

TOWN OF ARRIBA
BOARD OF TRUSTEES MEETING
Tuesday, October 14, 2025
Arriba Town Hall, 711 Front Street, Arriba, CO 80804

Call to Order Mayor Marilyn Lightsey called the meeting to order at 6:00. Trustees in attendance included Ben VanderWerf, Carolyn Steinsiek, Bob Rush, Siobhan Steinsiek, and Ashlee Smithburg. Troy McCue joined via zoom, then arrived later in person. Employees in attendance included Josie Hart, and Mike Becker.

Public Audience Jerry Sauer, Jay Spurling, and Tony Witherspoon.

Jerry Sauer said he had received a letter from the Town regarding a noise complaint that occurred on September 14, 2025 at the Prosper Farm's Bunk House at 25 Colorado Ave. He said he checked his security cameras at the Bunk House and saw nothing on the day and time stated in the letter. Jerry Sauer said yes, the individuals living at the bunk house do play their music loud, and he has talked to them about it. He said he knows that all this isn't going to come to an end right now and he's ready for a battle over it. He said he looked up the Town of Arriba's penalties and court procedures and that doesn't deter him from anything, it wouldn't affect his bottom line. He said he wasn't going to throw his employees down- he needs the labor. He said that those guys get home from work in the evenings after 9pm and that's their time.

Tony Witherspoon stated that the incident did occur and that he had proof on his phone and he hoped Jerry had deep pockets.

The Board agreed that since this issue was an agenda item under New Business Prosper Farms the agenda would be approved, and this issue would be discussed in more detail.

Hospital Update Erika Saffer gave a report on the Hugo Hospital. She reported that the Hugo Wine Walk was a success. She said that the Heritage Living building will be used for staff housing for Lincoln Health employees.

Approval of Agenda Trustee Siobhan Steinsiek moved to approve the Agenda as written, Trustee Smithburg seconded and the motion passed unanimously.

Approval of Minutes Trustee Carolyn Steinsiek moved to approve the minutes of the September 9 regular meeting. Trustee McCue seconded and the motion passed unanimously.

Approval of Accounts Receivable and Payable

Trustee Siobhan Steinsiek moved to approve the receivables and payables for September. Trustee Carolyn Steinsiek seconded and the motion passed unanimously.

Approval of Bills

Trustee McCue moved to approve the October bills for payment. Trustee VanderWerf seconded and the motion passed unanimously.

Wastewater Permit Regulations Nothing new. Trustee VanderWerf said that his contractor, M7 Construction, built the wastewater system for Eads and could possibly be a cost-effective way to get an evaporative system built. Trustee VanderWerf said he'd like to meet with the contractor and Mike Becker at the wastewater facility. The Board agreed with this.

Time Capsule Opening 07/04/2026 Clerk Hart said the grant request submitted to the Colorado 250 / 150 program was declined, but they sent a list of other grants to apply to. Trustee McCue said that the event should start at 11:00am with a 12:00pm opening of the time capsule and the event would conclude by 2:00pm. The Board agreed with this.

Zoning – Master Plan Trustee VanderWerf said that his contact for preparing the Town's master plan for zoning gave him a quote of \$25,000 for the masterplan and zoning. The masterplan alone would cost \$12,000.

2026 Budget The Board reviewed the updated draft of the 2026 Budget. The Board agreed to hold a public hearing for the 2026 Budget and the 2025 Supplemental Water Fund Budget on Tuesday December 9th at 5:30pm.

Prosper Farms Clerk Hart explained to the Board the Ben VanderWerf and Tony Witherspoon came into her office on September 15 and filed a complaint about the noise from the Prosper Farms employees living at the Bunk House. Clerk Hart read out loud the letter she mailed to Jerry Sauer, manager of Prosper Farms. The letter stated that the Town had received a noise complaint of loud music and hollering occurring at the Bunk House at 25 Colorado Ave, and had started before 9:00pm on September 14 2025 and continued until after midnight. The letter stated that the Town has a noise ordinance and that loud music is not permitted between 9:00pm and 6:00am. The letter stated that if there were more complaints received the issue would go to municipal court where fines may be incurred.

Clerk Hart reminded the Board that Trustee VanderWerf brought up at the August meeting that the Town needed to take action on complaints that were filed. At that meeting the Board agreed that a letter of warning should be sent out and if more complaints are made then the Town would take the issue to municipal court. Clerk Hart cautioned how the Board handled this issue as the Town does not have deep pockets, and that Town funds are at an all-time low, with the drinking water improvements that were completed, and with sewer improvements coming up. Clerk Hart said the loud music is an issue, and it's an issue between 2 individuals- Prosper Farms and the neighbors across the street. There was discussion on why have Town ordinances if they weren't going to be enforced. It was pointed out that if the Town can't enforce this ordinance, then the Town can't be upset with enforcing ordinances in other instances. The Board agreed that there's got to be a solution, this loud music issue is within town limits. It was pointed out that there haven't been any complaints about the noise from the Bunk House from any of the other neighbors. It was noted that it is affecting everyone that is living at the campground.

Trustee Steinsiek asked the Board if she could be a mediator in this situation and that when an issue like this occurred again Ben or Tony could contact her and she would contact Jerry and even show up at the bunk house to assess the situation. The Board agreed with this. Jerry said that Trustee Steinsiek should talk with the Bunk House housekeeper about the situation also. Tony Witherspoon said that there's one person in particular that lives at the Bunk House that

seems to be the problem with loud music.

Jerry said he could find out which individuals at the bunk house are causing the problem and give the names to the Town, this way the Town could fine and/or send a court summons to the individuals involved. There was discussion that this would then require the Town to rely on Lincoln County to serve papers and that comes to the issue the Town has with enforcing any ordinance- no law enforcement.

Sales Tax Question on 2026 Ballot Clerk Hart said the Board will need to pass a resolution putting the question on the ballot asking voters for permission to keep the excess revenue collected in 2025 from sales tax.

Clerk Hart said she had prepared a letter explaining the ballot question to Arriba citizens that she would like to send out. The Board agreed with this.

Maintenance Report Mike Becker said that lead and copper samples would be taken this month.

He said he's had some issues with the batteries on the well shut off system. He will contact the company that installed it.

He said he'd like to paint the park building. It would be about \$600 worth of paint, he'd need about 25 gallons.

Clerks Report Clerk Hart reported that ECCOG will no longer be paying for the phone service at the park building. The Board agreed that there wasn't any reason to have a phone there and to have the phone service cancelled.

Treasurer's Report good.

Trustees Report Trustee VanderWerf said there were a couple of guys driving down the alleys in town collecting junk metal from people's yards and alleyways.

Trustee VanderWerf said he's building a playground on his campground, the playground will be over the town's sewer lines but will not be covering any manholes. The Board agreed that his placement of the playground on the campground was fine.

LCEDC Report Trustee McCue gave his report.

Mayor's Report none.

Adjournment

Mayor Lightsey adjourned the meeting at 7:57pm.

Submitted by: Josie Hart, Arriba Town Clerk

Signed by: Mayor Marilyn Lightsey

Approved by the Board on: 11/11/25