OFFICIAL MINUTES
REGULAR BOARD MEETING
JUNE 2, 2025
901 MAIN STREET, FAIRPLAY, CO 80440

5:00 PM – WORK SESSION REGARDING COLORADO HOUSING AND FINANCE AUTHORITY LAND BANKING PROGRAM.

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, June 2, 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, Mayor Pro Tem Ray Douglas, Trustee Courtney Avery, Trustee Josh Voorhis and Trustee Baum (via phone/TEAMS).

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, and Chief of Police Jeff Worley (TEAMS) and Contract Engineer Ken Hardesty (TEAMS).

IV. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

A. **APPROVAL OF EXPENDITURES** – Paid bills for all Town funds from May 16, 2025, through May 28, 2025, in the amount of **$58,479.02.**

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

- Roll call vote: Unanimous approval.

VI. CITIZENS COMMENTS – None.

VII. NEW BUSINESS

A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 16, Series of 2025, entitled **"A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, FOR ACCEPTANCE OF THE BEAVER CREEK WATER PLANT INFILITRATION GALLERY IMPROVEMENT PROJECT."**?

Town Administrator Sciacca reported the purpose of the resolution was to finalize and close out the SRF loan and was required by CDPHE allowing for the final reimbursement. She added that the final DOLA reimbursement had already been processed and that grant closed out.

MOTION to approve adoption of Resolution No. 16, Series of 2025 as presented was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

B. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 17, Series of 2025, entitled **"A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ELECTING TO BECOME A MEMBER OF THE COLORADO RETIREMENT ASSOCIATION."**?

Town Administrator Sciacca reviewed the Staff Report and provided the following points regarding the move from Mission Square to Colorado Retirement Association (CRA):

a. Vesting occurs faster with CRA, with 20% vesting per year accruing monthly.
b. Employees 55 or older would automatically be vested.
c. Added eligibility of transferring employment credit to and from other CRA program employers.
d. The Town guaranteed match remained at 3%, but employees were offered an additional 2% based on a one-to-one match when the employee contributes to the 457 deferred plan.
e. CRA offers more investment options and added control for employees.

Trustee Baum inquired about administration costs and Sciacca replied these would be less with CRA. Baum questioned giving up some control of vesting. Sciacca replied vesting was still required but just occurred faster and would allow an employee opportunity to take their funds with them or bring them to the Town when transferring to or coming from another employer in the CRA plan.

MOTION to approve adoption of Resolution No. 17, Series of 2026 as presented was made by Trustee Avery and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval. (*Baum did not voice a vote*)

MOTION to issue a 60-day notice of plan termination to Mission Square was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval. *(Baum did not voice a vote)*

C. Should the Board of Trustees for the Town of Fairplay, Colorado approve adoption of a Sabbatical Leave Policy for the Town of Fairplay's Police Officers?

Town Attorney Rivera presented and led discussions. The following were key decisions and discussion points:

a. Sabbatical leave will be for four consecutive work periods (essentially four weeks).
b. Eligibility requires three years of full-time service as a police officer for the town.
c. The police chief does not have authority to expand eligibility without Board authorization.
d. The leave will be treated as part of the officer's leave bank rather than as a special duty to avoid potential liability issues for the town.
e. Officers must use the sabbatical leave within a reasonable timeframe after becoming eligible.
f. The sabbatical leave has no cash value and cannot be banked indefinitely.
g. Officers become eligible for another sabbatical three years after returning from their previous one.
h. In case of emergency where sabbatical leave is cut short, the Board will decide how to handle the return to sabbatical leave based on a case-by-case basis.

Town Attorney Rivera thanked everyone for the discussions and input and then provided a motion for adoption.

MOTION to approve adoption of the Police Department Sabbatical Leave Policy as modified with the Board to be provided a report on implementation after one officer uses the sabbatical was made by Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

D. Should the Board of Trustees for the Town of Fairplay, Colorado approve the purchase of real property adjacent to the Town's Water Plant, 1582 Beaver Creek Road and TBD Beaver Creek Road, Fairplay, CO 80440 AKA county parcel ID R0048989 and R0048990?

Town Attorney Rivera presented reminding that the property consists of two parcels totaling over 50 acres (one approximately 35-40 acres, the other 15 acres) and advised the seller countered the Town's initial offer of $350,000 with $500,000, including water rights valued at $70,000. Following discussion, the Board generally agreed to make a counteroffer of $430,000 for both parcels and water rights even though the water rights were not crucial to the purchase.

MOTION to approve a one-time counteroffer of $430,000 for the parcels and water rights as discussed was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

Town Attorney reminded that the Board previously approved the Mayor signing the real estate agreement and Amy Caniglia stated she would prepare the necessary documents and transmit them the following day.

VIII. STAFF AND BOARD OF TRUSTEE REPORTS

Ken Hardesty provided updates on water system matters. He reported he was working with Staff to update the Water Loss/Production Report, Neptune had offered a 10-meter pilot program, a spike in iron was detected in the pipeline from the gallery, potentially due to pipeline erosion and Staff was flushing the line while investigating solutions; and Staff recently toured the Upper Blue Sanitation system.

Town Administrator Sciacca provided updates on issuance of a noise permit for the fair, the 501 Main insurance claim that was pending, vandalism occurring in the River Park, CDOT's plans to change the speed limit on US 285 to 45 from the bridge to Platte Drive, and that overall the citations issued were being paid and there had only been a few violators calling to contest them.

Trustee Voorhis thanked Chief Worley for his department and staff's handling of a vandalism incident at his house.

Mayor Pro Tem Douglas reported on the CML spring conference he attended and suggested Staff pick up cones and signage that had blown down the hill near Fairplay Heights.

IX. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 7:41 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

TOWN SEAL
FAIRPLAY COLORADO