



**OFFICIAL MINUTES
REGULAR BOARD MEETING
JULY 21, 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, July 21, 2025, at 6:01 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 Erik Baum

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Town Planner Scot Hunn

IV. APPROVAL OF AGENDA

MOTION to approve the Agenda as written was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

- A. APPROVAL OF CHECK EXPENDITURES** – Paid bills for all Town funds from July 4, 2025, through July 16, 2025, in the amount of \$72,076.80.
- B. APPROVAL OF EFT EXPENDITURES** for all Town funds for June 1, 2025 through June 30, 2025, in the amount of \$533,088.12.
- C. APPROVAL OF RECONCILIATION** for all Town financial accounts and funds with Financial Update for the month of May, 2025.

Trustee Baum inquired about higher expenses from Plante Moran and Artistic Custom Badges. Sciacca provided explanations and included additional information regarding One Card and benefit expenses paid by EFT.

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

- Roll call vote: Unanimous approval.

VI. PROCLAMATIONS, PRESENTATIONS AND UPDATES

- A. Presentation by High Rockies Community School Regarding 2025 Llama Rama Fundraiser.**

Student mayors Olivia Rodriguez and Violette Shaw presented on behalf of High Rockies Community School highlighting key points about the school:

- Small school with 13 full-time and 2 part-time students in pilot year
- Multi-age, play-based, and outdoor-focused curriculum
- Student government and social-emotional learning emphasized
- Real-life projects included community unit, biogeography, astronomy, and entrepreneurship
- Community involvement through volunteering and local partnership

They also presented a funding request:

- Seeking support for barn renovation project to create community education space
- Total project cost over \$500,000
- School has raised \$21,000 so far, with \$30,000 goal for Llama-Rama event
- Requested town support for the project

Board discussion ensued with a concern being raised about equitable funding for all schools. Following additional discussion and confirmation of available funding, the Board agreed to donate \$3,000 to the High Rockies Community School 2025 Llama Rama Fundraiser.

VII. CITIZEN COMMENTS

Scott Dodge, 1217 Meadow Drive, suggested the Town find a way to allow for the Beach to remain open during its Independence Day celebration instead of taking a huge amenity out of commission for the day. Dodge also commented on shutting down parking on Front Street for 15 minutes parade events noting it impacted businesses by removing their parking for an entire day.

VIII. NEW BUSINESS

- A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 24, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT WITH JOSIAH RENZ FOR J.R.’S PIZZA PLACE.**”?

Town Administrator Sciacca presented the ESTIP application and introduced applicant Josiah Renz. Renz provided information on his plans and answered questions from the Board. Renz advised his Building and Fire plans were already approved and he was hoping this agreement would help expedite the process. Details regarding daily capacity were discussed as well as planned menu changes for the restaurant. The Board expressed general excitement and extended best wishes to Renz.

MOTION to approve Resolution No. 24, Series of 2025, approving an ESTIP with Josiah Renz for JR’s Pizza Place as presented was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

IX. PUBLIC HEARINGS

- A. **CERTIFICATE OF APPROPRIATENESS REQUEST – COA 2025-005.** Should the Board of Trustees for the Town of Fairplay, sitting at the Architectural Review Committee, approve an application from Shiela Waite for renovations for the building at ~~540 Front Street~~ 425 Main Street?

Mayor Just announced the public hearing item and format. Town Planner Hunn presented an overview of the Staff Report and recommendation for approval. Applicants Shiela & Ryan Waite were in attendance online and reviewed details of the proposed renovations. Just opened the floor to public comment. Scott Dodge, 1317 Meadow, pointed out the agenda showed the property at 540 Front Street and not 425 Main Street. Just noted the correction for the record. There were no comments against and no comments in favor of the request.

MOTION to approve the application for a Certificate of Appropriateness filed by RNS Excavating & Contracting for the removal and replacement of a deck at the RNS Excavating & Contracting Building located at 425 Main Street within the Town Center Overlay District, 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 seven (7) business days as per the plans submitted and approved was made by Mayor Pro Tem Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous approval.

X. OTHER BUSINESS

- A. **Board Discussion.** Discussion of whether to create a process by which smaller development projects may apply for exemptions/waivers from specific application requirements that would otherwise apply to the development project.?

Town Attorney Rivera and Town Planner Hunn introduced the topic of creating a waiver process for smaller development projects. Current code requires all projects, even small subdivisions, to meet full requirements and Staff was seeking feedback on a proposal to allow waivers for specific application requirements. Rivera provided an example of a minor subdivision applicant being required to submit a \$20,000-\$30,000 drainage study. Discussion followed on scope of waivers and Rivera reviewed options:

- Town administrator grants with no further review
- Town administrator grants with board notification
- Town administrator grants with option for board review
- All waivers presented to and heard by the board

Mayor Just advocated for waivers to come directly to the board for quicker decision-making. Concerns were raised regarding Board members’ expertise to evaluate waiver requests and there was general agreement that waivers should be available for multiple types of applications, not just minor subdivisions. Overall, the Board felt there was need for a waiver process and directed Staff to develop a proposal for a waiver process to be presented at a future meeting.

XI. OLD BUSINESS

- A. 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, and the purchase of 10 water stock certificates.

Town Attorney Rivera presented an update on the purchase of real property adjacent to the town's water plant and 10 water stock certificates for a total purchase price of \$430,000. He noted that financing would have to be obtained by the Town with the Board acting as a Water and Wastewater Enterprise Board. Rivera explained financing complexities including pledging water service fees as source of loan repayment and possible land collateral requirements as well. He also explained the due diligence process for water certificates noting it was expected to take 45-60 days. Following questions from the Board, Town Attorney Rivera provided a motion for the Board

MOTION that the Board of Trustees, in its capacity as Water and Wastewater Enterprise Board, move to instruct Staff to work with the appropriate persons to enter into a preliminary contract to purchase the real property adjacent to the Town's water plant and 10 water stock certificates and obtain preliminary financing for same. Subject to the following contingency: financing of same remains subject to the approval of the Town Board, acting in its capacity as Water and Wastewater Enterprise Board and the other conditions set forth in the contract to buy and sell real estate was made Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

XII. STAFF AND BOARD OF TRUSTEE REPORTS

Town Administrator Sciacca noted the notice in her report being sent out with Utility Bills as required following a Drinking Water Treatment Technique Violation. She noted that there was no danger to the public, and the violation was a result of a SCADA failure which the Town was working to correct. She then reported that the 501 Main roof repair was moving forward, but CIRSA requested a 3rd quote, the River Park project was essentially complete and amenities (trash cans, benches, etc.) were being obtained, the State Patrol would be conducting an Active Shooter training at Town Hall on July 23, and the next Intergovernmental Meeting was set for July 30 at 501 Main.

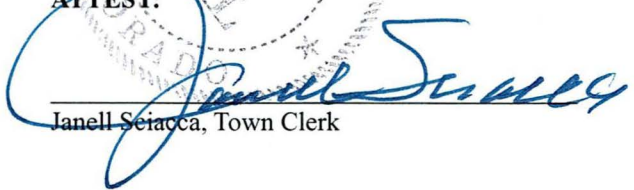
Trustee Voorhis raised concerns regarding invasive chamomile plants in Town and volunteered to work with Staff to address. He also inquired as to any updates on Highside Brewery's plans to install landscaping and parking improvements. Sciacca replied she would follow up with the Town Attorney and Planner on the matter.

Mayor Pro Tem Douglas reported on his attendance on behalf of the Town as the Park County Fair and Sponsor Dinner.

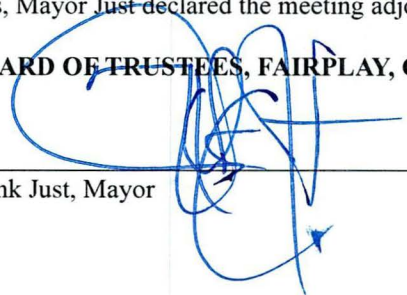
XIII. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:16 PM.

ATTEST:


Janell Sciacca, Town Clerk

BOARD OF TRUSTEES, FAIRPLAY, COLORADO


Frank Just, Mayor