

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING
APRIL 22, 2025**

The regular meeting/public hearing of the Board of Trustees was held on April 22, 2025, at 6:00 p.m. in the Community Center, 381 Minter Avenue, De Beque, Colorado. Present were the following:

Mayor: Shanelle Hansen

Trustees: Cindy Farris, Sarah Hambrick, NJ Fulmer, Vern Bruse, Walter Wood, and John Giffin

Absent:

Staff Present: Town Manager Care' McInnis, Town Clerk Lisa Rogers, and Marshal Bob Dalley

Also Present: Diane Sandelin, Jeanette Refior, Mary Ann Garcia, Navaya Soderlin, Kendal Melanson, and Sam Light (CIRSA)

CALL TO ORDER:

The meeting was called to order at 6:01 p.m. by Mayor Shanelle Hansen.

The Pledge of Allegiance was recited.

ROLL CALL:

Roll call was taken, and a quorum was present.

DELETIONS OR CORRECTIONS TO THE AGENDA:

Ms. McInnis stated that there were two documents placed on each member's desk. The first is Resolution 2025-11. It had originally had an incorrect date for the Board Meeting. It has been updated to the correct date. There is also a document regarding a NeuComm Change Order that has been added to the packet. There were no other deletions or corrections.

**PRESENTATION – TOWN OF DE BEQUE/SCHOOL DISTRICT 49JT ART CONTEST
WINNER – NAVAYA SODERLIN:**

Mayor Hansen presented a \$50.00 cash prize to Navaya Soderlin for winning the art contest. Congratulations Navaya.

**PRESENTATION – CIRSA RISK MANAGEMENT TRAINING – SAM LIGHT (CIRSA
DEPUTY EXECUTIVE DIRECTOR/GENERAL COUNSEL):**

Sam Light stated that the primary job of the Board is to create a mission/vision for the Town through policy making. He stated that the Board has a duty to preserve public trust in government. Mr. Light also stated that there are civil liability risks that come with the role. He wanted to make sure that the Board is aware of and takes care to minimize those risks that come with serving as a public official. The Town of De Beque has a Board/Manager governance type. The Board is charged with creating policy and the Town Manager oversees the day-to-day business, along with the support staff. The seven

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 22, 2025**

members of the Board function as a whole, working together to ensure credibility, clarity, and accountability. If the Board is to work as one, personal interest and agendas may have to be set aside, respecting the decisions the Board has made. Mayor Hansen thanked Mr. Light for his time and presentation.

OPPORTUNITY FOR PUBLIC COMMENT:

Mary Ann Garcia stated that she just came to see what the meeting was all about. Diane Sandelin stated that last month at the meeting, she had spoken to the undersheriff. She stated that they had listened to her traffic concerns. Mesa County had actually come out and had set up some things to address those concerns.

BOARD COMMENTS:

Trustee Farris stated that there needed to be a stop sign at 5th and Curtis. It currently has a yield sign. She stated that people do not yield and there is going to be an accident. Ms. McInnis stated that it is a Public Works decision. She stated for the Board Members to let her know if anyone is opposed. If not, she that she would bring it back to the Board next month. Mayor Hansen stated that she would like to see group text regarding issues like the burn pile and ongoing construction. Trustee Giffin stated that would especially be beneficial to business owners. Ms. McInnis stated that we usually use email to update the Board and Facebook to update the general population. Trustee Fulmer asked if field trips to the new water salesman and shelter locations could be done so that she can gain some perspective on upcoming projects. Ms. McInnis stated that she would be happy to do field trips. She could set up a van trip if the Board wanted or do a one-on-one request if needed. Trustee Fulmer also asked if anything could be done at the eastern exit on the I-70 Interchange. She stated that there are a lot of close calls going towards Town on the bridge. Trustee Hambrick stated the same. Trustee Wood stated that it may be a CDOT issue. Ms. McInnis stated that she would check with Bobby and Sam to see if it is a Town issue and would report back. Ms. McInnis also explained the situation with the light posts and CDOT and how we had been trying to get them to help us with replacement parts.

TOWN MANAGER REPORT:

Ms. McInnis stated that the Wild Horse Gravel Bike Ride/Race/Run would be here at the Mesa County Community Center on Friday, May 16th for a pre-race/packet pick up. There will be a band. There will also be a beer garden put on by De Beque Youth (baseball). Ms. Rogers worked on the permit and Ms. Mackey attended a handler class. Pop-ups and vendors are welcome.

Ms. McInnis stated that while it is not something on the agenda tonight, it is something to pay attention to. She stated that she had emailed the Board the 400+ page proofs of our code. Ms. McInnis stated that staff had been working with the County regarding Chapter 12 of our Municipal Code. She stated that staff was also working with Civic Plus to get our Municipal Code up to date. Hopefully, it will all be on the May 27th agenda. There may need to be more modifications to Chapter 12, thereafter, as is needed to make sure that the Town is adopting the correct codes and not adopting those that are not required and could potentially add more bureaucratic layers to our processes.

There is a new hire for Code Enforcement. Her name is Carlina Jerome, and she starts Tuesday.

Ms. McInnis stated that she had purposely not been reporting on the status of Travel America and Maverik. She stated that she does not want to create situations where P & Z or Board of Trustees members are getting information before applications are submitted to them. She does not want to create any conflicts of interest as these items may come up for Public Hearing.

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 22, 2025**

Ms. McNinnis stated that she had spoken to the Town Engineer, Mark Austin, regarding the sidewalk project. There are still some loose ends such as striping, painting, and parking blocks that still need to be addressed.

Ms. McNinnis shared that there is a BlueStone Ditch meeting on Thursday evening. She stated that she would not be able to attend, but our attorney would go as our representative to make sure that the Town's existing water share rights are honored. She stated that the general topic was proposed by-law changes. Ms. McNinnis had also stated that Richard Dally, an attorney, has also reached out several times regarding the Town buying the BlueStone Ditch or prospecting shares.

The Town applied for an AGNC grant for the benefit of the in-town bike trails last week. John and Sam Giffin will present their bike trail presentation during the AGNC meeting in Battlement tomorrow. Ms. McNinnis stated that she would be in attendance also. She stated that it would present a good networking opportunity regarding the bigger picture for the bike trails topic. At least one county commissioner should be there. Every contact helps.

Ms. McNinnis stated that she and Trustee Giffin had attended the COPMOBA board meeting. The intent was to let them know what the hopes and plans were for bike trails in De Beque and to seek guidance from their experience. Also, it was an opportunity to ask if they would be willing to serve as the applicant on some grants on behalf of the trails if necessary. It was a great experience that created some very good contacts. Everyone was very supportive.

Ms. McNinnis updated the Board on the Comp Plan. The 2nd Steering Committee meeting was held at the end of March. Three new people attended and engaged. The survey questions were solidified. June 12th will be the Community Kick Off event. The Town is trying to get people involved...perhaps serve burgers. The paper surveys are out. There is one in each packet. If you have not had a chance to complete, please do so. Please note that the QR code on the survey is not live, but their website is and you can get a link for it on the Town website. Britt Palmberg with Rick Consulting did pop-ups at the craft fair and egg hunt. 41 surveys were turned in. Rick Consulting will be going door to door to try to get input. The Town needs this feedback. We are trying to give people as many opportunities as possible to share their input for the vision of the Town.

Ms. McNinnis stated that Ethan had reached out to make sure that the mural is still a go on our end.

Ms. McNinnis stated that she had saved the biggest news for last. Phase One of the water plant was finally approved by CDPHE on March 25th. The first step now is the water fill station. We need to get things out to bid. The sooner that we can move the fill station, the sooner we can work on the plant. There is an interesting turn of events with Mr. Honaker who owns Beers Truck Wash. Several years back, Mr. Honaker had reached out to the Town to buy that property. The Town declined at the time. He did have a fill station there. Not sure how it happened, but the fixtures for that are on Town property. Installing a new tap for the fill station would cost the Town quite a bit. It would cost approximately \$14,860.00 for wet tap, waterline extension, and asphalt. This total does not include the engineering that would need to be done. We could also purchase Mr. Honaker's tap at the 2007 rate, \$3,800.00. That would be a big savings of time and money. Ms. McNinnis will pursue this route first.

Trustee Fulmer asked about camping facilities around the area for the bike race. Ms. McNinnis stated that the participants would actually be camping up at High Lonesome Ranch. Ms. McNinnis stated that she didn't think that High Lonesome was providing any other services this year other than the place to camp. Trustee Giffin confirmed that. He stated that last year though, they had provided food and music. Ms. McNinnis pondered if next year, Wild Horse Gravel would think about starting the race in Town.

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 22, 2025**

Mayor Hansen asked if the beer garden could serve items other than beer. Perhaps wine? Ms. Rogers stated that she would follow up with Mayor Hansen.

Mayor Hansen brought up stop signs and street crossing as the sidewalk project completes. She stated that there should be a line indicating where traffic should stop. Currently, traffic is stopping too far forward, and it is preventing vehicles from being able to turn safely.

Mayor Hansen also asked if there could be some social media posting in advance to build up enthusiasm for the Community Kick Off event. Ms. McInnis will get with Rick Consulting.

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** March 25, 2025
- b. **BILLS AND EXPENDITURES:** March 2025
- c. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-11: A RESOLUTION APPROVING THE FIBER-OPTIC INDEFEASIBLE RIGHT OF USE AGREEMENT AND THE COMMERCIAL LICENSE AGREEMENT FOR CARRIER NEUTRAL LOCATION BY AND BETWEEN THE TOWN OF DE BEQUE AND REGION 10 LEAGUE FOR ECONOMIC ASSISTANCE AND PLANNING**

Discussion Before Motioning on the Consent Agenda:

Mayor Hansen asked if anyone had any questions or comments on the Consent Agenda items. Trustee Wood stated that he had questions regarding item c. Ms. McInnis stated that item c could be pulled from the consent agenda.

Motion:

Trustee Farris motioned to approve all items on the consent agenda except for c.

Trustee Hambrick seconded the motion.

Motion carried 7-0.

DISCUSSION AND ACTION REGARDING RESOLUTION 2025-11: A RESOLUTION APPROVING THE FIBER-OPTIC INDEFEASIBLE RIGHT OF USE AGREEMENT AND THE COMMERCIAL LICENSE AGREEMENT FOR CARRIER NEUTRAL LOCATION BY AND BETWEEN THE TOWN OF DE BEQUE AND REGION 10 LEAGUE FOR ECONOMIC ASSISTANCE AND PLANNING:

Trustee Wood asked questions regarding the number of strands of fiber that were running through Town. Limited strands could greatly reduce the potential for upgrades in the future. Ms. McInnis called Karen Diack with NeuComm and had her on speakerphone to answer questions. Ms. Diack stated that they are putting in 144 strand fibers and that Region 10 is leasing 12 of those strands for the CNL. Ms. McInnis asked if there is more time to ask questions or if this is a hard deadline. Ms. Diack stated that she thought that it would be ok to postpone into May but probably not further. Trustee Giffin also questioned the rent amount in the lease agreement. Ms. McInnis stated that the rent amount is \$1.00 a year. She stated that Region 10 would manage the CNL and the carriers that come in.

Motion:

Trustee Wood motioned to approve Resolution 2025-11.

Trustee Hambrick seconded the motion.

Motion carried 7-0.

REMAINING BILLS AND EXPENDITURES: EXPENDITURES RELATED TO THE COUNTRY STORE:

Motion:

Trustee Hambrick motioned to approve expenditures related to the Country Store.

Trustee Wood seconded the motion.

Mayor Hansen abstained.

Motion carried 6-0 with 1 abstaining.

DISCUSSION AND ACTION REGARDING AN ANTICIPATED CHANGE ORDER TO THE FIBER ROUTE REDESIGN (UP TO \$80,000):

Ms. McInnis explained that the change order is down to \$40,607. The change order is resulting from the changing of the route due to the railroad. The new route involves having to work around gas lines so there is an added expense of having to have watchers to make sure we do not hit those. Ms. McInnis stated that they had worked hard with NeuComm to get the price down. The change order reflects the cost breakdown. Ms. McInnis is asking for the up to \$80,000 just in case. Trustee Giffin asked if grant money would be paying for this. Ms. McInnis stated that it would be coming out of the General Fund. Ms. McInnis stated that regarding grants, they are probably drying up for at least a year with the current state of the economy. Trustee Farris asked what the vac truck line item is for. Ms. McInnis and Trustee Wood explained that it was for potholing to locate the gas lines. Trustee Wood stated that he had a problem with the project from the beginning because he knew there would be issues working with the railroad. No contingency plan was figured into the original agreement. Ms. McInnis stated that if the Board chooses not to approve the change order tonight, she could set a special meeting to have NeuComm come and answer questions. Trustee Wood asked that NeuComm be here physically, not by Zoom. Trustee Giffin asked if we would be earning revenue off this. Ms. McInnis stated that we would not, and that Region 10 would be overseeing that portion of the project. Mayor Hansen stated that by having the high-speed lines would bring in high speed internet to the residents of De Beque at a lower price. The Board decided that they wanted a special meeting as soon as possible.

DISCUSSION AND ACTION REGARDING ADDED GRASS CLIPPINGS DISPOSAL SERVICES/FEEES:

Ms. McInnis stated there is no such thing as a compost pile down by the River Front. There is a burn pile, but no grass clippings can be added. It is illegal to burn the grass clippings. The current grass clipping pile must be hauled off. We do not want to get a wetlands violation. The Town could get a dumpster for the grass clippings. It is over \$400.00 per load. If something other than grass clippings is put in the dumpster, we could have to pay extra for that. This would increase each resident's rate by about \$2.55 per load. The Town could also deal with it the way that Grand Junction does. Each resident is responsible for their own grass clippings and may have to get an extra trash cart to deal with that. This is wholly at the expense of the resident. Diane Sandelin asked about purchasing biodegradable bags from the Town for Bruin to pick up. Ms. McInnis stated that would be a discussion to have with Bruin. Mayor Hansen asked if Bruin provides service to Bass Lake. Ms. McInnis stated that they do, but it is not in the service contract for the Town. Customers out there contract individually. Also, Sam is working hard to prevent people from dumping grass clippings at the burn pile—but it is an ongoing process. Mayor Hansen stated that she didn't care that people from the 81630 zip code using the Town's amenities, but had a problem with people coming from Parachute and dumping.

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 22, 2025**

Motion:

Trustee Hambrick motioned to approve that grass clippings belong in the weekly trash and if needed a resident are responsible to get another trash can if needed.

Trustee Farris seconded the motion.

Motion carried 7-0.

DISCUSSION AND ACTION REGARDING NAMING THE NEW BIKE TRAIL:

Ms. McInnis stated that we have a couple of places that are needing a name. Ms. McInnis stated was looking for more of a process to get things named rather than actual naming. Mayor Hansen stated that the guys who are doing the majority of the work should put together a list of names for the trails. Trustee Giffin stated that both individual trails and the trail system need names. Ms. McInnis stated that the item could be brought back later. Mayor Hansen suggested that the bike trail people bring suggestions back. The Board decided to table the discussion to be brought back later.

DISCUSSION AND ACTION REGARDING NAMING THE VACANT LOT AT 465 STEWART AVENUE:

Ms. McInnis stated that the vacant lot at 465 Stewart needs a name. Mayor Hansen suggested putting it out to the public and revisiting next month.

DISCUSSION AND DIRECTION REGARDING TOWN BEAUTIFICATION PROJECTS:

Ms. McInnis stated that she wanted to give an update on the projects. She said that Sam and Public Works is working on laying the asphalt millings in the middle section of the vacant lot. Ms. McInnis stated that she had reached out to the County regarding horseshoe pits at the Mesa County Community Center and she did not get a “no”. Mesa County is looking into it further and Ms. McInnis hopes to hear back soon. She did not feel that would be a huge impact to the \$20,000.00 beautification budget. The next item is the kiosk/map. In the packets, there are pictures of some ideas. Ms. McInnis went through the items and estimated costs. She stated that potentially, the Town could get the shade structure and kiosk within this year’s budget. In the future, other items such as benches could be added. Discussion ensued over idea specifics. Ms. McInnis stated that her understanding was that the Board wanted a kiosk that’s primary function is to have a map of the Wild Horse Bureau of Land Management area on one side and maybe bike trails on the back with some opportunity for businesses to advertise. The Board will design, sketch out, or bring in ideas of what they would like to see at next meeting and Ms. McInnis will try to price out.

DISCUSSION TO ENTER EXECUTIVE SESSION:

- a. EXECUTIVE SESSION: An executive (closed) session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(t) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill and office of this body or of an elected official; or personnel policies that do not require discussion of matters personal to particular employees.

Mayor Hansen asked for a motion to go into executive session.

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
REGULAR MEETING
APRIL 22, 2025**

Motion:

Trustee Hambrick motioned to enter executive session.
Trustee Wood seconded the motion.
Motion carried 7-0.

The executive session was called to order with at least 2/3 quorum in agreement, Ms. Rogers excused herself once the recording was going. Executive session began at 9:32 p.m. Executive session was adjourned at 9:38 p.m.

RESUME PUBLIC MEETING:

Ms. Rogers returned to the meeting.

ADJOURNMENT

Mayor Hansen asked if there was a motion to adjourn the meeting.

Motion:

Trustee Farris motioned to adjourn the meeting.
Trustee Hambrick seconded the motion.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Lisa M. Rogers, Town Clerk

Shanelle Hansen, Mayor