



Official Minutes
Regular Board of Trustees Meeting
April 6, 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 6, 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, Trustee Courtney Avery and Trustee Josh Voorhis. Trustee Erik Baum was 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 expenditures for all Town funds from February 25, 2026 to April 2, 2026 in the amount of \$198,397.93.

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

VI. Citizen Comments

None.

VII. Proclamations, Presentations and Updates

- A. Presentation by Rachel Edwards regarding request for funding for Mark Edwards Memorial Golf Tournament. The Board received a request from Rachel Edwards for a donation to support the Mark Edwards Memorial Golf Tournament to be held Saturday, August 22, 2026 in Buena Vista. Edwards reported all proceeds, after event expenses would go towards a scholarship for a South Park High School senior in 2027.

MOTION: To approve a donation of \$3,500 and funding for one Town Team for the Mark Edwards Memorial Golf Tournament from the Benevolence line item was made by Mayor Pro Tem Douglas and second by Trustee Voorhis. Passed unanimously.

- B. Presentation by Scott Dodge of Park County Law Enforcement Gives Back regarding request for Nate Carrigan Memorial Golf Tournament Sponsorship. The Board received a request from Scott Dodge representing Park County Law Enforcement Give Back for a donation to support the Nate Carrigan Golf Tournament to be held Thursday, June 25, 2026, at Raccoon Creek. Dodge reported that proceeds, after event expenses, would go towards scholarships for Park County High School seniors. The Board requested that any funds provided by the Town go specifically to South Park High School scholarships.

MOTION: To approve a donation of \$3,500 and funding for two Town Teams for the Nate Carrigan Memorial Golf Tournament from the Benevolence line item was made by Trustee Voorhis and seconded by Trustee Avery. Passed unanimously.

- C. Presentation by South Park High School Superintendent Kevin Sellers regarding Wall of Fame project. The Board received a presentation regarding the development of a South Park High School Wall of Fame intended to recognize distinguished alumni. Sellers announced that a committee had been formed to manage nominations, and selection procedures and eligibility criteria were discussed, including a minimum requirement of 10 years post-graduation. He stated that nominations would be accepted through a Google form on the school website, with outreach also planned through the South Park Bulletin and other channels with a deadline of June 1. He further stated the selection process would identify at least three inductees in the inaugural year, with recognition displayed on a permanent, physical wall at the high school. An induction ceremony would occur, potentially aligned with Homecoming, and the ultimate purpose was to highlight alumni achievement and provide role models for current students. Board members and attendees supported the initiative and suggested using the all-school reunion as an additional outreach opportunity and recommended updating the alumni web page to improve engagement.

VIII. Public Hearings

- A. **TO BE CONTINUED TO APRIL 20, 2026** - Shall 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 in the Hand Hotel at 531 Front Street, Fairplay, CO 80440.

MOTION: To continue the Public Hearing for the application from The Hand Hotel for a Hotel & Restaurant Liquor License for the Outpost Cafe at 531 Front Street to April 20, 2026 was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas. Passed unanimously.

- B. **APPEAL HEARING** – EP 2025-003: Should the Board of Trustees for the Town of Fairplay, approve an application from Pat Stoinski appealing the Town Administrator's denial of a Lot Line Adjustment Plat on the property commonly known at 1150 Castello Avenue, Fairplay, CO?

The Mayor called the public hearing to order regarding Appeal EP2025-003, an appeal of the Town Administrator's denial of an exemption plat (lot line adjustment) for the property located at 1150 Castello Ave. Town Attorney Joe Rivera presented an overview of the public hearing and history on the application. Town Planner Scot Hunn provided the staff position that there had been no changes to the proposal. He explained that the requested lot line adjustment would result in a violation of the Town's setback requirements and reported that Staff had previously provided the applicant with potential solutions, including relocating a shed or adjusting the lot line, but no corrective action was taken. He reiterated that Staff's recommendation remained for denial of the application. Applicant Pat Stoinski presented her position stating she would not be pursuing the exemption plat any further, and her objection to the invoice received for contractor expenses in the amount of \$1,657.50. She expressed frustration with what she felt was a lack of communication and increasing complexity throughout the review stated she would pay for Town Planner Hunn's expenses only up to \$1,000.

The Board entered into deliberation on the merits of the appeal. Members noted that the proposal had been reviewed multiple times and that no changes had been made since its original submission. Discussion centered on the fact that the proposed lot line adjustment does not meet the Town's setback requirements and that the issue had been consistently identified throughout prior proceedings. Board members generally agreed that, given the lack of new information or modification, there was no basis to overturn the original denial and the Town Administrator's denial of the exemption plat application as submitted finding that section 16-5-40 of the Fairplay Municipal Code requires a minimum of ten (10) feet of setback separation between lot lines and structures and the proposed new lot line between "New Lot 11A" and "New Lot 14" would violate this setback requirement because the proposed new lot line is less than ten (10) feet away from the existing stairs on the rear of the commercial building and less than ten (10) feet away from a shed structure. The applicant was advised of her right to appeal the invoice and review charges.

MOTION: To affirm the Town Administrator's August 11, 2025 denial of the Application for an exemption plat to adjust or move the common property line based on the finding outlined in the aforementioned discussion was made by Trustee Voorhis and seconded by Trustee Avery. Motion carried unanimously.

The Board held a separate discussion regarding the application review fees. Staff indicated that total billed fees were approximately \$1,657, which included planner, engineer, and surveyor review services. It was noted that some costs had already been reduced or absorbed by the Town. Board members discussed concerns about fairness and precedent, noting that reducing fees after a denial could create expectations for future applicants.

MOTION: To assess an amount of \$1,000 for all exemption plat application review fees was made by Mayor Just. Motion died for lack of second.

The applicant was advised that the standard billing would remain and that she retained the option to appeal the fee assessment if desired.

IX. New Business

- A. CONTINUED FROM MARCH 16, 2026: THIRD READING** - Should the Board of Trustees of the Town of Fairplay approve "Resolution No. 5, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A LEASE AGREEMENT BETWEEN THE TOWN OF FAIRPLAY AND HELIOS CHARGING, INC. FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING UNITS IN THE ALLEY BEHIND 501 MAIN STREET.**"?

The Board considered a lease agreement with Helios Charging, Inc. for installation of electric vehicle charging units in the alley behind 501 Main Street. The Town Attorney noted that the applicant was not present for unknown reason and then proceeded to explain that the proposal involved a five-year lease and required the Board to determine Helios's share of site improvement costs, estimated at approximately \$161,000. The costs included asphalt removal, repaving, and related engineering work. It was noted that Helios possessed grant funding and had previously indicated willingness to contribute toward these improvements. The Board also acknowledged ongoing Town responsibilities, including maintenance, snow removal, and related operational costs. Town Attorney Rivera clarified that Helios intended to pay its share upfront, with the lease term beginning upon completion of the improvements. Mayor Just reported that project costs had been reduced from earlier estimates and proposed a 50/50 cost-sharing approach, resulting in an upfront contribution of approximately \$80,581.50 from Helios. Board members expressed support, citing the project's benefit to downtown infrastructure and long-term community value.

MOTION: To approve the lease agreement for a five-year term, with Helios contributing \$80,581.50 toward site improvements and authorizing the Town Administrator to execute the agreement was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas. Passed unanimously.

- B. ARCHITECTURAL REVIEW HEARING CASE 2026-COA-002** - Should the Board of Trustees, sitting as the Architectural Review Committee, approve an application from Kevin & Teri Moore dba The Fairplay Depot for a Certificate of Appropriateness for the painting for property located at 601 Main Street in the Town Center Overlay Zone District.

The Board, sitting as the Architectural Review Committee, considered an application from Kevin and Teri Moore, dba The Fairplay Depot, for a Certificate of Appropriateness to repaint the exterior of the building located at 601 Main Street within the Town Center Overlay District.

Staff explained that while the request originated as a simple painting project, Town Code requires architectural review for any exterior changes within the district. The proposal involves repainting the building using colors consistent with the existing palette, with no significant design changes. Staff noted that the work would improve the building's appearance and provide needed weatherproofing, and confirmed that the proposal meets all applicable guidelines. Approval was recommended without conditions. The applicants confirmed that the repainting would maintain the current red, white, and blue color scheme, with updated, brighter tones to replace the faded exterior. They emphasized that no major alterations were planned, only restoration and enhancement of the existing look. Board members expressed support for the project, noting the building's visibility and importance within the community. Positive comments were also made regarding the applicants' ongoing efforts to maintain and enhance the property.

MOTION: To approve the application as presented because the proposal meets the town's criteria and standards for approval and that the Board direct the Town Clerk to issue said certificate of appropriateness within 7 business days as per the plan submitted was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas. Passed unanimously.

- C. **FIRST READING** - Should the Board of Trustees of the Town of Fairplay approve Resolution No. 14, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND KEVIN & TERI MOORE FOR THE 601 MAIN STREET PAINTING PROJECT.**"?

The Board considered a resolution approving a Property Improvement Program (PIP) reimbursement request which was directly related to the prior Certificate of Appropriateness item. Mayor Just expressed strong support for the program, noting that it returns tax-derived funds to property owners to encourage visible community improvements and stated that this project represents a significant reinvestment—approximately 25% reimbursement under the PIIP program. The Board discussed the value of the program as a mechanism for reinvesting local tax dollars into downtown and other areas in need of enhancement. The applicant expressed appreciation for the program and indicated they became aware of it through prior communication with Town representatives. Board members expressed general support, noting the project as a positive improvement to Main Street.

MOTION: To adopt Resolution No. 14, Series of 2026, as presented approving a PIIP with Kevin & Teri Moore for the 601 Main Street Painting project was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis. Passed unanimously.

- D. **ARCHITECTURAL REVIEW HEARING CASE 2026-COA-001** - Should the Board of Trustees, sitting as the Architectural Review Committee, approve an application from Nicole McChesney dba Mountain Essentials for a Certificate of Appropriateness for replacement of the existing sidewalk/porch area, replacement of failing wood elements and exterior painting for property located at 549 Front Street in the Town Center Overlay Zone District.

The Board, sitting as the Architectural Review Committee, considered application 2026 COA 001 submitted by Nicole McChesney, doing business as Mountain Essentials, for a Certificate of Appropriateness for property located at 549 Front Street within the Town Center Overlay District. Staff explained that the proposed improvements were consistent with the Town's historic Overlay District guidelines and policies, noting that the project supports preservation of neighborhood character, enhances the appearance of Front Street, and improves safety for pedestrians and patrons. It was further noted that the existing sidewalk was in disrepair and that the proposed work aligns with prior similar improvements in the area. Board members asked whether the sidewalk would remain accessible during construction, and the applicant confirmed it would only be closed for one day during installation before reopening. The Board expressed support for the project, noting the continued reinvestment in Front Street and the positive impact on downtown revitalization. The applicant stated she was excited to restore and improve the building and bring renewed life to the property.

MOTION: To approve the application as presented because the proposal meets the town's criteria and standards for approval and that the Board direct the Town Clerk to issue said certificate of appropriateness within 7 business days as per the plan submitted was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas. Passed unanimously.

- E. **FIRST READING** - Should the Board of Trustees of the Town of Fairplay approve Resolution No. 15, Series of 2026, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND NICOLE MCCHESENEY FOR THE 549 FRONT STREET SIDEWALK REPLACEMENT PROJECT.**"?

The Board considered a resolution approving a Property Improvement Program (PIP) reimbursement request which was directly related to the prior Certificate of Appropriateness item. The Board felt there was no need for further discussion.

MOTION: To adopt Resolution No. 15, Series of 2026, as presented approving a PIIP with Nicole McChesney for the 549 Front Street Sidewalk Replacement project was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis. Passed unanimously.

X. Other Business

A. Update Regarding Gemenskap Tiny Home Sewer System and Discussion on Options.

Town Administrator Sciacca provided a recap of the Staff Report advising that the sewer connection issued was recently discovered when engineered plans and as-built drawings were requested from the developer and flushing the line revealed discharge beneath a home on Sunshine Loop, and a pipe fragment was also found, indicating a break in the line. Town Engineer Deron Dirksen was on the site twice and provided two separate memos. His findings confirmed problems with the installation and a connection to a line and two manholes that did not exist on the Town's sanitation district maps and there was no knowledge of the Town approving such a connection point in the first place. It was noted the line and manholes did appear in some older Spruce Hill plans, but those records were never part of the Town's files since this was a county development. Sciacca advised that the Town was aware that the manhole on Sunshine Loop was plugged following the Town's GIS infrastructure mapping project and it now appeared it was likely done due to the integrity of the line and the fact it runs under a park model home in Whispering Aspen. She further advised that the challenge is that nobody knows who owns the line or when it was installed or why it was ultimately capped. No records exist regarding acceptance of the line by the Sanitation District. Sciacca further reported that the developer, Jeremiah Erickson, was advised to track expenses which included pumping sewage and redirecting flow to prevent discharge issues. She also advised that the Park County did not include proper referrals to the Town. Multiple county reviews occurred, but no formal Town engineering sign-off exist in the records. She reminded that at current, ownership and responsibility for the failed line were unclear and it may have been improperly constructed, damaged, or never properly connected.

Jeremiah Erickson added context advising his system included about 23 lots tied into the line, with four homes currently affected. Sewage has been flowing into a leach field under at least one structure and temporary measures were in place, including pumping and rerouting flows. Erickson felt the line appeared to have been constructed around 2004. Evidence suggests possible crushing or obstruction of the pipe, and field observations indicate a possible blockage or physical damage near the manholes. He reviewed the potential solutions included in Dirksen's memorandum stating the most feasible option preliminary appeared to be a lift station or rerouting, but all options required further engineering review. Erickson noted the project had significant financial investment and urgency, with ongoing holding costs and operational impacts. He explained that plans were submitted through the county process, permits were issued, and some communication occurred with Town staff, but the sewer tie-in was never fully verified or formally inspected by the Town. The expectation was that county referral processes would ensure Town review, but that step did not occur. He emphasized that he believes the system was designed and approved based on reasonable assumptions that existing infrastructure was functional and connected.

Town Staff responded that responsibility and liability cannot be determined immediately. More investigation is required, including review of county records, sanitation district files, and Town archives. Mayor Just acknowledged Erickson's comments, but stated that the Board and the Town could not make an immediate determination or commitment without due diligence. Erickson requested expedited resolution due to ongoing costs, operational disruption, and delays in development. Just acknowledged on behalf of the Board the urgency and financial impact, but emphasized the need for proper investigation before assigning responsibility or funding solutions as fiduciaries of the Town.

Staff and the Board both agreed to prioritize review, gather all available records, and reconvene after additional information was collected to better understand system ownership.

B. Discussion regarding early payoff of Colorado Water and Resource Power Development Authority Loan. Sciacca reported the item was withdrawn from discussion or consideration.

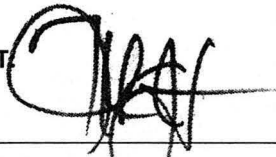
XI. Staff and Board of Trustee Reports

Town Administrator Sciacca provided several administrative updates, beginning with scheduling a work session with Stone River, tentatively set for Monday the 13th at 6:00 PM. She outlined progress on the DOLA Best and Brightest program, noting that four interviews were scheduled starting Wednesday with candidates. She also reported that she and the Mayor formally submitted a request to Park County to acquire the parcel behind 501 Main and the former Public Works shop site with a presentation scheduled at an upcoming work session of the Commissioners. Sciacca also reported that the 501 Main is being actively evaluated for relocation of the Police Department, which could potentially have significant cost savings compared to constructing a new facility. She closed by providing an update on the Town's election that was currently underway and advised that preliminary election results were expected shortly after 7:00 PM on April 7, though official certification would occur later after canvassing.

XII. Adjournment

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at approximately 8:58 PM.

ATTEST



Janell Sciacca, Town Clerk

Board of Trustees, Fairplay, Colorado



Frank Just, Mayor