Park County Land & Water Trust Fund Application

12/03/2025 2:46 PM (MST)

Park County Land & Water Trust Fund Application

Purpose	Yes

The Land & Water Trust Fund is comprised of proceeds from a voter-approved 1% sales tax of specific goods and services to be used to help fund:
▪ THE PRESERVATION, PROTECTION, ACQUISITION, IMPROVEMENT AND MAINTENANCE OF PARK COUNTY'S REMAINING WATER RESOURCES, AND LANDS IN PARK COUNTY CONTAINING ASSOCIATED WATER RIGHTS AND WATER RESOURCES; and
▪ THE PRESERVATION, PROTECTION, ACQUISITION, LEASING, IMPROVEMENT AND MAINTENANCE OF WATER RIGHTS, WATER SYSTEMS/STRUCTURES, OPEN SPACE, AND WILDLIFE AND OUTDOOR RECREATION RESOURCES

I have read and agree	• Yes
Definitions	Yes

Open Space: Any area permanently prohibited from development and intended primarily for one or more of the following: passive and undeveloped recreational use,
preservation of rural and open character, protection of wildlife habitat, preservation of scenic views and natural features or environmental quality, and for other similar benefits and enjoyment for the general public.

▪ Outdoor Recreation Resources: Areas that provide or may in the future provide opportunities for outdoor recreation. Outdoor recreation includes any activity conducted in an outdoor environment by the general public.

▪ Water Resources: Sources of water that are useful or potentially useful to support human or natural resources, including consumptive and non-consumptive uses for agricultural, industrial, household, recreational, and environmental needs.

▪ Water Rights: A specific amount of water adjudicated in water court for a specific use in a specific location.

▪ Water Systems/Structures: Facilities used to treat, administer, and utilize water.

▪ Wildlife: Terrestrial, avian and aquatic species except those determined to be domestic animals by Colorado Revised Statute.

I have read and attest that my project falls within the above definitions	• Yes
Application Information	Yes

Only COMPLETE applications will be considered by the Park County Land & Water Trust Fund. Complete applications

Requirements Include:

- One (1) PDF with electronic signature;
- Complete all sections of the application;
- All application forms must be signed and dated by the individual responsible for the completion of the project;
- Applicants that provide more than ten percent (10%) cash match of the cash total will result in a higher overall score. Cash matches may include:
- U.S. currency;
- Professional and Construction (contract) services; and
- Purchase of equipment or materials having a cash value.
- Applicants MUST itemize in kind funding sources. In kind funding will be scored separately. Examples of in-kind funding include:
- Donated material;
- Volunteer labor and or professional services;
- Travel;
- Administrative expenses.
- All information must be typed;
- Incomplete or illegible applications will not be considered;
- The application must be received by the published deadline, four (4) weeks prior to the scheduled meeting. The deadline may be waived at the discretion of the Land & Water Trust Fund Board for emergencies;
- Applications selected for funding shall be considered a legal contract between the applicant and Park County and are therefore subject to a financial audit and on-site project inspections.
- All applications must be submitted via this electronic form.

Thank you for your interest and time!

I have read and attest that my project falls within the above Application Information	• Yes

Awards	Yes

All applications will be considered for funding, if the published criteria are met. The awarded grants in Park County is the responsibility of the Board of County Commissioners. The amount and number of grant awards varies from year to year, depending on the total funding pool and the number of applicants.

Please keep in mind that Park County receives a limited amount of funds available for distribution. When the Board of County Commissioners award the funds, a “Memo
of Understanding” will be issued to the organization identifying the amount of funds received and the length of time the award will be held in the organization name.

The award will be good through the end of the approved project schedule. If an extension is needed beyond the end of the project schedule, that request must be made in writing, and filed with an interim report by the next scheduled LWTF Board meeting.

To receive future funding for a grant request, a final report must be turned in no later than 90 days following the completion of the project.

I have read and understand the awards information	• Yes

Program policies and funding recommendations are based on the following criteria

Criteria Points
A benefit to Park County - 30
Project accessibility to the general public - 10
Matching cash funds - 20

In-kind services provided by the applicant organization or project supporters - 15
Complete and intelligible application, budget, and supporting documentation - 05
Project sustainability plan for funding ongoing maintenance and capital renewal - 05
Project type (Open Space, Outdoor Recreation Resource, Water Resource, Water Rights, Wildlife) - 15
TOTAL - 100

Organization name	Platte Canyon Little League
Organization address	Po box 1738 Bailey CO 80421
Organization phone #	303.947.3947
Project Name:	Field Improvements
Contact person	James Lassley
Contact address	PO box 1738 Bailey Co 80421
Contact phone #	[redacted]
Contact Email Address	info@plattecanyonlittleleague.org

Project Schedule

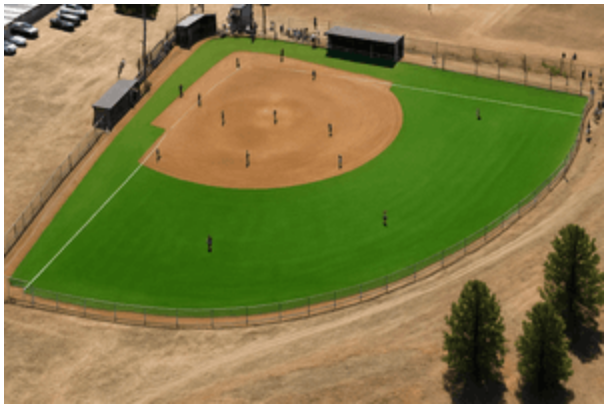
Estimated Project Start Date	11/08/2025

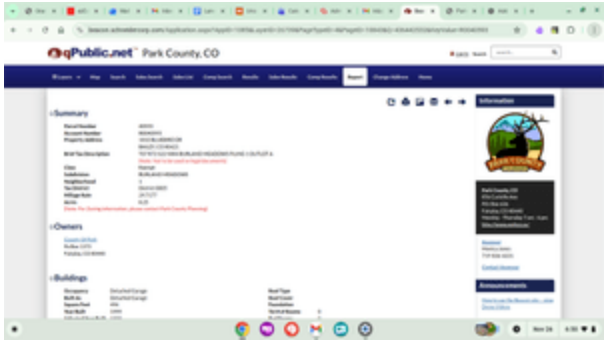
Project Milestones

Planning & Investigation	PCLL has completed the preliminary planning necessary to ensure the project is feasible and ready for implementation. This work includes: Site evaluation of both Burland fields to assess grading, drainage, substrate condition, and turf suitability. Preliminary dirt-work consultation with Bear Excavation to determine site preparation requirements. Contractor engagement to obtain cost estimates for turf installation, fencing upgrades, and steel building construction. Assessment of access and utilities for the proposed indoor facility location. Review of safety, durability, and long-term maintenance impacts for turf and fencing improvements. Internal planning by the PCLL Board to coordinate volunteer labor, in-kind service contributions, and seasonal timing. The project is planned and ready to move into final design and installation immediately following funding approval.
Design	Initial design planning has been completed for all project elements. This includes draft layouts for turf placement on both fields, 6-foot fencing upgrades, and the

	footprint of the steel indoor facility. Contractors have provided guidance on material selection, drainage requirements, and structural considerations. Once funding is awarded, PCLL will work with professional contractors to finalize construction drawings, detailed specifications, turf system layers, fencing alignment, and the structural design of the indoor facility. Design work will ensure compliance with safety standards, maximize field usability, and accommodate long-term maintenance efficiency.
Bid/Procurement	Preliminary cost estimates have been obtained for turf installation, fencing improvements, excavation work, and steel building construction. Once funding is awarded, PCLL will initiate a structured procurement process that includes: Requesting formal written bids from multiple qualified contractors. Verifying materials availability, including turf systems, fencing materials, base layers, and steel building components. Evaluating bids based on price, experience, quality, project schedule, and ability to accommodate our spring-season deadline. Confirming in-kind contributions related to excavation, volunteer labor, and material support. Finalizing contracts and procurement orders immediately upon selection. This process ensures cost efficiency, transparency, and responsible stewardship of Trust Fund resources.
Construct	Upon finalizing contracts, PCLL will initiate construction in the following sequence: 1. Site Preparation -Excavation and grading performed in coordination with Bear Excavation and volunteer support. -Drainage base and sub-layer materials installed according to contractor specifications. -Turf Installation (Both Fields) 2. Placement of base layers, leveling, compaction, and installation of turf surfacing. -Field lines, bases, and permanent markings added where required. -Final inspection to ensure safety and proper installation. 3. Fencing Upgrades -Removal of existing fencing (where applicable). -Installation of new 6-foot fencing around both fields to improve safety and durability. 4. Indoor Steel Facility Construction -Preparation of site footprint and concrete foundation. -Assembly of steel structure, roofing, doors, and interior improvements. -Final utility or access adjustments as needed.

	Construction will be supported by volunteers, in-kind contributions, and close coordination with contractors to maintain schedule and cost efficiency.
Intermittent Funding Request Milestone(s)	With the smaller field turf already donated/purchased, PCLL will request funding in phases aligned with the remaining construction work: 1.Design Finalization & Procurement (Milestone 1) Funding needed to finalize design specifications, secure fencing materials, and lock in contractor agreements for the remaining components of the project. 2. Large Field Turf Installation (Milestone 2) Funds requested for the base layer, materials, labor, and installation of turf on the large field. (Small field turf is already secured.) 3. Fencing Upgrades (Milestone 3) Funding required for the purchase and installation of 6-foot fencing around both fields to ensure safety and long-term durability. 4. Steel Indoor Facility Construction (Milestone 4) Funds needed for foundation preparation, steel building components, assembly, and any related finishing work. This approach ensures that the Trust Fund's contribution is tied directly to the unfinished portions of the project and that work continues in well-defined, trackable phases.
Intermittent Project Update Report Milestone(s)	Project update reports will be submitted at key phases to ensure transparency and alignment with project goals. Reporting milestones will include: 1. Design & Procurement Completion Update will include finalized designs, selected contractors, confirmed materials, and verification of in-kind support contributions. 2. Large Field Turf Installation Report will document site preparation, base installation, turf installation, inspection results, and any modifications to schedule or budget. (Small-field turf is already secured and will be noted as an in-kind contribution.) 3. Fencing Installation Update will summarize fencing materials procurement, installation progress, safety compliance, and coordination with field layout. 4. Indoor Steel Facility Construction Report will include foundation progress, steel structure assembly updates, material delivery timelines, and projected completion date. Each report will document expenditures to date, in-kind contributions, volunteer labor, and any adjustments to timeline or scope.
Expected Completion Date	03/31/2026
Final Funding Request	83000
Mid-Project Review	01/31/2026
Final Report & Presentation	03/31/2026
Provide a brief description of the	Platte Canyon Little League seeks to upgrade both existing baseball fields at

project scope and nature	Burland with durable, weather-resistant turf, install new 6-foot safety fencing, and construct a steel indoor practice facility. These improvements will expand year-round access, enhance safety, reduce maintenance needs, and provide long-term recreational benefits to youth and families in the Platte Canyon community.
What is the need for the project?	The Burland fields currently face significant limitations due to weather, drainage, and maintenance challenges that shorten the playable season and restrict practice opportunities. As participation in Platte Canyon Little League continues to grow, our existing natural fields cannot support the demand for safe, consistent, and reliable play. Turf installation, improved fencing, and an indoor facility are needed to ensure year-round access, safer playing environments, and long-term sustainability for local youth athletics.
How does the project align with the voter approved use of funds?	The proposed improvements fully support the voter-approved purposes of the Park County Land & Water Trust Fund by expanding safe and sustainable recreational opportunities for local residents. Turf installation and fencing upgrades improve land stewardship by reducing erosion, minimizing water use, and creating durable, low-impact surfaces. The indoor facility extends community access to recreation throughout the year, ensuring that youth and families benefit from reliable, high-quality facilities. The project enhances public use, safety, and long-term community value—core priorities of the approved funding.
Please describe the return on investment of Land & Water Trust Funds to Park County	Investing Land & Water Trust Funds into this project provides Park County with long-lasting, low-maintenance recreational facilities that serve hundreds of youth and families each year. The upgrades reduce ongoing land impact, improve water conservation, and create year-round access to safe recreation. This investment yields durable community assets that will benefit Park County residents for decades.
Please list and provide supporting documents (as attachments) including photos, drawings and maps	

Who is the Property Owner & do they approve of it, they approved it, or when is approval anticipated?	Park County is the owner of the Burland field property, and they have granted Platte Canyon Little League continuous permission to use this land since 1988. Park County has expressed support for the proposed turf installation, fencing upgrades, and indoor facility improvements.
Provide documentation of the entity that owns or will own the asset, including water rights, for this project	
Accessibility to the public (provisions for the disabled, location, hours, etc.):	The Burland fields are publicly accessible recreational facilities owned by Park County and open to all community members. The fields are easily reachable from Highway 285, with parking adjacent to the play areas. The facility is accessible during all daylight hours and during scheduled Little League activities. Planned improvements, including smoother turf surfaces and upgraded pathways, will enhance accessibility for individuals with disabilities and mobility challenges.
Does this entity plan to complete any portion of this project?	Yes. Platte Canyon Little League will complete portions of this project through volunteer labor, site preparation assistance, project coordination, and administrative work. All specialized construction—such as turf installation, fencing, excavation, and the steel building—will be completed by qualified contractors, but PCLL will provide substantial in-kind labor and support throughout the process.
If so, does the entity's role require any county or state licensing or insurance (e.g. general contracting)	• No
How will the LWTF contribution be recognized during the project (e.g. Thank You Park County Voters banner/signage) and at the completion of the project (e.g. Dedication/Contribution Plaque)?	LWTF support will be recognized with a “Thank You Park County Voters” banner displayed at the project site during construction. At project completion, Platte Canyon Little League will install a contribution plaque at the Burland fields to honor the Park County Land & Water Trust Fund’s investment in this improvement project.
Has this entity had previous funds awarded, and if so, is there a final report on file per page 3 criteria?	Platte Canyon Little League has not been awarded Land & Water Trust Fund dollars in the past. As this is our first request, there is no prior final report on file or required under the page 3 criteria.
Land & Water Trust Fund Request	250000
Applicant/Partner cash match	20000
Cash total (grant request plus applicant cash match)	270000
Value of in-kind services (provide documentation)	100000

Project Total Budget	370000
Applicant Cash Match Percent of Total Cash	8

If the project was developed using Tasks or Phases, please categorize the budget on the following page by Task or Phase. Rows may be added as needed to each budget category.

If more than one partner is contributing to the budget, you may add columns for each or use a total for the chart and list each partner's contribution separately under the budget narrative.

ADD INFORMATION HERE

Please attach in-kind donation information	PHASE _ TASK BUDGET BREAKDOWN.docx

Without repeating information provided elsewhere, please describe any additional information regarding each expense and related income source.

Please attach any additional back up documentation that has not been already provided.

Consultants and/or Contractors:	Consultants and contractors will be engaged for all technical, structural, and safety-critical components of the project. This includes excavation and grading work, turf installation on the large field, installation of 6-foot fencing on both fields, and construction of the indoor steel facility. These services require licensed professionals and will be funded mainly through the LWTF request, while PCLL's cash match and in-kind support (including donated turf for the smaller field and volunteer assistance) will offset associated costs.
Equipment Rental or Purchase:	Most equipment required for this project will be supplied by the companies and partners who have offered to donate their time, equipment, and fuel. Because these partners are providing the machinery necessary for excavation, site preparation, turf installation support, and fencing assistance, PCLL anticipates very limited need for rental or purchased equipment. Any small tools or supplemental items needed for volunteer tasks will be minimal and covered through PCLL's cash match or in-kind contributions.
Materials, Supplies and Fees:	Materials, supplies, and fees will include the necessary items for large-field turf installation, 6-foot fencing upgrades, and construction of the indoor steel facility. This encompasses base materials, turf infill, fencing hardware, steel building components, and any associated permitting or inspection costs. The donated turf for the small field and volunteer-supplied materials will significantly reduce the overall burden in this category, as will in-kind contributions from partners providing equipment, fuel, and labor.
Property Acquisition:	This project does not involve any property acquisition. The Burland field site is owned by Park County, and Platte Canyon Little League has had long-standing permission to use and maintain the property. All improvements will be completed on existing County-owned land.
Mileage (Prefer applicant and partners provide cash & in-kind):	Mileage for travel related to site visits, coordination, and volunteer workdays will be provided entirely through in-kind contributions. Volunteers, board members, and partner companies donating time, labor, and equipment will cover their own transportation costs. No LWTF funds are requested for mileage.
Administrative Expenses (Prefer applicant and partners provide	Administrative expenses for this project will be covered through in-kind contributions by Platte Canyon Little League board members and volunteers. No LWTF funds are

cash & in-kind):	being requested for administrative costs.
Other:	No additional cost categories are expected at this time. Any small, unforeseen expenses that may arise during construction or volunteer workdays will be addressed through in-kind contributions from Platte Canyon Little League or community partners.

I, the undersigned, certify that:

1. I have been authorized by the organization named in this application to administer the Trust Fund Grant, if awarded;
2. To the best of my knowledge, all information contained in this application is true and accurate;
3. The Land and Water Trust Fund's investment will be recognized during the project (e.g. Thank You Park County Voters banner/signage) and at the completion of the project (e.g. Dedication or Contribution Plaque) as agreed upon;
4. A final report, as an electronic document, will be furnished to the Land and Water Trust Fund Board, including lessons learned on the project, to be prepared and submitted to Park County for publication on its website;
5. Report and presentation will be presented within 90 days of the scheduled finish date and an 11-Month Review as stated above for the project described herein; and
6. All required reporting forms will be furnished in a timely manner to be considered for future funding

I Certify and Understand	• Yes
Representing (Applicant Organization):	James Lassley
Contact Person (typed or printed):	James Lassley
Contact Person (signature):	
Date	11/26/2025