



TOWN OF DINOSAUR MINUTES

Dinosaur Town Council
Dinosaur Council Chambers
May 12, 2026 at 6:00 p.m.

Mayor Darcie Rocque

Jeff Harrington
Nicole Ratcliff
Marshelle Gray

Mike Snyder
Devonna Wilczek
Leroy Trujillo

REGULAR MEETING CALLED TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Pro Tem Marshelle Gray.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Gray and recited.

ROLL CALL

Council Members present: Nicole Ratcliff, Devonna Wilczek, Marshelle Gray, Leroy Trujillo, Mike Snyder, Jeff Harrington.

Public Brent Migliaccio, Paul Jachim, and Melody via Zoom.

PUBLIC HEARING

The public hearing opened on Ordinance 2026-3, establishing compensation for the Mayor and Trustees. Public comment included concerns regarding senior citizens struggling with food and utility expenses, assistance programs, and utility affordability. Jeff Harrington stated that he would like to donate his council compensation to the Dinosaur Food Bank. Mayor Gray read the ordinance establishing compensation at \$200 per month for the Mayor and \$150 per month for Trustees.

Motion: Nicole Ratcliff

Second: Leroy Trujillo

Vote: Four yes votes and two no votes were cast by Devonna Wilczek and Jeff Harrington. Motion carried.

NEW BUSINESS

1. Discussion and approval of April 14 and April 28, 2026 meeting minutes,

Motion: Marshelle Gray.

Second: Niclole Ratcliff

Vote: motion carried unanimously.

2. Discussion and action on Accounts Payable for April 2026, including discussion on the annual bond renewals, legal expenses, Stone Age Stampede sponsorships, asbestos remediation projects, environmental cleanup funding, and deed of trust agreements related to motel property cleanup efforts.

Motion Nicole Ratcliff

Second: Jeff Harington

Vote: motion carried unanimously.

REPORTS

The town administration discussed replacing the online payment system with a Caselle module to enable online payments for utilities, court fines, and merchandise. Additional features would include newsletters, alerts, and autopay options. Council supported the transition.

Council discussed replacing deteriorating public restroom facilities with a trailer-mounted restroom facility, including plumbing and utility connections. The cost to purchase the restroom trailer is \$ 12,000.00.

Motion: Leroy Trujillo

Second: Mike Snyder

Vote: Motion carried unanimously.

Extensive discussion covered water and sewer infrastructure improvements, sewer mapping, clay pipe replacement, grant funding opportunities, and engineering support from Bohannon Engineering. Funding estimates for infrastructure improvements were discussed.

Additional reports included emergency dispatch coordination, community cleanup projects, flood channel maintenance, fire hydrant replacements, and current water system capacity and treatment operations.

Trustee questions

Detailed Motel / Asbestos Cleanup Discussion

1. Council discussed the asbestos cleanup project involving the motel properties and reviewed funding, environmental safety, and future redevelopment plans. Staff explained that approximately \$85,000 in grant funding was secured for cleanup, with an additional \$17,000 covered through a deed of trust and promissory note with the property owner. The property owner explained that asbestos contamination was discovered during construction activities and originated from materials left by previous ownership. Environmental testing identified contaminated soil and materials requiring state-mandated cleanup. The owner stated that repeated delays, shutdowns, and regulatory requirements have caused financial hardship while attempting to improve the property. Council members discussed public safety, cleanup procedures, and future redevelopment plans once remediation is complete. The owner confirmed that the occupied motel rooms tested safe. The trustees emphasized the importance of completing the cleanup to support economic development and protect public health. Council further discussed the importance of completing the remediation project promptly to protect public health, remove blight, and support future economic development opportunities within the Town. Staff indicated that once environmental cleanup is completed and approved, the property owner would be able to pursue additional grants, financing, and redevelopment opportunities for the motel properties. The environmental contractor, Encompass Environmental, was recognized for reducing costs where possible and continuing to work cooperatively with the Town throughout the project. Council emphasized the need to balance

accountability, environmental compliance, and support for commercial redevelopment within Dinosaur.

2. Council asked when code enforcement will be implemented. Larry Elarton stated that Caleb Lawson will handle code enforcement. Letters will be sent, and the property owner will have 30 days to clean up their property. If not cleaned up, then the owner will be summoned to court.
3. Staff reported that the Town's water tanks and wells are currently maintaining stable levels despite increasing summer temperatures. Three wells remain operational and are being rotated on alternating schedules to maintain system performance. Council also discussed the Town's SCADA system, which allows staff to monitor and control the wells remotely, as well as ongoing water treatment processes involving chlorine and orthophosphate.

PUBLIC COMMENT

Public comment included a detailed discussion regarding the drainage ditch and culvert system near Triceratops Street and the surrounding residential areas. A resident expressed concern that the ditch and culvert are heavily clogged with sediment, debris, and runoff, restricting water flow and increasing the risk of flooding during heavy rain events. The resident stated that portions of the ditch appear to slope incorrectly, causing water to back up and overflow into nearby yards and roadways. Discussion with Town Manager Larry Elarton regarding previous maintenance efforts, the history of the drainage channel, and jurisdictional concerns involving the Town, County, Army Corps of Engineers, FEMA, and possible private-property easements. Council and staff discussed the need for additional inspection, possible backhoe work, culvert cleaning, grading improvements, and future maintenance to improve water flow and reduce flooding concerns for nearby residents. Town staff will take care of the drainage ditch.

Additional public comments included food bank operations, assistance for senior residents struggling with utility and food costs, restroom maintenance, fire hydrant replacements, and ongoing sewer infrastructure concerns. Staff is gathering information on the sewer infrastructure and suggested holding a workshop at the end of the second meeting of the month to review materials for the sewer system.

ADJOURN

Motion: Mike Snyder's motion to adjourn at 6:40 pm

Seconded: Nicole Ratcliff

Vote: motion carried unanimously; the meeting adjourned.

ATTEST

TOWN OF DINOSAUR

Christine Brasfield, Town Clerk

Darcie Rocque, Mayor