Official Minutes
Regular Board of Trustees Meeting
June 1, 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, June 1, 2026, at 6:04 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 Pro Tem Bossert led the pledge of allegiance.

III. Roll Call

Roll call was conducted with the following members being present: Mayor Ray Douglas (online), Mayor Pro Tem Sheyanne Bossert, Trustee Megan Permakoff, Trustee Courtney Avery, and Trustee Erik Baum (online).

IV. Approval of Agenda

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

V. Consent Agenda

A. Approval of expenditures for all Town funds from May 1, 2026 to May 31, 2026 in the amount of $200,134.42. (A)

MOTION: To approve the Consent Agenda as presented with the expenditures as stated was made by Trustee Permakoff and seconded by Mayor Douglas. Passed unanimously.

VI. Citizen Comments - None.

VII. Public Hearings

A. Location & Extent review of Colorado Department of Transportation Mobility Hub to be located at 401 Main Street. (A)

Mayor Pro Tem Bossert introduced a Location and Extent Review for the proposed Colorado Department of Transportation (CDOT) Mobility Hub to be constructed at 401 Main Street. Staff explained the Town had adopted a Location and Extent review process for public projects and that the proposal was subject to that review.

Town Planner Scot Hunn explained the statutory Location and Extent review process and noted that the Board's role is to review the project for consistency with the Town's Comprehensive Plan.
Mr. Hunn concluded that:

- The project supports transportation and economic development goals.
- Public improvements are consistent with the Comprehensive Plan.
- Waivers from landscaping standards are appropriate due to the operational needs of the project.

Hunn announced that Staff was recommending approval with a condition encouraging coordination on decorative planters to improve aesthetics.

CDOT Transit Project Manager Scott Skinner presented the proposed Mobility Hub project. He explained that CDOT recently acquired the property after completing the required appraisal and environmental review process. The project is included in CDOT's long-range transportation plan and is intended to provide a permanent transit hub serving both Bustang and Summit Stage. He noted that proposed project improvements included:

- Construction of a 34-space public parking lot, including two ADA-accessible spaces.
- New sidewalks, curb and gutter, ADA ramps, and pedestrian connections.
- Paving of the adjacent alley.

- Drainage improvements with stormwater infrastructure.
- Installation of LED lighting with shielding to minimize impacts on neighboring properties.
- Underground electrical service and relocation of an existing utility pole.
- Future installation of a transit shelter and passenger information displays.
- Water service abandonment for former structures on the site.

Mr. Skinner explained that the project requires relief from certain Town landscaping and setback standards in order to maximize parking capacity and accommodate bus operations. CDOT does not propose landscaping islands or perimeter landscaping because of maintenance concerns and operational requirements for snow removal.

Board discussion focused on parking capacity and circulation, overnight parking policies, drainage improvements, transit shelter, lighting impacts to adjacent properties, use of the lot during Town events, public restroom availability and future maintenance responsibilities. CDOT indicated that the project would remain available for public use and that the Town could continue using the lot for community events. A separate discussion centered on the future Intergovernmental Agreement between the Town and CDOT for maintenance and snow removal. CDOT clarified that it would remain responsible for major infrastructure repairs, including pavement, drainage, damaged lighting, and other capital improvements and a draft agreement was anticipated later in the summer.

The floor was open to public comment. No comments against the project were received and questions focused on:

- Bus circulation and turning movements and potential impacts to Front Street from bus traffic.
- Electrical costs associated with site lighting.
- Long-term maintenance responsibilities.
- Snow removal responsibilities during winter operations.

CDOT responded to each question and indicated that maintenance responsibilities would be addressed through the forthcoming IGA. The floor was closed to public comment.

The Board of Trustees expressed support for the project and noted the potential economic benefit of bringing transit riders closer to downtown businesses.

> **MOTION:** To approve the Colorado Department of Transportation Location and Extent Application for the Mobility Hub parking lot project located at 401 Main Street, subject to conditions to be formalized through a future Intergovernmental Agreement was made by Mayor Pro Tem Bossert and seconded by Trustee Avery. Passed unanimously.

VIII. New Business

A. Should the Board of Trustees for the Town of Fairplay, Colorado, approve the adoption of Resolution No. 26, Series of 2026, entitled **"A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, awarding a Proposal to RICK Engineering Company for the Town of Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project." (A)**

Town staff presented the resolution formalized awarding a professional services agreement for the Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project. Staff summarized the consultant selection process, explaining that six proposals were received and the evaluation committee narrowed the proposals to four firms using an established scoring rubric. In person interviews were conducted which reduced the field to two finalists who received individual questions, and based on the evaluation process and Trustee feedback, Staff recommended awarding the contract to RICK Engineering Company. Staff noted that RICK Engineering submitted a proposal totaling $224,900, representing one of the lowest-priced proposals while demonstrating strong qualifications and available staffing resources.

Board members expressed support for the recommendation, citing strong communication, availability of experienced project leadership, a large multidisciplinary staff capable of completing the project, availability of bilingual staff to improve community outreach, positive references from other municipalities as well as an existing professional working relationship between Town Planner Scot Hunn and a project team member. Both the Bord and Staff expressed confidence that the firm would be a good fit for the Fairplay community.

MOTION: To approve Resolution No. 26, Series 2026, as presented awarding a proposal for the Fairplay Unified Development Code and Comprehensive Plan Update Project to RICK Engineering Company was made by Trustee Baum and seconded by Trustee Permakoff. Passed unanimously.

B. Should the Board of Trustees for the Town of Fairplay, Colorado, approve adoption of Resolution No. 27, Series of 2026 entitled **"A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, approving the First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route Between Summit County Government, Park County Government, and the Towns of Fairplay, Alma and Breckenridge."? (A)**

Town staff presented Resolution No. 27, Series 2026, explaining that the agreement updates the existing arrangement by simplifying future amendments and incorporating an annual cost-of-living adjustment to the Town's annual contribution, which will increase from approximately $18,000 to approximately $18,500 for 2027. Staff noted that the Town's contribution supports the Summit Stage commuter service, which continues to provide fare-free regional transit.

The Board discussed the proposed agreement, including the annual financial contribution, automatic cost-of-living increases, the three-year term with automatic renewals, and the requirement to provide 180 days' notice to terminate participation. Trustees also questioned language regarding Park County's responsibility for applying for state grant funding and whether the Town would have any obligations under that provision. Additional discussion focused on Summit Stage bus stop locations within Town, future use of the new CDOT Mobility Hub, and opportunities to improve passenger convenience and pedestrian safety. The Board expressed general support for continuing regional transit service but agreed to continue consideration to a future meeting to allow staff to obtain clarification regarding the grant funding language, termination provisions, and other questions raised during the discussion.

Board of Trustee and Staff Reports

Trustees reported on recent and upcoming Colorado Municipal League district meetings and discussed participation in the Municipal Leadership Academy. Staff encouraged interested Trustees to apply and noted that training funds are available within the Town's budget.

Staff provided updates on several upcoming community events, including the Fourth of July celebration, the River Park dedication ceremony scheduled for June 18, Town Cleanup Days, and local business ribbon cuttings and first-dollar presentations. Staff also reported the annual flowers would be installed throughout downtown as weather conditions permit and that businesses would be asked to assist with watering.

The Board discussed community cleanup efforts and encouraged continued volunteer participation. Staff reviewed available cleanup services, recycling opportunities, and ongoing efforts to improve participation by residents, businesses, and community organizations.

Staff also announced that the Town's DOLA Best & Brightest Intern/Fellow would begin work in July and would take the lead on the Unified Development Code and Comprehensive Plan update funded through the Department of Local Affairs Local Planning Capacity Grant and also be integral to the 2027 Budget planning process.

The Board agreed to hold a special meeting on July 15, 2026, at 3:00 p.m. for an executive session followed by ethics and liability training with CIRSA beginning at 4:00 p.m.

MOTION: To schedule a Special Meeting and Executive Session on July 15, 2026, at 3:00 p.m. was made by Trustee Permakoff and seconded by Trustee Baum. Pass unanimously.

Staff reported that Public Works is investigating a significant water system leak after an unexpected drop in the Beaver Creek storage tank level. Crews inspected PRVs and other facilities, and meter readings are being reviewed to help isolate the leak. Staff advised that a leak detection contractor could be brought in to help locate the source.

Staff also updated the Board on ongoing repairs to the Wastewater lagoon liner. Dewatering operations were continuing while crews were working to expose and repair the damaged liner. Staff noted that long-term planning for construction of an additional wastewater lagoon remains necessary to improve system reliability and facilitate future maintenance.

IX. **Adjournment** There being no further business before the Fairplay Board of Trustees, Mayor Pro Tem Bossert declared the meeting adjourned at 8:27 PM.

Board of Trustees, Fairplay, Colorado

Raymond A. Douglas

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca

Janell Sciacca, Town Clerk

COLORADO SEAL TOWN FAIR PLAY