

Board Minutes

Monday, September 8, 2025

The regular August 2025 meeting of the Town Board convened in the Peetz Town Hall at 6:32 p.m. and opened with the Pledge of Allegiance. Mayor Traci Davenport, Clerk Evelyn Gardiner, Clerk in Training Reiley Barrett, Trustees Dani Rennewanz, Brenda Segelke, Ashley Toft, Zach Wood and Maintenance Manager Ron Gentry were present. Trustee Jared Burns was absent. Trustee Paul Mansfield, John Rotherham and Tucker Edridge of High Plainz Strains were present on Zoom. Guest was June Hahn.

Consent Agenda: No action.

Minutes of the regular July 2025 meeting were reviewed. Brenda Segelke moved and Ashley Toft seconded the motion to approve the Minutes. **Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-abstained, Toft-aye, Wood-aye. Motion carried.**

Evelyn presented the Treasurer's Report. Dani Rennewanz moved and Zach Wood seconded the motion to approve the Treasurer's Report. **Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-abstained, Toft-aye, Wood-aye. Motion carried.**

Evelyn presented the Claims Report. Dani Rennewanz moved and Ashley Toft seconded the motion to approve the Claims Report. **Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-abstained, Toft-aye, Wood-aye. Motion carried.**

MAINTENANCE REPORT: Ron Gentry (See the attached August 2025 Maintenance Report)

- Pump #2 is down at the WWTF. Ron has been working on it and should have it running again this week.
- The main well had a waterline break last weekend. A six-inch elbow broke from water hammering and was repaired to restore water to the Town later that day. Apex Electric estimates that \$4100 for a soft start, + new conduit and junction box should be installed to prevent the break from happening again. Bleach output increased 100%. Hydrants at the ends of the system were flushed and free chlorine level readings were taken. The Town was under a boil-order until August 5. Three clear bacT samples were taken for CDPHE, and the boil order was rescinded with no issues. CDPHE will need regular monthly bacT testing for the month.
- Logan County delivered two belly dumps of sand/gravel to use on Shaw Ave. in front of the preschool.
- New streetlights should be installed sometime in August.

OLD BUSINESS

- 1) **KERR WELL AS SECONDARY WELL:** BBA Water Consultants, Inc. were contacted to help with water rights issues for the Kerr Well. The goal was to get the Colorado Division of Water Resources to approve the Kerr Well from 15 GPM to 30 GPM, which they would not do. BBA wanted \$7100 to suggest that the Town would have to use water court to get that approval. The Board agreed not to retain BBA and to move ahead at this point on drilling a new well, which the Town already has a permit to do so. **After some discussion about the advantages of drilling a new well and building a new well house, Paul Mansfield moved and Brenda Segelke moved to drill a new well. Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-abstained, Toft-aye, Wood-aye. Motion carried.**
- 2) **WATER SYSTEM REPLACEMENT PROJECT:** JVA, Inc. submitted the PNA (Preliminary Needs Assessment today. Now the Town will wait for approval.
- 3) **MARIJUANA DISPENSARY UPDATE:** John Rotherham reported that he has closed on the building at 719 & 721 Main Street. He is moving forward to renovating the building. Rotherham and Eldridge also answered questions about the licensing process for a marijuana store and taxation questions. Attorney Kelly Lowery also provided a draft of an ordinance for licensing of marijuana stores in the Town of Peetz. She advised the Board to complete the process for Ordinance 2023-1 before beginning the process on Ordinance 2023-2. The Board will review the new ordinance and revise as needed.

NEW BUSINESS

- 1) **ORDINANCE NO. 2025-1: AN ORDINANCE REPEALING THE BOARD OF TRUSTEES OF THE TOWN OF PEETZ, COLORADO, ORDINANCE 2013-1 SOLELY ON ITS PROHIBITION OF RETAIL MARIJUANA STORES WITHIN THE INCORPORATED BOUNDARIES OF THE TOWN OF PEETZ, STATE OF COLORADO AND RESTATING AND REAFFIRMING ORDINANCE 2013-1 EXCEPT AS REPEALED HEREIN – FIRST READING.** Mayor Davenport read the Ordinance. Zach Wood moved and Ashley Toft seconded a motion to approve Ordinance

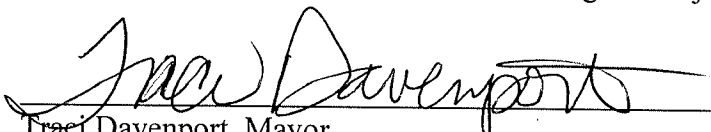
2013-1 on first reading. Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-abstained, Toft-aye, Wood-aye. Motion carried.

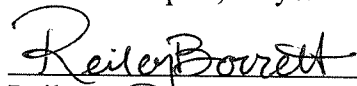
- 2) **HOT SPOT LIQUOR LICENSE:** The 2026 application for the Hot Spot Smokehouse liquor license by Anjato Enterprises, LLC was reviewed. **Dani Rennewanz moved and Brenda Segelke seconded a motion to approve the Hot Spot license. Davenport-aye, Mansfield-abstained, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.**
- 3) **TEXTMYGOV PROPOSAL:** Evelyn reported that she had a teleconference with a representative from TextMyGov, an information distribution system for municipal residents to receive emergency notifications and information about the Town through text messaging. Cost for the first year of a 3-year contract would be \$2250 with an annual fee of \$ 1500. The Board decided to table this until Budget preparation.

COMMITTEE REPORTS:

- **STREETS:** Nothing to report.
- **WATER AND SEWER:** Nothing to report.
- **PERSONNEL:** On July 25, 2025 Traci Davenport moved and Dani Rennewanz seconded a motion via email to offer the Clerk/Treasurer position to Reiley Barrett at \$23 per hour. Burns- aye, Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried. Pursuant to a recommendation of the Personnel Committee, Dani Rennewanz moved and Brenda Segelke seconded a motion to pay Evelyn Gardiner \$23 per hour for the rest of her training tenure. Davenport-aye, Mansfield-aye, Rennewanz-aye, Segelke-aye, Toft-aye, Wood-aye. Motion carried.
- **CEMETERY:** Cornerstone Construction will begin the perimeter roadway construction soon. Deanna Ross will be interred 8/12. Schmidt Law, Trustee of the Knifer Cemetery Trust, reimbursed the Town \$4000 for the Geo-Locater and \$1000 for use of the Bobcat at the cemetery.
- **FINANCE:** Evelyn suggested that the Board approve QuickBooks online for the 2026 budget as the current version will soon be obsolete. Ron also suggested a new broom for the street sweeper attachment, a new calorimeter, and at least 2 new tires for the pickup be approved for 2026.
- **PARKS AND RECREATION:** Ron attended a CIRSA class on Playground Management and indicated that swings in the Park will increase insurance costs and there would be lots of maintenance and safety issues with swing sets. He suggested that the Park needs signage that posts rules for use of the Park to avoid ligation. The Board authorized him to purchase signage.
- **ANIMAL CONTROL:** Nothing to report.
- **COMMUNICATIONS:** A telephone call was received from a resident asking about the discharge of a bow in the Town limits. He answered his own question by contacting Logan County Sheriff Bret Powell who advised him that all projectiles are not legal in Town limits.
- **PERMITS:** Nothing to report
- **SANITATION:** Nothing to report.
- **MAIN STREET COMMITTEE/250/150 COMMITTEE:** Evelyn, Reiley, and Ron attended the 250/150 meeting at the museum in Sterling today. The kickoff event previously planned for November 15, 2025, was scraped and it was decided to incorporate the celebration into events that already take place in Logan County and the surrounding communities. The committee will have a booth at Sugar Beet Days in Sterling on September 20 to promote the 2026 events.
- **ORDINANCE NO. 1:** A letter will be sent to a Lousia Street resident regarding mowing their property.

With no further business, the meeting was adjourned at 7:59 p.m.


Traci Davenport, Mayor


Reiley Barrett, Clerk