

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING/PUBLIC HEARING
JUNE 24, 2025**

The regular meeting/public hearing of the Board of Trustees was held on May 27, 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: Cheyenne Gentry (781 Denver Avenue), Boone Savoca (320 W. 7th Street), Dawn Palmer (Kush Garden), Tom Parko (Spruance Consulting), and Lori Saine (Libertatem Consulting)

CALL TO ORDER:

The meeting was called to order at 6:03 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 item VII – Resolution 2025-15 had a newer surplus property list than what was sent via email. The new list contains additional items which are highlighted in green.

OPPORTUNITY FOR PUBLIC COMMENT:

Cheyenne Gentry (781 Denver Avenue) stated that Boone Savoca has been helping her out on her property (2.5v acres) and has some goats, chickens, and turkeys on the property. She stated that the Code Enforcement Officer had called her and left a message about violations with animals being on her property. She stated that she did not like that someone was trying to tell her what she could do on her property and that she has had animals on there for decades. Mayor Hansen stated that for the most part, livestock are not allowed in Town per the Municipal Code; and, unfortunately, the code has not been enforced for a long time. The

Mayor stated that one of the biggest complaints that she receives is that code is not being enforced. Ms. Gentry asked how to go about changing the code. Ms. Gentry also stated that part of her property is outside of town limits. Ms. McInnis stated that if the Board wanted to create, modify, or repeal the code, they can; and Ms. McInnis would work towards making that happen. She did caution though that right now the code is what it is, but Ms. Gentry could petition to have the code changed. The enforcement of current code is required by current staff and the Municipal Court if citations are written for current violations. Ms. Gentry asked if there could be a 60 day pause while they try to get the code changed. Mayor Hansen stated that they cannot intervene if tickets are issued. Ms. McInnis stated that the Town is interested in compliance rather than ticketing, so warnings are given first. The Code Enforcement Officer works with the resident to help them come into compliance. Ms. Gentry thanked the Board for their time.

Tom Parko (Spruance Consulting) on behalf of Enyo Energy Partners spoke regarding the potential of bringing a semi-truck electric charging station and other amenities to Town. He stated that he and Lori Saine had met with the Town Administrator and the Town Planner regarding annexation and the potential project. He stated that they had looked at many towns along the interstate and were currently looking at the Cap & Cookie property. Trustee Farris asked if that was the Elkhorn property. Mayor Hansen stated that it was the Elliott property where the Mud Runs had been held in the past. Mr. Parko stated that the project may include a diner/convenience store to aid the customers while they energize their trucks which could take up to 90 minutes. Trustee Farris stated that area could become pretty congested pretty quick. Mr. Parko stated that a traffic study may need to be completed and improvements implemented. Mayor Hansen stated that there may be issues with the floodplain. Mr. Parko stated that they would have to work with FEMA and with the Army Corp of Engineers regarding the wetlands. Trustee Hambrick asked about the timeline. Ms. McInnis stated that it would take two months to get an annexation before the Board and longer for the actual development process to come before the Board. Trustee Hambrick asked if there were issues regarding battery storage by the river. Mr. Parko stated that it was mostly solar and that measures are taken to ensure safety. Trustee Fulmer asked about noise levels. Mr. Parko stated that since the facility would cater to electrified trucks that it is pretty quiet. The storage containers only produce a small hum. Trustee Wood stated that he has been around this type of battery storage and the noise is minimal—just a small hum. The units power down when not in use. Mayor Hansen asked if there would be a truckers' lounge with showers. Mr. Parko stated that he believed so. Lori Saine (Libertatem Consulting) stated she felt this potential development would be great for the Town. She stated that the project may bring other development to Town including lodging facilities and more recreation activities. She also stated that it may bring additional revenue to local businesses and to the Town through increased sales tax.

Boone Savoca (320 W. 7th Street) stated that he leases the property where the animals are, and it is more than 2.5 acres. The goats are not hurting anyone and that the chickens love weeds. He stated that the code needs serious changes. Mr. Savoca stated that he didn't understand why the Town would want to make money off of marijuana tax. He also stated the need to deregulate family farms. Mr. Savoca also took issue with Code Enforcement coming onto his porch. Mayor Hansen stated that the code is the code until it is changed. She stated that Ms. Gentry would be meeting with Ms. McInnis to work on a text amendment to bring code change

request before the Board. Mr. Savoca stated that this town should get back to being a farming community instead of relying on drugs and tourism. Mayor Hansen stated that the drugs taxes had allowed the town to be able to afford infrastructure that it would otherwise not have been able to afford which in turn increase the quality of life for the citizens of the Town. Trustee Fulmer discussed the sounds and smells that livestock bring. Mayor Hansen again stated that the citizens of Town had requested that the current codes be enforced. Mr. Savoca stated that the Code Enforcement needed to serve any citation to him and not Cheyenne Gentry. Ms. McInnis stated that the Board/Staff cannot get involved with judicial functions. The Board questioned why they didn't just house the animals on the property that is outside of Town. Mr. Savoca stated that they had problems with wild animal attacks.

Dawn Palmer (Kush Garden) stated that it is not the Board's responsibility to teach citizens the code or tell them what residential zone they live in. You don't have to justify the rules. The rules are the rules. She stated that Land Use Code has been in the process of being worked on for two years. They want to come in now to change the code? This is about community not one person. Mayor Hansen stated that citizens very rarely show up for a meeting and that when they do, she wants them to feel heard. Ms. Palmer stated be involved with your community not just come in when you're upset.

There were no other public comments.

BOARD COMMENTS:

Trustee Giffin asked what happened to the horse. Mayor Hansen stated that she thought it was someone from the bar, but apparently the bolts had rotted. Ms. McInnis stated that she would address it during her Board report. Trustee Wood stated that he has been having issues with raccoons for the last few days and asked what he could do to alleviate the problem. Discussion ensued regarding trapping and relocating. Shooting is not allowed in Town limits. Mayor Hansen stated that a citizen had complained to her regarding dogs at large and feral cats. Mayor Hansen stated that she had directed her to come in and address the Board.

TOWN MANAGER REPORT:

Ms. McInnis started her report with dates to remember. Karaoke will be held on Friday, June 27th. On July 4th, there will be a parade and barbeque. There will be flags placed in the cemetery on veteran's headstones. The next Comp Plan Steering Committee meeting will be held on July 24th at 5:30. A payroll workshop will be held on August 19th. This workshop is to discuss the fact that the auditors noted possible improvements to our financial policies, and as a reduction in overall costs and processes, by having a once-a-month payroll rather than biweekly. It is really a function of administration, but Ms. McInnis wants to have an open discussion surrounding the issue. She wanted to make sure that the Board is aware of the "whys" and the "how's." It does get complicated though. Wild Horse Days is August 22nd-24th. We are always looking for volunteers. In September, there will be one-on-one meetings with each Board member with Katherine Boozell (Town Treasurer) and Ms. McInnis to review the proposed 2026 budget and answer any questions they may have.

There was a power outage last night. Thankfully, it did not affect any of our systems. A motor did go out on one of the aerators, which was already on its last leg, in the lagoons. Sam Flores (Public Works Supervisor) already had a spare. But we will have to order more.

Mosquito spraying will occur on Tuesdays and Thursdays but will not happen tonight due to 17 mph winds. The Board discussed and decided it should be Mondays and Thursdays.

The Wild Horse in Gazebo Park fell over likely due to the wind. Staff is in process of getting an estimate for the repair. It is bronze so that makes the repairs tricky. We've been told that options for repair are limited. The foundation, at least at the top, is sandstone. Jeff Bates does amazing work. He creates and installs statues for numerous communities. This is not a budgeted item.

There have been lots of complaints regarding watering at the Mesa County Community Center. Those complaints have been forwarded. Also, the pickle ball court is closed for repair.

Marshal Dalley is back full-time from training. The Marshal's Department is almost fully staffed again which is great news.

The Comp Plan barbeque was good. There was lots of input and good conversation. Staff noticed some activity and posts about the same afterwards—which was great. The posters will be available for a little longer in case folks couldn't make the meeting and they want to provide their feedback. Staff is encouraging people to interact with the maps when they come in. At some point soon, this process will end, and we will move on to the next step with the Comp Plan.

We had our annual on-site CIRSA audit for all departments last week. It takes away from staff time, but each year we tackle the issues that are pointed out and try to make improvements. CIRSA agrees and our scores get better every year.

Tumbleweed has voluntarily surrendered their marijuana retail sales license.

There are continued problems with the lab and water samples. This time, the lab was too booked so they failed to test the water samples within the specified timeframe. We did get the samples in on time. The lab just didn't process in time. The Town may get dinged for this. Both Jim Taylor (ORC) and Sara Flores (temporary ORC) state that other labs aren't much better. For those that are new, TTHM's are tested, and an average is calculated on a rolling 4 quarter basis (not per calendar year). Just like any average calculation, you want the least favored number removed from the average as quickly as possible. Our average must be 80 or below to not be in violation. There could be one reading of 105 and three 71's and not be in violation. Staff anticipates having a higher (106) and now one missing value. Fingers crossed, that we don't get a violation because of a lab screw up and one high reading.

There have been concerns regarding the look of the cemetery. Sam and crew are watering now Monday-Friday. There are some issues with the irrigation. The control panel is at one end and the pump at the other. They have replaced a solenoid and some heads.

Kobe has decided to pump another month (June) and there is no Cameo call as of yet. This is all great news.

The Broadband CNL project is tied up with Mesa County. It requires a building permit. There is still the process with the railroad. Staff is doing all we can in this regard.

It has been a struggle to get a full Planning Board and have a quorum when necessary. Ms. McInnis is open to suggestions to mitigate the issue and see if the Board wants staff to pursue offering a stipend. As the budget process is ongoing, now would be a good time for that discussion. A stipend would not be paid if a meeting was not attended that month. Another option would be to modify the code to remove Planning Commissioners if they miss too many meetings.

Ms. McInnis stated that she had several code enforcement updates. There has been lots of progress with campers being moved, campers with people living in them removed, weeds cut, junked vehicles moved, and issues with too many animals resolved. Most people have resolved their issues, but some have been or will be receiving tickets into the court. Animal control is still a function of both the code enforcement officer and the Marshal's deputies. Ms. Jerome has been working hard on the cat problem, but that is not her sole job. She has worked with others to borrow 7 live traps. There are three appointments for neuters on July 1st and four more on July 2nd. The community has to be involved in resolving the issue long term as it is not really a Town government responsibility and Code Enforcement Officer Jerome has many other duties in her role.

Public Works is going to be buying the equipment required for constructing a concrete pad and making other minor concrete repairs, rather than ordering cement to be delivered at a higher rate. These projects include the wayfinding pad, fill station, and v-pan repair. Hopefully, this will save the Town some expense. However, the more complex pours and engineering will be left to outside vendors.

The Fill Station is tapped in. The next step is to get equipment ordered and then pour pad.

Ms. McInnis stated that she had acted as the Administrative Hearing Officer for a boundary line adjustment (dissolving a boundary line). She approved an application involving the Maverik and the two properties between Maverik and Kush Garden for the expansion of the fueling station.

The first draft of our new website has been launched. It actually takes a lot of work to get to this point. The consultants met with all department supervisors individually, sometimes on numerous occasions. More will be added to the website; and we'll work out the kinks moving forward. The exciting part is it was all grants paid for.

Steph Parker (grant writer), John Giffin, and Ms. McInnis made plans to hike the new bike trails. When they arrived Friday morning, the ground was saturated. They ended up not hiking the trails, but Mr. Giffin gave Ms. Parker and Ms. McInnis an update from different parts of the perimeter. It was really cool. Pictures are in the packets.

Ms. McInnis stated that she had received word from Senator Bennett that our project for a secondary source for water is being sent forward. That is two Congressmen that have recommended the funding—both a Republican Congressman and a Democrat Senator. Now it sits in appropriations. recommended by not one but not

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** May 27, 2025
- b. **BILLS AND EXPENDITURES:** May 2025
- c. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-15: A RESOLUTION AUTHORIZING THE TOWN TO DISPOSE OF SURPLUS PROPERTY.**
- d. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-16: A RESOLUTION APPROVING THE TOWN OF DE BEQUE'S APPLICATION FOR A WATER PLANT GRANT ADMINISTERED BY THE COLORADO WATER CONSERVATION BOARD FOR A SECONDARY WATER SOURCE FOR RAW WATER SUPPLY AND AUTHORIZING A TOWN CONTRIBUTION EQUAL TO \$200,000.00 FROM THE TOWN OF DE BEQUE'S WATER FUND ENTERPRISE.**

Discussion Before Motioning on the Consent Agenda:

Trustee Hambrick asked what the surplus property resolution was about. Ms. McInnis stated that it was excess property that the Town would put up for auction at Wild Horse Days like we did a few years ago. Mayor Hansen asked if anyone had any questions or comments on the Consent Agenda items. There were none.

Motion:

Trustee Hambrick motioned to approve all items on the consent agenda.
Trustee Wood 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.

CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:

Mayor Hansen called the hearing to order at 7:45 p.m.

Ms. McInnis stated that this hearing had been duly noticed and that proof of the notice was in the Board packets. Ms. McInnis stated that this hearing was regarding a text amendment to

update the code due to an inconsistent definition of a dangerous animal. The issue had come up in Municipal Court.

Mayor Hansen asked if there were any public questions or comments. There were none.

Mayor Hansen asked if there were any Board questions. Trustee Hambrick asked whether the question was to change it to “potentially dangerous animal.” Trustee Giffin stated he thought it was removing “potentially” from the definition. Ms. McInnis stated that it is to remove the word “potentially.” She stated that it was only mentioned in one place and never mentioned again in Title 9.

ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Hansen adjourned the hearing at 7:50 p.m.

DISCUSSION AND ACTION REGARDING ORDINANCE NO 553 (series 2025): AN ORDINANCE AMENDING THE DEFINITION OF A “DANGEROUS ANIMAL” AND REMOVING THE DEFINITION OF “POTENTIALLY DANGEROUS ANIMAL” IN SECTION 9.12.010 AND REVISING SECTION 9.12.090 TO ENSURE ALL MENTION OF DANGEROUS ANIMALS WITHIN TITLE 9 ARE UNIFORM

Mayor Hansen asked if there were any other questions or comments. There were none.

Motion:

Trustee Farris motioned to approve Ordinance 553 (series 2025).

Trustee Hambrick seconded the motion.

Motion carried 7-0.

ADJOURNMENT

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

Motion:

Trustee Hambrick motioned to adjourn the meeting.

Trustee Giffin seconded the motion.

Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Lisa M. Rogers, Town Clerk

Shanelle Hansen, Mayor