



Official Minutes
Regular Board of Trustees Meeting
April 20, 2026
901 Main Street, Fairplay, CO 80440

I. Call to Order

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, April 20, 2026, at 6:00 PM at Town Hall, 901 Main Street, Fairplay, CO, having previously been posted in accordance with Colorado Open Meetings law.

II. Pledge of Allegiance

Mayor Just led the pledge of allegiance.

III. Roll Call

Roll call was conducted with the following members being present: Mayor Frank Just, Mayor Pro Tem Ray Douglas, and Trustee Courtney Avery. Trustees Josh Voorhis and Erik Baum were excused.

IV. Approval of Agenda

MOTION: To approve the agenda as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas. Passed unanimously.

V. Consent Agenda

- A. Approval of Minutes of Regular Meeting for April 6, 2026.
- B. Approval of Minutes of Regular Meeting for March 16, 2026.
- C. Approval of Minutes of Regular Meeting for March 2, 2026.
- D. Approval of Minutes of Regular Meeting for February 6, 2026.
- E. Approval of Minutes of Regular Meeting for January 5, 2026

Sciacca requested the minutes of March 2, 2026 be removed from consideration.

MOTION: To approve the Consent Agenda as amended with the minutes as written was made by Trustee Avery and seconded by Mayor Pro Tem Douglas. Passed unanimously.

VI. Citizen Comments :

Jeremiah Erickson, 362 Star Gazing Circle and owner/developer of Gemenskap Tiny Home development in Spruce Hills, addressed the Board regarding what he described as health and safety issues related to sewer service within the development. He stated that conditions had worsened since the April 6, 2026 meeting and expressed concerns regarding communications with Town administration. Erickson provided a written statement and requested that the Board review the materials outlining his concerns. The following people also spoke
Jamie Bequette, 362 Star Gazing Circle, spoke in support of restoring sewer service and resolving infrastructure issues. She noted that residents continue to pay sewer fees and requested that service be provided as expected. David Mijares, Woodland Park and engineer for Gemenskap development, participated remotely and felt that the project team had complied with all requirements and approvals presented during the process.

Mayor Just acknowledged receipt of the submitted letter/materials and indicated that the Board would review the information. The Town Attorney reiterated that citizen comments are intended to provide information to the Board and are not a dialogue, noting that staff would review concerns and provide responses as appropriate.

VII. Proclamations, Presentations and Updates

A. Presentation by Fairplay Police Department of charitable proceeds from Patches With A Purpose to Boys & Girls Club of the High Rockies.

Police Chief Jeff Worley and Officer Mason Prickett presented the Police Department's new charitable fundraising initiative, "Patches with a Purpose."

Officer Prickett explained that the program was inspired by a similar charitable patch program operated by another law enforcement agency. Limited-edition commemorative patches are sold, with proceeds supporting local nonprofit organizations and community programs. Prickett then presented a \$760.00 charitable donation to the Boys & Girls Club of the High Rockies. Chief Worley announced that future fundraising efforts will include additional commemorative patches, including a law-enforcement-themed patch benefiting National Night Out. The Board expressed appreciation for the Police Department's efforts to support local youth and community organizations.

B. Presentation by Xcel Energy Regional Manager Blair McGary regarding Wildfire Mitigation Plan and Public Safety Power Shutoff (PSPS) preventative measures.

Blair McGary, Area Manager for Xcel Energy, provided a presentation regarding wildfire mitigation efforts, Enhanced Power Safety Settings (EPSS), and Public Safety Power Shutoff (PSPS) procedures.

Key points included:

- Fairplay is located within an area identified as having elevated wildfire risk.
- During periods of extreme wildfire conditions, Xcel may operate electrical systems under Enhanced Power Safety Settings, which disable automatic reclosers and require physical inspection of lines before power is restored following outages.
- Public Safety Power Shutoffs are considered a measure of last resort and may be implemented when conditions include:
 - Extreme wind events;
 - Very low relative humidity;
 - Critically dry vegetation and fuel conditions.
- Xcel uses weather modeling, vegetation conditions, and historical wind data to evaluate the need for PSPS events.
- Park County had recently been evaluated as an area of concern for a potential PSPS event but was ultimately removed from the affected area.
- During high-wind events, residents may still experience outages unrelated to a PSPS due to damaged infrastructure or line faults.
- Restoration times during wildfire-related events may be significantly longer because crews must inspect lines and assess damage before re-energizing the system.
- Xcel continues to improve communication efforts, including:
 - Advance notifications to customers;
 - Coordination with local governments and emergency managers;
 - Outreach to customers dependent on medical devices;
 - Establishment of community resources during extended outages.

Board members discussed outage communications and restoration estimates. A recommendation was suggested that outage notifications provide more realistic restoration expectations during major weather events to reduce public frustration. There was also an inquiry relative to wildfire mitigation funding opportunities. McGary indicated that grant and partnership opportunities were available and offered continued coordination with the Town and regional agencies. The Board thanked McGary and Xcel Energy for ongoing outreach and communication efforts.

C. Comments from outgoing Trustees Courtney Avery and Josh Voorhis and Mayor Frank Just with presentation of service appreciation gifts.

Trustee Avery reflected on her year of service on the Board and expressed appreciation for the opportunity to serve the community. She thanked Town staff, the Police Department, fellow trustees, and residents for their support and stated that she intended to remain active as a volunteer within the community. The Board and staff presented with a bouquet of roses and thanked for her service.

Mayor Just delivered farewell remarks marking the conclusion of his service on the Board of Trustees. He reflected on 16 years of service on the Board, including eight years as Mayor. Just expressed gratitude to residents, trustees, Town staff, and community partners for their support throughout his tenure. He stated his service on the Board was motivated by commitment to the community rather than financial compensation and provided encouraged future Board members to focus on decisions that would be in the best interests of the

Town and to set aside political differences when conducting Town business. He also expressed appreciation for current and former trustees that contributed to the Town's progress over the years and announced his commitment to remaining involved in the community and continuing to support the Town in the future. Mayor Pro Tem Douglas presented Just with a commemorative plaque recognizing his service from March 2011 through April 2026, a YETI cooler and a United States flag that had been flown over the Colorado State Capitol in honor of his contributions to the Town of Fairplay.

VIII. New Business

A. Administration of Oaths of Office to candidates elected at the April 7, 2026 Regular Municipal Election:

1. Ray Douglas, Mayor
2. Sheyanne Bossert, Trustee
3. Megan Permakoff, Trustee

Town Clerk Janell Sciacca administered the Oath of Office to the newly elected officials. Each affirmed support for the Constitutions of the United States and the State of Colorado and pledged to faithfully perform the duties of their respective offices for the Town of Fairplay. The newly elected officials took their seats and the Dais and were welcomed to the Board.

B. Selection of member of Board of Trustees to serve as Mayor Pro Tem.

Discussion was held regarding the appointment of a Mayor Pro Tem. Trustee Megan Permakoff declined interest in serving in the position at this time and suggested Trustee Eric Baum due to his prior Board experience. Discussion followed regarding the importance of regular attendance and participation.

MOTION: To appoint Sheyanne Bossert to serve as Mayor Pro Tem was made by Mayor Pro Tem Douglas, citing her demonstrated commitment to learning Town operations and remaining actively involved in the community. The motion was seconded by Trustee Permakoff and passed unanimously.

C. Determination of process and timeframe to be followed to select and appoint a duly qualified elector to fill the 2-year term of the Trustee seat vacated by Ray Douglas.

The Board discussed the process for filling the vacant Trustee seat created by Douglas' election to Mayor. Staff explained that:

- The Board has 60 days to fill the vacancy.
- The vacancy may be filled by appointment rather than a special election.
- Interested qualified electors may submit letters of interest.

Board consensus was to solicit applications from interested residents and proceed with an appointment process rather than conducting a special election. Staff was directed to advertise the vacancy and bring applicants forward for consideration at a future meeting prior to the 60 day deadline.

D. Should the Board of Trustees of the Town of Fairplay, Colorado, approve the adoption of Resolution No. 16, Series of 2026, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JANELL SCIACCA AS TOWN TREASURER."?

Sciacca explained that Town Code requires the reappointment of specific municipal officers following each municipal election. She then noted that the Town's accounting and treasury functions were substantially handled by the Town's contracted financial services provider Plante Moran, while the Treasurer designation remained largely administrative. Trustees discussed Ms. Sciacca's experience and performance and expressed support for her continued service.

MOTION: To approve adoption of Resolution No. 16, Series of 2026, appointing Janell Sciacca Town Treasurer was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

E. Should the Board of Trustees of the Town of Fairplay, Colorado, approve the adoption of Resolution No. 17, Series of 2026, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JANELL SCIACCA AS TOWN CLERK AND TOWN ADMINISTRATOR."?

Trustee Permakoff indicated that the Town Code required annual performance evaluations of the Town Administrator. Sciacca noted that a formal evaluation had not recently been completed and the Board

discussed conducting one following the seating of the full Board and after additional time for newly elected officials to become familiar with Town operations. The Town Attorney advised that appointments could proceed while performance evaluations would be conducted at a later date. Sciacca volunteered to share the evaluation form with the Board.

MOTION: To approve adoption of Resolution No. 17, Series of 2026, appointing Janell Sciacca Town Clerk and Town Administrator was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

- F. Should the Board of Trustees of the Town of Fairplay, Colorado, approve the adoption of Resolution No. 18, Series of 2026, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING JOSEPH RIVERA OF THE FIRM OF MURRAY DAHL BEERY AND RENAUD AS TOWN ATTORNEY.**"?

Sciacca reported that Rivera had served the Town for approximately one year and provided extensive legal support and continuity. She and Board members highlighted increased responsiveness, legal guidance, and overall service provided to the Town. Public comments were received expressing support for Mr. Rivera's performance and professionalism.

MOTION: To approve adoption of Resolution No. 18, Series of 2026, appointing Joseph Rivera Town Attorney was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

- G. Should the Board of Trustees of the Town of Fairplay, Colorado, approve the adoption of Resolution No. 19, Series of 2026, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPOINTING BRIAN GREEN AS MUNICIPAL JUDGE.**"?

Sciacca reported that Judge Green had served the Town for many years and was instrumental in improving court operations and administration. Public comments were received expressing concern over sentencing practices and Staff clarified that most municipal offenses involve traffic or ordinance violations and are generally not jailable offenses. Police Department representatives indicated that Judge Green was generally professional, reasonable, and effective in his role.

MOTION: To approve adoption of Resolution No. 19, Series of 2026, appointing Brian Green Municipal Judge was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

- H. Should the Board of Trustees for the Town of Fairplay, Colorado, approve the adoption of Resolution No. 20, Series of 2026, entitled, "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN ENGAGEMENT LETTER WITH BBA WATER CONSULTANTS, INC. FOR WATER RESOURCE CONSULTING SERVICES?**".

Sciacca reported that longtime water resource consultant Bill Hahn would be retiring after approximately 20 years of service to the Town and he had recommended BBA Water Consultants as his successor. Chris Sanchez and Dan Niemela of BBA introduced themselves and provided information regarding their expertise in hydrogeology and water rights; Experience working with municipal water providers throughout Colorado; Familiarity with the South Platte Basin and local water issues; and Coordination with the Town's existing engineering and water rights teams. Hahn thanked the Town, Board, and staff for their support throughout his tenure and expressed confidence that BBA would provide excellent service. On-Call Town Engineer Ken Hardesty also expressed support for the recommendation and stated he looked forward to working with the firm. The Board thanked Hahn for his many years of service and presented him with a Town vest in appreciation of his service.

MOTION: To approve adoption of Resolution No. 20, Series of 2026, appointing BBA Water Consultants, Inc as the Town's Water Resource Consultant was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

- I. Should the Board of Trustees for the Town of Fairplay, Colorado, approved the adoption of Resolution No. 21, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, UPHOLDING AN ADMINISTRATIVE DENIAL OF THE STOINSKI EXEMPTION PLAT FOR NEW LOT 11A AND NEW LOT 14.**"?

Rivera reviewed the procedural history, including initial administrative denial of the proposed lot line adjustment, subsequent variance request and denial, and public hearing conducted on April 6, 2026. He also reviewed the Board's findings that the proposed lot line adjustment would create setback violations involving an existing shed and staircase. Rivera also explained that adoption of the resolution would formalize the Board's previous decision and provide the required written findings and order to close out the matter.

MOTION: To approve adoption of Resolution No. 21, Series of 2026, appointing BBA Water Consultants, Inc as the Town's Water Resource Consultant was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

IX. Public Hearings

A. **CONTINUED FROM APRIL 6, 2026 - Should the Board of Trustees of the Town of Fairplay, sitting at the Town of Fairplay Liquor Licensing Authority, grant a new Hotel and Restaurant Liquor License for The Outpost Cafe located at 531 Front Street, Fairplay, CO 80440 as requested by The Hand Hotel, LLC. (QJ)**

Mayor Douglas announced the matter and format of the hearing. Sciacca presented the Staff Report and finding advising that:

- All application materials had been submitted and reviewed.
- Required public notices had been properly completed.
- The State Licensing Authority had issued preliminary approval.
- The location complies with applicable zoning and licensing requirements.
- Sixty-one petition signatures were submitted in support of the application.
- No adverse findings were identified during the review process.

Police Chief Worley reported that the Hand Hotel had been cooperative with law enforcement and that management demonstrated responsible operations.

Applicant Catherine Ambrose addressed the Board and described plans to restore and celebrate the historic Hand Hotel Café tradition by creating a community gathering place focused on food service, hospitality, and limited alcohol service. She emphasized that the business intends to complement existing establishments rather than compete directly with them.

Douglas opened the floor to public comment. Karen Archibald , 767 Busch Run, spoke in support of the application, stating that the café would be a positive addition to the community and an enhancement to the Hand Hotel. Douglas closed the floor to public comment.

Following discussion, the Board expressed support for the application and appreciation for the investment being made in the historic property.

MOTION: To approve the application from The Hand Hotel, LLC, for a new Hotel and Restaurant Liquor License at 531 Front Street, Fairplay, CO, for The Outpost Café based on the satisfactory results of the review of the application as outlined in the Staff Report, and the Board further directs Staff to present the Findings of Fact, Conclusions and Order to formalize the Board's action at the next regular Board meeting made by Mayor Pro Tem Bossert and seconded by Trustee Permakoff. The motion passed unanimously.

X. Staff and Board of Trustee Reports

Town Administrator Janell Sciacca provided updates on several ongoing projects, grant opportunities, staffing efforts, and regional partnerships including Water Meter replacement project grant funding through the Colorado Water Conservation Board, DOLA Best & Brightest Intern interviews, resurfacing planned for CO 9 from Fairplay to top of Hoosier pass in 2027, the upcoming Park County Intergovernmental meeting, attendance at a regional housing conference, agenda improvements identifying different types of action items, the upcoming CML Conference in June, increasing bulk water sales, new Town Hall staff and an upcoming due date for Proposals for the Town's UDC and Comp Plan rewrite.

Chief Worley inquired about questions on his written report and discussed the pending Police facility project with expresses optimism relative to \$1.2M of Community Project Funding that had recently been recommended by Representative Pettersen. He also noted the Department had received recent statewide attention when Sgts. Grover and Martinez were featured in a news piece and a PoliceOne publication discussing the department's innovative work schedule and employee wellness initiatives.

The Board discussed a request from staff regarding whether a cutoff time should be established for participants in the Burro Days long-course race. Following discussion, Staff was directed to bring the matter back at a future meeting with additional information and recommendations for Board consideration.

Mayor Douglas welcomed the newly elected Board members and expressed enthusiasm about the opportunities presented by new perspectives and ideas. He encouraged participation in training opportunities through CML and other organizations and emphasized the importance of serving the community through informed and engaged leadership.

Mayor Pro Tem Bossert highlighted opportunities for learning municipal processes and governance responsibilities and expressed appreciation for the support and information being provided to new Board members.

XI. A. Executive Session under C.R.S. §§ 24-6-402(4)(b) and (e) to receive legal advice and to determine positions relative to matters that may be subject to negotiations, develop negotiations strategy and instruct negotiators regarding the sewer system at the Gemenskap development in Park County and to take any necessary related action(s).

Prior to entering executive session, Town Attorney Rivera provided an overview of Colorado Open Meetings Law requirements related to executive sessions, including:

- Executive sessions are exceptions to the general requirement that governmental meetings be conducted openly.
- Executive sessions may be held only for specific purposes authorized by statute.
- No formal decisions or votes may occur during executive session.
- Any action resulting from executive session discussions must occur in open session following return to the public meeting.

MOTION: To enter into executive session pursuant to Colorado Revised Statutes §24-6-402 (4)(b) and (e) to receive legal advice and to determine positions relative to matters that may be subject to negotiations, develop negotiations strategy and instruct negotiators regarding the sewer system at the Gemenskap development in Park County and to take any necessary related action(s) was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

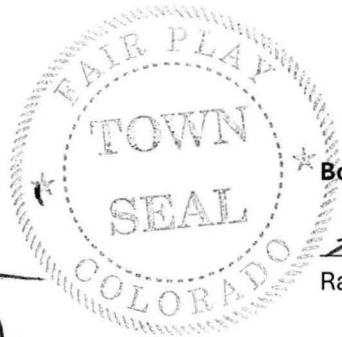
The room was cleared and the Board entered into executive session at 8:50 PM with Mayor Douglas, Mayor Pro Tem Bossert, Trustee Permakoff, former Mayor Just, Town Administrator Sciacca and Town Attorney Rivera in attendance.

The executive session concluded at 10:12 PM and the Board returned to the regular meeting.

MOTION: To file a claim with the Town's insurance carrier CIRSA, follow all directions including how to proceed with processing submitted tap applications was made by Trustee Permakoff and seconded by Mayor Pro Tem Bossert. The motion passed unanimously.

XII. Adjournment

There being no further business before the Fairplay Board of Trustees, Mayor Douglas declared the meeting adjourned at 10:15 PM.



Board of Trustees, Fairplay, Colorado

Raymond A. Douglas
Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca
Janell Sciacca, Town Clerk