

**TOWN OF DE BEQUE  
BOARD OF TRUSTEES  
PUBLIC MEETING/PUBLIC HEARING  
DECEMBER 12, 2024**

The regular meeting/public hearing of the Board of Trustees was held on December 12, 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, Walter Wood, Vern Bruse, and John Giffin

Absent:

Staff Present: Town Manager Care' McInnis, Public Works Supervisor Sam Flores, Town Planner Matt Farrar, Town Attorney Chris McAnany, and Water/Wastewater Engineer Jeremy Gilliam

Also Present: Diane Sandelin, Dayna Sandidge, Jeanette Refior, David Mahovsky, Daniel Merez, NJ Fulmer, Helen Westrick, and Gio Munguia

**CALL TO ORDER:**

The meeting was called to order at 6:05 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 outlined the extra documents that were on the board member's desks. There is a letter of resignation from Trustee Lippoldt. There will be a presentation next month—thanking her for her service. There is a letter of interest for the open board position. There are also documents related to 480 Greig with various conditions. There are the 2022 and 2023 cash-in-lieu calculations. There is also 2024-40 resolution (revised) for the levying of property taxes. Ms. McInnis also stated that Ashley Reinke from HopeWest had not arrived. She stated that Ms. Reinke had stated that any month could be Hospice and Palliative Care month so that item might be moved to January.

**ITEMS FOR PUBLIC PARTICIPATING IN CONFERENCE:**

Gio Munguia, owner of Tacos El Rayo, spoke to the Board about having a food truck at Kush Gardens. Ms. McInnis explained that currently our code states that there can be only one principal use for the property. This would prevent Mr. Munguia from setting up out at Kush Gardens. He would be able to set up for three days at a time at the Riverfront. Trustee Wood asked if staff had investigated the way Silt handles their food truck vendors. Mayor Hansen stated that our code does not quite work anymore and as we come across things like this, we work towards updating the code. Trustee Wood stated that perhaps staff should look at the way Silt has theirs set up to use as a model. The Board wished Mr. Mungia good luck in his venture.

**BOARD COMMENTS:**

Trustee Wood stated that even though the construction of the sidewalks/roads had been a headache that it does look nice now. He has seen a lot more people utilizing the sidewalks. Mayor Hansen stated that there is still some finishing work needed. It was unable to be completed as the asphalt plant has shut down for the winter.

Mayor Hansen stated that she really enjoyed the holiday party and thanked staff. Ms. McInnis stated that Marge had made all the arrangements, and she would pass on the compliment.

**TOWN MANAGER REPORT:**

Ms. McInnis stated the next Board meeting is January 28<sup>th</sup>, but she anticipates that there will be a special meeting before then to discuss changing employee benefits vendors and discuss adding short- and long-term disability.

Ms. McInnis stated that in the spring, the contractor would come back and complete the asphalt work. They will dig out the patches. The side of the road needs to be brought up several inches in many spots. The edges will also be feathered so that the project has a finished look.

Ms. McInnis stated that she had some good news concerning the OEDIT grant that had been awarded earlier in the year. It was a \$2,500 no-match grant for signs/awnings for local businesses. One of the contingencies for the grant was that the Town/business owners (3 total) needed to take a series of classes that helped identify sources of funding. Grant writer Stephanie Parker and Ms. McInnis took the class but struggled finding another person with the time to participate. At the time the grant came down originally, Dawn Palmer was just in the cannabis business. She then branched out with the liquor store. She completed the requirement for the Town and will also be getting a new sign.

Ms. McInnis stated that she had previously talked about a grant to get mobile AV equipment for meetings to use at both community centers. She stated that she had since learned that the equipment must be in a fixed location. The project was changed to get the equipment for live-streaming purposes for court. The community center (Town Hall) will be getting a large monitor and equipment to facilitate that process. In order to meet grant requirements, it must be installed and invoiced by 12/31/2024.

**PROCLAMATION – HOSPICE AND PALLIATIVE CARE MONTH—ASHLEY REINKE (HOPEWEST):**

Ashley Reinke gave a short presentation regarding the services that HopeWest provides. She stated the community can help by volunteering. There is a nurse, doctor, chaplain, and bereavement specialists that makes up the HopeWest team. Trustee Hambrick asked how to volunteer. Ms. Reinke stated to go to the HopeWest website and fill out an application. Mayor Hansen thanked Ms. Reinke for her time.

**DISCUSSION AND DIRECTION REGARDING PROPOSED RELOCATION OF THE WATER SALESMAN DISTRIBUTION SITE:**

Jeremy Gilliam, WestWater Engineering, stated that on a recent walk-through of the new water plant location, that the fill station may not be in the best place. It would cut off the wastewater parking lot and impede railroad traffic. Mr. Gilliam stated that he had recently been told about the Town lot by

Beers. It seems like an ideal location. It provides for better drainage and has a lot large enough for turnarounds. The new location could be monitored in real-time by cellular. He stated that the costs would be like the original design. It would also allow the water/wastewater plant to be more secure because it can now be fenced off properly. Water quality should also go up as the water will be circulating/flushing through the system before arriving at the new location. Mr. Gilliam stated that the Town is looking at having approval from CDPHE within the next month so he needs an answer soon as to what direction the Board would like to go. Mayor Hansen asked if the public had any questions.

**Motion:**

Trustee Hambrick motioned to move the water salesman to the Town lot by Beers.  
Trustee Farris seconded the motion.  
Motion carried 6-0.

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

Mayor Hansen called the hearing to order at 6:59 p.m.

Ms. McInnis stated that Town Attorney Chris McAnany is attending by Zoom but that he would not appear on screen as Town Planner Matt Farrar is using it for his presentation.

Mr. Farrar gave a staff report regarding placing a mobile home at 480 Greig Avenue. The purpose of the requested Special Use is to permit a manufactured home on the property at 480 Greig Avenue. The roughly 0.21-acre site for the proposed manufactured home comprises three (3) lots (i.e., Lots 8, 9, and 10). The site is vacant and located on the east side of Greig Avenue between W 4th Street and W 5th Street. The topography of the site is flat. Public notice was given. There were no public comments. Mr. Farrar did not feel that outside regulatory comments were needed but did consult with Town Staff and Town Engineer. He stated that the Planning Board had reviewed on December 10<sup>th</sup> and had recommended for approval.

Mr. McAnany stated that he wanted to comment on the lot consolidation as he knew there were many questions. He stated that De Beque is comprised of narrow, skinny lots that are quite deep. Most people own several lots. Houses straddle one or more lots. Code would allow for property line adjustments. Three lots could be consolidated into one. This would allow the project to comply with all existing building standards such as setbacks. The first resolution has the lot consolidation requirement. The second one deletes the requirement but does make sure that the project does comply with code. One way to address the code going forward would be to record a legally binding land use covenant which would treat the lots as one. Staff fully supports this application and is looking to make it work to comply with code.

Mr. Mahovsky, Clayton Homes, stated he had proof that Mesa County Assessor showed lots 8-10 had been sold as one parcel. Mr. Mahovsky stated that he had sent out proof going back over a hundred years, that this is the way that Town had dealt with this issue. He stated that this is how Grand Junction, Palisade, and Crested Butte also do this.

Mayor Hansen asked if the public had any questions. There were none.

Mayor Hansen asked if the Board had any questions. There were none.

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

Mayor Hansen closed the public hearing at 7:28 p.m.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-38: A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR CONSTRUCTION OF A MODULAR/MANUFACTURED HOME AT 480 GRIEG AVENUE:**

Mayor Hansen stated that she does not agree that the lots need to be consolidated as it is still just one parcel. She stated that it is a non-issue. Every mining town in Colorado does it the same. This is why it exists as one parcel number for Mesa County. This is muddying the waters. All the owner wants to do is put a home on his property. Mayor Hansen stated it would cause more legal fees for all involved.

Mr. McAnany stated that he understands where Mayor Hansen is coming from—that is why there are two versions of the resolution. One is with the lot consolidation language and the other is without it. The issue was brought up by staff because it conflicts with the code as it is written. Mr. McAnany recommended, that if this the Board's intention, then the Board should amend the ordinance so that it states that if a tract is comprised of multiple lots that it is treated as a single tract for purposes of dimensional standards. Mr. McAnany stated that staff does not want to make things harder for the applicant; it is just an issue that the Board needs to be aware of. Mayor Hansen stated that it would just take a small language tweak.

Mayor Hansen asked how the lighting was not compliant. Mr. Farrar stated that staff needs more information regarding illumination. Mayor Hansen stated that she thought that the code already addresses lighting requirements. Mayor Hansen stated that she does not feel that the applicant should have to pay attorney's fees for issues that were not created by the applicant. She also stated that there are varying materials used for driveways all over town. Mayor Hansen stated that she would like to see it approved without conditions.

Trustee Wood stated that it shows as one lot on the assessor's website. He also stated that he sees driveways made up of various materials and feels that code should be changed to reflect this. Mayor Hansen stated that it should differentiate between current homes and new builds. NJ Fulmer asked if there could be some financial incentive to put in asphalt. Mayor Hansen stated that would be a whole other issue to delve into.

Mr. Mahovsky stated that he has no problem with changing the light fixture to be compliant. He also stated that they would love to not have to use concrete. The properties on either side don't even have gravel and is causing a muddy mess.

Ms. McInnis tried to clarify that the Board does not want special use to run with the land and that it would be transferrable to subsequent owners.

**Motion:**

Trustee Hambrick motioned to approve Resolution 2024-38 with condition 2 only.

Trustee Farris seconded the motion.

Trustee Giffin voted nay.

Motion carried 5-1.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-39: A RESOLUTION ADOPTING AN AMENDED BUDGET FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024:**

Ms. McInnis explained that the irrigation budget was off by \$18,500 due to the power surges that destroyed the VFDs. Ms. McInnis stated that she may come back to the Board with another supplemental budget request in January.

**Motion:**

Trustee Farris motioned to approve Resolution 2024-39.  
Trustee Wood seconded the motion.  
Motion carried 6-0.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-40: A RESOLUTION TO AMEND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE TOWN OF DE BEQUE, COLORADO, FOR THE 2025 BUDGET YEAR:**

Ms. McInnis stated the Board adopted a resolution in November based on the last assessment that we had due to a December 15<sup>th</sup> deadline. The amount of property tax revenue that De Beque should receive increased from \$92,475 to \$107,080.

**Motion:**

Trustee Farris motioned to approve Resolution 2024-40.  
Trustee Hambrick seconded the motion.  
Motion carried 6-0.

**DISCUSSION AND ACTION REGARDING RESOLUTION 2024-37: A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF DE BEQUE ESTABLISHING A FEE PER ACRE IN LIEU OF DEDICATION OF LAND FOR PARK PURPOSES:**

Ms. McInnis stated that by January 1<sup>st</sup> of each year, the Board must adopt a cash-in-lieu fee per acre. She explained that this issue has already went before the P & Z Board, and they recommended 9%. When you annex, you are required to dedicate park land or pay the cash-in-lieu fee. This helps to offset the cost of additional park land that is required by the annexation. Vacant, undeveloped land is averaged at a price per acre of \$111,190.92. There was significant jump in price per acre from 2022 to 2023. Comparisons are included in your packet for your reference. The Board may go with the P & Z Board recommendation or act independently. Mayor Hansen explained that it is basically an impact fee. Trustee Giffin asked how much land must be dedicated. Mayor Hansen stated there is a calculation based on the size of the property. Trustee Giffin stated that he is interested because he wants to make sure that fee is in line with the amount of acreage that would be dedicated. Ms. McInnis stated that it is 8% of the gross lot area. Mayor Hansen stated that it could also be used for apartment complexes not just annexations.

**Motion:**

Trustee Hambrick motioned to approve Resolution 2024-37 at 9%.  
Trustee Farris seconded the motion.  
Motion carried 6-0.

**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.

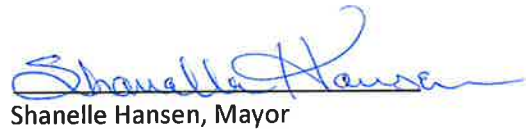
Motion carried 6-0.

Meeting adjourned at 8:23 p.m.

Respectfully submitted,

Approved by the Board of Trustees

  
Lisa M. Rogers, Town Clerk

  
Shanelle Hansen, Mayor

