

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING
PUBLIC HEARING
JULY 26, 2022**

The Regular Public Meeting & Public Hearing of the Board of Trustees were held on July 26, 2022, 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, Lisa Lippoldt, Walter Wood, Judy Lake, Sarah Hambrick, Vernon Bruse

Staff Present: Care' McInnis, Lori Malsbury, Lisa Rogers, Chris McAnany

Also Present: Xcel Energy Representatives: Jennifer Bell, Tiffany Pulliam, Cory Miller, Jordan Brennise and Brad McCloud, Connie & Dick Prather, Jeanette Refior, Diane Sandelin, Myron Tananbaum, Tami Sandidge, Cathy Latham, Dwayne & Bonnie Simmons, Anya Goldenburg, Vickie & Guy Herwick, Diane Rickstrew

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.

ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA

Ms. McInnis advised the Board there was an updated version of resolution 2022-08, with a modification to the easement, on their desk.

ITEMS FOR PUBLIC PARTICIPATING IN CONFERENCE – NOT ON THE AGENDA

None

BOARD COMMENTS:

Trustee Farris thought Wild Horse Days was fantastic.

Mayor Hansen thanked Marge Mackey, staff, and volunteers for all the time and effort that they put into making Wild Horse Days a success. She also thanked the businesses that donated money, time, and prizes.

DISCUSSION AND ACTION REGARDING RESOLUTION NO. 2022-08: A RESOLUTION APPROVING THE XCEL ENERGY ELECTRIC TRANSMISSION LINE REBUILD PROJECT, SPECIAL USE REVIEW.

Mr. McAnany explained that a special use application was submitted by Xcel Energy for the purpose of a rebuild project. The purpose of the project is to make updates to the existing utility line. The resolution approving the project contains language to allow for the possible investigation into the feasibility of a powerline trail. Staff recommended approval.

Motion:

Trustee Lippoldt motioned to approve Resolution 2022-08.

Trustee Hambrick seconded

Motion carried 7-0

DISCUSSION AND ACTION CONCERNING ORDINANCE NO. 522: A ORDINANCE OF THE DE BEQUE BOARD OF TRUSTEES ADOPTING AN AMENDED AND RESTATED EASEMENT TO THE PUBLIC SERVICE COMPANY OF COLORADO FOR PURPOSES OF EXPANDING AN EXISTING ELECTRIC TRANSMISSION LINE.

Representatives from Xcel Energy presented logistics on the rebuild of approximately eight miles of transmission line in the De Beque area. Changes will include: upgrading aging infrastructure and replacing existing poles with self-weathering steel poles. The number of poles will be reduced from 9 to 7. The new poles will be more conforming to the environment and help in reducing the risk of wildfires. The right-of-way space will increase to an average of 75ft. Work on this rebuild is to start in late 2022 and continue into early 2023. There will be a staging area along Highway 6, with both heavy equipment and helicopters accessing this area.

Motion:

Trustee Farris motioned to approve Ordinance No. 522.

Trustee Wood seconded

Motion carried 7-0

TOWN MANAGER REPORT:

Ms. McInnis praised Marge Mackey and all the volunteers, for their effort in making Wild Horse Days a success.

Ms. McInnis thanked Mesa County for the use of their property for the Mud Run.

The Planning Commission Board continues to work on the code audit. The Commissioners will likely be reviewing the Kum & Go sign variance at the August meeting.

The Town received an email from Hava Gardens concerning the progress they have made in installing their landscaping. The renewal of their marijuana license is due in August. Ms. McInnis believes this matter may come before the Board rather than through Administration.

Ms. McInnis participated in an employee personnel hearing in July. This matter will continue in September; she will keep the Board apprised of any updates.

In 2021, De Beque received a Road Maps to Resiliency grant. The idea is to bring consultants into De Beque who would provide suggestions with regard to economic resilience. Ms. McInnis expects this report to be submitted next month.

Ms. McInnis continues to serve on the Regional Governance Board.

The 2023 budget process continues with Ms. McInnis meeting with department heads. She plans to meet with the Trustees individually to answer questions they may have, in late August or September. The final adoption should be in late November or early December, pending the release of the mill levy.

Maverik has backed out of the project in De Beque. Pine West will be pursuing another entity for the location.

Plans are in the works to replace the gazebo roof in August.

The water plant tanks were cleaned last week, with eighty-seven thousand gallons of sludge being removed. This was largely due to turbidity from the Grizzly Creek Fire and excess coagulant the prior year.

The sewer lagoon in-kind replacement continues. One of the lagoons has been taken offline and drained, to clean the bio-solids out. The Town can function adequately with the two remaining lagoons in service. The new liners are scheduled to be installed in September, although it is weather dependent.

De Beque received a \$25,0000 design & engineering grant for the interstate bore. The Town must match these funds. This bore is to provide sewer to the South side of the interstate. Soil samples were taken this week. Ms. McInnis anticipates the Town will need to be ready to be a viable candidate for the grant, in late August or September

The Koby Water Authority will not be pumping water for the Town of De Beque this year.

De Beque began pumping water from the Colorado River a week ago. A call was made on Roan creek on July 24th. Ms. McInnis anticipates there may be a Cameo call on the river. This is not the same situation as last year, when a junior Cameo call was made. If needed, the Town does have

an agreement with Ruedi Reservoir.

In addition to Senator Hickenlooper's endorsement, the Town made Senator Bennett's short list for infrastructure funding.

CONSENT AGENDA:

APPROVAL OF MINUTES: (regular meeting 6/28/22)

BILLS AND EXPENDITURES: Financial transactions, expenditures not related to County Store.

Contract between Mesa County and the Town of De Beque for performing building department services.

Contract between ERQ Resources Corporation, (Army Corps of Engineers) and the Town of De Beque for conducting monitoring service.

Motion:

Trustee Lippoldt motioned approve consent agenda.

Trustee Farris seconded

Motion carried 7-0

NEW BUSINESS:

REMAINING BILLS AND EXPENDITURES:

- i. Expenditures related to the County Store

Motion:

Trustee Hambrick motioned to approve expenditures related to the County Store.

Trustee Lippoldt seconded

Motion carried 6-0, with Mayor Hansen abstaining

OLD BUSINESS:

DISCUSSION AND ACTION REGARDING: THE ESTABLISHMENT OF UTILITY RATES FOR WATER AND SEWER SERVICES.

The Town of De Beque needs a new water plant and does not have money in reserves to cover the cost. The Board was provided with several worksheets, which outline different scenarios of outcomes for a the rate increases. Ms. McInnis explained to the Board what each rate sheet represented.

De Beque received a \$1M grant from Mesa County and up to \$2M in SRF funding. Ms. McInnis explained that the Town must work with bond Counsel as part of the SRF funding. They will verify that utility rates match the expenses to maintain and operate the water plant.

Ms. McInnis said if the Board chooses to obtain a loan through a bank instead of the SRF funding, the bank will want to verify the same, in addition verifying that the Town has established a reserve. This will show the willingness and the ability to pay back the debt.

Per a Trustee's request, Ms. McInnis provide the Board with information outlining the reallocating of the expenses to different population groups.

Historically, the Town has attributed 20% of the administrative costs to each of the utility funds. The new rate sheets reflect lowering that percentage to 10%. Ms. McInnis advised the Board, revising those percentages now may cause a red flag with bond Council, as they review records back to 2010.

Mayor Hansen asked that the staff participation figure of 20% per fund, be adjusted to reflect the accurate time each employee is attributing to those areas. She believes the numbers are too heavy.

There was discussion regarding the amount of time the administrative staff devotes to duties pertaining to the utility fund. Mr. McAnany stated that the Town must have a system that covers the cost without subsidizing with the general fund. Mayor Hansen believes that the cost can be reduced by eliminating the staff percentage that is not necessary. Trustee Lippoldt believes the percentage should be higher than the 20%. She requested the staff to provide the exact percentage. Ms. McInnis indicated the Staff is currently required to dedicate more time to utilities than historically. She emphasized that the Town is in the process of trying to fund a new plant & must deal with an old plant.

The Board directed staff to provide additional data sheets: one pertaining to a more realistic percentage of the staff's time pertaining to the utility funds and another showing the specific numbers provided by Mayor Hansen.

With further discussion, the Board eliminated the proposed senior rate and obtaining a loan to cover the full cost of the water plant.

There will be a special meeting scheduled for additional discussion.

Mr. Prather asked if the Board would accept letters, as he has concerns with an increase of tap availability fees.

Motion:

Trustee Lippoldt motioned to continue the item to a Special meeting.

Trustee Lake seconded

Motion carried 7-0

DISCUSSION AND DIRECTION REGARDING: DE BEQUE BOARD OF TRUSTEE'S PRIORITY FOR EXPENDITURE OF LIMITED BUDGETED FUNDS FOR SIDEWALK AND RAMP REPAIR, REPLACEMENT, AND/OR CONSTRUCTION.

The Board collaborated to form a plan on sidewalk priorities. The Board picked five areas to address. The staff will move forward with obtaining bids for the defined areas. This project will continue as funds allow.

ADJOURNMENT REGULAR MEETING:

Motion:

Trustee Lippoldt motioned to adjourn.

Trustee Hambrick seconded

Meeting adjourned at 9:07 p.m.

Respectfully submitted,

Lori Malsbury, Town Clerk