

**TOWN OF DE BEQUE  
BOARD OF TRUSTEES  
PUBLIC MEETING/PUBLIC HEARING  
NOVEMBER 26, 2024**

The regular meeting/public hearing of the Board of Trustees was held on November 26, 2024, 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, Lisa Lippoldt, Walter Wood, Vern Bruse, and John Giffin

Absent:

Staff Present: Town Manager Care' McInnis, Town Clerk Lisa Rogers, Civil Engineer Mark Austin, Deputy Marshal Joel Korver

Also Present: Don Graham, Dave Graham, Diane Sandelin, Dayna Sandidge, Jeanette Refior, Kimberly Penrose, Jim Roberts, Cheryl Miller, Beth Sites, Zane Kessler, and Diane Palmer

**CALL TO ORDER:**

The meeting was called to order at 6:00 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 due to weather, the representative from HopeWest was unable to attend and the item was moved to December's agenda.

**PRESENTATION – SHOSHONE WATER RIGHTS PRESERVATION PROJECT- ZANE KESSLER, COLORADO RIVER DISTRICT:**

Zane Kessler from the Colorado River District gave a presentation regarding the Shoshone Power Plant that sits alongside the Colorado River in Glenwood Canyon. The Shoshone Power Plant is owned and operated by PSCo., a subsidiary of Xcel Energy, Inc. It produces 15 megawatts of electricity, which can serve approximately 15,000 customers. The Shoshone Power Plant produces hydroelectric power by means of two of the largest, and most senior non-consumptive water rights in the Upper Colorado River Basin. All the diverted water is returned to the Colorado River. On December 19, 2023, Xcel Energy and the Colorado River District signed a Purchase & Sale Agreement (PSA) to transfer ownership of the historic Shoshone water rights to the River District for \$99 million. Permanent protection will allow for water quality improvements, agricultural benefits, ecosystem benefits and Endangered Species Act compliance, recreation economy stability, and maintaining stream flow through Upper Colorado River Wild & Scenic Alternative Management Plan River Sections. The State of Colorado has contributed \$20 million, and the federal government has contributed \$40 million through the Upper Basin Environmental Drought Mitigation of the Inflation Reduction Act. The rest will hopefully come from local entities/governments. To date \$16 million has been committed.

**DISCUSSION AND DIRECTION REGARDING PROPOSED FINAL RENDERING OF MURAL ON NORTH SIDE OF TOWN HALL:**

Ms. McInnis stated that there was a final rendering of the mural on each board member's desk. The Flower Collective is donating the artwork. Trustee Giffin is helping to facilitate the process. The artist will be ready to go in the spring. If there are questions or concerns, the item can be revisited. Mayor Hansen stated that she liked the diverse community as it is reflected in the design. Dayna Sandidge asked why cattle ranching was not depicted. Ms. McInnis stated that she would reach out to Ethan Shaw with the request.

**ITEMS FOR PUBLIC PARTICIPATING IN CONFERENCE:**

Dayna Sandidge, 2044 45 Road, voiced disgust regarding the disappointing mess of the sidewalks and curbing. She stated that the Town was disconnected with what the community wants. She also stated that the Town was trying to keep the public in the dark regarding projects so that there was not push back. Ms. Sandidge questioned why this was a priority when there are such irrigation issues the residents cannot water their grass properly. She also stated that Reckless Roadhouse had suffered due to the limited entry that the sidewalk construction had created.

Diane Sandelin, 4657 W Road, stated that the sidewalks were great for the handicapped and people with strollers. She stated that we need to update to beautify our town.

Mayor Hansen replied to Ms. Sandidge that the sidewalk project had been announced and covered at several meetings. She further stated that during construction, there may have been some issues with foot traffic. But impacts were mitigated as much as possible. Parking spaces were also designed so that they would fit the larger trucks. This will prevent vehicles from hanging out into the roadway. Mayor Hansen also stated that while the roads may feel narrower that they are the same as the interstate. She also stated that she would like to see greater attendance at meetings. Ms. Sandidge stated that she would be at all meetings from here on out.

Mark Austin, Town Civil Engineer, spoke regarding the sidewalk project. He stated that while the roads may seem narrow, they are the same as Mesa County roads. The larger sidewalks allow for greater pedestrian traffic. Also, because of ADA regulations, the slope needs to be gradual (and is defined). He also stated that the semi-truck bypass should keep larger vehicles out of the Town Center. The contractor is working hard to meet the deadline. Better weather is anticipated after Thanksgiving. There is a back-up plan in case of poor weather conditions. They will cover the concrete areas with blankets. Asphalt production will shut down shortly and may have to patch with a cold mix until spring.

Ms. Sandelin stated that people don't like change, but they will get used to the new sidewalks.

Elizabeth Sites, 697 Minter, talked about concerns for clean drinking water and the rate increase slush fund for the new water plant. She also stated that some members of the board were unprofessional.

Mayor Hansen stated that our new water plant will be state of the art and that the Town is waiting for the final approval from the state. She also stated that the rate increase was not attributed to the new plant, that it is paid for with grant funds. The rate increase was to keep water/sewer operations from being in the negative.

Jim Roberts asked about whether the water was fluorinated. Mayor Hansen stated that the state now requires, but she will check into it and get back to him.

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Chery Miller, 700 Denver, #8, spoke regarding lack of information provided by the Town when there were emergency shutoffs or other news. She stated that information used to be mailed to her. There are plenty of retirement-aged people who don't use computers or Face Book. Trustee Lippoldt stated that they could contact Town Hall. Ms. Miller stated that the newsletter needs to be sent out to everyone. Diane Sandelin stated that it is expensive to mail out to everyone.

Don Graham, 2244 44 Road, expressed appreciation for the water plant people.

**BOARD COMMENTS:**

Trustee Farris wished everyone a Happy Thanksgiving.

**TOWN MANAGER REPORT:**

Ms. McInnis stated that the Staff Holiday Party is Friday, December 6<sup>th</sup> at 6:00 p.m. at Ocotillo's. December 10<sup>th</sup> is the P & Z meeting, and there are two items on the agenda. Thursday, December 12<sup>th</sup> is the Board of Trustees meeting/public hearing.

The first Friendsgiving at the Mesa County Community Center was a huge success. There was lots of volunteer work behind the scenes. Kudos to the County Committee and to the community.

The recycle bin fence grant project has been completed and invoiced.

Ms. McInnis gave a quick update on the debris pile. The Town did not award a contract from the RFP process to haul the debris pile from the Riverfront to the Mesa County Landfill. There were several bidders from \$6,200 to \$30,000. This work was not included in the proposed 2024 budget, but were trying to see if we could squeeze it in. There were concerns regarding the wetlands and that the debris pile needed to be hauled directly to the landfill. In mid-September, the contract was close to be awarded to Elk Mountain. We needed documented proof of CDL for driver and a contract outlining what they would do when they submitted their response to the bid. In mid-October, they asked to begin work. The Town could not authorize without a valid CDL. We did draw up a contract outlining the other terms such as hauling the pile to the Mesa County Landfill. By November, Elk Mountain proposed a different driver and a different truck, and that the material would not be hauled to the Mesa County Landfill. The proposed modifications were outside the scope of their original bid and no contract was awarded. The Town will need to re-evaluate in the Spring. If we have a dump truck, we can do it in house. If not, we will put it out to bid again.

There is an updated report from WestWater Engineering in the packets regarding the permitting of the Water Plant (it is the same issue, but in greater detail).

No text amendment has been submitted by counsel for modifications to seasonal retail marijuana sales. It will be on the agenda if/when we receive it.

There is a bike trail and disc golf meeting with Trustee Giffin and Stephanie (grant writer) tomorrow to further refine plans. The disc golf gentlemen have a lot of great ideas, but they need to submit actual plans. At a minimum, conceptual plans that have been reviewed by other proposed users such as mountain bikers, dirt bikers, hikers/dog walkers before the disc golf course will be considered by the Board again. The Board should know how this impacts other users before moving forward.

Staff is currently reviewing mock-ups of website improvements with SIPA. It is 100% grant funded.

The Town is desperately looking for a new Municipal Prosecutor. Since the Board asked staff to put the position out for bid, we have repeatedly posted in the Sentinel, CML, and the like. It is very expensive, and we have not gotten any responses. Ms. McInnis and Marshal Dalley have reached out to colleagues to try to recruit. They met with three different attorneys for about an hour each and all declined. Tim Graves was promoted to Presiding Judge for Glenwood and New Castle and is the Prosecutor in Silt. He has been helping us look as well. Ms. McInnis stated that she has one more lead and will try to meet with them next week. This position needs to be filled as soon as possible.

Ms. McInnis updated on the broadband project. She stated that they meet every month the week before Board meetings, but they are constantly working on it with many different entities. The network equipment is in. This equipment is the “brains” that will be housed in the CNL structure. Security equipment is needed for the site and staff has pursued quotes from security companies for Town-wide needs. In addition to the CNL, many cameras in Town do not work and other areas need additional security to protect certain facilities. The most urgent need is the CNL, but we have set aside funds for other security in 2025. We are not certain what all that will entail yet. Tom Latham and the other Larkin Ditch owners have agreed to grant an easement across the Larkin Ditch for \$1,000. The railroad permit will hopefully come through any day. We have been working with them as to where we will go up and over the tracks.

Ms. McInnis stated that last month she had found another small source of grant funding that De Beque was not eligible for because the Town had already gotten two grants previously. However, we asked anyway, and another community could not pull together a project before the end of 2024. Ms. McInnis stated that we are likely to get another \$5,000 matching grant to get AV equipment. The Town of De Beque will be hosting the Regional AGNC Conference next September in the Mesa County Community Center. De Beque will need AV equipment for this conference. We could also use an update of our equipment in Town Hall. The equipment could also be used for weddings and meetings at the Mesa County Community Center. This grant would fund a significant amount of this equipment and we can get it spent before the end of the year deadline.

The Town will be getting a new employee in Public Works on December 2<sup>nd</sup> to fill the open position. This is good and bad news. Great that we will have a new employee, Greg Lippoldt. Bad news that we will lose a valued trustee, Lisa Lippoldt.

**CONSENT AGENDA:**

- a. **APPROVAL OF MINUTES:** October 22, 2024
- b. **BILLS AND EXPENDITURES:** October 2024
- c. **DISCUSSION AND ACTION REGARDING: PROVISION OF ANIMAL SERVICES TO THE TOWN OF DE BEQUE**
- d. **DISCUSSION AND ACTION REGARDING RESOLUTION 2024-33: A RESOLUTION ESTABLISHING DATES FOR 2025 MEETINGS OF THE BOARD OF TRUSTEES, PLANNING AND ZONING COMMISSION, AND THE DE BEQUE MUNICIPAL COURT; AND ALSO CONFIRMING THE PLACES OF PUBLICATION FOR PUBLIC MEETING AGENDAS AND NOTICES**

**Discussion Before Motioning on the Consent Agenda:**

There was a brief discussion about how Animal Services would be run going forward. Ms. McInnis stated that she hadn't heard any details, but that Mesa County had sent a contract for another year. 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 Lippoldt seconded the motion.  
Motion carried 7-0.

**CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:**

Mayor Hansen called the hearing to order at 7:25 p.m.

Ms. McInnis stated that there were a few changes to the budget that had been made regarding grant reporting. The rest of the budget is the same as it was presented to the Board in September.

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

Mayor Hansen asked if there were any Board questions. There were none.

**ADJOURNED THE BOARD OF TRUSTEES PUBLIC HEARING:**

Mayor Hansen adjourned the hearing at 7:32.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-34: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF DE BEQUE, COLORADO ADOPTING THE 2025 BUDGET, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, AND APPROPRIATING MONEY TO EACH FUND.**

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-35: A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF DE BEQUE FOR THE 2025 BUDGET YEAR.**

**Motion:**

Trustee Hambrick motioned to approve Resolution 2024-34 and 2024-35.  
Trustee Farris seconded the motion.  
Motion carried 7-0.

**REGULAR AGENDA:**

**NEW BUSINESS:**

**Remaining bills and expenditures: Expenditures related to the Country Store**

**Motion:**

Trustee Farris motioned to approve expenditures related to the Country Store.  
Trustee Giffin seconded the motion.  
Mayor Hansen abstained.  
Motion carried 6-0 with 1 abstaining.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-36: A RESOLUTION AWARDING A CONSULTING CONTRACT FOR THE PREPARATION OF AN UPDATED TOWN OF DE BEQUE COMPREHENSIVE PLAN TO RICK ENGINEERING &**

**DEVELOPMENT COMPANY, INC., IN THE AMOUNT OF \$159,970, AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT:**

Ms. McInnis stated that this is very exciting and a big deal. The Town has received a grant for \$100,000 to update our plan. The plan will focus on a three-mile radius around the Town. There will be opportunity to come to meetings and participate in online surveys. The process will be interactive to try to mesh the community's vision with water, sewer, and marketing demands. An RFP was put out and five companies responded with a bid. Trustee Farris attended the opening of the bids. They ranged from \$139,000 to \$200,000. The proposals were lengthy. Staff vetted the references of each and spoke with Mesa County. Rick's proposal rose to the top. It is for \$159,970. There were many different variables that went into the selection. They have a staff with diverse backgrounds. Rick has worked with other small communities. Mayor Hansen stated that the previous comp plan done in 2009 was extremely beneficial. It outlined where the public wanted growth to occur. It has been our guiding light for many years. The community has changed over time and the plan may no longer fit the vision of the community. Ms. McInnis stated that this new plan will do the same for the next five to ten years. Mayor Hansen stated that Donna Albertson and Ginger Latham were greatly involved in the last plan. Don Graham asked how long the process is to get a new plan. Ms. McInnis stated that it would take 12-18 months. Mayor Hansen added that there would be a series of public meetings. Ms. McInnis stated that there would be three in-person meetings and more virtual meetings also. Trustee Giffin asked how much the grant is. Ms. McInnis replied that it is for up to \$100,000 and that it is a 50/50 match.

**Motion:**

Trustee Hambrick motioned to approve Resolution 2024-36.  
Trustee Farris seconded the motion.  
Motion carried 7-0.

**DISCUSSION REGARDING IMPACT OF THE NOVEMBER 5, 2024, ELECTION:**

Ms. McInnis stated that the election was approved and that going forward elections would happen in November and be conducted by Mesa County. There is a cost savings. The process is also more streamlined since Mesa County will be conducting the actual election. There is a greater turnout with the November elections. There is still much to do in-house. Only De Beque residents can vote on De Beque issues. Board members terms will be extended until November of the year that their term is up. John Giffin's seat will come up for election in 2026 with the term for that seat expiring in 2028. This will keep the staggering of Board seats in effect.

**ADJOURNMENT**

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

**Motion:**

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

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

  
Lisa M. Rogers, Town Clerk



Approved by the Board of Trustees

  
Shanelle Hansen, Mayor