TOWN OF DINOSAUR

MINUTES

Dinosaur Town Council
Dinosaur Council Chambers
June 23, 2026, at 6:00 p.m.

Darcie Rocque, Mayor

Jeff Harrington
Nicole Ratcliff
Marshelle Gray

Mike Snyder
Devonna Wilczek
Leroy Trujillo

REGULAR MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led and recited by Darcie Rocque.

ROLL CALL

Council members present were Jeff Harrington, Nicole Ratcliff, Marshelle Gray, Devonna Wilczek, Leroy Trujillo, Mike Snyder, and Mayor Darcie Rocque.
Public in attendance: Paul Jachim, Michael Taylor, Cory Jackson, Doug Winters, Collen, and Troy Zufelt.
Via Zoom, Melody Villard and Mr. & Mrs. Yancy
A quorum was established.

APPROVAL OF May 27, 2026 & June 7 2026 MEETING MINUTES

Council reviewed the minutes from May 27, 2026, and June 7, 2026.
Marshelle Gray made a motion to approve the Minutes of May 27, 2026, and June 2, 2026.
Second: Devonna Wilczek
Motion carried unanimously.

PUBLIC HEARING

No Public Hearing.

OLD BUSINESS

1. Discussion and Action – Sixth Street Property Acquisition

The Town Council discussed the possible acquisition of the deteriorated residential property located on Sixth Street. Staff presented the item for council consideration and requested direction on whether the Town wished to pursue the purchase of the property or allow staff to continue using existing code enforcement and legal remedies.

Staff explained that the property has been the subject of ongoing concerns due to its condition and the current owners' lack of improvement. Potential options discussed included purchasing the property for future municipal use, demolishing the existing structure, creating additional public parking to support nearby park facilities, or reselling the property after cleanup. Staff emphasized that regardless of ownership, the property would ultimately require cleanup and that council direction was needed before any further action could be taken.

Council members discussed whether purchasing the property represented the best use of Town funds. Several members expressed concern that the estimated purchase price of $25,000, combined with demolition and site cleanup costs, would impose a significant financial obligation on the Town. It was noted that the Town has several existing infrastructure projects and financial commitments that should remain a priority before acquiring additional properties.

Council members also questioned what financial or legal consequences would result if the Town chose not to purchase the property. Discussion centered on the belief that the Town already possesses legal authority through nuisance abatement, code enforcement, condemnation proceedings, tax liens, and other legal processes to address neglected properties without purchasing them outright. Several members expressed concern that purchasing this property could establish a precedent whereby the Town would be expected to acquire other neglected or non-compliant properties throughout the community.

Staff clarified that the purpose of placing the item on the agenda was not to recommend a specific course of action but rather to obtain formal policy direction from the Council. Staff advised that if the Council chose not to purchase the property, enforcement actions through the Town Attorney and applicable municipal procedures could continue as appropriate. Staff further noted that the Town Attorney could assist with pursuing legal remedies if directed by Council.

Following discussion, a motion was made and seconded to proceed with purchasing the property.

Roll Call Vote

Council Member	Vote
Jeff Harrington	No
Nicole Ratcliff	Yes
Marshelle Gray	No
Mike Snyder	No
Devonna Wilczek	No
Leroy Trujillo	No
Mayor Darcie Rocque	No

Motion Failed.

The Council directed staff to continue addressing the property through existing code enforcement and legal processes as appropriate rather than pursuing acquisition at this time. **Motion Failed.**

OLD BUSINESS

2. Discussion and Action – Sidewalk Grant Project

Town staff presented an update regarding the Highway 40 Sidewalk Improvement Project and requested Council direction on whether to continue pursuing the existing grant or discontinue the project. Staff explained that the project was originally funded through a combination of Department of Local Affairs (DOLA) grant funding, Colorado Department of Transportation (CDOT) funding, and local matching funds. Approximately **$66,000** has already been committed to the project through grants and Town resources.

Staff reported that the project has experienced significant delays due to deficiencies in the original engineering work. The engineering plans submitted by the previous consultant did not satisfy CDOT requirements and contained multiple errors, including incorrect access points, incomplete design work, and traffic engineering deficiencies. Because of these issues, the Town would be required to retain a new traffic engineering firm to revise the project before construction could proceed. Staff indicated that CDOT had recommended several qualified traffic engineering firms and that portions of the existing survey and engineering work may still be usable.

Staff further advised Council that CDOT is considering extending the current grant period by approximately one year, which would allow additional time to redesign the project and seek supplemental federal funding. Staff explained that the Town's grant writer is also pursuing additional federal transportation grants that could significantly reduce the Town's financial responsibility if awarded.

Council engaged in extensive discussion regarding both the benefits and financial impacts of continuing the project.

Supporters of the project emphasized the importance of improving pedestrian safety along Highway 40, noting that children, residents, and visitors frequently walk along the highway due to the lack of continuous sidewalks. Supporters also discussed potential traffic-calming improvements, including landscaped buffer zones, medians, and other features that may become eligible through future federal transportation grants.

Council members opposing continuation of the project expressed concern regarding the overall cost to the Town despite the availability of grant funding. Members noted that, in addition to replacing the engineering plans, the Town would still be responsible for significant local matching funds and construction costs estimated to exceed $200,000. Several members questioned whether the project represented the highest priority for the Town given ongoing needs related to sewer infrastructure, water system improvements, public facilities, and other capital projects.

Council also discussed the potential impact of declining the project on future grant opportunities. Council asked staff to consult with the Town Attorney regarding possible legal action against the previous engineering firm to recover costs incurred due to the deficient engineering work.

Nicole Ratcliff made the motion, and Marshelle Gray seconded to continue pursuing the sidewalk project, retain a qualified traffic engineer, and seek additional grant funding opportunities.

Roll Call Vote

Council Member	Vote
Jeff Harrington	No
Nicole Ratcliff	Yes
Marshelle Gray	Yes
Mike Snyder	No
Devonna Wilczek	No
Leroy Trujillo	No
Mayor Darcie Rocque	Yes

Motion Failed 3-4

Following the vote, staff were directed to notify the appropriate funding agencies of the Council's decision and determine any remaining obligations associated with the current grant. Staff also indicated they would continue monitoring future grant opportunities that may better align with the Town's financial capacity and infrastructure priorities.

REPORTS

A. Town Manager Report

Public Restroom Facilities

Staff reported ongoing efforts to place the restroom trailer into service. Discussion included ADA accessibility, ramp installation, winterization concerns, and compliance with current state restroom regulations.

Staff also discussed the possibility of partnering with Moffat County regarding future restroom facilities at the Colorado Welcome Center.

Cemetery Improvements

Cemetery Report

Town staff provided an update on ongoing improvements and planning efforts at the Town Cemetery. During the discussion, staff introduced a concept for utilizing Town-owned property in the vicinity of the cemetery as the potential location for a future **bulk water station and RV dump facility**. Staff explained that the area would provide convenient access from Highway 40, allowing recreational vehicles and water-hauling customers to enter and exit without creating traffic congestion within residential areas.

Staff noted that the proposed location was selected because of its proximity to existing utilities and available space. The bulk water station would provide an automated water dispensing system for residents who haul water to properties outside the municipal water system, while the RV dump station would provide a legal and environmentally safe location for disposal of recreational vehicle wastewater. Staff explained that this would reduce unauthorized dumping into the Town's sewer system and help protect the biological treatment process at the wastewater lagoons.

Council members discussed the potential benefits of the project, including improved public services for residents and visitors, increased convenience for travelers, and the opportunity to generate additional revenue for the Town's water enterprise fund. Staff indicated that revenues generated through bulk water sales could help offset operating costs and support future maintenance of the Town's water infrastructure without placing an additional financial burden on existing utility customers.

No action was taken regarding the cemetery itself; however, Council expressed interest in continuing to evaluate the proposed improvements associated with the cemetery property and later approved directing staff to research the feasibility, costs, and financial impacts of constructing a bulk water station and RV dump facility at or near the proposed location.

Roll Call Vote

Motion passed unanimously.

Motion Approved.

Public Works Update

Staff reported pothole repairs and roadway maintenance activities. Trial repairs have been completed and will continue to be monitored before additional repairs are scheduled.

B. Governance and Council Training

Council received and reviewed a citizen letter expressing concerns regarding council procedures, professionalism, and governance practices.

The letter encouraged:

- Greater focus on policy matters.
- Reduced discussion of personnel matters during public meetings.
- Additional municipal governance training.
- Compliance with Colorado Open Meetings Law requirements.

Staff reported that municipal governance training through DOLA is currently being scheduled for July.

C. Tiny Home Development Discussion

Council discussed information received regarding tiny-home developments and zoning standards used by other Colorado municipalities.

Discussion included:

- Potential investor interest.
- Future zoning considerations.
- Public input requirements.
- Possible public meetings and workshops.

No formal action was taken.

D. Utility Rate and Tap Fee Review

Council discussed concerns regarding:

- Declining utility revenues.
- Unused water and sewer taps.
- Infrastructure replacement costs.
- Long-term sustainability of utility operations.

Staff reported that a future workshop will be scheduled to review:

- Active and inactive utility taps.
- Current fee structures.
- Potential ordinance revisions.
- Minimum service fees.

E. Community Event Planning

Council discussed hosting a community summer gathering to encourage public engagement and gather input on future tiny-home development projects.

Tentatively discussed activities included:

- Community barbecue.
- Family activities.
- Public discussion opportunities.
- Information regarding future housing and development initiatives.

A tentative date of July 11, 2026, was discussed.

PUBLIC COMMENT

Doug Winters – Moffat County Commissioner Candidate

Doug Winters introduced himself as a candidate for Moffat County Commissioner, District 3.
Topics discussed included:

- Economic transition following mine and power plant closures.
- Support for agriculture.
- Protection of local water rights.
- Economic development opportunities.
- Increased communication with western Moffat County communities.

Mr. Winters stated his commitment to maintaining a visible presence within Dinosaur and ensuring the community remains represented at the county level.

Additional Public Comment

Discussion occurred regarding the future of the Colorado Welcome Center and potential partnerships among Moffat County, Rio Blanco County, the Town of Dinosaur, and the Town of Rangely.

No formal action was taken.

ADJOURNMENT

Motion Nicole Ratcliff moved to adjourn the meeting at 7:32 pm.
Second: Marshelle Gray
Vote: Motion Carried unanimously.

TOWN OF DINOSAUR

Darcie Rocque

Darcie Rocque, Mayor

ATTEST:

Christine Brasfield, Town Clerk