

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING/PUBLIC HEARING
DECEMBER 11, 2025**

The regular meeting of the Board of Trustees was held on December 11, 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, NJ Fulmer, Vern Bruse, Mary Kramer, Walter Wood, and John Giffin

Absent:

Staff Present: Town Manager Care' McInnis, Town Clerk Lisa Rogers, Town Treasurer Katherine Boozell, Deputy Joel Korver, Judge Hlavac, and Town Attorneys Chris McAnany and Rachel Awalt (via Zoom)

Also Present: Greg and Lisa Lippoldt, Chris Lemke, Rhyler Johnson and family, and Emilee Powell

CALL TO ORDER:

The meeting was called to order at 6:06 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 she had no deletions or corrections. She also stated that the Art Contest winner would be late and suggested that the matter be taken out of order when she arrives.

PRESENTATION: OVERVIEW OF PROGRAMS AND SERVICES – EMILLEE POWELL (HOUSING RESOURCES OF WESTERN COLORADO):

Ms. Powell gave a short presentation on services provided by Housing Resources of Western Colorado. Ms. Powell stated that she was glad that De Beque had opted into Prop123. Housing Resources of Western Colorado has a variety of options to help De Beque in pursuit of grant money. They can also help with reporting. Ms. McInnis asked if it is possible to borrow units in terms of reporting if the Town did not meet its quota for the reporting season. Ms. Powell stated that as a non-profit, HRWC was not involved in that. She did state that they have a database though of services that have been provided throughout the years. The Board thanked

Ms. Powell for her time.

OPPORTUNITY FOR PUBLIC COMMENT:

Chris Lemke inquired about updates on the burnt down house. He is worried about kids playing over there. Mayor Hansen stated that she had talked to the owner, and he had gotten shut down due to asbestos concerns. Ms. McInnis stated that, generally, she would not respond the same evening. She did state that she has some information on this topic though. Ms. McInnis stated that the State is trying to work with the homeowner. Chris Lemke stated that he is worried about the roof collapsing on the kids. Mr. Lemke asked about putting up fencing or caution tape. Ms. McInnis and Mayor Hansen explained that it is private property. Mr. McAnany reiterated that this is a state matter not a Town one. Trustee Wood stated that he understands that it is not a Town issue, but he is also worried about children getting hurt.

BOARD COMMENTS:

Trustee Fulmer asked could a note be put on front of the property. Chris McAnany advised that first steps would be to contact the homeowner regarding updates on the project. He stated the Town does have rules on the books regarding nuisance homes and such, but he's not sure we want to go down that road yet. It was suggested that notice could be put in the newsletter advising of the risk of children playing on the property. Trustee Farris stated that the Holiday Party was nice, and the food was great. Mayor Hansen thanked Staff for putting it together.

PRESENTATION: TOWN OF DE BEQUE/SCHOOL DISTRICT 49JT ART CONTEST WINNER:

Mayor Hansen presented Rhyler Johnson with \$50.00 for winning the Art Contest.

TOWN MANAGER REPORT:

Ms. McInnis started with dates to remember. The Holiday Light Tours to Grand Junction will be on December 19th and December 22nd. There are very few seats left. Caroling Around the Campfire and the Lighting Contest judging will be on December 20th from 5:00 to 7:00 p.m. There will be chili, cookies, and hot cocoa, and marshmallows in the Community Center. There will be a bonfire in the fire pit on New Year's Eve starting at 7:30; fireworks will follow at 8:00. The Fireworks show is always fantastic. Court is January 8th. The P& Z Commission was taking a break until February; however, there may be a meeting January 13th due to a pending application. The next Steering Committee meeting to go over the Comp Plan will be January 20th at 5:30. The next Board of Trustees meeting will be January 27th. Marge will be done as Rec Director after the Fireworks on New Year's Eve. Sarah Hogel is coming on board as the new Events Coordinator. Evelyn and Sarah are planning a celebration for Marge and will be inviting coaches and families from the community that Marge has worked with. On January 6th, the Town will be holding a potluck for Marge.

As the Board may remember, last year staff decided to strictly follow code regarding utility shutoffs. Staff had been, up to this point, making lots of calls and doing door knockers trying to

get folks to pay their past due utility bills. Staff let the community know that this would no longer be the process. A letter would go out regarding the shutoff, but there would be no more calls or notices left before customers were shutoff for nonpayment. The community was given advance notice of the change. Although there had been some growing pains, there were zero shutoffs last month, compared to the 30-40 customers that had to be contacted before.

The Fed dropped interest rates by .25% yesterday. Interest rates have dropped 1.75% since September 24th. It will likely negatively impact the Town's investment income.

The Town has two projects that are to be funded through Congressionally directed spending. The first is \$1,246,000 award for the sewer plant. We have been awarded the spending, but now must apply for the funds. It is a non-competitive grant application. Katherine Boozell, Sam Flores, and Ms. McInnis has had several meetings with Matt Mullins of the EPA. The process can take 90-140 days. Hopefully, there is not a government shutdown. There is another roadblock with the project as well. The project started with WestWater. Jeremy Gilliam was the engineer working on the project. WestWater has only one other engineer of this type and he is slowly retiring. Jeremy Gilliam has left WestWater and went to work for CPW. He has also started his own firm. According to the EPA, the engineer, Jeremy Gilliam, may have an unfair competitive advantage moving forward. Most of the work is already completed. The rest of the work may have to go out RFP. The EPA offers free technical assistance in drafting the RFP. Town is working through the steps, but Ms. McInnis wanted to be aware of the challenges ahead. A small portion of the funds have been held back for construction management. In the past, Jeremy and WestWater have performed these services for us—like with the sewer bore under I-70. The second project is the secondary water source. The Town gained bipartisan support for this project. It may be a small project to the world, but to De Beque it is huge. We are sitting in Appropriations now. Fingers crossed, that all goes well.

Shoshone is the water rights that you contributed to in Glenwood Canyon. The Board voted to contribute to the funding to be able to purchase the water rights from Xcel. Water rights are of gigantic importance on the Western Slope. Being a part of the project to help buy those are huge and De Beque is a part of that. On November 19th, the Water Conservation Board in Golden voted to advance the Shoshone Water Rights acquisition. It is hugely important to secure significant Colorado River rights for permanent industry flow for protection for the Western Slope. The next step is to go to Water Court. There is an article put out by AGNC on each desk. It talks about that important event on November 19th. There is some bad news though. Karp, Neu, and Hanlon will be representing the applicant in the matter. Unfortunately, they will no longer be able to act as the prosecutors for the Town of De Beque beginning in March. Dufford Waldeck (our Town attorney) will fill in at least short term. The last time the Town put out an RFP for a prosecuting attorney, there was no interest. There is a bit of a conflict as the Town is a party in every case. The prosecuting attorney would be an associate who does not report to Chris McAnany but rather another partner with the firm. So, there is a soft landing at least short term.

Windows 10 has become an issue with computers in Town Hall. As Windows 10 is no longer being actively updated, it is affecting functionality with other software. Marge is unable to use

her new computer with Windows 11 due to software compatibility issues. The Town is in the process of upgrading the water meter reading software Neptune.

In terms of the water fill station, the contract is in the process of being evaluated by our attorney. Once the contract has been approved, then staff can begin training.

There is a picture of the irrigation pump on the desks. It was originally installed in 2009. It shows major wear and tear. The pump has been pulled from the river. The options are to buy a new one for approximately \$100,000 or to refurbish for an approximate cost of \$34,000 for the pump and \$6,500 for the motor. If refurbished, it would need to be sent to Texas on a special trailer. Ms. McInnis stated that staff had reached out to other entities regarding opinions on how to proceed. The overwhelming opinion was to have it refurbished. That being said, its risky as you do not know the full extent of the damage until you get it apart. There is the money available to pay for the refurbishing of the pump, but difficult decisions need to be made about the irrigation fund rates in the near future. Manpower is not included at all in the irrigation budget. The Board will need to look at raising fees in 2026 for irrigation as well as all other areas of fees. Rising costs are a reality.

Ms. McInnis stated that staff is doing a quick review of Roan Creek Water Rights before irrigation season starts in the spring—so as not to make decisions on the fly. The review is of the Water Commissioner's shutoff list. The list goes in order of priority. Trying to verify what that priority is. Just making sure that the Town is a good neighbor but also keep our rights intact.

With Prop123, the Town is now eligible to apply for grants. The plan is to apply for it all at once with a list of projects that the Town wishes to tackle. This is a better approach than having to go back and ask over and over for smaller amounts.

The snowplow is out of commission and will need to be replaced at some point. The plan is to try to sell the flatbed that is at the Marshals Office to raise some of the funds needed. For now, however, Mesa County has agreed to help out the Town with snowplowing needs. They have a local facility that houses their snowplow, and they are happy to help out.

Ms. McInnis stated that she had met with consultants for the CNL this morning. She and Public Works participated in training regarding the CNL and alarms and cameras. She stated that the system was really impressive. Rail Pros will be here Monday to watch Sturgeon work. They will be boring and laying conduit under the railroad crossing and across gas lines. This may impact traffic during the construction process. Once construction is completed, NeuComm should be sending the GIS files to SGM and the engineers that do work for us and for the purposes of uploading and distributing to 811.

Finally, Ms. McInnis wanted to show off the toys that the shop kids at the high school had donated—they are wonderful craftsmanship. There are tractors, airplanes, and birdhouses to name a few items. They are used to help fill gaps with Angel Tree presents.

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** November 18, 2025

- b. **BILLS AND EXPENDITURES:** Tabled until January Board Meeting
- c. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-29:** A Resolution regarding modifications to the Town's Personnel and Policies and Procedures Manual as identified in the attached document
- d. **DISCUSSION AND ACTION REGARDING:** Provision of Animal Services to the Town of De Beque

Discussion Before Motioning on the Consent Agenda:

Mayor Hansen indicated that it was too early in the month for the financials to be completed and that would be on next month's agenda. Mayor Hansen inquired about 2025-29. Ms. McInnis stated that it was just to clean up some apparent typos. When the business hours were approved the previous year, the Friday after Thanksgiving was taken off the Holiday Calendar. The employees still netted 17+ hours. It was clearly left over as it still referred to 8-hour workday. Mayor Hansen asked if there were any other questions or comments on the Consent Agenda items. There were none.

Motion:

Trustee Giffin 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:

Mayor Hansen indicated that it was too early in the month for the financials to be completed and that would be on next month's agenda.

DISCUSSION AND ACTION REGARDING RESOLUTION 2025-30: A RESOLUTION TO AMEND LEVYING GENERAL PROPERTY TAX FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF DE BEQUE, COLORADO FOR THE 2026 BUDGET YEAR:

Ms. McInnis explained that each year, we try to adopt the mill levy in November hoping that the number does not change. This approval has to be to the Mesa County Commissioners by December 15th, so it is a short turn around. This year the final numbers changed. There is a difference of -\$139.00. Mayor Hansen asked if the Board had any questions. If not, she stated that she would entertain a motion.

Motion:

Trustee Giffin motioned to approve Resolution 2025-30.
Trustee Farris seconded the motion.
Motion carried 7-0.

DISCUSSION AND DIRECTION REGARDING WAYFINDING SIGNAGE:

Mayor Hansen stated that she would like to see the kiosk beautifully placed and not look odd after the fact. How the sun will hit the area during different times of the year should be considered. Trustee Giffin stated that it is important for people to be able to see as they are driving in. Mayor Hansen stated that the area should be more for people finding their way rather than a place to sit. Trustee Fulmer suggested that it sit back a bit further and there be signage on both sides. Mayor Hansen stated that there could be plans later on for creating a sitting area. There should be bold black letters perhaps stating, "Local Information" on the long edge that is approx. 2" x 6". A map stating "you are here" guiding people to the Wild Horse Area. Trustee Fulmer suggested some language to ask people to please stay on the designated roadways. Trustee Giffin stated that the bike trail maps would need to be changed out as the bike area continue to be built. The consensus was that kiosk sign should be design #1 and placement should be "C. Mayor Hansen stated that she would speak more with Ms. McInnis about the topic later.

CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:

Mayor Hansen called the hearing to order at 7:35 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 updating fees, fines, and costs to as determined by the Municipal Court Judge. Anytime we place specific dollar amounts in the code it is not good. If the fines are already capped by statute, we can set to change as statute changes. Also, this allows the judge to set fines, fees, and costs as long as he does not exceed the maximum. The judge can use his discretion based on circumstances presented to the Court. Rachel Awalt stated that another important change was that the Judge needs to set and post fines, fees, and costs at the beginning of each year. There can be ranges for the schedule; but the public will have notice of this. It also allows the Judge responsive to keeping things up to date. Ms. McInnis explained the difference between fees and fines. Fees are a cost for a service—this pays for the Judge, Marshal, and Admin true costs. Fines are a punishment for a criminal act. Judge Hlavac stated that he was here to answer any questions. He stated that he likes that this ensures that the schedules will be revisited every year. Mayor Hansen asked if the public had any questions. Joel Korver asked if the fines will match the state statute. Judge Hlavac stated that they will. Ms. McInnis stated that this had been a source of contention and the Supreme Court will probably be weighing in on this soon as to when and if municipalities can vary from this.

ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Hansen adjourned the hearing at 7:45 p.m.

**DISCUSSION AND ACTION REGARDING ORDINANCE NO 558 (series 2025):
AN ORDINANCE AMENDING SECTION 6.09 OF TITLE 6 OF THE TOWN OF DE BEQUE
MUNICIPAL CODE TO UPDATE MUNICIPAL COURT FEES, FINES, AND COSTS TO
COMPLY WITH COLORADO STATUTE AND ALLOW FEES, FINES, AND COSTS TO
BE DETERMINED BY THE TOWN OF DE BEQUE MUNICIPAL COURT JUDGE**

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

Motion:

Trustee Farris motioned to approve Ordinance 558 (series 2025).
Trustee Bruse seconded the motion.
Motion carried 7-0.

RESUMED PUBLIC MEETING

EXECUTIVE SESSION: An executive session for conference with an attorney for the purpose of receiving legal advice under C.R.S. Section 24-6-402(4)(b) from the Town Attorney on questions pertaining to Town finance matters.

Motion:

Trustee Fulmer motioned to enter into executive session.
Trustee Farris seconded the motion.
Motion carried 7-0.

The Board entered into executive session at 7:55 p.m. The executive session was called to order with at least 2/3 quorum in agreement. Ms. Rogers excused herself once the recorder was going. Executive session was adjourned at 8:57 p.m.

RESUMED PUBLIC MEETING

ADJOURNED BOARD OF TRUSTEES PUBLIC MEETING:

Mayor Hansen stated that since there was no further business, she would entertain a motion to adjourn.

Motion:

Trustee Farris motioned to adjourn.
Trustee Giffin seconded the motion.
Motion carried 7-0.

Mayor Hansen adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Approved by the Board of Trustees


Lisa M. Rogers, Town Clerk


Shanelle Hansen, Mayor

