1. Meeting Material

   Documents:

      MINUTES (2).PDF
      AGENDA (4).PDF

OFFICIAL MINUTES
REGULAR BOARD MEETING
MARCH 17, 2025
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, March 17, 2025, 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

BOARD MEMBERS PRESENT:	Mayor Frank Just, Trustee Ray Douglas, and Trustee Erik Baum.
BOARD MEMBERS ABSENT:	Mayor Pro Tem Pete Lynn and Trustee Josh Voorhis (excused)
STAFF IN ATTENDANCE:	Town Administrator Janell Sciacca, Chief of Police Jeff Worley, Town Attorney Joe Rivera, Town Planner Scot Hunn, Town Engineer Deron Dircksen, and Building Official Kyle Parag.

IV. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Trustee Baum and seconded by Trustee Douglas.
- Roll call vote: Unanimous approval.

V. CONSENT AGENDA
A. APPROVAL OF REGULAR MEETING MINUTES – March 3, 2025
B. APPROVAL OF EXPENDITURES – Paid bills for all Town funds from February 28, 2025, through March 14, 2025, in the amount of $87,818.33.

MOTION to approve the Consent Agenda as presented with the minutes as written, and expenditures as stated was made by Trustee Douglas and seconded by Trustee Baum.
- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS
Mikayla Batts, a Colorado Mountain College student reported she was conducting a sustainability-oriented research study on Fairplay for her Capstone project and requested individual or group conversations with board members. The Board suggested she present her findings on completion.

VII. PROCLAMATIONS, PRESENTATIONS & UPDATES
A. Presentation from Habitat for Humanity Director Owen Dodd. Continued.

VIII. NEW BUSINESS
A. CERTIFICATE OF APPROPRIATENESS – Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application COA 2025-001 from Michael and Lisa Lapp for exterior renovations to the structure at 611 Main Street?
Town Planner Hunn presented the Staff Report and recommended approval with no conditions. Applicants Mike and Lisa Lapp were in attendance and answered brief questions from the Board regarding the project.

MOTION to approve the application for a Certificate of Appropriateness filed by Michael and Lisa Lapp for the residing and renovation of a residential structure located at 611 Main Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval, and direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved was made by Trustee Douglas and seconded by Trustee Baum.
- Roll call vote: Unanimous approval.

B. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 11, Series of 2025, 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 WITH MIKE LAPP FOR THE 611/613 MAIN STREET RESIDING PROJECT."?**
Town Administrator provided an overview of the Staff Report and advised the PIIP application was directly related to the Certificate of Appropriateness and Staff was recommending approval as presented.

MOTION to approve Resolution No. 11, Series of 2025, as presented was made by Trustee Baum and seconded by Trustee Douglas.

- Roll call vote: Unanimous approval.

C. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay Approve the Adoption of Resolution No. 12, Series of 2025, 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 WITH DEAN BUTLER FOR THE 662 TRISTAN LOOP EXTERIOR PAINTING PROJECT**."?
Town Administrator provided an overview of the Staff Report and recommended approval as presented. Applicants Dean and Kathy Butler were in attendance and answered questions from the Board about the project.

MOTION to approve Resolution No. 12, Series of 2025, as presented was made by Trustee Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

D. **CERTIFICATE OF APPROPRIATENESS** – Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application 2025 COA-002 from Erin Michalski dba Eagle Rock Ranch, LLC, for enclosure of a walk-in freezer at 530 Front Street?
Town Planner Hunn presented the Staff Report and recommended approval with no conditions. Applicants Erin Michalski was in attendance and answered brief questions from the Board regarding the project.

MOTION to approve the application for a Certificate of Appropriateness filed by Erin Michalski for a new enclosure located at 530 Front Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval, and direct the Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved was made by Trustee Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

IX. STAFF AND BOARD OF TRUSTEE REPORTS

Town Administrator Sciacca solicited Board input on Food Bank remaining at 501 Main Street long-term. Mayor Just expressed willingness to allow Food Bank to stay indefinitely, as long as they understand their limits and responsibilities. The Board agreed to consider drafting a letter clarifying their position on the Food Bank's continued presence, potential renovations and shared use of facilities (e.g., culinary kitchen). Town Administrator Sciacca to inform Food Bank president Tina Darrah of the Board's willingness to discuss long-term occupancy.

The Board discussed scheduling a work session to hear a presentation on a potential annexation with Fred Marvel. The tentative date was set for April 28, 2025. Mayor Just mentioned being contacted for a separate meeting with Fred Marvel and his attorney. Attorney Rivera clarified that annexation is a legislative matter, allowing board members to have discussions outside of formal meetings but suggested no Attorney be present.

Building Official Parag reported on increased building activity expected for the year and a potential exemption from energy code requirements for jurisdictions under 2,500 population (Senate Bill 141).

Town Engineer Dircksen provided updates on the River Park Trail project - Engineering completed for bridge removal and retaining wall, cost estimate received from AA/FNF, construction expected to begin in early April. He also reported on Burro Park improvements, progress on impact fees study for storm drain, streets, police, municipal buildings, and parks, and collaboration on other general engineering projects.

Town Planner Hunn reported on the in-person Development Review Team meeting held that day, pre-application meetings with potential applicants, including the Food Bank, recent adoption of the three-mile annexation plan, and plans for issuance of an RFP for updating the Comprehensive Plan and Unified Development Code in 2025.

Town Administrator Sciacca reported that Medlin was attending the Colorado Rural Water Conference, Chris Bannister and Tim Murphy were scheduled to take next certifications soon, Brian Rogers was showing interest in wastewater certification and then requested to conduct the Streets inventory with the Mayor and Superintendent Medlin.

Chief Worley reviewed the subsequent automated vehicle identification system (AVIS) and radar processing 11-day study conducted by Emergent Enforcement. 83,691 vehicles recorded during the study period and approximately 14% of vehicles speeding at 10 mph or above, and one vehicle recorded traveling at 100 mph! He clarified that the system was for speed enforcement only, not registration or vehicle weight enforcement.

Town Attorney Rivera reported on his third month as town attorney stating his focus areas included planning issues, lease matters, claimant matters, and contracts. He emphasized his role in helping the Board achieve their goals within legal boundaries.

Mayor Just expressed appreciation for staff and board's ability to find reasonable solutions to issues, shared an anecdote about a conversation with a gentleman at Park County Animal Hospital that was impressed with the town's financial planning.

Town Administrator Sciacca reported on meetings with Park County Public Works regarding fairgrounds improvements. She also sought board input on regulations for buskers (street performers) in town. The Board leaned towards maintaining current restrictions that busking was a commercial activity and not allowed on public streets or sidewalks but permitted on private property.

Trustee Douglas reported on attendance at the CML Policy Committee and a HB that proposes requiring local governments to grant reciprocal business, health, and fire safety licenses for food trucks. CML staff recommended opposing the bill. Board members expressed concerns about potential impacts on local tax revenue and regulatory challenges.

Town Administrator Sciacca announced a second Public Meeting with Xcel Energy regarding the upcoming Wildfire Mitigation Pole Replacement Project that would result in a temporary electric outage. She advised the meeting was set for March 26 at 4PM at the County Building.

X. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 7:31 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

FAIRPLAY TOWN SEAL COLORADO

ATTEST:

Janell Sciacca, Town Clerk

AGENDA for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO Monday, March 17, 2025, at 6:00 P.M. in the Fairplay Town Hall, 901 Main St, Fairplay, CO

Join the TEAMS Meeting (Meeting ID: 210 936 255 71 / Passcode: Df6Bw7eL)

5:00 PM WORK SESSION – DISCUSSION REGARDING BURRO DAYS RACE RULES.

(Work Sessions are held for the Board to receive, review, discuss, and analyze information on complex issues or proposals; allow for more in-depth discussions without taking any formal action; and study and better understand matters)

I. 6:00 PM CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. CONSENT AGENDA (*This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*

- **A. APPROVAL OF REGULAR MEETING MINUTES** – March 3, 2025
- **B. APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from February 28, 2025, through March 14, 2025, in the amount of **$87,818.33.**

VI. CITIZEN COMMENTS (*This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.)*

VII. PROCLAMATIONS, PRESENTATIONS & UPDATES

- **A.** Presentation from Habitat for Humanity Director Owen Dodd.

VIII. NEW BUSINESS

- **A. CERTIFICATE OF APPROPRIATENESS –** Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application COA 2025-001 from Michael and Lisa Lapp for exterior renovations to the structure at 611 Main Street? *The Board will consider an application for renovations to a structure in the Town Center Overlay District.*
- **B. FIRST READING –** Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 11, Series of 2025, 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 WITH MIKE LAPP FOR THE 611/613 MAIN STREET RESIDING PROJECT**."? *The Board will consider an application for Property Improvement Incentive Funding for a residing project.*
- **C. FIRST READING –** Should the Board of Trustees for the Town of Fairplay Approve the Adoption of Resolution No. 12, Series of 2025, 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 WITH DEAN BUTLER FOR THE 662 TRISTAN LOOP EXTERIOR PAINTING PROJECT**."? *The Board will consider an application for Property Improvement Incentive Funding for exterior painting of a house and garage.*
- **D. CERTIFICATE OF APPROPRIATENESS –** Should the Board of Trustees for the Town of Fairplay, sitting as the Architectural Review Committee, approve application 2025 COA-002 from Erin Michalski dba Eagle Rock Ranch, LLC, for enclosure of a walk-in freezer at 530 Front Street? *The Board will consider an application for enclosure of a non-conforming structure placed in the Town Center Overlay District.*

IX. STAFF AND BOARD OF TRUSTEE REPORTS

X. ADJOURNMENT.

Upcoming Meetings / Events

2nd Xcel Energy Pole Replacement Project Public Meeting	March 26, 2025
Board of Trustees Regular Meeting	April 7, 2025
People's Choice Awards Ceremony & Dinner	April 18, 2025
Board of Trustees Regular Meeting	April 21, 2025
Town Clean Up Days	June 6-8, 2025
Huck Finn Free Fishing Day at Fairplay Beach	June 7, 2025

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website (www.fairplayco.us) on Friday, March 14, 2025. THIS AGENDA MAY BE AMENDED.