



Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, March 16, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

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(Meeting ID: 236 381 033 335 04 / Passcode: bt6Ma6TV)

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I. 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 Minutes of Prior Regular Meeting - November 3, 2025

B. Approval of Minutes of Prior Regular Meeting - November 17, 2025

C. Approval of Minutes of Prior Regular Meeting - December 1, 2025

D. Approval of Minutes of Prior Regular Meeting - March 2, 2026

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 and Updates

A. Presentation from Boys & Girls Club of the High Rockies Executive Director Jessica Bartak regarding the April 4th Annual Chili Cook-Off Fundraiser.

B. Update from South Park Food Bank.

VIII. Public Hearings

IX. New Business

A. CONTINUED FROM MARCH 2, 2026: SECOND 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."?

B. FIRST READING: Should the Board of Trustees of the Town of Fairplay approve "Resolution No. 13, Series of 2026, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF

FAIRPLAY, COLORADO DENYING A VARIANCE FROM SIDE AND REAR YARD SETBACKS FOR THE STOINSKI EXEMPTION PLAT FOR NEW LOT 11 AND NEW LOT 14 (CASE NUMBER VAR-2025-001)."

X. Other Business

XI. Staff and Board of Trustee Reports

A. Town Administrator Report

B. Police Department Report

C. Public Works Reports

D. Events Report

E. Town Planner Report

F. Town Engineer Report

G. Wastewater Operator In Responsible Charge (ORC) Report

H. Water Loss / Production Report

XII. Executive Session

Under C.R.S. §§ 24-6-402(4)(b) and (f) to receive legal advice and to discuss personnel matters related to Chief of Police Jeff Worley, and Officer James Deschryver, the subject officer in an internal affairs investigation.

XIII. Adjournment

Upcoming Meeting / Events

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on Friday, March 13, 2026.
This Agenda May Be Amended.



**OFFICIAL MINUTES
REGULAR BOARD MEETING
NOVEMBER 3, 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, November 3, 2025, at 6:07 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 and Josh Voorhis. Courtney Avery arrived late at 6:11 PM.

BOARD MEMBERS ABSENT: Trustee Erik Baum (Excused)

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Town Planner Scot Hunn, Town Engineer Deron Dirksen, and Town Surveyor Tim Barnett.

IV. APPROVAL OF AGENDA

MOTION to approve the agenda as presented was made by Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

A. APPROVAL OF PRIOR MEETING MINUTES – July 7, 2025 Regular Meeting.

B. APPROVAL OF PRIOR MEETING MINUTES – July 21, 2025 Regular Meeting.

C. APPROVAL OF CHECK AND ACH EXPENDITURES ISSUED THROUGH BILL.COM – Paid bills for all Town funds from October 7, 2025, through October 30, 2025, in the amount of **\$134,819.94**.

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

- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS – None.

VII. PUBLIC HEARINGS

A. CONTINUED FROM OCTOBER 20, 2025: 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?

Mayor Just introduced the hearing and provided an overview of the format and jurisdiction, opening the Public Hearing at 6:13 PM. Town Attorney Rivera explained that the Board acts as both judge and jury in this type of hearing deciding whether to affirm or reverse the Town Administrator's denial or approve the appeal with or without conditions. Attorney Ben Monarch presented on behalf of the property owner providing an overview of the intent of the applicant's original application and the issues stemming from existing structures. He argued hardship was from pre-existing structures and felt granting of the appeal would not affect neighbors, change density or use, nor impact safety, drainage, or traffic but would rather legalize existing conditions. Monarch also raised concerns that the owners were billed \$1,500 in third-party review fees, survey costs increased due to the prolonged review process and the owners felt the town's process was confusing and burdensome. Town Planner Hunn explained the Town's reasoning for denying the application and reviewed the process followed. He then explained the proposed lot line would create clear code violations. Hunn also reviewed the options that were suggested by Staff to move the lot line further north or move the shed. He also noted that the applicant's own drawing included a note saying "shed to removed" and Staff indicated they could approve the subdivision if that were the case. Following discussion on procedure, the applicant's Attorney indicated a request to

shift the request to a variance. The Town Attorney explained the separate process that would entail and advised the Board lacked proper jurisdiction to grant any variance at this time. He then outlined options for the Board to decide the appeal as scheduled and make a determination as to whether the lot line adjustment violates the code, deny or approve the appeal with conditions, or stay the appeal and require the applicant to submit a formal variance application. Rivera reviewed potential legal risks for the Board to review a variance request without following proper procedure. Following additional discussion, there was general agreement by the Board to stay the appeal.

MOTION to stay the appeal of the Town Administrator's denial of a Lot Line Adjustment Plat EP-2025-003 on the property commonly known at 1150 Castello Avenue, Fairplay, CO, and direct Stoinski to submit a formal variance application under Article 22 of the Fairplay Municipal Code was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous approval.

B. FIRST READING – 2025FY Amended Budget and 2026FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.

Mayor Just introduced the hearing and provided an overview of the format. He opened the Public Hearing at 7:33PM. Town Administrator Sciacca reviewed key information noting 2025 was still being reconciled, but all major projects were completed. She noted that Staff was working to move away from use of an Excel spreadsheet for the budget and use of Caselle accounting module. She also reviewed proposed changes to employee benefits and changing the workers' compensation insurance company to save money. Following discussion, Sciacca advised that Staff was requesting continuance of the hearing to November 17 as per the schedule of adoption.

MOTION to continue the hearing on the 2025FY Amended Budget and 2026FY Proposed Budget to November 17, 2026.

- Roll call vote: Unanimous approval.

VIII. NEW BUSINESS

A. Should the Board of Trustees for the Town of Fairplay approve a Second Amendment to the Town of Fairplay Development Agreement with Habitat for Humanity regarding the residential development located at 521 Castello Avenue?

Town Attorney Rivera and Town Engineer Dirksen presented and advised the Board the purpose of the amendment DIA was due to the fact original letter of credit expired, so new construction schedules and financial guarantees were required.

MOTION to approve the Second Amendment to the Town of Fairplay Development Agreement with Habitat for Humanity regarding the residential development located at 521 Castello Avenue as presented and approve the Mayor to sign was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

B. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 32, 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 ERIN MICHALSKI FOR THE 530 FRONT STREET FREEZER ENCLOSURE PROJECT.”?

Town Administrator Sciacca presented the Staff Report advising the applicant had to leave but had joined online. Sciacca recommended approval as presented noting sufficient funding remained in the budget for this project.

MOTION to approve the adoption of Resolution No. 32, Series of 2025, as presented and was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

C. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 35, Series of 2025, entitled “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO DETERMINING THAT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON APRIL 7, 2026 SHALL BE A MAIL BALLOT ELECTION.”?

Town Administrator and Clerk Sciacca presented the Staff Report and recommended approval as presented. She reported that there would be three positions up for election – the Mayor and 2 Trustees. She also noted a question to raise the Town's lodging tax was also being presented.

MOTION to approve the adoption of Resolution No. 35, Series of 2025, as presented and was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

- D. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 36, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO REFERRING A QUESTION TO THE ELECTORS OF THE TOWN OF FAIRPLAY ON WHETHER THE LODGING OCCUPATION TAX SHALL BE INCREASED TO A MAXIMUM OF \$5.00 PER OCCUPIED ROOM PER NIGHT.**”?

Town Administrator and Clerk Sciacca presented the Staff Report and recommended approval as presented.

MOTION to approve the adoption of Resolution No. 36, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

IX. STAFF AND BOARD OF TRUSTEE REPORTS

A. Report on implementation of Fairplay Police Department Sabbatical Program.

Town Attorney Rivera reviewed the new policy for the Town PD. He advised that officers become eligible after 36 months of full-time service for 4 consecutive weeks of paid leave and the leave is unrestricted to avoid workers' compensation liability issues. Rivera reported that one officer had used the sabbatical and returned refreshed and appreciative of the program. Discussion ensued about the Chief's ability to amend use for an officer that has not met eligibility requirements, and the Board generally agreed the Chief could request the Board approve earlier sabbatical eligibility for certain officers to stagger scheduling and avoid many officers becoming eligible simultaneously.

- X. EXECUTIVE SESSION** under C.R.S. §§ 24-6-402(4)(b) and (f) to receive legal advice and to discuss personnel matters related to Chief of Police and Officer James Deschryver, the subject officer in an internal affairs investigation.

Town Attorney Rivera announced the purpose of the Executive Session, authorization under statute, and the participants being himself, Town Administrator Sciacca and the Town Board members. A motion to move into Executive Session was requested.

MOTION to move into Executive Session under C.R.S. §§ 24-6-402(4)(b) and (f) to receive legal advice and to discuss personnel matters related to Chief of Police and Officer James Deschryver, the subject officer in an internal affairs investigation was made at 8:23 PM by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

XI. ADJOURNMENT

There Executive Session was adjourned at 8:47 PM, and there being no further business before the Fairplay Board of Trustees., Mayor Just declared the meeting adjourned at 8:48PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



**OFFICIAL MINUTES
REGULAR BOARD MEETING
NOVEMBER 17, 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, May 19, 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 Erik Baum.

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, Chief of Police Jeff Worley, Building Official Kyla Parag, and Town Engineer Deron Dirksen.

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 RECONCILIATIONS for all Town Financial Accounts for the months of July, August & September 2025.

B. APPROVAL OF CHECK AND ACH EXPENDITURES ISSUED THROUGH BILL.COM – Paid bills for all Town funds from November 1, 2025, through November 13, 2025, in the amount of **\$215,544.78**.

Town Administrator Sciacca provided explanations for several questions from Trustee Baum

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

- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS

Kenny Shaw, 520 Hathaway, thanked the board for improvements at the 6th and Hathaway intersection. He said the changes have made the intersection safer and appreciated the Town's efforts.

VII. PROCLAMATIONS, PRESENTATIONS & UPDATES

A. Mayor's Proclamation announcing High Rockies Community School as 2026 Mountain Mardi Gras Royalty.

Mayor Just read the proclamation into the record and signed proclaiming High Rockies Community School as the 2026 Fairplay Mountain Mardi Gras Royalty. He reminded the annual event has raised over \$100,000 in funds for local nonprofit organizations and the 2026 event would take place February 21, 2026, featuring Cajun-style food, entertainment, and community participation. Town staff announced implementation of a new online ticketing and donation system to make purchasing tickets and contributing easier. Representatives of High Rockies in attendance expressed appreciation for being selected and stated they were proud to represent the community and participate in the event.

B. Presentation by Performance Services Regarding Project Services Partnership.

Performance Services representatives Kate Sawyer, David Koch, Ryan Quigley, Kasia Bulkowski, Daniel MacRostie and Tim Weber appeared. Sawyer provided an overview of the company and what they do as integrated design-build and energy services company working primarily with public sector clients and specializing in municipal, governmental, and K-12 projects, including facility upgrades, infrastructure improvements, and new construction. Sawyer also reviewed their design-build delivery model with a "no change order guarantee" and Energy Performance Contracting which focuses on upgrading existing infrastructure and facilities to reduce energy usage to result in savings to be used to finance project costs. Quigley discussed Water and Wastewater

infrastructure opportunities and results of their initial observations for water meter replacement and modernization, water plant improvements and wastewater system upgrades. The proposed EPC process would involve an assessment, Investment Grade Audit (IGA) feasibility studies and needs assessments and comprehensive report with planning recommendations with the overall process taking approximately 16 weeks. Sciacca then reported that the MOU she signed was to allow Performance Services to conduct initial exploratory work at no cost to the Town. Signing for an IGA is when money would be spent if the Town moved forward with any project. The Mayor noted the value of the single point of responsibility model in construction and project management, based on his experience as a general contractor. Board members expressed appreciation for the team's willingness to work with the Town and explore potential infrastructure and facility improvements.

VIII. PUBLIC HEARINGS

- A. CONTINUED FROM OCTOBER 20, 2025 - FOURTH READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 3, Series of 2025, entitled **“AN ORDINANCE ADOPTING BY REFERENCE THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INTERNATIONAL FIRE CODE, THE 2023 NATIONAL ELECTRICAL CODE, COLORADO FUEL GAS CODE, COLORADO PLUMBING CODE, COLORADO WILDFIRE RESILIENCY CODE, COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE OF MARCH 1, 2026.”?**

Mayor Just introduced the item and provided an overview. The Public Hearing was opened at 6:59 PM. Building Official Parag reported the proposal was for updating the Town's building codes from the 2018 editions to the 2024 editions. The update is intended to keep the Town within six years of the current code cycle, maintain eligibility for certain state housing grants and funding opportunities, and avoid potential future requirements to adopt more restrictive energy codes mandated by the State. Parag indicated that the estimated construction cost increase associated with the update was approximately 1–3% for a typical single-family home, most structural requirements such as snow load and insulation values remain unchanged and the primary changes included minor energy code updates, such as lighting control requirements.

Just opened the floor to public comment:

- Monica Douglas, 389 Aspen Way, questioned whether the updated codes would apply to existing buildings. Parag clarified that the codes apply only to new permits submitted after the effective date, not to existing structures unless major work was to be performed.
- Scott Dodge, 1317 Meadow Drive, raised questions regarding the timeline for adopting the updated codes and whether adoption was required immediately. He discussed potential state energy code requirements expected after July 1, 2026 and suggested the Town may need to adopt local amendments prior to that date to maintain flexibility. Dodge also raised concerns about the Board of Appeals structure within the ordinance and suggested consideration of a citizen advisory board or planning commission to review of appeals. Parag explained that the ordinance language allows for a Board of Appeals to be created when necessary, but due to the difficulty of maintaining a standing board with qualified members, the Board of Trustees serves as the appeal body when and if needed.
- Sam Weaver, 500 Bogue Street and local builder, expressed concern about potential construction cost increases associated with adopting updated codes. He questioned the estimate of a 1–3% cost increase and asked what data supported the estimate. Weaver also raised concerns that stricter building requirements may increase housing costs and encourage more modular home construction as a cost-saving alternative. Staff cited analysis from the National Association of Home Builders (NAHB) for the estimated cost increase and clarified that modular homes are regulated by state-level codes, and the Town's code would primarily apply to foundations and site work.

The floor was closed to public comment at 7:53 PM.

Additional discussion focused on insurance and ISO ratings, grant eligibility, and the Wildland Urban Interface (WUI) code. Parag explained that adopting current codes could help the Town obtain a Building Code Effectiveness Grading Schedule (BCEGS) / ISO rating, which may influence insurance underwriting and availability. He also noted that some state housing grants require municipalities to be within six years of the current building code cycle and that wildfire-resistant construction standards significantly improve the ability of firefighters to protect structures during wildfire events. Board members discussed balancing costs, maintaining eligibility for grants, and avoiding more restrictive state-imposed codes in the future. Trustee Baum expressed

interest in additional time to review the proposal and gather more feedback, while the majority of Board members felt the item had already been discussed across multiple meetings and that further delay might not produce new information.

MOTION to approve adoption of Ordinance No. 3, Series of 2025, as presented was made by Trustee Voorhis and seconded by Trustee Avery.

- Roll call vote: Unanimous approval.

The Board extended sincere appreciation to each member of the public that attended and provided input. Trustee Avery left the meeting at 8:39 PM.

B. SECOND READING – 2025FY Amended Budget and 2026FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.

Town Administrator Sciacca presented the second reading of the amended 2025 budget and the proposed 2026 budget for all Town of Fairplay funds. She explained that the budget documents were updated due to corrections in spreadsheets originally provided by Plante Moran and that the Town had completed transitioning to using the Caselle Budget module, which improved accuracy of figures and efficiency compared to the previous method of an excel spreadsheet. Sciacca provided revenue updates for sales tax and grants and expense updates for projects, salaries, liability and health insurance and dispatch services. She noted in the Utility Fund, water and sewer revenue increases were projected due to anticipated development and tap sales. She reviewed planned capital improvements for utilities, preparations for operator staffing transitions due to anticipated retirements of current operators by the end of 2026. There were some concerns expressed over the projected deficits shown in the spreadsheets, long-term structural deficits, rising public safety and pension costs, health insurance premiums, and sustainability of the town transit program. Sciacca acknowledged the concerns and noted that budgets are routinely amended throughout the year, grants and additional revenue sources help offset projected deficits and further adjustments will be made as final numbers become available during the continued review and adjustments. Sciacca reminded that the final hearing for the Budget would be December 1 and at that time Staff would provide updated spreadsheets including clearer fund balance calculations.

IX. OLD BUSINESS

A. Update from Tanner Crawley of Trellis Housing Partners on The Bluffs Land Banking Application Process.

Staff and project partners provided an update. Town Attorney Rivera reminded that the original project structure required the Town to purchase land and lease it to a development partner. However, legal review determined that structure was not permissible under program rules. Two alternatives were presented: Town purchases land and leases to developer or a Nonprofit Developer be the applicant. It was noted that the Town purchasing the land conflicts with the Board's prior directive that the Town maintain no financial exposure. Crawley announced that Narrate Development was a potential development partner with experience building attainable housing projects in Colorado and indicated interest in participating in the project if funding was secured. Rivera confirmed that the second option does not require formal Town participation beyond general support. Board members voiced general consensus that the Town avoid financial exposure or ownership risk but that supporting affordable housing remained a priority. Following additional discussion, the Board agreed to support drafting a general letter supporting affordable housing initiatives to accompany the nonprofit's funding application.

MOTION to direct Staff to prepare a letter of support for the nonprofit's application was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: 4 to 1 with Baum voting No.

X. NEW BUSINESS

A. Consider a Request from Chief of Police Jeff Worley for Early Use of Sabbatical Leave for Officers.

Chief Worley presented a request for an exception to the Police Department sabbatical policy seeking approval for four senior officers to receive sabbatical leave earlier than the standard three-year eligibility requirement. The Chief explained that most officers were hired around the same time, and strictly following the current policy would result in multiple officers becoming eligible simultaneously, potentially creating staffing challenges. Granting an early exemption for the four senior officers would allow the department to stagger sabbatical usage and maintain adequate staffing levels. Board members discussed whether employees receiving the early benefit would be required to commit to remaining with the department. The Chief indicated there was currently no such requirement, noting that the department historically experiences low turnover and offers competitive benefits that support retention. The Chief also reported that one officer, who had already reached the three-year eligibility mark, recently utilized the sabbatical program and returned to work feeling rested and productive, suggesting the program has been beneficial. Town Attorney Rivera clarified that the sabbatical policy already provided the Chief discretion to request early exceptions with Board approval. He also noted that under the policy structure, the three-year eligibility period would restart once the sabbatical concluded. Board members indicated confidence in the Chief's judgment regarding scheduling and staffing impacts and supported the proposed staggered implementation.

MOTION to approve the request to grant sabbatical eligibility exceptions as presented by Chief Worley was made by Mayor Pro Tem Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous.

- B.** Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 37, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING UPDATED FAIRPLAY WASTEWATER DESIGN CRITERIA, TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS.**”?

Town Engineer Dirksen presented the resolution to approve updated wastewater design criteria, technical specifications, and construction details. He reminded that the documents were previously reviewed during a work session and Staff had incorporated all comments and suggestions. He also noted one clarification added to address construction season limitations. The updated language clarifies that construction may occur outside the typical season at the discretion of the Town Engineer, provided appropriate geotechnical oversight is in place and the contractor assumes associated risks.

MOTION to approve adoption of Resolution No. 37, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

- C.** Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 38, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY ADOPTING UPDATED FAIRPLAY WASTEWATER RULES & REGULATIONS.**”?

Town Engineer Dirksen Staff presented the resolution for adoption of updated wastewater rules and regulations and corrected references that previously listed the Fairplay Sanitation District, updating them to reflect the Town of Fairplay as the responsible entity.

MOTION to approve adoption of Resolution No. 38, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

XI. STAFF AND BOARD OF TRUSTEE REPORTS

Town Administrator provided reports on software improvements including a permitting program for code enforcement, development and building permits.

Trustee Baum requested that the Chief include names of individuals involved in major crimes in future reports where legally permitted. The Chief confirmed this information is generally public record, provided the individuals are not juveniles, and agreed to include names for significant incidents going forward.

Town Attorney Rivers reported that the Town’s offer to purchase water rights and associated property had been accepted and the anticipated closing date was December 11, though minor contract timeline adjustments may be required. Staff also noted challenges locating recorded deeds and plats related to the water plant property and reported that a survey was underway to clarify property boundaries and consolidate parcels as necessary.

Town Engineer Dirksen reported an increase in hourly rates: The Town rate was changing from \$125 to \$140 per hour and the Bill-back rate from \$225 to \$235 per hour. The Mayor was authorized to review and sign the proposed changes.

Trustee Baum reported attending the Park County Intergovernmental Meeting which highlighted services available through Pikes Peak Area Council of Governments, including transportation and assistance programs for seniors. He suggested sharing information about the services with residents through utility bill mailings.

XII. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 9:30 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Janell Sciacca, Town Clerk

Frank Just, Mayor



**OFFICIAL MINUTES
REGULAR BOARD MEETING
DECEMBER 1, 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, December 1, 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 Josh Voorhis and Trustee Erik Baum.

BOARD MEMBERS ABSENT: Trustee Courtney Avery (Excused – Illness)

STAFF IN ATTENDANCE: Town Administrator Janell Sciacca, Town Attorney Joe Rivera, and Town Planner Scot Hunn, Special Events Assistant Kelsey Sprys & Special Events Coordinator Julie Bullock

IV. APPROVAL OF AGENDA

Town Administrator Sciacca requested removal of Consent Agenda items B, C and D stating she was not able to finish the minutes.

MOTION to approve the agenda as amended with B-D removed was made by Trustee Baum and seconded by Mayor Pro Tem Douglas

- Roll call vote: Unanimous approval.

V. CONSENT AGENDA

A. APPROVAL OF MINUTES OF PRIOR REGULAR MEETING – August 4, 2025.

B. APPROVAL OF MINUTES OF PRIOR REGULAR MEETING – August 18, 2025.

C. APPROVAL OF MINUTES OF PRIOR REGULAR MEETING – September 15, 2025.

D. APPROVAL OF MINUTES OF PRIOR REGULAR MEETING – October 6, 2025.

E. APPROVAL OF CHECK AND ACH EXPENDITURES ISSUED THROUGH BILL.COM – Paid bills for all Town funds from November 14, 2025, through November 26, 2025, in the amount of \$68,429.35.

Trustee Baum inquired about a charge listed for Charles Abbott, which was clarified as services related to the Town's Building Official expenses.

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

- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS

Brian Beck, 422 CR4, Alma, addressed the Board regarding employee housing and development costs associated with building an 800-square-foot Accessory Dwelling Unit (ADU) on property in town. He stated that he had paid approximately \$16,000 in fees prior to starting construction. The ADU was being built to help provide housing for employees of Otto's and Beck requested the Board consider potential fee relief or alternative options to support employee housing development. He also expressed concern about deed restrictions tied to affordability programs. Mayor Just acknowledged that development costs can be substantial and encouraged Beck to work with Town Staff to explore available options, including potential affordable housing programs.

Candy Thompson, 224 4th Street, expressed appreciation for assistance provided by Town employees in resolving a water pressure valve issue at her home. She also thanked the town for assistance provided during home maintenance challenges following the passing of her husband and removal of some red curbs on 6th Street which has improved parking accessibility for elderly church members attending Church.

VII. PROCLAMATIONS, PRESENTATIONS & UPDATES

Town Administrator Sciacca made an unscheduled presentation introducing new Public Works employee Sam Kyle. She also recognize Alex Wagner was in attendance and announced he had taken over as Public Works Supervisor. The Board welcomed Kyle and expressed appreciation for the work performed by the entire Public Works team.

A. Presentation by Special Events Assistant Kelsey Sprys regarding Town of Fairplay acceptance into the Colorado Tourism Office Welcome Center Partnership Program.

Special Events Assistant Sprys presented information about the town's participation in the Colorado State Tourism Office Welcome Center Partnership Program. She announced the Fairplay Visitor Center was selected as a Community Partner in the program's pilot year (July 2025 – June 2026) and reported that the program aims to enhance visitor experiences, improve tourism industry connectivity, provide training and resources for visitor center staff and support branding and marketing efforts. Sprys also reported that the benefits of the program for the Town were access to statewide brochure and tourism databases, marketing exposure through Colorado.com, training opportunities for Staff and volunteers, and tourism networking and professional development events. Sprys noted that the requirements of the program included annual visitor reporting, operating at least five days per week for nine months per year, and periodic site visits and program participation. The Board expressed support for efforts to expand visitor center services and promote tourism and economic development in Fairplay.

Sprys also provided an update on upcoming events in the community. She then reported that South Park High School submitted one request for Burro Days Funding. It was \$5,000 for the Theater Department and much needed stage lighting and sound equipment. The Board concurred with awarding the request as submitted.

Town Administrator Sciacca then announced that this would be Special Events Coordinator Julie Bullock's final Board meeting and she was retiring at the end of the year after 11.5 years of service to the community. Board members expressed appreciation for Bullock's contributions to community events, planning initiatives, and tourism development and Bullock thanked the Board and community and stated she looked forward to continuing to support the town in other ways.

VIII. PUBLIC HEARINGS

A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Ordinance No. 9, Series of 2025, entitled “**AN ORDINANCE AMENDING THE FAIRPLAY MUNICIPAL CODE CHAPTER 16 UNIFIED DEVELOPMENT CODE TO INTEGRATE STATE OF COLORADO MANDATED REGULATIONS CONCERNING ELECTRIC VEHICLE CHARGERS, ELECTRIC VEHICLE CHARGING STATIONS, AND ELECTRIC VEHICLE CHARGING SYSTEMS.**”?

Mayor Just announced the item and provided an overview of the format of the hearing and the jurisdiction. Town Planner Hunn reported that the proposed ordinance responds to recent Colorado state legislation requiring municipalities to incorporate regulations related to EV charging infrastructure. He presented an overview of key points being the town's current zoning code does not address EV charging stations, the amendment aligns the town's regulations with state legislation and guidance from the Colorado Department of Local Affairs (DOLA) and municipalities are required to adopt EV-related code revisions by the end of the year. Hunn then reviewed the sections of the existing code that would be modified and the new sections to be added. There was no public comment for or against the ordinance. Trustee Baum questioned associated costs to the Town. Hunn indicated there would be no direct cost associated with the ordinance. Scott Dodge, 1317 Meadow Drive, raised concerns about allowing EV charging stations as a permitted use in single-family residential zones and felt this could potentially allow a commercial charging station on a residential lot. Discussion among the Board and Staff clarified that state law prohibits municipalities from banning EV charging stations outright and that municipalities were permitted to regulate placement through zoning and permitting. Town Attorney Rivera recommended modifying the ordinance to allow EV charging stations in single-family residential zones only through a Special Use Permit and maintain “permitted use” status in other zoning districts.

MOTION to approve adoption of Ordinance No. 9, Series of 2025 as amended was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

B. **THIRD AND FINAL READING** – 2025FY Amended Budget and 2026FY Proposed Budget for all Funds of the Town of Fairplay, Colorado.

Mayor Just opened the final public hearing on the 2025FY Amended Budget and 2026FY Proposed Budget. Town Administrator Sciacca reviewed the updated budget format with summary pages for clarity on ending fund balances. She noted that auditor Jim Hinkle will meet with the new Board after the election to review financial statements and answer detailed questions.

Sciacca reminded that all capital projects were moved out to reduce the projected deficit and instead there was a one-page summary of capital projects provided. Trustee Baum expressed concern about spending trends exceeding revenues and suggested reviewing expenditures mid-year to avoid depleting reserves. Mayor Pro Tem Douglas requested the addition of a road rehab project for Aspen Way Road. There were no public comments for or against the either budget.

IX. NEW BUSINESS

- A. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 39, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING AN AMENDED 2025 BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO.**”?

MOTION to approve adoption of Resolution No. 39, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

- B. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 40, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE AMENDED 2025 BUDGET.**”?

MOTION to approve adoption of Resolution No. 40, Series of 2025, as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous.

- C. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 41, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF FAIRPLAY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.**”?

MOTION to approve adoption of Resolution No. 38, Series of 2025, as presented was made by Trustee Baum and seconded by Trustee Voorhis.

- Roll call vote: Unanimous.

- D. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 42, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF FAIRPLAY, COLORADO FOR THE 2026 BUDGET YEAR.**”?

MOTION to approve adoption of Resolution No. 42, Series of 2025, as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Baum.

- Roll call vote: Unanimous.

- E. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 43, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE TOWN OF FAIRPLAY, FOR THE 2026 BUDGET YEAR.**”?

MOTION to approve adoption of Resolution No. 43, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

- F. **FIRST READING** – Should the Board of Trustees for the Town of Fairplay adopt Resolution No. 44, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO CERTIFYING DELINQUENT 2025 UTILITY ACCOUNTS TO THE PARK COUNTY TREASURER.**”?

Town Administration Sciacca presented the resolution to certify delinquent utility accounts noting there was approximately \$25,000 in delinquent accounts and efforts to obtain payment were ongoing. She stated that any remaining balances would be certified for collection with property taxes on December 15.

MOTION to approve adoption of Resolution No. 44, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

G. FIRST READING – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 45, Series of 2025, entitled “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN UPDATED FAIRPLAY PUBLIC WORKS MANUAL.**”?

Town Administrator Sciacca advised the update to the Public Works manual was being requested to change outdated items and make other routine changes.

MOTION to approve adoption of Resolution No. 45, Series of 2025, as presented was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous.

X. OTHER BUSINESS

A. Discussion of title concerns regarding the Town of Fairplay’s pending contract to purchase 10 water stock certificates, which is linked to the Town’s related pending contract to purchase the 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 provided an overview of the proposed transaction. He reported there were no issues with the land, but that the water certificate had been lost by Zigan and he did not follow a required public hearing process to formalize replacing it. Rivera covered the options for mitigating the Town’s risk including purchasing only the land, trying to publish notice prior to purchase or publishing after purchase. Rivera advised that the risk of a challenge was very low and delaying the sale or decoupling would add unnecessary complexity and risk. Following discussion, the Board’s general consensus and direction to Staff was to complete the purchase and then publish required notice.

XI. STAFF AND BOARD OF TRUSTEE REPORTS

Trustee Voorhis reported on complaints about RV’s being illegally parked in the Town and that he had a very positive interaction with the Town Police Department during a recent property damage incident. He felt the Officers handled the matter appropriately, were very communicative with him and were able to identify the perpetrators in a reasonable amount of time.

Mayor Just announced that the Community Christmas Dinner was scheduled for December 25 at the American Legion Hall and it was open to all residents. He also noted that the Town shuttles was going to be available for transporting people to and from. He expressed sincere appreciation to local businesses for donating food for the event.

XII. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:10 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



**OFFICIAL MINUTES
REGULAR BOARD MEETING
MARCH 2, 2026
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, March 2, 2026, at 6:02 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 Josh Voorhis and Trustee Courtney Avery

BOARD MEMBERS ABSENT: Trustee Erik Baum (Excused)

STAFF IN ATTENDANCE: Public Works Supervisor Alex Wagner, Town Attorney Joe Rivera, Town Planner Scot Hunn (online), Town Engineer Matt Hutson, Chief of Police Jeff Worley, ORC Keith Chisholm

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 – October 20, 2026 Regular Meeting

B. APPROVAL OF EXPENDITURES PAID THROUGH BILL.COM – Paid bills for all Town funds from January 28, 2026 through March 24, 2026 in the amount of \$168,613.56.

Mayor Just noted a correction to the timeframe for expenditures. March 24 was changed to February 24.

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

- Roll call vote: Unanimous approval.

VI. CITIZEN COMMENTS – None.

VII. PUBLIC HEARINGS

A. State Revolving Fund (SRF) Loan public hearing for Capital Project funding for the Town of Fairplay Water Meter Replacement and Well Rehabilitation Project.

Mayor Just announced the public hearing. Town Attorney Rivera briefly explained the SRF loan requirements, noting that public hearings are required for grant recipients. He introduced Water Engineer Ken Hardesty. Hardesty presented stating the purpose of the public hearing was to present information on the proposed water meter replacement and well rehabilitation project, funded in part by a State Revolving Fund (SRF) loan, and to solicit public input. Hardesty reported that existing meters were aging and many were inaccurate or nonfunctional. The project aims to replace all outdated meters with new mechanical and ultrasonic meters with cellular endpoints for automated reading. The benefits include reducing non-revenue water, improving billing accuracy, and providing real-time monitoring of water usage. He also reported that approximately 468–490 meters would be replaced with the majority being ¾ inch mechanical meters. Installation is to be performed by a specialized contractor with minimal disruption to residents. Hardesty then reported that the well rehabilitation project involved 3 supply wells (35–40 years old) that would receive new high-efficiency motors, pumps, and variable frequency drives. The benefits included energy savings, reduced operational costs, and improved flow control. Hardesty also reviewed the financial considerations of the SRF loan indicating the amount requested was \$600,000 with no increase to water rates due to the Town's favorable debt service ratio. He added that the loan term aligns with the expected life of the new meters (~20 years).

Mayor Just opened the floor to public comment and questions. The following citizens spoke:

Scott Dodge, 1317 Meadow Drive, inquired about the VFD's being part of a prior project and the costs of each meter and the contractor. Hardesty replied that the VFD replacements were removed from the prior project due to costs, meters were estimated to be about \$300 each, and the contractor and meter fees would be about 50/50.

Mary Ann Hartt, 290 Main Stret, inquired how many meters were not working. Hardesty replied that the exact number was not known but a lot of the meters were already past their useful life. Hartt also felt it would be more prudent to contact homeowners and businesses first to replace the meters that were not working. Hardesty explained the rationale for the current project: bulk replacement of aging meters is more efficient than piecemeal replacement. Public Works Supervisor Wagner added that Staff had been contacting property owners, but often times there was no response.

Sheyanne Bossert, 329 9th Street, inquired if when a meter was replaced and usage was being seen if the bill would go up and what the amount of non-revenue water was? It was confirmed that bills would go up when usage was seen and that was the point – everyone was paying their fair share. Hardesty felt the non-revenue water was upwards of 20% and he had seen 25% or higher in other Town's where similar projects were completed. Wagner added that usage was easily seen with the new meters and reads were very accurate, so leaks would be able to be seen more easily as well.

Following public comment, further discussion ensued regarding the importance of leveling the billing field among all residents, the historical lack of accurate usage data since at least 2012 with significant water loss and billing inaccuracies, meters serving multiple residences or unmetered accounts, and a pilot program conducted with 10 meters has demonstrated effective monitoring and data collection. Hardesty clarified installation procedures, compatibility with existing and future meters, and minimal disruption during installation. It was also confirmed that new meters will allow leak detection, real-time usage monitoring, and improved system oversight.

The Board placed an emphasis on achieving long-term system reliability and accurate water management and there was general agreement that the project would provide a foundational upgrade for the next 20 years of system operation.

Town Attorney Rivera then clarified there was requirement of Staff to submit proof of the public hearing to the State of Colorado as part of the SRF loan process. Hardesty agreed and advised he was required to send an affidavit of the posting of the hearing as documentation to the state.

MOTION to approve sending proof of the Town of Fairplay public hearing for Capital Project funding for the Town of Fairplay Water Meter Replacement and Well Rehabilitation Project to the State of Colorado was made by Trustee Voorhis and seconded by Mayor Pro Tem Douglas.

- Roll call vote: Unanimous approval.

B. CONTINUED FROM FEBRUARY 2, 2026: BOARD OF TRUSTEES SITTING AS THE BOARD OF ADJUSTMENT
– **CASE NO. VAR 2025-001:** Consideration of application from Pat Stoinski for a Variance for relief from setback standards and requirements within the Commercial (C) zone district for property located at 1150 Castello Avenue, Fairplay, CO.

Mayor Just announced the public hearing regarding the variance application. Town Attorney Rivera reviewed the history of the matter. The hearing follows a prior lot line adjustment appeal. The Board stayed the appeal to allow the applicant to submit a variance request. Town Planner Hunn apologize for not attending in person stating that he was not aware the matter was moving forward as Staff had reached out to the applicant and had received no response. Hunn directed the Board to the Staff Report in the packet and summarized its contents. Hunn announced his recommendation for denial of the variance and then reviewed each of the findings necessary to grant a variance while also providing related findings for each.

Applicant Pat Stoinski reported that she did not have representation. She read a prepared statement in which she provided a detailed history of what she felt her business, community contributions, publications and local support were. She felt this was necessary stating she felt none of the Board really knew her. She also expressed frustration over prior communications, or lack thereof, and did not feel the Town Engineer or Town Surveyor should have been involved and felt expenses were unwarranted. Stoinski requested the Board's consideration to "start over" and work collaboratively with Town Planner Hunn to develop solutions regarding the shed and lot line adjustments. Town Attorney Rivera reminded Stoinski that this was the hearing that she mentioned she wanted and that her Attorney asked for. He reminded her this was the opportunity to present evidence and ask questions of Town Planner Hunn. Town Planner Hunn reviewed and clarified the history and background which led to the first meeting in November at which Attorney Ben Monarch requested a variance instead of an appeal. The variance application was submitted and was to be heard in February, but the hearing was tabled and a new Attorney took the case. Hunn advised that he met with Ms. Jefferson, the new Attorney, and the last thing Staff heard was that JVAM no longer represented Stoinski. Stoinski then argued that she felt she was not given due process. She continued to request to meet with Town Planner Hunn and stated they offered to cut

off 2 feet. She admitted the stairs were a problem and that is where the variance would apply and she wanted the Town to help her out. Town Attorney displayed the existing conditions at the Mayor's request. Stoinski further argued that the plat sent to the Town by her Surveyor Tom Burnett was not approved by her. Mayor Just stated that what was submitted was what the Town had to review. Town Attorney Rivera clarified the process and suggested that if Stoinski did not have any further questions, or the Board did not have questions for Stoinski, then Town Planner Hunn should respond to Stoinski's statements. Town Planner Hunn stated he was happy to meet with her and in June of last year his letter laid out the issues and provided ideas of how to move forward. At the end of the email transmitting the letter he suggested a meeting but never heard anything. Hunn then reviewed the solutions to rectify the situation: Choose a different location for the property line or move it a minimum of 10 feet off the stairs and move the shed. He then read the Town code's definition of a "structure" and stated in his opinion that the shed was a structure. He also believed it could be moved but never received a response as to why it cannot be moved. He reminded that the survey identified early on the issues and she was also made aware of them early on and Staff heard nothing. Staff did provide solutions and tried to help, but he would need clarity from the Board or Attorney what the purpose of the meeting would be. He would also need a decision on the variance request as well as the appeal. Town Attorney then invited Stoinski to make any final statements, responses to Hunn and final points. Stoinski asked if removing 8 feet of the building would fix the issues. Hunn reminded his suggestion was to move the property line 8-10 feet to the north to clear up the issues with the stairs. Stoinski asked if they changed the direction of the stairs if that would help. Hunn said it could. Hunn stated that Staff would have to review any new proposal. Following clarification on procedure and the fact that the only matter at hand was the variance hearing, Mayor Just stated the Town cannot approve something that is non-compliant.

Mayor Just opened the floor to public comment. Scott Dodge, 1317 Meadow Drive, provided a point of clarification noting the subject property was in Light Industrial and not Commercial. Town Planner Hunn agreed and stated his Staff Report was in error. There was no further public comment.

Town Attorney Rivera then directed the Board to page 33 of the packet for motions. Mayor Just opened the floor to either approve or deny the request as presented.

MOTION to deny the application from Pat Stoinski for a Variance for relief from setback standards and requirements within the Light Industrial (LI) zone district for property located at 1150 Castello Avenue, Fairplay, CO, because it does not meet Town code was made by Mayor Pro Tem Douglas and seconded by Trustee Avery.

- Roll call vote: Unanimous. (Note: Trustee Baum joined the meeting via phone during the hearing)

C. Should the Board of Trustees approve the adoption of Ordinance No. 1, Series of 2026, entitled, "AN ORDINANCE OF THE TOWN OF FAIRPLAY, COLORADO, AMENDING THE TOWN'S LAND USE CODE TO ACCOMMODATE NATURAL MEDICINE BUSINESSES."

Town Attorney Rivera presented the ordinance reporting the legislation establishes time, place, and manner restrictions for natural medicine businesses (psilocybin, psilocin, ibogaine, etc.), consistent with state law. State law allows individuals to possess and grow certain substances; however, the proposed ordinance addressed only the manufacture and distribution of psilocybin through state-regulated healing centers. Rivera explained that regulation of these businesses is primarily handled at the state level through the Department of Revenue and Department of Regulatory Agencies and local governments have limited authority and may regulate only through time, place, and manner restrictions. Key provisions of the proposed ordinance include:

- A 1,000-foot buffer between natural medicine businesses and schools, childcare centers, and similar facilities (as permitted by state law).
- A proposed 1,000-foot buffer from residential zoning districts, which is more restrictive than state statute but consistent with actions taken by other municipalities.
- Allowing facilities only through a special use permit, requiring Board approval.
- Permitted zoning districts: commercial and light industrial.
- Businesses must maintain valid state licensing and compliance with all state regulations.
- Applicants must submit detailed floor plans and operational information, similar to liquor licensing requirements.
- Businesses must also obtain a local business license.

Rivera stated that the ordinance was drafted after reviewing regulations from other Colorado municipalities and was designed to be among the most restrictive allowed under state law. Board members discussed zoning restrictions and potential limitations within the Town of Fairplay. Trustee Voorhis questioned how county approvals outside town limits would affect these restrictions and how buffer rules would apply to future childcare facilities. Rivera was positive that a buffer to schools would apply, but could not say the residential zoning buffer would. Scott Dodge, 1317 Meadow Drive, asked if this could be limited to Light Industrial. Rivera replied that was something the Town could do. Sheyanne Bossert, 329 9th Street, inquired if this could be restricted similar to marijuana. Mayor Just replied the Town could not "opt out" due to State regulations that the Town must offer a place.

MOTION to approve adoption of Ordinance No. 1, Series of 2026, as read into the record and as written was made by Trustee Voorhis and seconded by Courtney Avery.

- Roll call vote: Unanimous.

VIII. NEW BUSINESS

- A. **CONTINUED FROM JANUARY 5, 2026 – TO BE CONTINUED TO MARCH 16, 2026: SECOND READING** – Should the Board of Trustees approve the adoption of Resolution No. 5, Series of 2026, entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A REVOCABLE LICENSE AGREEMENT BETWEEN THE TOWN OF FAIRPLAY AND THE HELIOS CHARGING FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING UNITS IN THE ALLEY BEHIND 501 MAIN STREET.**”?

Town Attorney Rivera explained he was working on transitioning the use agreement from a license to a lease agreement with a 10-year term and discussions were ongoing to finalize terms.

- B. **CONTINUED FROM FEBRUARY 2, 2026: SECOND READING** – Should the Board of Trustees approve the adoption of Resolution No. 11, Series of 2026, entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, ACCEPTING A DEPARTMENT OF LOCAL AFFAIRS LOCAL PLANNING CAPACITY GRANT.**”?

Town Attorney Rivera reminded the grant allows the Town to access \$112,500 with 50% town match to update the Comprehensive Plan and Unified Development Code. Town Planner Hunn reported the RFP was finalized and was released on Bid.net earlier in the day, and it was clarified that the grant would proceed without going after additional “affordable housing fast tracking funding.”

MOTION to approve adoption of Resolution No. 11, Series of 2026, as presented was made by Mayor Pro Tem Douglas and seconded by Trustee Voorhis.

- Roll call vote: Unanimous.

- C. **FIRST READING** – Should the Board of Trustees approve the adoption of Resolution No. 12, Series of 2026, entitled, “**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AMENDING A REFERRED QUESTION TO THE ELECTORS OF THE TOWN OF FAIRPLAY ON WHETHER THE LODGING OCCUPATION TAX SHALL BE INCREASED TO A MAXIMUM OF \$5.00 PER OCCUPIED ROOM PER DAY.**”?

It was clarified that the purpose of the resolution was to correct the verbiage of the previously approved question to comply with TABOR requirements.

MOTION to approve adoption of Resolution No. 38, Series of 2025, as presented was made by Trustee Baum and seconded by Trustee Avery.

- Roll call vote: Unanimous.

IX. STAFF AND BOARD OF TRUSTEE REPORTS

Public Works Supervisor Wagner reported that operations are currently in good condition. The Board agreed that Public Works was in the best shape it has been.

Wastewater ORC Keith Chisholm stated he had received a quote for repairing the line on Front Street behind the Park Bar and stated they had been told that SGM was recommending moving the lines into Front Street. The Board has not been made aware of this and Mayor Just suggested any quote be to install a manhole to raise the line. Chisholm also stated he was awaiting a letter from the state on the Town’s backflow prevention program.

Trustee Voorhis reported there was a street sign was lying off the highway near 2nd Street.

Trustee Douglas reported he attended the CML Legislative Update and CML was saying there would basically be NO grant funding available for anything. He also noted that money would probably be taken from Prop123. The legislature was also proposing to take HUTF funding as well. Overall, he felt Fairplay was in a good position and he provided an example from Lochbuie where they have a \$2M deficit on a regular basis with only a handful of businesses providing revenue.

Trustee Voorhis also questioned if resurfacing of CO9 through Town was going to occur. Mayor Just replied it is part of the Hoosier Pass resurfacing project and he confirmed that on CDOT’s site.

Mayor Just reflected on economic development in Fairplay, noting that 48 brick-and-mortar businesses have opened in town since 2018, with a survival rate higher than typical state and national averages. During the COVID-19 pandemic, the Town

distributed \$279,000 in financial assistance to support local businesses. He also highlighted strong attendance at the recent Mardi Gras event, which was believed to have had the largest turnout to date.

X. ADJOURNMENT.

There being no further business before the Fairplay Board of Trustees, Mayor Just declared the meeting adjourned at 8:50 PM.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From:

RE: Presentation from Boys & Girls Club of the High Rockies Executive Director Jessica Bartak regarding the April 4th Annual Chili Cook-Off Fundraiser.

Date: 3/16/2026

Background/Analysis:

Recommendation:

Attachments:

1. Chili Cook Off Event Flyer



BOYS & GIRLS CLUBS
OF THE HIGH ROCKIES



ANNUAL CHILI COOK-OFF

April 4th

4:00-7:00 PM

Location:

Highside Brewing

411 US Hwy 285

Fairplay

\$10

ENTRY

**18 and under
get in free**



**Hot prizes for the best
chili in each category!**

To register your chili
email ceo@bgchr.co or
call 719-836-9019



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](http://www.fairplaycolorado.com)

Staff Memorandum

To: Board of Trustees

From: Joe Rivera, Town Attorney

RE: CONTINUED FROM MARCH 2, 2026: SECOND 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."?

Date: 3/16/2026

Background/Analysis:

At the Board's January 5, 2026 Board meeting, Town staff presented to the Board a proposed license agreement with Helios. The license agreement permitted Helios to exclusively offer four (4) parking spaces at the Fairplay Visitor Center (501 Main Street) to charge electric vehicles for a profit. Upon 30 days' notice, the license agreement provided to the Town the discretion to request the return of the property and the removal of the improvements.

At the meeting, the Board, Town staff and Helios' representative discussed the license agreement and the determination of an appropriate rental amount. Subsequent to the Board's January 5, 2026 meeting, Town staff have met with Helios' representative, and the following changes have been discussed:

- In accordance with Helios' preference, the form of the agreement has changed from a license agreement to a lease agreement, with a proposed term of five years;
- The compensation that Helios will pay to the Town for the exclusive use of the Visitor Center parking spaces will be primarily paid before the lease term begins and in the form of site improvements to the parking lot and adjacent streets and alleys (please see the attached diagram); and
- Town staff has reached out to Park County management staff about acquiring the lots behind the Visitor Center for additional parking for the Visitor Center; and
- Town staff has obtained several bids for costs and is looking for the Board to provide guidance on the appropriate amount of contribution from Helios, and depending on the total costs of the desired improvements, Town staff recommends a "rental" rate of approximately \$900 to \$1200 a month (which is approximately \$54,000 to \$72,000 in improvement costs and monthly maintenance costs).

Recurring Costs:

- \$250 per month Cleaning Visitor Center (present)
- \$35.00 Monthly trash bill (present)
- \$ **** Snow removal
- \$ **** Parking lot maintenance
- \$ **** Parking enforcement?

Site Preparation Costs:

- \$2,056.00 1 bear-proof trash receptacle
 - \$22,110.00 Re-pave Visitor Center Parking lot
 - \$26,833.50 Re-pave alley
 - \$20k Re-pave County's parking lot
 - \$30-40k Site Work and removal of existing asphalt at designated areas
 - \$59,000 engineering costs
 - \$20,000 drainage plan/costs
 - \$1,000 purchase of parking lot from County
- = approximately \$185,000.00

Next Steps:

Scope: Does the Board want to continue forward with the plan to re-pave the Visitor Center Parking Lot, the alley, and the County's parking lot? Or would the Board like to look at reducing the scope of the project (and, therefore, the costs)?

Percentage of Projects Costs Allocated to Helios: Town staff seeks direction from the Board regarding what percentage of project costs should be allocated to Helios. Helios seeks to pay its rental rate in one lump sum by paying for some portion of the project construction costs (asphalt removal/re-paving). Depending on the total costs of the desired improvements, Town staff recommends a "rental" rate of approximately \$850 to \$1200 a month for a five-year term (which is approximately \$51,000 (\$850 x 60 months) to \$72,000 (\$1,200 x 60 months) in improvement costs).

Helios will remain responsible for all electrical improvements and electricity costs.

Recommendation:

I move to approve Resolution No. 5, Series of 2026, a RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A LEASE LICENSE AGREEMENT BETWEEN THE TOWN OF FAIRPLAY AND HELIOS CHARGING, INC. FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING UNITS IN THE ALLEY BEHIND 501 MAIN STREET for a term of five-years with an initial payment of \$_____ as the lease rate, in a form approved by the Town Attorney, and the Town Administrator is authorized to execute same on behalf of the Town.

Attachments:

1. Res. 2026-5 HELIOS Lease Agreement
2. Proposed Helios Lease - EV Chargers_OTD

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 5

(Series of 2026)

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.

WHEREAS, the Town Board of Trustees recognizes the importance of providing EV charging infrastructure in Fairplay; and

WHEREAS, the Town supported a grant application by Helios Charging, Inc. for new charging units in Fairplay; and

WHEREAS, Helios Charging, Inc. was awarded a State of Colorado Energy Office (CEO) Direct Current Fast-Charging (DCFC) Plazas grant to increase community access to high-speed electric vehicle charging; and

WHEREAS, the Town has identified parking stalls behind 501 Main Street, and in the downtown commercial district, as the best place for installation; and

WHEREAS, the Town desires to allow for the installation which will provide multiple benefits to residents, visitors, and businesses of Fairplay.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO:

SECTION 1. The Agreement between the Town of Fairplay, Colorado, and the Helios Charging, Inc. attached hereto as Exhibit A, is hereby approved and the Town Administrator is authorized to execute the same on behalf of the Town.

RESOLVED, APPROVED, AND ADOPTED this 16TH day of March, 2026.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

DEPICTION OF AREA TO BE RESURFACED AND STRIPED



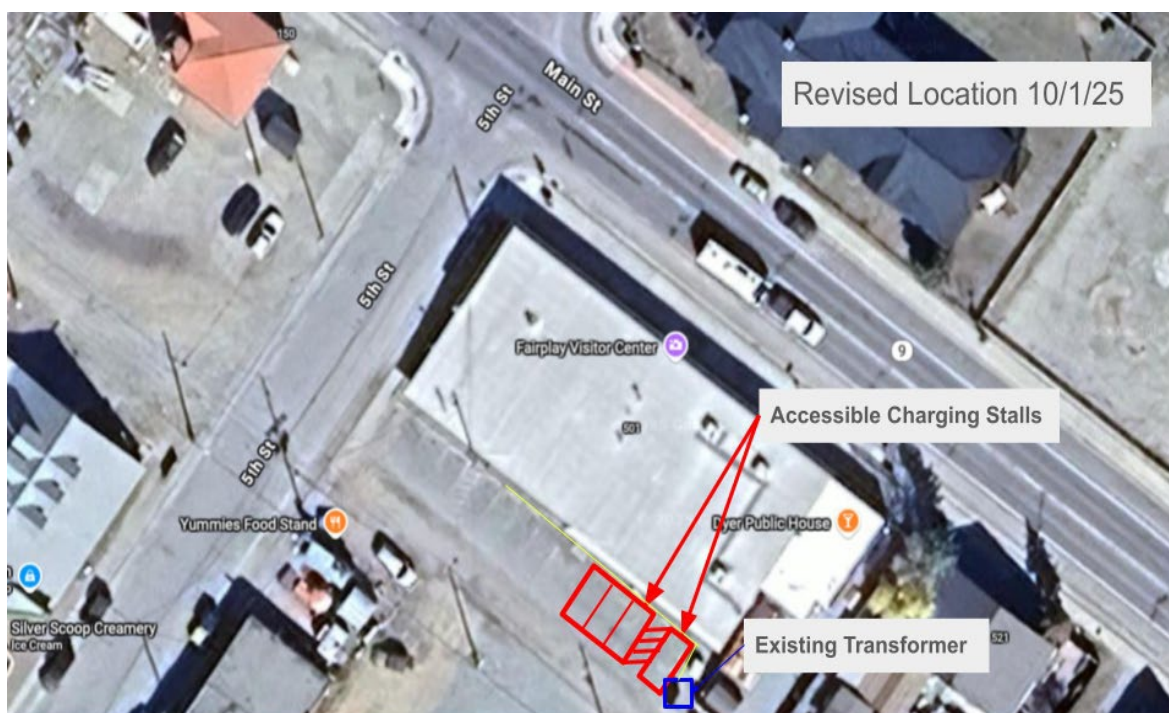
SITE LEASE AGREEMENT

This Site Lease Agreement (Agreement) between the Town of Fairplay, Colorado, a Colorado statutory town (Town), whose address is P.O. Box 267, Fairplay, Colorado 80440 and Helios Charging Inc. (Helios), an electric vehicle charging station operator, whose address is 1550 Larimer Street, Suite 861, Denver, CO 80202. The Town and Helios are each referred to separately as a “Party” and together as the “Parties”

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the Parties, the Town and Helios hereby agree as follows

1. **Premises.** The Premises is defined as follows:

THE SURFACE RIGHTS OF UP TO FOUR (4) PARKING STALLS BEHIND THE FAIRPLAY VISITOR CENTER AT 501 MAIN STREET, FAIRPLAY, CO 8044, AS DEPICTED BELOW:





Further, the Parties agree that the Premises and the adjacent public parking lot is Town-owned real property.

2. Use of Premises.

a. Scope. Under this Agreement, Helios may use the Premises for the purpose of operating, maintaining, repairing, and replacing electric vehicle charging stations and related improvements, which may include (i) up to BLANK (BLANK) electric vehicle charging stations (collectively, the “Charging Stations”), (ii) equipment associated with the Charging Stations, (iii) enclosure and/or façade for the location and housing of the Charging Stations, (iv) bollards to protect the Charging Stations from impact or other damage, and (v) signage designating the Charging Stations . Without the Town’s prior written consent, Helios may not use the Premises for any other purpose. Helios shall obtain all required federal, state and local licensure necessary to operate the Charging Stations as a for profit endeavor.

b. Non-Interference. The use of the Premises by Helios shall not interfere with the other uses of the Premises, including public traffic (foot or vehicular) or other use of the Fairplay Visitor Center or violate any Town ordinance in effect during the Agreement period.

3. Improvements.

a. Any items placed, installed, attached or constructed on the Premises (hereinafter, collectively the “Improvements”) are the sole responsibility of Helios. Helios agrees to install and maintain the Improvements at its sole cost and expense, in good and safe

condition, and to repair and replace the Improvements, as needed, throughout the term of this Agreement. With the exception of those responsibilities identified in paragraph BLANK (Site Maintenance), the Parties agree that the Town shall not have any obligation whatsoever to preserve, maintain or attempt to maintain, repair or replace any Improvements. All Improvements shall be reasonably related to the Scope as set forth in paragraph 2 of this Agreement.

- b. All Improvements shall be constructed in accordance with plans and specifications approved by Town, which consent shall not be unreasonably withheld. Helios shall be responsible for obtaining all necessary permits, licenses, and approvals from all applicable governmental authorities for the operation, maintenance, repair, and replacement of the Improvements for uses aligned with the Scope.
- c. Helios shall be responsible for obtaining and paying for all utilities necessary for the operation of the Improvements.
- d. Helios shall be responsible for the replacement of any improved surface that is removed or damaged as a result of the installation and/or maintenance of any Improvements on the Premises.
- e. Helios shall maintain the Improvements in compliance with any and all applicable federal, state, and local laws and regulations.

4. **Term.** Helios shall have and hold the Premises for a term of BLANK (BLANK) years commencing on BLANK at 12:01 a.m. and expiring on BLANK at 11:59 p.m. (the “**Term**”), unless the Term is earlier terminated or extended as provided in this Agreement.

5. **Consideration.** Consideration and payment for use of the Premises by Helios shall be satisfied by Helios completing the following Site Improvements.

Sole cost

Accepted upon completion.

Site Improvement Deadline

6. **Site Maintenance.**

- a. Helios shall maintain the Premises in a clean and orderly condition at all times. Helios shall keep the Premises free from refuse, scrap, debris, bulk materials, or waste or garbage.
- b. Helios shall also be responsible for removing abandoned vehicles from the Premises. Helios shall have the right to tow vehicles from the Premises and place signage on the Premises appropriate to enforce the same.
- c. Helios shall not make any alterations to the Premises without the Town’s prior written consent, which consent shall not be unreasonably withheld. Helios covenants and agrees that (i) nothing shall be done or kept on the Premises which might impair or damage the

Premises, and (ii) no hazardous substances shall be maintained or deposited on the Premises.

- d. Any signs must conform to Town's Municipal Code and all other applicable regulations.
- e. Throughout the Term of this Agreement, the Town agrees to (i) maintain the surface of the parking lot during and (i) keep the Premises and adjacent Fairplay Visitor Center parking lot from snow.

7. Insurance.

- a. Helios shall maintain, at its sole cost and expense, the following insurance coverage:
 - i. Commercial general liability insurance with limits of not less than \$2,000,000 per occurrence and \$2,000,000 in the aggregate. Such coverage shall include public liability, operations, property damage and personal injury.
 - ii. Property insurance covering the Improvements on the Premises and Helios' personal property on the Premises.
 - iii. Workers' compensation insurance as required by Colorado law. Any other insurance reasonably requested by the Town.
- b. Helios shall cause the Town to be designated as an additional insured under its commercial general liability insurance policy required under this Agreement.
- c. On the annual anniversary date of the execution of this Agreement or upon the Town's request. Helios shall provide the Town certificates of insurance and any other reasonable documentation establishing payment of the related insurance premiums and acquisition of the required insurance.

8. Default; Breach; Remedies. The occurrence of any one of the following events constitutes a material default of this Agreement by Helios:

- a. The failure to make any of the required Site Improvements by the Site Improvement Deadline.
- b. The failure to observe or perform any of the covenants, conditions, or provisions of this Agreement, where the failure continues for a period of fourteen (14) calendar days after notice from the Town to Helios.
- c. In the event of default, in addition to the remedies that may be permitted or provided for under applicable law or in equity, the Town shall have the right to terminate this Agreement by giving Helios written notice of such termination. Upon a determination by the Town, in the Town's sole and absolute discretion, that (i) the Town requires use of the Premises for any public purpose or use or (ii) that the Improvements are not serving a

public good sufficient to justify its location on the Premises, the Town may terminate this Agreement upon 180 days' written notice to Helios.

9. Surrender; Restoration.

- a. Upon expiration or termination of the Term, Helios shall surrender and restore the Premises to its original condition, reasonable wear and tear excepted.
- b. Helios shall remove all Improvements from the Premises within sixty (60) days of the expiration or termination of the Term.
 - i. Helios shall bear all costs and liabilities of removal of all Improvements from the Premises and must take all reasonable action necessary to return the Premises to substantially the same original condition.
 - ii. Should Helios fail to remove all Improvements from the Premises, the Town may, but shall not be required to, remove and dispose of the Improvements without process of law or other demand. In the event that the Town removes and disposes of the Improvements from the Premises, Helios shall be liable to the Town for the cost of such removal or disposal of the Improvements and restoration of the Premises and shall pay such amount to the Town within sixty (60) days of receiving written demand of same. Helios further waives any claims of damages or costs or fees arising from Town's removal Improvements from the Premises.
 - iii. Should Helios fail to remove the Improvements from the Premises in accordance with this paragraph BLANK, the Town shall retain the right, but not the obligation, to keep the Improvements in place and the Town may elect to assume all Helios' ownership rights in the Improvements, at no cost to either Party.
- c. The provisions of this paragraph shall survive the termination of this Agreement.

10. Assignment. Helios shall not alienate or assign all or any portion of this Agreement or any of the rights granted herein without the express written consent of Town, which consent may be granted or withheld in the Town's sole and absolute discretion. This Agreement shall not be assignable by Helios without the Town's prior written approval.

11. No Third-Party Beneficiaries. This Agreement shall not be construed to create any rights or benefits for any person who is not a party to this Agreement.

12. Encumbrances Prohibited. Helios shall not cause, or allow to be caused, any work or labor with regard to the Premises that may result in an encumbrance or lien related to the Premises.

13. Indemnification. Helios hereby agrees to indemnify, defend, and hold the Town and all of Town's officers, employees, agents and assigns harmless from any and all liability arising from injuries to persons or property resulting from Helios' use or occupation of the Premises or

erection or placement on the Premises of any Improvements. Nothing in this Agreement shall be deemed to waive or otherwise limit the defenses available to the Town under the Colorado Government Immunity Act.

14. Governmental Immunity Act. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.*

15. Notice. Any notice or communication required hereunder between the Town and Helios must be in writing, and may be given either personally or by registered or certified mail, return receipt requested address provided below. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to Helios, to:
Daniel Benhammou, President
Helios Charging Inc.
1550 Larimer Street, Suite 861
Denver, CO 80202

Town of Fairplay
Attn: Town Administrator
Town Hall
P.O. Box 267
Fairplay, Colorado 80440

With a copy to the Town Attorney c/o of the Town Clerk:
Town of Fairplay
Town Attorney c/o Town Clerk
Town Hall
P.O. Box 267, Fairplay, Colorado 80440

On the annual anniversary date of the execution of this Agreement or upon the Town's request. Helios shall confirm the accuracy of the name and address of its notice recipient.

16. Severability. If any provision of this License is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this License shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this License; and the remaining provisions of this License shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this License. This License and all matters arising hereunder or in connection herewith shall be governed by and construed in accordance with the laws of the State of Colorado, without regard

17. No Waiver. The failure of either party to insist upon the strict performance of any provisions of this Agreement or to exercise any right or option available to it, or to serve any

notice or to institute any action, shall not be a waiver or a relinquishment for the future of any such provision.

18. Entirety of Agreement. The making, execution, and delivery of this Agreement by Helios has been induced by no representations, statements, warranties, or agreements other than those herein expressed. This Agreement embodies the entire understanding of the Parties, and there are no further or other agreements or understandings, written or oral, in effect between the Parties relating to the subject matter hereof. This instrument may be amended or modified only by instrument of equal formality signed by the respective Parties hereto.

19. Governing Law and Venue. This Agreement shall be interpreted and enforced under the laws and judicial decisions of the State of Colorado. The Parties agree and stipulate that the District Court situated in Park County, Colorado, shall have exclusive jurisdiction over any and all disputes which may arise under this Agreement and the enforcement hereof and that venue in such court shall be proper.

20. Authority to Execute. The person signing for such Party holds the authority to bind the Party and the authority to execute the Agreement.

21. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

[signatures immediately follow on next page]

IN WITNESS WHEREOF, the parties have hereunto fixed their respective signatures on the dates appearing opposite thereto.

HELIOS CHARGING INC.

By: _____ Date: _____
Daniel Benhammou Title: President

STATE OF COLORADO

ss

COUNTY OF PARK

The foregoing Agreement was subscribed to before me this _____ day of _____, 20__, by Daniel Benhammou as President of HELIOS CHARGING, INC.

WITNESS my hand and official seal.

My commission expires:

Notary Public

TOWN OF FAIRPLAY, COLORADO

By: _____ Date: _____
Janell Sciacca, Town Administrator

Attest

By: _____ Date: _____
Sarah Ernst, Deputy Town Clerk



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](http://www.fairplaycolorado.com)

Staff Memorandum

To: Board of Trustees

From: Scot Hunn, Town Planner

RE: FIRST READING: Should the Board of Trustees of the Town of Fairplay approve "Resolution No. 13, Series of 2026, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO DENYING A VARIANCE FROM SIDE AND REAR YARD SETBACKS FOR THE STOINSKI EXEMPTION PLAT FOR NEW LOT 11 AND NEW LOT 14 (CASE NUMBER VAR-2025-001)."?"

Date: 3/16/2026

Background/Analysis:

At their regular meeting of March 2, 2026, the Town of Fairplay Board of Trustees voted to deny a variance application submitted by Pat Stoinski, for relief from the Town of Fairplay setback requirements related to a proposed Lot Line Elimination plat to move the common property line between two existing lots located at 1150 Castello Avenue.

Attached for the Board's consideration is a final resolution denying the variance application.

Recommendation:

Staff recommend approval of Resolution No. 13, Series 2026, as presented by motion, second, and a roll call vote.

Attachments:

1. Res. 13 - Stoinski Denial

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 13

(Series of 2026)

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY,
COLORADO DENYING A VARIANCE FROM SIDE AND REAR YARD SETBACKS
FOR THE STOINSKI EXEMPTION PLAT FOR NEW LOT 11 AND NEW LOT 14
(CASE NUMBER VAR-2025-001)**

WHEREAS, the Town of Fairplay (“Town”) is a Colorado statutory municipality governed by its elected Board of Trustees (“Board”);

WHEREAS, Section 2-2-10. - *Board of Trustees; terms, authority, qualifications and vacancies* sub-section (b). - *Authority*, of the Town of Fairplay Unified Development Code (“UDC”) establishes that the Board shall constitute the legislative body of the Town, shall have the power and authority, except as otherwise provided by statute, to exercise all power conferred upon or possessed by the Town, and shall have the power and authority to adopt such laws, ordinances and resolutions as it shall deem proper in the exercise thereof; and

WHEREAS, Section 16-1-30. - *Authority*, UDC, establishes that that the Board is authorized by the Colorado Revised Statutes to adopt and administer the provisions of these regulations under CRS 29-20-101 et seq., and CRS 31-23-301 as amended; and

WHEREAS, Article V – *Zone Districts and Map*, UDC, requires certain side and rear yard setback standards, including but not limited to the minimum distance required between a property line and a structure; and

WHEREAS, on or about December 18, 2025, the Town accepted an application for a Variance (“Application”) from Pat Stoinski (“Applicant”) for relief from the strict interpretation of the Town’s setback standards (Sec.16-5-40. - *Table of dimensional standards*, UDC); and

WHEREAS, at their regular meeting of March 2, 2026, the Town held a hearing to consider the Application, as well as applicant testimony, staff recommendations, and public comment; and

WHEREAS, at their regular meeting of March 2, 2026, the Town denied the variance application, and instructed staff to draft the required resolution for final disposition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT:

Section 1. Denial. The Board finds that the requirements and conditions of Sec. 16-22-70 (B), UDC, are NOT met and that Variance No. 2025-001 hereby approved subject to the following condition:

Section 2. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety, and welfare of the public and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

Section 3. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the application to other persons or circumstances.

Section 4. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED, and ADOPTED this 16th day of March 2026, by a vote of ____ For and ____ Against.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk



TOWN ADMINISTRATOR MONTHLY REPORT FEBRUARY 2026

To: Mayor and Board of Trustees

From: Janell Sciacca, Town Administrator

Date: March 16, 2026

RE: Monthly Report for February 2026

HIGHLIGHTS AND UPDATES:

APRIL 7, 2026 REGULAR MUNICIPAL ELECTION

- We are in full election mode. Notices have and are being made, Ballots went out to UOCAVA voters, and all other regular voter ballots packets will be mailed Monday, March 16. Election Judges are being scheduled for administration of their Oaths and to begin counting the week of March 31. There will also be an article in the March 13 Flume about the candidates

DOLA LPC Grant

- Town Planner Hunn drafted an RFP for this grant award so the Town can begin the process of hiring a consultant in May to begin the Comprehensive Plan and Unified Development code updates. Proposals are due April 23. Staff will review them initially to determine a short list that will be interviewed by the Board of Trustees in May, with award of the RFP set for May 18.

NEPTUNE METER PILOT PROGRAM

- Staff is continuing to work through the CDPHE process for the Town's SRF loan application for the town-wide replacement project and well upgrades in 2026. We have scheduled Performance Services to present an alternative plan to the Board on April 6 which would include replacement of the water line for the Infiltration Gallery and an update on their work to come up with a plan for building the Police Station.

BUDGET

- The budget for 2026 is being monitored and currently there is excess cash in US Bank that will be transferred back to ColoTrust to replenish reserves that were used in 2025 for the sidewalk project.
- With no major projects approved, I am hopeful that this trend will continue.
- Plante Moran has suggested the Town make consider revising and refreshing the Budget process for 2027, so expect some changes in the schedule, discussions and information presented.

UTILITIES

- March will see the first round of letters sent out to delinquent customers for anyone who is 90+ days past due.
- Operation under the new ORC structure appears to working well.
- A meeting with the Town Water Counsel, Water Engineer, Water ORC and Water Staff is set for March 18. We will be making introductions and talking water rights and water projects.
- The Town's Water Right's Engineer Bill Hahn has advised he will retire this year. He has recommended Chris Sanchez from BBA in Denver as his replacement and he will be scheduled to appear for appointment by the Board later this year.
-

COMMUNITY CONNECT PORTAL

- The Town's new Caselle Community Connect Payment Portal is still in development. Unfortunately, Caselle is inundated with new program rollouts this year and I have not new projected rollout date.

COMPUTER PROGRAMS

- The Asset Management, Community Connect Payments, Community Development modules are still in development.
- The Agendas & Meetings Management program is done and I have been going through training for the last month. I will be rolling out the first agenda and agenda packet using this system on March 16, with full implementation set for April 6. This program will save me a tremendous amount of time assembling information as it puts the responsibility on each Department Head or Contractor and the program does all the hyperlinking. It also requires that all cover reports be formatted the same for consistency.

GRANTS

- Staff is scheduled to present to the VPW Fishing in Fun Grant Board on March 11 for funding for dredging the Beach. We are asking for almost \$400,000, and while hopeful we will receive some funding, Staff plans to also submit to the Park County Land & Water Trust Fund for matching/added funding which could make the project a reality for 2026, or 2027 at the latest.
- Staff will be participating in 12 interviews with DOLA Best and Brightest 2-Year Fellowship Interns on Monday, March 16. There was a total of 19 applicants for only a handful of government entities, and only 7 of the applicants indicated they would not be interested in working in Fairplay. Therefore, Staff is very optimistic about the process and potential outcome!

CDOT UPDATES

- Staff participated in a meeting of February 4 regarding the Fairplay to Hoosier Pass Resurfacing Project. This is set to be done in 2027 and it does include the portion of CO9 that lies within the Town!!!! Unfortunately, I recently heard in another meeting that it may have to be pushed out to 2028.
- The Mobility Hub at 401 Main is moving forward. CDOT has acquired the lot from Sam Mick and beginning the process to complete all the improvements this summer. The Town will take on responsibility for the lighting and CDOT is requesting an IGA for snow removal which will be presented to the Board for consideration later this year.

COLORADO 150TH CELEBRATION – SCULPTURE OPPORTUNITY

- This is no longer an opportunity for Fairplay.

TRANSIT

- One of the Town's shuttle drivers has resigned.

Request for Direction from Board:

After meeting with both drivers, Staff would like direction from the Board on the service. There are a number of residents, from Alma and Fairplay, as well as High Rockies School that rely on the service regularly. There have also been multiple requests for evening service to Front Street and to/from Summit Stage. With only one driver, and no current grant funding, I would like the Board to decide on whether or not to continue the service throughout the remainder of the winter, or shut it down, re-evaluate and survey for needs, and then restart the service for summer and events season.



Town of Fairplay

Police Department



To: Janell Sciacca, Town Administrator
From: Jeff Worley, Chief of Police
Date: March 3, 2026
Re: Fairplay Police Department Monthly Report – February 2026

Police Department News, Updates, and Projects

At the end of January, the local school district lost their full-time security officer. As such, the school district and the Fairplay Police Department entered into an agreement for officers to provide the dual role of SRO/security officer. The school paid officers to work extra duty covering the four weeks until a new security official was hired. Our officers covered nearly every school day during that time; even when there was not an officer working extra duty in the school, on-duty officers made regular appearances in the school to be present for staff and students.

Also concerning the school, during the months of January and February our officers, with the permission of the district office, initiated a “zone mapping” program as a proactive safety measure in the event of a critical incident in the school. Essentially, using templates and a variety of paints as color-coding, pre-determined portions of the halls were “marked” for easy identification by and communication to responding first responders to know exactly where they are in the school or where an incident is occurring. FPD officers spent a significant number of manhours during the two months. The project was planned by Sgt Ron Martinez and his shift. The lion’s share of the meticulous work has so far been conducted by Officers Dezae Peters, Jordan Peters, and Mason Prickett. Once the new security officer is in place at the school, the project will resume and be completed.

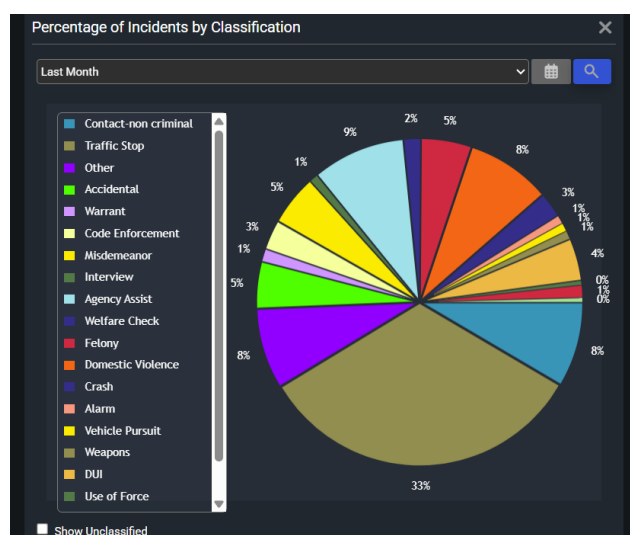
On February 17, one of our officers, Jordan Peters, displayed exemplary courage in his substantial assistance to the Park County Sheriff’s Office. Sheriff’s deputies responded to a call in Hartsel where it was learned that a man had attempted the murder of another person. Officer Peters also responded. He was able to intercept the and stop the fleeing felon using Stop Sticks and a PIT maneuver with his patrol vehicle. After the chase was stopped by these means, Officer Peters confronted the suspect and ended up having to “tase” the uncooperative suspect. The man was then taken into custody by the officers without further incident.

Police Activity – Statistical Data

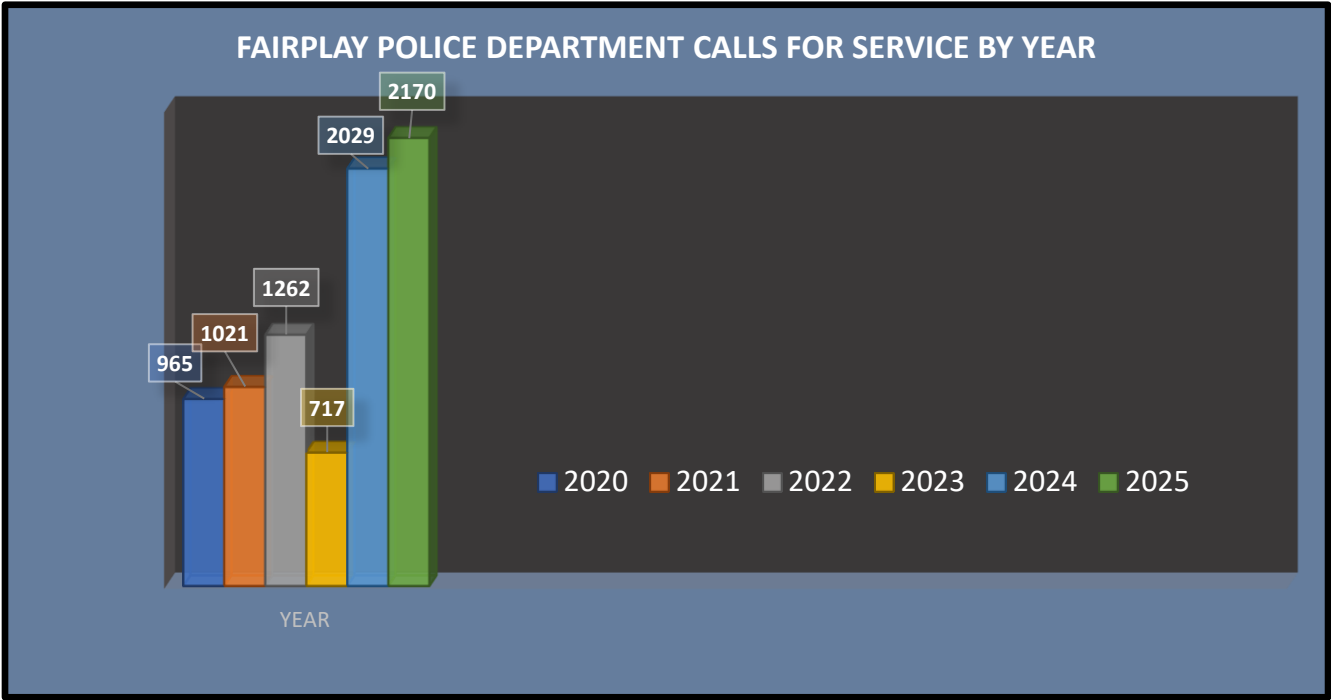
The following are some of the pure statistical data the Department collected for the month of February 2026:

- 114 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 4.1 incidents per day.
- Of the total CFS numbers:
 - 90 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (79% of CFS numbers)
 - Of the Fairplay calls, 14 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 16% of Fairplay CFS totals)
 - 24 incidents took place in Alma (21% of total CFS)
 - One (1) of Alma’s incidents ***were related to local businesses*** (or 8% of Alma CFS totals)
- Of the CFS numbers, 56 were traffic contact-related (49% of the CFS total):
 - 41 traffic contacts in Fairplay (73% of total traffic related events OR 46% of total Fairplay CFS)
 - 15 traffic contacts in Alma (27% of total traffic related events OR 63% of total Alma CFS)
 - 13 total citations issued
 - 23% of all traffic contacts resulted in citations
- Of the 13 citations issued:
 - 8 tickets were issued in Fairplay (62% of all citations)
 - 5 were violations in Alma (38% of all citations)

As a summary of February's activity, the chart below represents, by percentage of event type, the incidents during which officers activated their body-worn cameras (BWCs). It is therefore a relatively accurate representation of our significant activity, as officers are required to initiate their BWCs for most call-for-service incidents. (**Note:** What the chart will not reflect are our many consensual contacts with citizens, such as school and business visits, since BWC activation rarely occurs during such occasions.)



As an aside, the following chart that compares the past six years (2020 – 2025) of activity covered by Fairplay Police Department. In 2025 alone, Fairplay officers responded to 2,170 calls-for-service in all categories that include criminal, non-criminal, and traffic-related events. Of these, there were over 700 traffic-related incidents (this number does not include AVIS automated citations/photo captures but in-person contacts alone).



Year	2020	2021	2022	2023	2024	2025
CFS no.	965	1021	1262	717 *	2029	2170

* FPD’s services were temporarily suspended from August 2023 until the end of January 2024 while the agency was rebuilding, during which time the Park County Sheriff’s Office covered the Town of Fairplay.



Town of Fairplay

901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
www.fairplayco.us

MEMO

Date: March 16, 2026
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Alex Wagner, Public Works Supervisor
Re: Public Works Monthly Staff Report

An update from Alex Wagner, Public Works Supervisor:

SNOW! It came! On March 6th Public works spent a long fulfilling day plowing and moving snow. I believe we received at least 10" in less than six hours. The Public works team did a great job of sticking to it and opening roads safely as fast as possible. Other than the one-off snowstorm, the weather has been sunny, but windy. The wind blew over a streetlight at the Fairplay Laundry that will be replaced when the weather allows.

Public Works Member Appreciation, Chris Bannister:

Chris has really come into his role as Crew Chief. He is doing a fantastic Job of leading the team in day-to-day operations, keeping everyone busy and finding solutions for problems. Chris is extremely Knowledgeable about every aspect of his job, common problems that the Town faces and history of such problems. He has become a top performer in the Public Works field. On top of Being the Crew Chief he has positively accepted and taken on a more hands-on role in water testing and reporting to keep our permits in good standing. Chris is a key core member of the Public Works team and Town staff in general. Thank You Chris, I truly could not do this with out you!

• Recently Completed Projects

- Mardi Gras set up and break down for yet another successful Mardi Gras event.
- Fixed damaged shed at baseball field due to vandalism.
- Borrowed Alma's Jetting trailer for three days to fix backed up sewer service lines at the Public Works shop. As well as Pump out Sand Trap in the front parking lot. Public Works shop now has working sinks and bathroom.
- Removed/Covered up Graffiti at Cohen Park
- Installed A new electric baseboard heater in the food bank.
- Inspected and fixed a few broken Parts at the Cohen Park playground.
- Fixed/ Welded Broken Meyer Plow on F550.
- Removed down streetlight from main street.
- Diagnosed Plow on 2019 f-250. Possible Bad Motor
- Mulched under Christmas tree.
- Fixed leak at Town Hall.

"Where History Meets the High Country"

- Continued efforts on trash removal, monitoring and fixing potholes, and general Town Beautification.
- **Water/ Sewer**
 - Worked with Keith and Marty to Pull a Pump out of the Pit near the dewatering pond. Finding a solution to fix said pump.
 - Fixed/ replaced lights in Sewer plant head works.
 - Yet another Leak at Gold Pan Trailer Park. We searched for the leak and determined it was somewhere after the meter in their service live. I communicated our findings with Trailer Park Manager, and a solution is already in the works.
 - Continued Efforts in Daily Water Plant operations and Required Testing and Reporting.
- **Building**
 - So far in 2026 we have five new building permits, including one new house.
- **Public Works Schedule and Recent Schedule Changes**
 - Chris Bannister: Monday - Thursday.
 - Alex Wagner: ***Changed Schedule.** Now Monday -Thursday.
 - Sam Kyle: Monday - Thursday.
 - Tim Murphy: Tuesday - Friday
 - Brian Rogers: *** Changed Schedule.** Now Thursday – Sunday, for full weekend coverage.
- **Looking Forward**
 - Will we get more snow? Hopefully!
 - Chris and Murph are going to the CRWA Conference 3/16 – 3/20.
 - Alex will be taking vacation from 3/20-3/30.



Town of Fairplay

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MEMO

Date: March 16, 2026
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Kelsey Sprys, Special Events Coordinator
Re: Events Monthly Staff Report

Below you will find information to update you on what staff is currently working on or has completed:

- **Fairplay's Mountain Mardi Gras – February 21, 2026**

- The 7th Mountain Mardi Gras was a success with more than 150 attendees and \$7,691.33 raised for High Rockies Community School, including \$412.96 donated by the Town. T-shirts remain for sale at the Visitor Center for \$20; 28 were sold out of 110 ordered. 60+ volunteer hours were dedicated to decorating with 20+ volunteers in the kitchen. Hazel Miller would love to come back next year. Staff is eager to discuss the continuation of the event with Mayor Just leaving the Board.



Both South Park Food Bank and South Park Recreation District have shown interest in being the beneficiary for 2027. Staff asks to be included in upcoming discussions of the event's future.

- **Town Clean Up – June 5-7, 2026**

- Staff is in the beginning stages of planning this month. Xcel Energy has committed to a \$500 Sponsorship for electronics and appliance recycling. There is a grant application to host a Waste Tire Collection Event through the state's Waste Tire Management Enterprise which would allow the Town to not charge a fee for resident tires, however, there are several conditions to consider. Most relevant, the 2026 grant is only funding events that occur in/after August 2026. Staff recommends continuing with the original plan of charging residents for tires and then considering in alternative "tire only" event. More details will be provided in the April Board Report.

- **2027 Event Opportunity**

- Staff has been talking with Jim Greer from the band *Narrow Gauge* who also owns Backyard Movies Colorado <https://www.backyardmoviescolorado.com/community-outdoor-movie-guide>. They specialize in turn-key outdoor cinema events that are huge hits for town parks and recreation departments; a great way to bring families together for a "resort-style" experience. Staff think this would be a fun family event to host around "back to school" time on the courthouse lawn or alternative location. There is a green space on the high school gym end of the building that would be good cover for any wind. They have several screen size options and Jim has offered their 25 foot "Premiere Screen" event at a special price of \$1,699 (normally \$2,199) for 2026 or 2027. Staff would choose a family friendly movie, likely PG. **This event is not in the 2026 Budget.**

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Revenue sources could include sponsorships and selling of drinks and snacks at a concession stand. Town could also ask for a recommended donation that goes back to events. The beer trailer is an option, but staff envisions this as a family focused, non-alcohol event. Staff is also willing to pursue collaboration with a variety of local organizations. Is the board interested in pursuing this idea further and allowing staff to create a formal proposal for the 2027 budget or amending the miscellaneous event budget for a 2026 event? Staff is confident this event can run for \$3,000 or less.

- **Marketing**

- Final edits are being completed for the Town Map with printing expected to happen before the end of March. The event postcard should follow a similar timeline with staff considering a large format. A couple of local groups asked for their events to be included on the list. The list continues to get bigger and bigger.

- **Scholarships**

- Applications for the Burro Buster 5k Scholarship are available through March 26th. Town is offering up to three \$2,500 scholarships. After the deadline, staff will meet with the mayor and/or interested board members to review the applications. Recipients will be recognized at Senior Night on Wednesday, April 29th, time TBD. As of March 11th, there were 2 applications.

- **Prunes Monument**

- Staff was notified March 6th that the Prunes and Burro Race Monuments have received the Historic Landmark Designation. Unfortunately, the South Park National Heritage Area grant application deadline passed before the notification so this application will have to wait until 2027. Staff is confident there are other grants to seek in the meantime and will begin research and seek quotes for the masonry work.

- **Colorado Tourism Leadership Journey**

- Kelsey attended the second workshop in Colorado Springs, February 4th-6th. The group toured the Air Force Academy, Garden of the Gods and Cheyenne Mountain Zoo. Guest speakers from Visit Colorado Springs, The Broadmoor and Manitou Incline gave useful insight from their longtime tenure with these organizations. Kelsey has also been connecting with her mentor, Ginny Vietti, who is the VP of Marketing for Breckenridge Grand Vacations. Kelsey plans to begin work on her interpretive signage Action Learning Project this month.



Does the board have a preference in the style of signs on the River Park Path? Staff would like to see a large sign at the “beginning” of the path near Hwy 285 and then possibly a mix of vertical and horizontal signs along the path. Examples included.



“Where History Meets the High Country”

HUNN

PLANNING & POLICY, LLC.

To: Mayor and Board of Trustees
From: Scot Hunn, Consulting Town Planner
Date: March 11, 2026
RE: Planning Department Activity Status Update – February 2026

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General Planning Services:

- In-person Office Day and TBOT Meeting Attendance (February 2nd)
- Virtual TBOT Meeting Attendance – Stone River PUD Work Session (February 23rd)

Pre-Application Meetings:

- Stone River PUD Rezoning and Re-subdivision (February 2nd and 23rd)
- South Park Food Bank Minor Subdivision (February 2nd)
- Waite Holdings / 425 Main Street SUP for ADU (February 4th)

Other Applicant Meetings:

- None.

Active Land Use Applications and Interagency Referrals:

- Active Land Use Applications:
 - Stoinski Exemption Plat Variance Application – Variance denied and resolution prepared for TBOT review and approval.
- Other:
 - None
- Interagency Referrals:
 - None

Special Projects:

- Community Plan and UDC Update Project RFP:
 - Finalized and posted Request for Proposals (RFP) on BidNet.
 - Proposals due to Town by April 23rd.
- Zoning Map Update:
 - Worked with SGM to rectify official zone district map discrepancies and produce updated GIS based map – complete.



STATUS UPDATE

TO: Janell Sciacca, Town Administrator
FROM: Deron Dirksen, PE
DATE: January 2026 Summary (11/9/2025 – 1/10/2026)
RE: Engineering Services Status Report – Miscellaneous Projects

2018-499.011 – General Engineering

Status/Recent Progress

- Development Review Team meeting

Upcoming Activities

- Continuing Development Review Team, miscellaneous meetings, and supporting staff as needed.

2018-499.029 – Impact Fee

Status/Recent Progress

- Population information.
- Commercial square footage.
- Drafting Impact Fee reports for Police.
- Internal meetings.
- Drafted Impact Fee reports for other disciplines.
- Work Session with Board

Upcoming Activities

- Additional information from Alex.
- Additional information from Park County Assessor
- Finalize all reports.

2018-499.035 – Bullet Road

Status/Recent Progress

- Review Easement Exhibits

2018-499.039 – River Park Trail

Status/Recent Progress

- CDOT reimbursement #7.

Upcoming Activities

- Support town as needed.

2018-499.051 – 540 Front Street

Status/Recent Progress

- Board meeting

Upcoming Activities

- Support Town as needed.

ACTIVE WORK ORDERS		BUDGET AMOUNT	CURRENT BILLING	BILLED JTD	% JTD	BUDGET BALANCE
ENGINEERING TASK ORDERS						
0.001	GIS	\$ -	\$ -		-	\$ -
0.007	Habitat for Humanity	\$ -	\$ -		-	\$ -
0.011	General Engineering	\$ -	\$ 327.00		-	\$ -
0.017	Betts	\$ -	\$ -		-	\$ -
0.018	Stone Creek	\$ -	\$ -	\$ 17,429.00	-	
0.023	Burro Park	\$ -	\$ -	\$ -	-	\$ -
0.025	Water Distribution	\$ 44,900.00	\$ -	\$ 40,801.01	91%	\$ 4,098.99
0.029	Impact Fee	\$ 58,547.00	\$ 5,750.00	\$ 38,873.54	66%	\$ 19,673.46
0.032	Public Works Manual Update		\$ -			
0.033	Sewer Design Criteria Update		\$ -			
0.035	1171 Bullet Road	\$ -	\$ 218.00	\$ 16,115.00		
0.036	Bar S Ranch	\$ -	\$ -			
0.039	River Park Trail		\$ 78.50	\$ 130,440.00	-	
0.040	Melo Subdivision	\$ -	\$ -	\$ 3,913.50	-	
0.041	Fitting Subdivision	\$ -	\$ -	\$ 1,816.00	-	
0.042	Steinermiller	\$ -	\$ -	\$ 9,981.50	-	
0.043	SH9_US285 Floodplain	\$ 3,000.00	\$ -	\$ 2,040.00	68%	\$ 960.00
0.044	Beck	\$ -	\$ -	\$ 3,964.00	-	
0.045	Circle K	\$ -	\$ -	\$ 105.00	-	
0.046	Town Sidewalks	\$ 11,764.00	\$ -	\$ 11,764.00	100%	\$ -
0.047	French Subdivision	\$ -	\$ -	\$ 381.50	-	
0.048	715 Main Street - Pharmacy	\$ -	\$ -	\$ 2,180.00	-	
0.049	240 Beaver Lane	\$ -	\$ -	\$ 2,562.40	-	
0.050	Marval	\$ -	\$ -	\$ 4,459.50	-	
0.051	540 Front Street	\$ -	\$ 109.00	\$ 545.00	-	
0.052	POTW CDOT	\$ -	\$ -	\$ 1,144.50	-	
0.053	Stoinski	\$ -	\$ -	\$ 2,620.00	-	
0.055	Utility Engineering Services	\$ -	\$ -			
0.057	Hathaway Street Survey	\$ 3,400.00	\$ -	\$ 3,400.00	100%	\$ -
0.058	Gemenskap		\$ -			
TOTALS		\$ 121,611.00	\$ 6,482.50	\$ 294,535.45		\$ 24,732.45



Keith Chisholm 303-859-2988
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Fairplay, CO 80440-1262

WWTP Monthly Report, February 2026

- WWTP is running well. % Reductions, BOD = 98.5%, TSS= 97.6%, Phos= 43.2%, Ammonia= 66.3, TIN=69.4%
- There was an issue with the power supply/ backup for the PLC at the WWTP, Dec 27, Saturday evening. Marty was able to come and get it rewired, bypassing the battery backup. We have ordered a new one (discontinued) and are looking for a replacement to match the existing wiring.
- The lift station had an issue with the pump alternator which was replaced.
- There is an issue with the lighting in the headworks, the lights are going out and replacing some bulbs do not illuminate. It may be an issue with the ballasts also. These are explosion proof, sodium vapor lamps Switching to LED (explosion proof) lights may be a better way to go.
- The new SCADA system is near completion, continuing to work with Mountain Peak Controls to finalize the project.
- We have 1 bid for the sewer line repair behind Ellen's and are waiting for other bids. The depression in the sewer line is a continuing problem and the first 22' of line just out of the Manhole is completely submerged.
- WWTP and WTP Samples were collected and delivered to the lab, the DMR's and MOR's have been submitted. Continuing to train Tim for WWTP labs.
- The BACKFLOW testing for 2025 did not achieve the required 90% ratio,(76% this year), and there will be a violation.
- Monthly checks on rotating Equipment, Generators, scheduled maintenance
 1. Still working on the lighting issue in the headworks
 2. Decant Pump not working, will isolate and pump down pit for evaluation
 3. Working with Mtn Peak Controls to finish new SCADA system
 4. Both Influent pumps and #2 Recirculation pumps showing signs of water in oil, need to replace the mechanical seals.
 5. Need to replace ballast on UV unit #1, UV Controller on unit #2. Will be training Tim Murphy on this as well as procedure for replacing UV lamps.

Operations this month:

Replace alternator and contactors at Lift Station

Replace UV lamps on Unit#1

Replace UV sensor on Unit #2

Changed air Filter for WWTP blowers

Met with Park CO about jail sewer line, and inspection

Training with Brian, Labs, SCADA, data entry

Training with Chris, transferring files and data, monitoring Schedule review

Research lighting for headworks

Weekend SCADA checks (Sat & Sun) x4

Hose down weirs and SCUM trough

Install Conduit @ WWTP for control wires for samplers

Changed oil on Influent and Recir pumps

Lift Station Checks

Work on Supernatant pump

Replaced fuses on Aerator #1

Deliver samples to Denver

Daily Labs & Admin , Phone, emails, ordering parts, etc.

Town of Fairplay - Water Loss Evaluation
As of March 1, 2026

Year/Month	Gallons of Water Produced	Gallons of Water Billed	Bulk Water Filled Gallons Sold	Gallons Not Billed (Non-revenue)	% Loss	Influent Intake Gallons Sanitation Plant	Consumption & Leakage (Gallons)*
Jan-25	2,838,102	1,719,000	1,300	1,117,802	39%	3,166,540	-24,653
Feb-25	2,965,988	1,642,000	4,150	1,319,838	44%	2,727,221	537,080
Mar-25	2,472,770	1,962,000	2,350	508,420	21%	3,054,143	-302,544
Apr-25	2,106,528	1,626,000	6,850	473,678	22%	2,834,643	-446,642
May-25	2,817,083	1,601,000	6,765	1,209,318	43%	2,757,146	385,081
Jun-25	3,626,710	2,309,000	11,800	1,305,910	36%	2,751,934	1,268,594
Jul-25	3,629,597	2,603,000	27,800	998,797	28%	3,389,293	704,717
Aug-25	4,028,750	2,728,000	9,900	1,290,850	32%	3,451,080	1,023,731
Sep-25	3,419,244	1,779,000	17,450	1,622,794	47%	3,112,262	679,196
Oct-25	2,647,038	1,714,000	17,450	915,588	35%	2,773,443	191,007
Nov-25	2,522,321	1,486,000	12,200	1,024,121	41%	2,453,000	380,323
Dec-25	3,180,400	1,883,000	8,600	1,288,800	41%	2,603,000	888,935
Jan-26	2,158,033	1,459,000	5,700	693,333	32%	2,638,000	-176,182
Feb-26	2,278,523	1,738,000	22,200	518,323	23%	2,447,000	129,836
2026 Total	4,436,556	3,197,000	27,900	1,211,656	27%	5,085,000	-46,346
2025 Total	36,254,531	23,052,000	126,615	13,075,916	36%	35,073,706	5,284,825
Monthly Average	3,015,339	2,023,913	20,876	970,550	32%	2,871,081	475,927
Annual Avg.	37,454,725	24,261,500	233,357	12,273,400	33%	34,686,530	6,299,777

Notes:

1. There were 4 days water production #'s were not recorded.

*Usage/Leakage assumes approx. 342,000 gal per month from Spruce Hill and the Trailer Park and no I&I. Negative numbers indicate net infiltration and/or

