OFFICIAL MINUTES
REGULAR BOARD MEETING
JUNE 16, 2025
901 MAIN STREET, FAIRPLAY, CO 80440

I. REGULAR MEETING – CALL TO ORDER

A Regular Meeting of the Fairplay Board of Trustees was called to order on Monday, June 16, 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.
BOARD MEMBERS ABSENT:	
STAFF IN ATTENDANCE:	Town Administrator Janell Sciacca, Town Attorney Joe Rivera, and Town Planner Scot Hunn.

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 PRIOR MEETING MINUTES** – May 5, 2025 Regular Meeting.

B. **APPROVAL OF CHECK EXPENDITURES** – Paid bills for all Town funds from May 29, 2025, through June 12, 2025 in the amount of **<u>$207,794.03</u>**.

C. **APPROVAL OF EFT EXPENDITURES** for all Town funds for May 1, 2025 through May 31, 2025, in the amount of **<u>$185,972.28</u>.**

D. **APPROVAL OF RECONCILATION** for all Town financial accounts and funds for the month of April, 2025.

Town Administrator noted the additional financial report detailing EFT expenditures which were now available with the switch to US Bank as well as the inclusion of the monthly reconciliation. She advised these would be normal reports. Trustee Baum inquired about the FSD annual interest payment and Sciacca replied that it was the one of two annual interest payments for the Sanitation District acquisition loan and the much larger annual payment would come later in the year.

MOTION to approve the Consent Agenda as presented with the expenditures as stated and the minutes as written was made by Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

VI. PRESENTATIONS, PROCLAMATIONS & UPDATES

A. Update from Xcel Energy Area Manager Blair McGary

Blair McGary appeared and reported the recent pole replacement project on May 28, 2025 was completed in 6-hour. She thanked Town Staff for coordination, communication, and traffic light power support and reported that overall, the project went smooth aside from grocery store backup power miscommunication. McGary reported that substation upgrades were ongoing for improved resilience. She also explained Xcel's *Enhanced Power Safety Settings (EPSS)* program where lines were shut off automatically during high wildfire risk conditions as well as Public Safety shutoffs and encouraged residents to prepare. The Board thanked McGary for the improvement in partnership and communication.

VII. NEW BUSINESS

A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 18, 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 BETWEEN THE TOWN AND CHERYL SLAVEN FOR THE 491 FRONT STREET EXTERIOR PAINTING AND TRIM PROJECT."?
Town Administrator Sciacca presented noting that the applicant could not attend due to a schedule conflict. The Board expressed their position that the applicant appears but agreed and acknowledged the visible benefits of the project. They requested that applicants appear in person or online for all future requests. They also asked that this applicant provide photos demonstrating the work completed.

MOTION to approve the adoption of Resolution No. 18. Series of 2025 approving a PIIP Agreement for the 491 Front Street painting and staining project as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

B. **FIRST READING** – Should the Board Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 19, Series of 2025, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LAND BANKING PROGRAM**."?
Town Attorney presented and reported that all application costs were to be covered by FP Land and the resolution is only first step; the Town may walk away later. Town Planner Hunn advised that the project is not yet "shovel ready" and that final plans, engineering, and conditions of approval were still required for finalization. Following discussion on process and Town requirements, Crozier confirmed potential developers are reviewing the project as currently approved. The Board stressed that if significant changes are proposed later, timing and process must be factored in and both Steve Crozier and Tanner Crawley acknowledged the Board's position. Clarification was provided that submission of the application places the Town under no binding obligation; commitments would only occur after due diligence and execution of loan and purchase contracts.

MOTION to approve the adoption of Resolution No. 19. Series of 2025, approving submission of and application for the Land Banking Program as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem 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. 20, Series of 2025, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN AGREEMENT WITH TERRAGENESIS, LLC FOR DEWATERING, TRANSPORTATION AND LAND APPLICATION SERVICES FOR BIOSOLIDS**."?
Town Administrator Sciacca reported that the proposal received from Terra Genesis came in at **$91,000 quote, $240 per dry ton.** Denali also provided a competing quote which came in significantly higher at $150,000 so Staff was recommending awarding the agreement to Terra Genesis. The Board questioned the "dry ton" definition and associated costs and requested clarification. The item was postponed for clarification.

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 reported that the seller countered the Town's $430,000 offer with $475,000. The Board debated whether additional $45,000 was justified given long-term Town interests vs. property's limited development potential since one parcel was landlocked, the other was potentially not eligible for a well due to size restrictions, and there was minimal value of the water rights. Following additional discussion, the Board's consensus was that there would be no counteroffer and the Town's prior offer of $430,000 was its final offer.

VIII. STAFF AND BOARD OF TRUSTEE REPORTS

Town Attorney Rivera provided a reminder to the Board of their obligations under Open Meetings Law stating that any meeting of three or more members (including group emails or "reply all") constituted a public meeting and required noticing. He advised that social events, parades, conferences, or gatherings of three or more could also require public notice depending on circumstances and Town code. He advised that Trustees avoid discussing quasi-judicial matters (e.g., land use applications) outside of formal meetings and advised that violations could result in penalties.

Town Planner Hunn reviewed status of development applications including three minor subdivisions, an exemption plat, a variance (Highside Brewing), and a special use permit for South Park Food Bank and noted a draft RFP for UDC (Unified Development Code) update had been completed and provided to Sciacca.

Town Administrator Sciacca highlighted several upcoming events including the CML Conference and Park County Fair. Sciacca also reported the Town was recommended by Senators Hickenlooper and Bennet for a Congressionally Directed Spending grant to build a station for the Police Department while another DOLA and JAG grant were unsuccessful, and Staff would be submitting an SRF application for the meter replacement project. Sciacca reported that two quotes for reroofing 501 Main were received ranging from $157K–$250K and that insurance may not cover the damage due to disputed hail damage timing, but she was continuing to try and locate any records the County may have on the building that would indicate there was or was no prior damage. Sciacca also reported that Staff received a request from Barrie Stimson for a Work Session to discuss the Town's inclusionary housing ordinance and the Board decided on July 14.

Trustee Voorhis reported that Tim Medlin and the Public Works Department went above and beyond to help the USFS fix several leaks at their shop up in the Heights, and unfortunately further repairs were required but under current circumstances were not an option. He also thanked the Town for taking in tires for recycling that had been dumped in the forest. Voorhis also thanked the Police Department for responding to, dealing with and talking him down following egging events at his residence and then unfortunately the 3 young men who performed the egging were involved in an accident later that night and totaled their vehicle when it rolled over. He stated that thankfully none of them were seriously injured. He also thanked staff for working with Dollar General to clean up trash and reported he may be gone for the July 7 meeting for a family trip.

Trustee Douglas expressed appreciation for the work of the Police Department and their advocating for AVIS speed enforcement. He voiced his extreme support for anything that could be done to slow drivers down and keep them from injuring pedestrians or causing accidents.

Mayor Just reported he was approached by several residents who were against the AVIS enforcement citing their rights were being violated, and his response was similar to that of Douglas and added that if you don't speed you have nothing to worry about. The entire Board echoed general support for the efforts and felt those complaining needed to get involved and attend meetings if they felt that strong.

IX. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 7:50 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

FAIR PLAY TOWN SEAL COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk