TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING/PUBLIC HEARING
AUGUST 26, 2025

The regular meeting of the Board of Trustees was held on August 26, 2025, at 6:00 p.m. in the Community Center, 381 Minter Avenue, De Beque, Colorado. Present were the following:

Mayor Pro Tem: Cynthia Farris

Trustees: NJ Fulmer, Vern Bruse, John Giffin, and Walter Wood

Absent: Shanelle Hansen

Staff Present: Town Manager Care' McInnis, Town Clerk Lisa Rogers, Deputy Marshal Matt Surad, Town Planner Matt Farrar, and Marshal Bob Dalley

Also Present: Chris Lemke, Greg Lippoldt, Lisa Lippoldt, Dawn Palmer, and Mary Kramer

CALL TO ORDER:

The meeting was called to order at 6:04 p.m. by Mayor Pro Tem Cindy Farris. 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 some minor corrections to the minutes that need to be made. Also, Resolution 2025-20 needs to be revised. There were no other deletions or corrections to the agenda.

OPPORTUNITY FOR PUBLIC COMMENT:

No public comment.

BOARD COMMENTS:

Trustee Wood stated that he was thankful for the rain.

TOWN MANAGER REPORT:

Ms. McInnis started her report with upcoming important dates. There will be one-on-one Trustee meetings on September 9^{th}-10^{th} to discuss the 2026 budget. De Beque will be hosting the AGNC meeting on September 17th from 9:00 a.m. until around 2:00 p.m. The next Board of Trustees meeting will be September 23rd. The Mesa County Municipalities Dinner will be held September 25th at 6:00 p.m.

Ms. McInnis stated that her manager report is truly not complete until she walks into the meeting. There is always something last minute. Katherine, Steph, and Ms. McInnis attended the Economic Summit put on by AGNC earlier in the day. It is important for De Beque to have a presence and to hear the economists reports and forecasts. OEDIT, ranchers, commissioners, legislators, school districts, CMC and CMU, chambers, municipal managers, grant writers, grant providers, Colorado Middle Watershed, financial officers, DOLA, human resources, and AGNC. There are the meetings between the meetings and attendees emailing each other throughout as well.

Wild Horse Days was great. Kudos to Marge, all departments—especially Public Works, and most of all the Volunteers. The silent auction brought in $12, 556.00.

The Comp Plan 2nd survey flyer is on the desks. There is a QR code and also a link on our website. Britt (Rick Engineering) got twenty-seven responses at Wild Horse Days.

Ms. McInnis discussed the Wild Horse statue repair. There is a beautiful picture of the horse at sunrise in the packets. It was great timing to have it back up for WHD. Ms. McInnis stated that there were no plans at this time for more expensive fixes. Hopefully, it will drain properly. Down the road, there will need to be more fixes though and we will need to budget for them.

There is a picture of the front of the Community Center on the desk. Is there any strong objection to painting the black horses a lighter color?

Also, in the packet is a picture of the new dump truck that the Board approved back in November 2024. Very exciting for Public Works.

Ms. McInnis attended a ground-breaking ceremony for the fish barrier way up Roan Creek. It has been five years in the making. It was a $1,034,995 project. This is important to the protection of the native fish (rare genetic strain of Cutthroat, Bluehead Sucker, Paiute Sculpin, and Speckled Dace). This strain of Cutthroat an survive in 80º water. It is also important that we support our regional partners when they are awarded significant grant funds as they work on their projects as these folks are also folks that we seek grant funding and support from. Basically, it is an engineering feat of a 12’ wall up past Brackett’s place.

De Beque has a designated seat on the Regional Opioid Board. Ms. McInnis fills the seat on the Town’s behalf. The Town is one out of twelve members. It is a big deal, given the other seats are filled by a medical doctor, a district court judge, Human Services, a county commissioner, etc. It is great for the Town to have a seat and a say. It is the board’s job to determine how to spend multiple millions of opioid settlement dollars in Mesa County to combat the opioid crisis. This crisis impacts our community. At the last meeting, there was an urgent request for $500,000.00 for the Counseling and Education Center to include opioid and other addiction counseling in a new location on Orchard Mesa.

Ms. McInnis stated that she had learned earlier in the day that there are significant issues with the pickleball courts at the Mesa County Community Center. The community may not be aware of this yet. When the survey was conducted before the facility was built, the community stated that pickleball courts were a priority. Now there are issues with the soil. Ms. McInnis will learn more at a meeting next week. She will also be discussing the past year. What has worked well and what hasn't. Ms. McInnis stated that she cannot stress enough that this is not a Town owned or managed building. She does not call the shots. She does try to help connect the dots in some ways though—like the school district being able to use the facility as an emergency shelter. Ms. McInnis also communicates with Mesa County about concerns she hears. Also, there will be a new person replacing Gideon Bulluck.

Budget meetings are going on behind the scenes. The process improves each year. Department heads and Katherine spend a lot of time going line-by-line through items in prior budgets to prepare the proposed budget for the upcoming year. All sorts of things are included--from office supplies and personnel to large capital improvements. Next there will be one-on-one meetings with the trustees. It will culminate with the presentation in October and the adoption, hopefully, in November. We are always waiting on the certification from the county. The goal is to have no surprises in October.

Ms. McInnis discussed feral cat mitigation. The Town has focused a lot of time on trying to mitigation the issue, and then it is up to the community to also have some responsibility for the issue. Ms. McInnis stated that she believes twenty-eight cats have been captured, fixed, and then returned. There are many pieces to coordinate: borrowing traps, Officer Jerome, volunteers, and vouchers. Trustee Farris stated that she had been doing it on her own for the past ten years. Hopefully, going forward the community will participate. There is a lot of expense associated with transport, medical care, and food. Trustee Fulmer asked if the cats were somehow marked once they had been fixed. Trustee Farris stated that the ear is clipped once they have been fixed.

The Town hosted a regional hazard mitigation training for firefighters, water operators, support staff, and administrators. Issues like water supplies during fires, firefighting chemicals that may impact water treatment, and mudslides that impact the ability to make water were discussed. Much thanks to Sara Flores for organizing the event. Representatives from Silt, Parachute, Battlement Mesa, and De Beque were in attendance. The mayor provided a great lunch.

The Broadband project is coming more visible to the public. The building permit was a challenge but has been obtained. The slab has been poured and the build set. There was a small hiccup when the crane hit the county building. Racks will soon be going in the interior. There will be fire suppression folks coming from Denver. It is not just sprinklers—there is a gas that will permeate. It is permitted through the Fire Department. If there is a fire, the room must seal immediately in a crisis for the gas to do its thing. The HVAC system must close. Town staff had a mini training during the setup process. There will be another when all systems are a go. The generator was likely installed last week. Electricians are there this week. With the fiber line install, we are at the mercy of the railroad flaggers to put us on their schedule. Corey Bryndal will be presenting at the September Board meeting and will focus on De Beque rather than the line from Denver to Grand Junction. That will be presented at the

AGNC meeting on September 17th. NeuComm has assured Ms. McInnis that the project will be completed in 2025.

Finally, the funding for the secondary water source (well) was one of the very few projects supported by two Congressmen and actually submitted to Congress. The next step was the Appropriations Committee. Amazing news, the project actually made it through Appropriations. That was a very significant step—there are many more ahead.

Trustee Wood asked about setting up a trap in the alley between 2nd and 3rd Streets. There is a litter of kittens there. Trustee Wood stated that he is not sure where they are all coming from. Trustee Farris acknowledged and also stated that they are fighting a losing battle.

Trustee Wood inquired about the status of the new fill station. The pad has been set and piping has been hooked to a meter. Now we are just waiting on a building. It is supposed to be here sometime this month. Power will need to be hooked up once the building is set. Ms. McInnis stated that this is the first step in preparation for the new water plant.

Trustee Fulmer asked what the new building by the Mesa County Community Center is. Trustee Wood stated that it was for the fiber. Ms. McInnis stated that it is the CNL that she has been talking about. It will enable providers to offer broadband to the community. Ms. McInnis stated that the Town does not receive any revenue, but the community does benefit from competitively priced broadband.

CONSENT AGENDA:

a. **APPROVAL OF MINUTES (with corrections)**: July 22, 2025
b. **BILLS AND EXPENDITURES**: July 2025

Discussion Before Motioning on the Consent Agenda:
Trustee Wood asked if they could also approve the bills and expenditures related to the Country Store as the mayor was not here. Mayor Pro Tem Farris asked if anyone had any questions or comments on the Consent Agenda items. There were none.

Motion:
Trustee Wood motioned to approve all items on the consent agenda and
bills and expenditures related to the Country Store.
Trustee Fulmer seconded the motion.
Motion carried 5-0.

DISCUSSION AND ACTION REGARDING RESOLUTION 2025-20: A RESOLUTION APPROVING THE APPOINTMENT OF ____________ TO THE BOARD OF TRUSTEES TO BEGIN SERVING IN SEPTEMBER

Ms. McInnis stated that this was due to the upcoming resignation of Sarah Hambrick. She was promoted at her job and moved to Denver. There were two letters of interest: Adam Montover and Mary Kramer. Ms. McInnis stated that some edits were required on the resolution. She also stated that service would begin in September. Trustee Wood stated that he saw Ms. Kramer in the audience and not Mr. Montover. Trustee Giffin asked if Ms. Kramer would like to speak. Ms. Kramer stated that she was a relative newcomer. She is on the Planning Board and likes helping her community and wants to contribute where she can. She is currently working at the Country Store. She has a positive outlook on business and growth in the Town. She hopes the community can become something everyone wants. Trustee Farris asked if the residency requirement would be met. Ms. McInnis stated that all requirements would be met before Ms. Kramer would begin serving in September.

Motion:
Trustee Wood motioned to approve Resolution 2025-20 appointing Mary Kramer to the Board of Trustees.
Trustee Bruse seconded the motion.
Motion carried 5-0.

DISCUSSION, DIRECTION, AND POSSIBLE ACTION REGARDING RESOLUTION 2025-21: PROP 123 GRANT FUNDING REQUEST REGARDING LOW INCOME HOUSING PROJECTS:

Ms. McInnis explained that low-income vs affordable housing makes a difference. She stated that usually she would put this on the consent agenda but wanted to discuss with the Board. She stated that this merited further discussion as there is a match. She stated that Planning Department (Consultant Planner Matt Farrar) would be required to fast track applications for affordable housing units. She talked about Fruita and their endeavor with affordable housing. She stated that the current median for a home is between \$400K-\$500K. That being said, there may still be the need for housing in De Beque. There would have to be a 90-day turnaround from submittal of a complete application to approval with Prop 123. She stated that the Town's process could be changed to accommodate the timeline. She stated that the requirement for De Beque to receive up to a \$250,000.00 grant would be a 3% increase in units in Town which equates to one new home per year. If we were not able to fulfill the requirement, there may be the ability for another community to assign from their overage. Upon adoption of Prop 123, the Town will receive a \$50K grant that has a 20% match. If the Town were unable to complete the new unit requirement, the Town would be suspended from participating for one year but is not required to give money back. Trustee Giffin stated that more available housing units will help the economy.

Motion:
Trustee Giffin motioned to approve Resolution 2025-21 regarding Prop 123.
Trustee Wood seconded the motion.
Motion carried 5-0.

DISCUSSION AND POSSIBLE ACTION REGARDING A LETTER OF SUPPORT TO MESA COUNTY COMMISSIONERS FOR A COUNTY WIDE OUTDOOR RECREATION MASTER PLAN AND FEASIBILITY STUDY:

Ms. McInnis explained that Grand Valley Outdoor Recreation Coalition had asked for a letter of support to be submitted to Mesa County. The plan will be data-driven, communityled, and aimed at improving infrastructure, access, and collaboration across jurisdictions. Ms. McInnis stated that she knows the Mayor is hopeful that there will someday be trails connecting De Beque to Fruita.

Motion:
Trustee Wood motioned to approve sending a letter of support to Mesa County regarding the recreation master plan and feasibility study.
Trustee Giffin seconded the motion.
Motion carried 5-0.

DISCUSSION REGARDING JOINT RESPONSE TO THE COMMUNITY REGARDING STRUCTURE FIRE AT 432 STEWART:

Ms. McInnis stated that at the last meeting, which was very well attended, the Town/Ms. McInnis was on the hot seat to sit down with the De Beque Fire Protection District, Public Works Department, the De Beque Marshal's Department, and the Mayor to review what happened regarding the fire at 432 Stewart. Ms. McInnis stated that everyone did sit down and discuss the fire. She stated that the response includes facts as they know them. A copy will be in the newsletter so that there is transparency with the community. In responding to the community, she wanted to separate facts from rumors. There is a breakdown of the timing of who did what and when. What is not available is the cause of the fire. The investigative report is still being reviewed. The memo explains what happened on the scene. Ms. McInnis hopes that the community takes it to heart.

CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:

Mayor Pro Tem Farris called the hearing to order at 7:18 p.m.

Planner Matt Farrar stated that this hearing had been duly noticed and that proof of the notice was in the Board packets. He stated that it was a text amendment presented by the Town to overhaul the sign code so that it is user friendly and ensures free speech (content neutral). Mr. Farrar went through the staff report and discussed all the changes. He stated that the Town recommends approval. Trustee Fulmer asked about rules regarding private signs and profanity. Mr. Farrar stated that if signs were deemed inappropriate that the owner could be forced to take it down. Dawn Palmer (Kush Garden) asked about the 25% window signs. She stated that with marijuana regulations, you are not allowed to be able to see in. Mr. Farrar stated that only 25% could be covered by a sign and the rest would need to be tint.

Mayor Pro Tem asked if there were any other public questions or comments. There were none.

ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Pro Tem Farris adjourned the hearing at 7:40 p.m.

DISCUSSION AND ACTION REGARDING ORDINANCE NO 554 (series 2025): AN ORDINANCE AMENDING SECTION 14.13: SIGN CODE OF THE TOWN OF DE BEQUE MUNICIPAL CODE TITLE 14

Trustee Giffin stated that the proposed changes make sense. Mayor Pro Tem Farris asked if there were any other questions or comments. There were none.

Motion:
Trustee Giffin motioned to approve Ordinance 554.
Trustee Bruse seconded the motion.
Motion carried 5-0

ADJOURNMENT

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

Motion:
Trustee Wood motioned to adjourn the meeting.
Trustee Fulmer seconded the motion.

Meeting adjourned at 7:43 p.m.

Respectfully submitted, Approved by the Board of Trustees

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Lisa M. Rogers, Town Clerk Shanelle Hansen, Mayor