



TOWN OF DINOSAUR MINUTES

TOWN COUNCIL MEETING
May 27, 2026
Dinosaur Town Hall
6:00 p.m.

Mayor Darcie, Rocque

Jeff Harrington
Nicole Ratcliff
Marshelle Gray

Mike Snyder
Devonna Wilczek
Leroy Trujillo

REGULAR MEETING CALLED TO ORDER

Mayor Darcie Rocque called the regular meeting to order at 6:00 p.m.

ROLL CALL

Present: Mayor Darcie Rocque, Jeff Harrington, Nicole Ratcliff, Mike Snyder, Devonna Wilczek, and Leroy Trujillo.

Staff and members of the public were present. Rob Essex, Michael Taylor, Paul Jachim, Ken David, and Melody Villard.

Via Zoom, Kevin Yancy, Marshelle Gray, Jill Fritz,

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led and recited.

PUBLIC HEARING

There was no Public Hearing scheduled.

NEW BUSINESS

1. Discussion and Action on Approval of May 12, 2026, minutes.

A discussion was held regarding the language in the summary of the asbestos cleanup agreement. Questions were raised regarding references to the promissory note and lien, and whether the

Town's interest was adequately identified in the summary. Staff clarified that the executed legal documents prepared by the Town Attorney properly identify the Town, and that the minutes serve only as a summary of the meeting discussion.

Second: Mike Snyder

Vote: Motion carried unanimously.

2. Discussion and action on easement for Dino Dispensary.

Dispensary Drive-Through Window Request

Representatives of the local dispensary appeared before the Council regarding a proposed drive-through sales window. Lando Blakely joined the meeting Via Zoom and Chara Garcia was in person for the meeting. Staff explained that the current proposal conflicts with Town easements and Marijuana Enforcement Division (MED) requirements because marijuana transactions may not occur on public property or within public easement areas. Additional concerns included utility easements, driveway permits, drainage considerations, and site design. The applicant explained that he believed the easement extended only a limited distance from the roadway and was unaware that it reached the building. The applicant stated that site improvements had already begun and requested guidance on how to proceed. Council discussed alternative drive-through configurations, driveway access points, traffic circulation patterns, utility easements, security requirements, camera placement, bullet-resistant glass requirements, and lighting concerns. Council expressed support for the drive-through concept provided all transactions occur entirely on private property and all MED requirements are met. The applicant agreed to redesign the project and submit revised plans for review. Staff agreed to work with the applicant regarding permits, culvert requirements, driveway access, and modification of premises approval.

No formal action was taken.

Dispensary Mural Discussion

Council discussed public concerns regarding artwork being painted on the dispensary building. The applicant explained that preliminary sketches were never intended to remain and had already been removed. The artist stated that the final mural is designed to be community-appropriate and supportive of tourism and economic development. Council members generally expressed support for public art and beautification projects. Several members commented that visitors often expect additional dinosaur-themed attractions and artwork throughout the community.

Marijuana Tax Overpayment Request

The dispensary owner informed Council that a previous manager may have incorrectly calculated local marijuana taxes and may have overpaid the Town for several years. Staff explained that documentation would be required before any determination could be made regarding a refund or credit. Required documentation includes gross sales reports, inventory records, sales records, and MED reporting information. Council discussed the process necessary to verify any

overpayment, including audit procedures, accounting review, and State requirements. Staff noted that the Town relies on information submitted by businesses and does not independently verify each sales report unless issues arise. Council discussed whether a future credit or refund would be appropriate if an overpayment is confirmed. No determination was made pending review of supporting documentation.

No formal action was taken.

Marijuana Business Hours Discussion

The dispensary owner requested that Council consider extending the allowable operating hours for marijuana businesses beyond the current 10:00 a.m. to 8:00 p.m. schedule. The applicant proposed allowing businesses to remain open until 10:00 p.m. and argued that additional flexibility could improve customer convenience and potentially increase economic activity. Council discussed impacts on neighboring residents, traffic patterns, law enforcement staffing, public safety concerns, and potential economic benefits. Some members questioned whether longer operating hours would actually increase sales or simply spread existing sales over a longer period. Several Council members emphasized the importance of obtaining public input before considering an ordinance amendment.

Discussion included distributing surveys through:

- Town utility billings
- Town Hall
- Marijuana businesses
- The Town newsletter
- Social media platforms
- Facebook polls
- Community outreach efforts

Council discussed obtaining feedback from residents, business owners, and property owners before moving forward with any ordinance changes. Staff explained that changes to operating hours would likely require legal review, ordinance amendments, public notice, and a public hearing. Council directed staff to begin gathering public input and return the matter for future consideration.

No formal action was taken.

Town Manager

1. Sidewalk Project Update

Staff reported that engineering plans have been released for bidding. A contractor site visit was scheduled and bid openings are expected in June. Staff reported that project costs continue to increase and may exceed available grant funding. Additional local funding may be required depending upon bid results. Several contractors have expressed interest in the project. No action was taken.

2. Potential Property Acquisition and Park Expansion

Council discussed a deteriorated property located adjacent to the Town Park. Larry Elarton explained that the owner may be willing to sell the property to the Town for approximately \$30,000. The property includes a residence, outbuildings, and significant cleanup requirements.

Potential future uses discussed included:

- Additional park parking
- Park expansion
- Recreation improvements
- Community event support

Council discussed acquisition costs, cleanup expenses, demolition costs, grant opportunities, and long-term park planning. Several members expressed concern regarding current Town projects and future expenditures. The matter was tabled for additional review and possible negotiations with the property owner.

Tiny Home and Workforce Housing Proposal

Developer Kevin Yancy joined the meeting via Zoom to discuss tiny-home development opportunities in Dinosaur. Mr. Yancy presented concepts for workforce housing, affordable housing, and potential senior housing opportunities that utilize modern tiny homes and modular housing units.

Discussion included:

- Housing shortages
- Workforce housing needs
- Affordable housing opportunities
- Utility capacity
- Sewer infrastructure
- Electrical service availability
- Minimum square footage requirements
- Zoning considerations
- Long-term community development

Mr. Yancy explained that the units would be built to residential standards, including modern amenities, and range in size from approximately 200 to 600 square feet. Council discussed concerns regarding affordability, long-term sustainability, community compatibility, and infrastructure impacts. Several members expressed support for exploring tiny homes as a potential solution to housing shortages, but indicated additional planning and public input would be necessary. Council discussed the possibility of future ordinance amendments regarding minimum dwelling size requirements and tiny home developments. Staff will create flyers and public meetings.

No formal action was taken.

Administrative Staffing, Records Retention, Employee Compensation, and Workload Discussion

Larry Elarton stated the hiring of Beth Taylor as temporary part-time assistance to support records retention efforts, document scanning, office coverage, and digitization of historical Town records and maps. He explained that the Town has accumulated decades of records that must be reviewed, preserved, and managed in accordance with State records retention requirements. New scanning equipment has been acquired to assist in converting paper records and maps into digital formats for long-term storage and accessibility.

Mr. Snyder requested that Council be provided with a complete breakdown of Town personnel, including:

- Employee names and positions
- Whether positions are hourly or salaried
- Hourly wage rates or annual salaries
- Benefit and compensation packages
- Contracted personnel and contractor compensation
- Job descriptions and assigned responsibilities

Mayor Rocque explained that discussions involving individual employee compensation and personnel matters may require an executive session in accordance with Colorado Open Meetings requirements.

COUNCIL COMMENTS

Council discussed housing needs, infrastructure planning, economic development opportunities, community growth, improvements to Boodle Road, utility infrastructure, and future planning initiatives.

ADJOURNMENT

Motion Leroy Trujillo moved to adjourn the meeting at 8:27 pm.

Second: Jeff Harrington

Vote: Motion Carried unanimously.

Town of Dinosaur

Darcie Rocque, Mayor

ATTEST:

Christine Brasfield, Town Clerk