
- EXISTING EXISTENT
- PROPOSED SERVICE LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED PERCENT GRADE
- EXISTING PERCENT GRADE
- PROPOSED SPOT ELEVATION (SEE ASSR. LIST)
- EXISTING SPOT ELEVATION (SEE ASSR. LIST)
- PROPOSED GRADE BREAK
- EXISTING GRADE BREAK
- PROPOSED DITCH FLOWLINE

**\*\* ABBREVIATIONS**

BY	BOTTOM OF WALL
FC	FRESH GRADE
TL	TOP OF LEAVE
TT	TOP OF TOP SOIL
TT	TOP OF FINISH
BT	BOTTOM OF RISER

**EARTHWORK NOTE**

BENCHMARK NUMBERS ARE UNAVAILABLE FOR SPOTS/WALLS. DO NOT ASSUME THE BENCHMARK NUMBERS ARE CORRECT. THE CONTRACTOR SHALL VERIFY BENCHMARK NUMBERS AND REPORT TO THE ENGINEER. CONSTRUCTION SHALL BE ACCORDING TO THE CONSTRUCTION PERMIT AND THE GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING BENCHMARK NUMBERS AND REPORTING TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING BENCHMARK NUMBERS AND REPORTING TO THE ENGINEER.



**EARTHWORK**

1. THE CONTRACTOR SHALL VERIFY THE BENCHMARK NUMBERS FOR INFORMATION REGARDING GRADING, COMPACTOR, OPERATIONAL, AND OTHER SOIL REQUIREMENTS FOR THIS SITE.
2. CONTRACTORS MAY BE ENCOURAGED TO SUBMIT CONSTRUCTION ACTIVITIES FOR THIS PROJECT. EXCAVATION CONTRACTORS IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. UNDESIRABLE MATERIALS (ROCK, STONE, OR OTHER) SHALL BE REMOVED TO THE DEPTH OF THE EXCAVATION. UNDESIRABLE MATERIALS SHALL BE BAGGED TO THE FINISHED GRADE OR TO THE DEPTH OF THE EXCAVATION. ALL UNDESIRABLE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, & FEDERAL REGULATIONS.
4. SOIL DAMENATION MATERIAL SHALL BE REMOVED TO THE FINISHED GRADE. SOIL DAMENATION MATERIAL SHALL EXCEED PROPORTIONATELY OF MATERIALS SMALLER THAN THE NO. 4 sieve in diameter, AND IN NO CASE SHALL EXCEED LOWER THAN 35% (3) BODIES PERCENT. SOIL DAMENATION MATERIAL SHALL BE REMOVED TO THE DEPTH OF THE EXCAVATION. SOIL DAMENATION MATERIAL SHALL BE REMOVED TO THE DEPTH OF THE EXCAVATION. SOIL DAMENATION MATERIAL SHALL BE REMOVED TO THE DEPTH OF THE EXCAVATION. SOIL DAMENATION MATERIAL SHALL BE REMOVED TO THE DEPTH OF THE EXCAVATION.
5. ALL EXCAVATIONS SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMMENCEMENT OF THE PROJECT. EXCAVATIONS SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMMENCEMENT OF THE PROJECT.
6. ALL EXCAVATIONS SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMMENCEMENT OF THE PROJECT.
7. ALL EXCAVATIONS SHALL BE COMPLETED WITHIN 90 DAYS OF THE COMMENCEMENT OF THE PROJECT.

**GRADING**

1. ALL SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
2. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
4. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
5. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
6. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
7. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
9. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.
10. SPOT ELEVATIONS ARE TO BE PLACED ON TOP OF FINISHED UNLESS OTHERWISE NOTED.

PROJECT # 007919  
 PLAN SET DATE 11/02/2020  
 DRAWN BY CHW  
 CHECKED BY JAO  
 REVIEWER JAO



SPECIAL USE PERMIT  
 MIDDLEFORK RV PARK EXPANSION  
 JESSE DONOVAN, P.E. 720-504-8629  
 255 U.S. HWY. 265  
 FAIRPLAY, CO 80440

REVISION	REVISION DESCRIPTION	DATE
000	SPECIAL USE PERMIT SUBMITTAL	11/16/2020

6 OF 6

**NOT FOR CONSTRUCTION**

0 30 60  
 1" = 30'

**LEGEND**

(---) PROPERTY BOUNDARY
(---) EXISTING UTILITY
(---) EXISTING DRIVE/PAVEMENT
(---) PROPOSED DRIVE/PAVEMENT
(---) EXISTING EASEMENT
(---) PROPOSED EASEMENT
(---) PROPOSED CURB & GUTTER
(---) EXISTING CURB & GUTTER
(---) PROPOSED MILLING CONTOUR
(---) EXISTING MILLING CONTOUR
(---) EXISTING WALKER CONTOUR
(---) PROPOSED WALKER CONTOUR
(---) EXISTING MAJOR CONTOUR
(---) PROPOSED MAJOR CONTOUR
(---) EXISTING PERCENT GRADE
(---) PROPOSED PERCENT GRADE
(---) EXISTING SPOT ELEVATION (SEE APPR. LIST)
(---) PROPOSED SPOT ELEVATION (SEE APPR. LIST)
(---) PROPOSED GRADE BREAK
(---) EXISTING GRADE BREAK
(---) PROPOSED UTILITY

**ABBREVIATIONS**

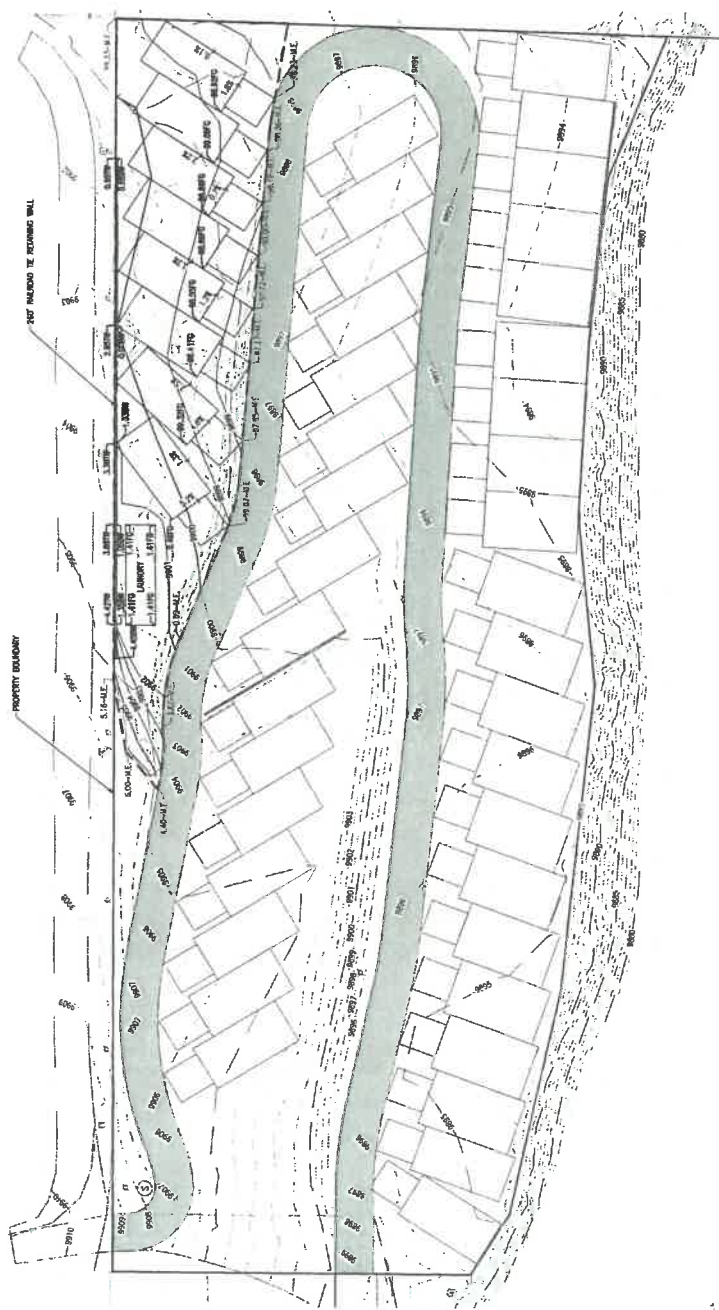
BFF	BOTTOM OF WALL
CC	CONCRETE
FC	FRENCH DRAIN
FL	FLOW LINE
HTL	HIGH TOP OF WALK
ITW	TOP OF WALK
IR	IRI
IR	IRI
IR	IRI

**EARTHWORK NOTE**

EARTHWORK NUMBERS ARE INDICATED FOR SPRAWL/CUT, DO NOT ACCOUNT FOR TYPICAL SPRAWL/CUT ON THE COLORADO STATE HIGHWAY. PROPOSED DRIVE AND PAVED DRIVE DRAINAGE SHALL BE SUBMITTED TO THE COUNTY ENGINEER, ENGINEER, ENGINEER, ENGINEER, ENGINEER FOR REVIEW AND APPROVAL.

**MIDDLEFORK RV PARK EXPANSION**

PARCELS D AND F, THE SAMUEL MICK SUBDIVISION, LOCATED IN THE SW QUARTER OF SECTION 34, TOWNSHIP 9S, RANGE 77 WEST OF THE 6TH P.M., CITY OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO



**EARTHWORK**

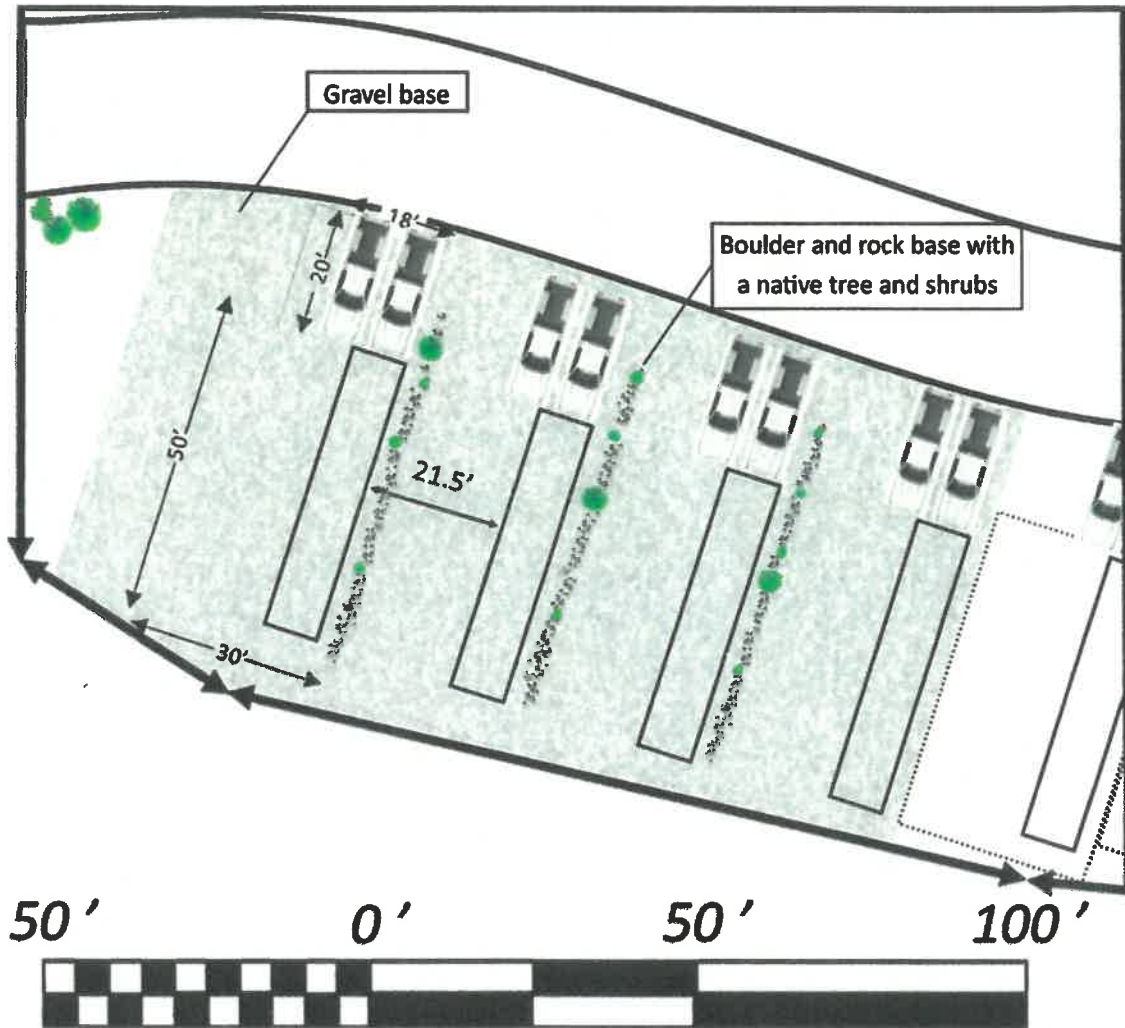
1. REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING DRIVING, CONSTRUCTION, OVERLOADING, AND OTHER SOIL REQUIREMENTS FOR THE SITE.
2. CONSTRUCTION MUST BE ACCORDING TO THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT. EXCAVATION SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
3. UNDESIRABLE MATERIALS SHOULD BE REMOVED FROM THE EXCAVATION. ALL EXCAVATION SHALL BE TO THE DESIRED GRADE AND THE EXCAVATION SHALL BE REGRADED TO THE PROPOSED GRADE AND THE EXCAVATION SHALL BE REGRADED TO THE PROPOSED GRADE AND THE EXCAVATION SHALL BE REGRADED TO THE PROPOSED GRADE.
4. SOIL EXCAVATION MATERIAL SHALL BE USED FOR FILL OR OTHER PURPOSES AS DETERMINED BY THE ENGINEER.
5. ALL MATERIALS AND METHODS SHALL BE USED TO MEET THE SPECIFICATIONS FOR ROAD AND DRIVE CONSTRUCTION. SECTION 202. SOIL EXCAVATION MATERIAL SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION.
6. ALL EXCAVATION MATERIAL SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION.
7. ALL EXCAVATION MATERIAL SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION.
8. ALL EXCAVATION MATERIAL SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION AND SHALL BE USED TO CONSTRUCT THE EXCAVATION.

**GRADING**

1. ALL SPOT ELEVATIONS ARE FURNISHING OF CURB AND GUTTER ON TOP OF FINISH UNLESS OTHERWISE NOTED.
2. GRADING SHALL EXTEND AT THE CURB FOR A MINIMUM OF 10 FEET BEHIND ALL STRUCTURES, 20 FEET BEHIND ALL STRUCTURES, AND 30 FEET BEHIND ALL STRUCTURES.
3. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
4. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
5. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
6. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
7. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.
8. GRADING SHALL BE ACCORDING TO THE SPECIFICATIONS FOR THE USE OF THE EXCAVATION.



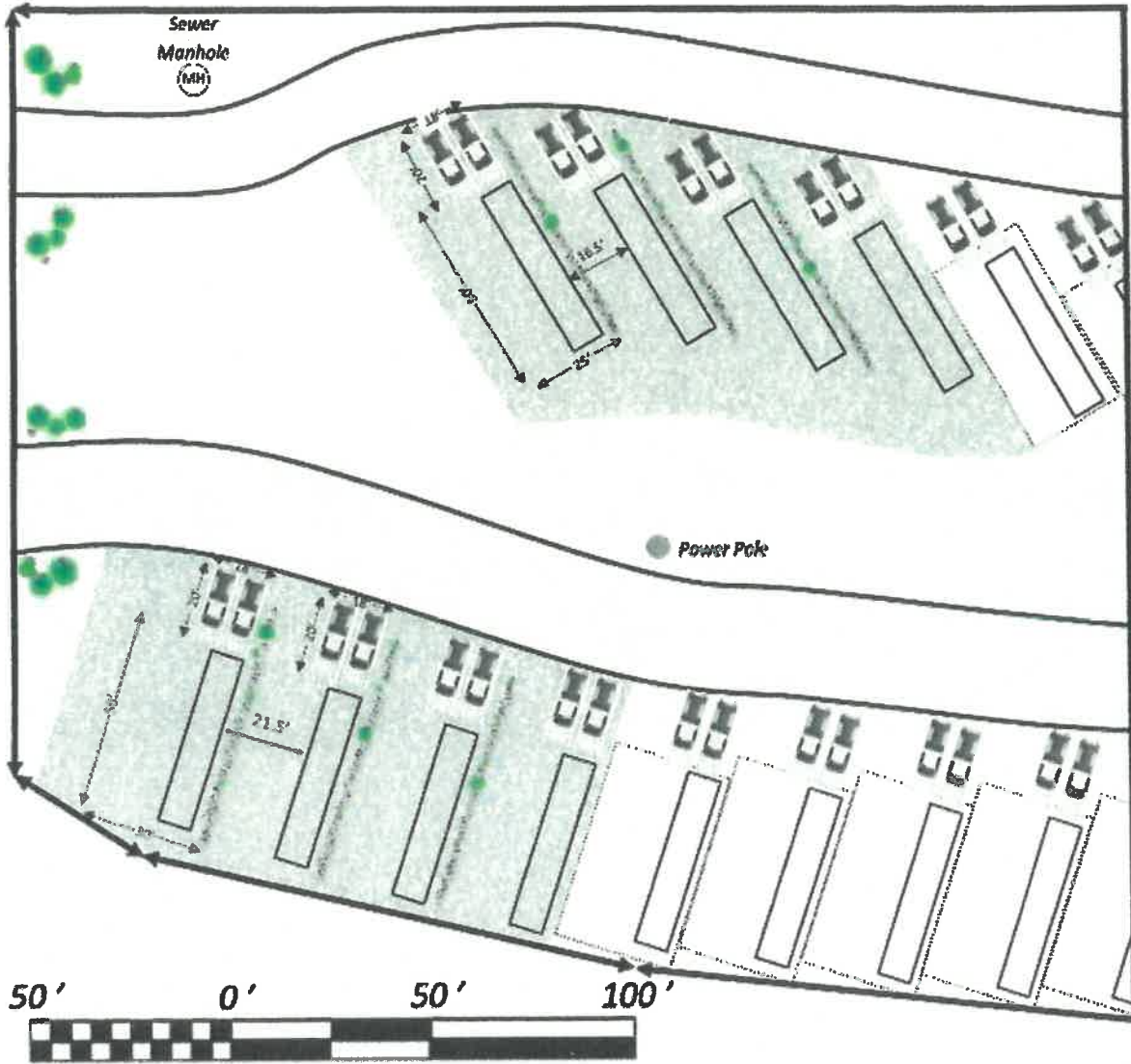
# MIDDLEFORK RV PARK LANDSCAPING PLAN



SCALE: 1"=50'



# MIDDLEFORK RV PARK LANDSCAPING PLAN



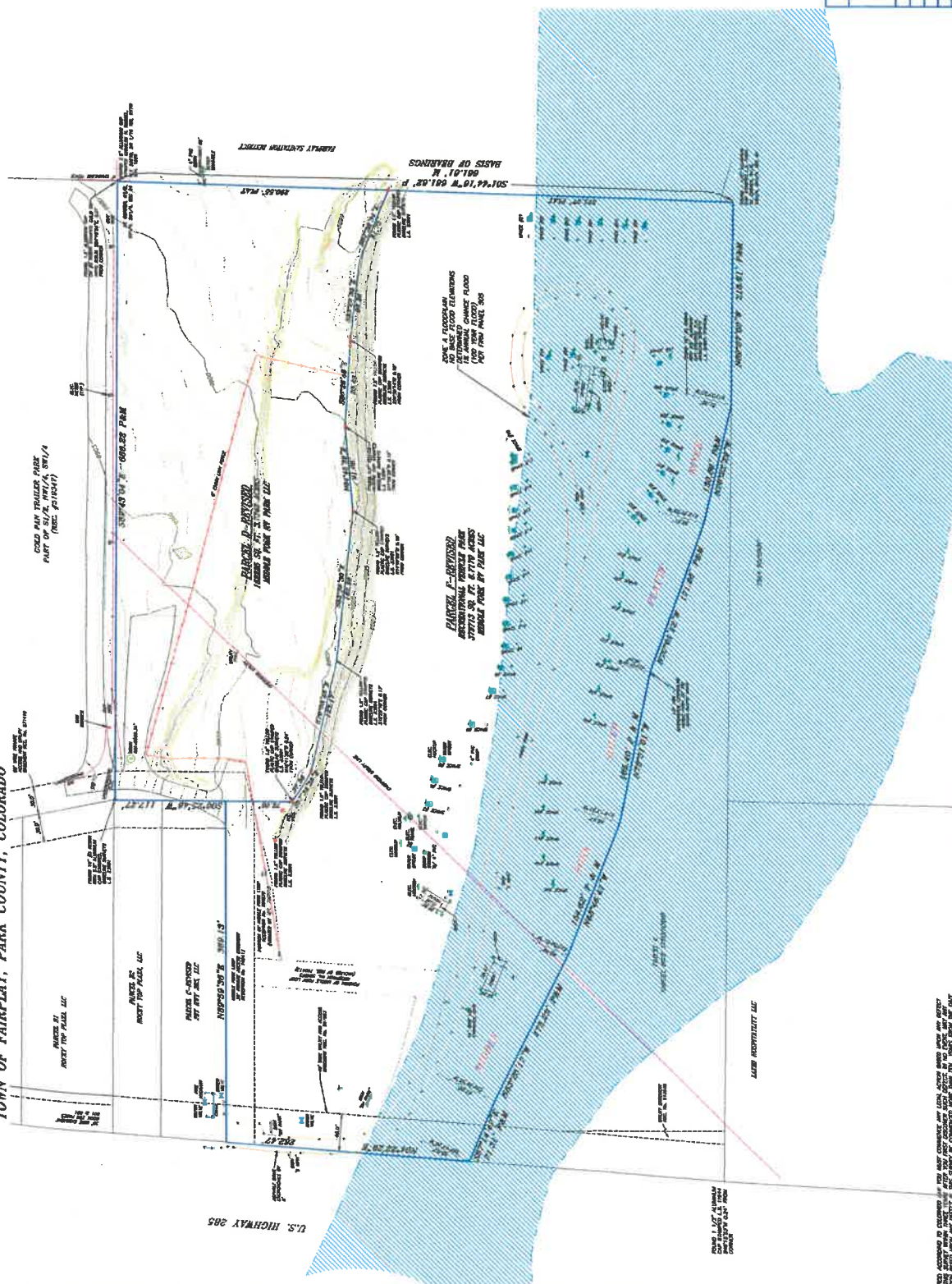
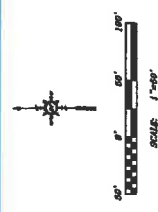
SCALE: 1"=50'





# TOPOGRAPHIC SURVEY

MIDDLE FORK RV PARK  
**PARCEL D-REVISED & PARCEL F-REVISED, A RESUBDIVISION OF PARCELS B THROUGH F**  
**THE SAMUEL MICK SUBDIVISION**  
**BEING LOCATED SECTION 34, T. 9 S., R. 77 W. OF THE 6TH P.M.**  
**TOWN OF FAIRPLAY, PARK COUNTY, COLORADO**



<b>Baseline Surveys LLC</b>		1001 S. GARDNER ST. DENVER, CO 80202	
<p><b>NO. 1 TYPICAL AND BACK FLOOD ELEVATIONS ARE SHOWN ON THESE PARCELS (SEE PLAN ATTACHED)</b></p> <p><b>NO. 1 TYPICAL AND BACK FLOOD ELEVATIONS ARE SHOWN ON THESE PARCELS (SEE PLAN ATTACHED)</b></p>			
Date	Revisions	Date	Scale
		10/18/2023	1"=50'
		Drawn By: RSG	Checked By: RSG
		UIC File: 4887 2110	Job No.: 4887



**Town of Fairplay**

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622 phone

(719) 836-3279 fax

[www.fairplayco.us](http://www.fairplayco.us)

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November 23, 2020

**Notice of Public Hearings  
Regarding the land use application for  
Parcel D of 255 US Highway 285 in the Town of Fairplay**

This is to advise you that on Monday, December 7, 2020 at 6:00 p.m. the Board of Trustees for the Town of Fairplay will conduct a public hearing at the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, concerning a request to allow an RV Park/RV spaces to be constructed on Parcel D of 255 Hwy. 285 in Fairplay, Colorado. This will be an expansion of the existing Middlefork RV Park.

The applicant is Brandon Dardanis, owner of the Middlefork RV Park.

As an adjacent property owner, you may approve or object to the requested land use applications. You may appear at the Fairplay Board of Trustees meeting as noted above, or you may address your concerns to the Town of Fairplay, PO Box 267, Fairplay, CO 80440. Please call (719) 836-2622 with any questions.

Certificate of Mailing Attached.

## CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing for a special use permit to allow development of an RV Park/RV Spaces on Parcel D, 255 US Highway 285 in the Town of Fairplay, was placed in the United States mail, postage prepaid, first class, this 23rd day of November, 2020, addressed to:

Sch# 499  
Peaks Investments FP LLC  
PO Box 395  
Fairplay, CO 80440

Sch# 47452  
CDOT  
4201 E Arkansas Ave  
Denver, CO 80222

Sch# 45892  
297 HWY 285 LLC  
C/O Samuel Mick  
PO Box 1008  
Salida, CO 81201

Sch# 47635 and 44671  
Rocky Top Plaza, LLC  
C/O Samuel Mick  
PO Box 1008  
Salida, CO 81201

**\*\*Note that all other surrounding property is owned by the Town of Fairplay.**

Tina Darrah – Town Administrator/Clerk

**NOTICE OF PUBLIC HEARING  
BEFORE THE FAIRPLAY BOARD OF TRUSTEES  
CONCERNING A SPECIAL USE PERMIT**

A public hearing will be held before the Fairplay Board of Trustees at the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on December 7, 2020 at 6:00 p.m. concerning a Special Use Permit for Parcel D, 255 US Highway 285, Fairplay, CO. Specifically the Special Use Permit would allow the development of an RV Park/RV spaces to be included in the adjacent Middlefork RV Park. The property is zoned Light Industrial per the Town's zoning regulations. The applicant for the Special Use Permit is Brandon Dardanis. For further information, please contact the Fairplay Town Hall at (719) 836-2622.

Published in the Fairplay Flume on November 27, 2020.

**AFFIDAVIT**

Regarding the Required Posting of Property:

**HEARING ON: Special Use Permit**

Property Address: Parcel D, 255 US Hwy 285, Fairplay, CO 80440

I, Julie Bullock, 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 December 7, 2020.**

Date of Posting: 11/25/20

Date of Affidavit: 11/25/20

Julie Bullock

Town of Fairplay Staff







## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Kim Wittbrodt, Treasurer

**RE:** Resolution #40-2020 – Certification of Utility Liens

**DATE:** 12/3/2020

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This resolution authorizes the certification of delinquent utility customers to the Park County Treasurer for inclusion on their property tax assessment. I have not included a list of delinquent customers with the packet as it will likely change prior to the meeting. I will provide you with a list at the meeting.

Staff recommends approval of this resolution. This will require a motion, a second and a voice vote.

**TOWN OF FAIRPLAY, COLORADO**

**RESOLUTION NO. 40**

**Series 2020**

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO that under and by virtue of the provisions of Section 13-1-240 of the Fairplay Municipal Code that a list of all delinquent water assessments as of November 30, 2020, be certified by the Town of Fairplay to the Park County Treasurer, to be collected and paid over by the Park County Treasurer in the same manner as other municipal taxes are authorized by law to be collected.

The Park County Treasurer, at the close of every month, shall pay over to the Town of Fairplay Municipal Treasurer all money collected by the Park County Treasurer upon presentation to the Park County Treasurer an order signed by the Mayor and Clerk of each Municipality.

INTRODUCED, READ AND ADOPTED this 7th day of December, 2020.

TOWN OF FAIRPLAY, COLORADO

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

ATTEST:

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

UTILITY LIEN LIST 2020

Glenn Sorensen  
680 Front Street  
\$1,958.68

Schedule #369  
T09 R77 S33 SE4  
Fairplay  
Block 07 Lot 07 and 08

Charlotte Yarmon  
402 4<sup>th</sup> Street  
\$1,270.94

Schedule #315  
T09 R77 S33 NE4  
Fairplay Marek Addition  
Lot 01 and S 30' Lot 02

Jacqueline Talbott  
418 Hathaway Street  
\$871.53

Schedule #355  
T09 R77S33 NE4  
Fairplay Clark and Bogues  
Block 14 Lot 8 thru 10

Dan Bogert  
516 Bogue  
\$1,569.97

Schedule #471  
T09 R77 S33 NE4  
Fairplay Willmarth Addition  
Block 2 Lot 4 and 5

John Maudsley  
500 Hathaway Street  
\$1,559.08

Schedule #287  
T09 R77 S33 NE4  
Fairplay Clark and Bogues  
Block 13 Lot 01 thru 4

Randy Duncan  
300 Aspen Way  
\$786.69

Schedule #35815  
T09 R77 S33 NW4  
Fairplay Heights  
Lot 17

Phoenix Group of the Rockies  
123 Frontage Road  
\$1,632.40

Schedule #44684  
T10 R77 NE4  
Spruce Hill Filing 2  
Lot C-12

Gerald Davis  
320 Third Street  
\$645.40

Schedule #303  
T09 R77 NW4  
Fairplay Janes Addition  
Block 1 Lot 14 and 15

James Pearson  
77 Sunshine Park  
\$480.00

Schedule #44747  
T10 R77 SO4 NE4  
Spruce Hill Filing 2  
Lot 017

Brenda Bowen  
60 Pine Drive  
\$1,262.34

Schedule #35827  
T09 R77 S33 NW4  
Fairplay Heights  
Lot 29

Sandy Stapp  
611 Main Street  
\$1,657.72

Schedule #452  
T09 R77 S33 SE4  
Fairplay Block 07  
Lot 13 and SW 12' of Lot 14



## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Mason Green, Public Works Director/ Assistant Town Manager

**RE:** Monthly Staff Report

**DATE:** December 2, 2020

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The Town of Fairplay Monument Sign was finally completed on Monday 11/30. As you know we had multiple hang ups in lighting the sign and we are glad to have this completed. Additionally, the EV Charging Stations have been energized and activated—they are ready for public use! We will be sharing this exciting news via social media and will look to put an article in The Flume.

A few other things to be aware of. First, we have closed the cemetery road for the winter and will not be plowing there. The road, being made of dirt, simply gets too trenched out throughout the winter/early spring and we would like to keep it in good repair.

Additionally, Gerrits will be retiring at the end of the month! We are losing a great employee and leader in the Public Works Department. If you see Gerrits around Town I would encourage you to thank him for the service he has given the Town of Fairplay. Due to the COVID-19 situation Gerrits has requested that we do not hold a retirement party for him but thanks us all for our desire to give him one.

**“Where History Meets the High Country”**

