**TOWN OF DE BEQUE
BOARD OF
TRUSTEES
PUBLIC MEETING
SEPTEMBER 23, 2025**

The regular meeting of the Board of Trustees was held on September 23, 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, John Giffin, and Mary Kramer

Absent: Walter Wood

Staff Present: Town Manager Care' McInnis and Town Clerk Lisa Rogers

Also Present: Chris Lemke and Dawn Palmer

CALL TO ORDER:

The meeting was called to order at 6:02 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 for item 1.XI on the agenda, in the hard packets, Ordinance 325 had blank pages after the first page. The electronic version that was sent was good. A copy of Ordinance 325 has been set on everyone's desk. Also, Ms. McInnis is pulling the executive session from the agenda as she needs to seek further legal advice before presenting.

PRESENTATION: SWEARING IN OF MARY KRAMER:

Mayor Hansen swore in Mary Kramer as the newest Board of Trustees member.

PRESENTATION: REGION 10 EXPANSION NETWORK UPDATE – COREY BRYNDAL (REGION 10):

Corey Bryndal of Region 10 gave a short presentation regarding Region 10's Broadband Expansion Project and the progress of the "Last Mile" project for Colorado and De Beque in particular. He stated that this project helped ISPs come into more rural areas by creating the infrastructure needed. The cost to move into a new area is great. The project for De Beque is almost complete. Trustee Giffen asked how this compares to Ting. Mr. Bryndal stated that no customers are end users. Companies like Ting (ISP) are the ones who would use the CNL. Ms. McInnis asked Mr. Bryndal to explain the difference between StarLink and this service. Mr. Bryndal explained that StarLink is just a different tool in the same quiver. It is suitable for different purposes. It is kind of the difference between a land line, cell phone, and satellite phone. All do the same thing but in different situations. Trustee Farris stated that Mr. Bryndal had given an excellent presentation. Ms. McInnis and the Board thanked Mr. Bryndal for his presentation.

OPPORTUNITY FOR PUBLIC COMMENT:

No public comment.

BOARD COMMENTS:

Trustee Giffen gave an update on the bike trails project. On October 18th, there will be a volunteer day to help build part of the trail up to the top of the property. Trustee Giffen is excited that it will be completed this fall. This is in addition to the initial trail that was built with the machine. He stated that they had been able to get the design for the climbing trail for $500.00. Trustee Fulmer asked how many miles the trails were. Trustee Giffen stated that the two trails were roughly 1000 feet. It is a very short, but fun trail with lots of jumps and features. Mayor Hansen thanked Trustee Giffen and his crew for all the hard work they had put in to make this a reality.

TOWN MANAGER REPORT:

Ms. McInnis started her report with upcoming important dates. The Mesa County Municipalities Dinner will be held this Thursday, September 25th from 6:00 p.m.- 7:30 p.m. The dinner will be held at the Clifton Community Campus, 3270 D ½ Road in Clifton. It will be buffet-style and there will be short mayor presentations. October 14th will be the last P&Z meeting until February unless there is an application that will need to be considered. Planner Matt does not have the bandwidth and the Commissioners get busy over the holiday months. October 21st there will be a Southside meeting regarding the Comp Plan. There will be another Steering meeting on November 6th. Britt with Rick (Comp Plan) will be attending a home basketball game with the School District's permission.

Ms. McInnis wanted to give a cautionary update regarding the sewer lagoon liner and funding and timing. She stated that she wants the Board to be fully informed. She reminded the Board that the Town had been awarded $1,246,000 in Congressional funding in 2023 for sewer repairs. The Town has yet to see a dime of it. It is not officially frozen, but also not officially available. Jeremy, Jim, Sam, Katherine, and Ms. McInnis have spent significant time since the award complying with Federal regs. She stated that she may need to come to the Board for emergency unreimbursed spending. Ms. McInnis stated that she had been advised by the

EPA/Feds that the Town should hear by October 1st if the funds are available. She also warned that we have been given dates before. Winter will be settling in soon and we are looking at spring for either source of funding to repair the sewer liner. In the meantime, when lagoon water temperature decreases to almost freezing, the metabolism of the bacteria that breaks down the organics entering the wastewater lagoon slows down causing an increase in permit set parameters such as Total Suspended Solids (T.S.S.) and Biochemical Oxygen Demand (B.O.O.). With the 3rd cell of the lagoon being bypassed for liner repairs last year, we pushed the parameters to the brink of the permit limitations. With the algae control measures we implemented this year, Ms. McInnis is hoping that we will again keep all constituents within the permit parameters, but there is a chance that the Town will exceed these parameters before the new liner can be installed. This will create permit violations. Ms. McInnis stated that she is working with Jocelyn Brinks from the Colorado Department of Public Health and Environment (CDPHE) and keeping them abreast of the situation. If the Town violates any of the permit parameters, we will receive violation notices from CDPHE. In June of 2023, Ms. McInnis spoke with Jocelyn Brinks and was told that the letter is a generic letter that they must send when there is a violation of any permit. If violations continue though, CDPHE can take further action if necessary. Since the Town has been proactive and working with CDPHE, Ms. McInnis does not foresee any further actions being taken if any of the permit parameters are exceeded. According to the engineer that we are working with, the liner for the 3rd cell of the lagoon will be completed by late spring of 2026 when the temperature warms up to 40 degrees, which is required for the liner welds to seal properly. There is the potential for a violation.

Ms. McInnis gave updates on the broadband project. The shelter for the CNL is set, commercial power has been delivered to the site, interior equipment installed, and the generator has been installed. Xcel has done their construction for the gas to provide fuel to the generator. Access controls, cameras, and alarms are all being installed this week. For the fiber construction, NeuComm is still trying to get Rail Pros (flaggers) to commit to a date, but it's looking like they will start on 10/06/2025. They will begin with the railroad crossing, then complete the rest of the route from the railroad to the CNL.

Ms. McInnis gave updates on the water project. Some portions of the water plant skids, which were manufactured by Filter Tech, have been delivered and are being stored in the Marshal's bay to prevent a $600 per month storage fee. The new water fill station needs to be complete in order to get moving on the water plant. There are pictures of the new water fill station on your desks. The equipment was received last week, and the Public Works crew has been installing it. The plan is once fully installed, there will be two weeks of testing functionality and making sure water quality meets regulatory requirements. There will be about a month of both old and new water fill stations running concurrently to allow folks to transition and to work out any kinks. The new fill station will not take quarters—it is archaic in terms of vending technology. Ms. McInnis believes that the new machine will be set for 2 methods of payment…maybe three. The first way is to pay with your credit card in increments at the fill station. The second way is to pre-pay at Town Hall during business hours and pay for actual use (the limitation is that it is only during business hours—similar to Ute Water and other providers). The third potential way is online through the company in increments. This one is somewhat out of the Town's control. Trustee Farris asked if customers could set up an account and prepay and have an account with a running total that they can use. Mayor Hansen asked whether the prepay account would be on a card or using a code. Chris Lemke stated from what he understood, it would be both card and code. Ms. McInnis stated that there would be no post-paid accounts. Mayor Hansen stated that she agreed.

It has been an incredibly busy month with meetings. There are too many to list, but Ms. McInnis stated that she would highlight some to keep the Board apprised.

Sam, Sara Bieser, and Ms. McInnis met with Todd Hollenbeck (County Administrator), Matt Lewis (Deputy County Administrator), Alan Simpkins (new Regional County Representative), and Kyle Carstens (boots on the ground—Facilities Manager for the Mesa County Community Center). The purpose of the meeting was to revisit the past year since the facility opened—what has worked and what has not. Just a reminder, it is a county-owned and managed facility. That being said, the Town (and more specifically: Sam, Sarah, and Ms. McInnis) can provide feedback which may be impactful. When the facility was being designed, the community actually requested pickleball courts. Those courts are now sinking into the soil. It is too costly to permanently repair through demolition, hauling in appropriate soil, and rebuilding. The Town could do a one-to-five-year repair at a cost of $10,000, but it will fail in a short time as well. There will still be indoor pickleball courts. They have also been offered to the Fire District as an extension of the Town at no charge. The County will be demolishing and building four tournament-quality horseshoe pits in the location instead. There is a silver lining in that the Board had designated some of their beautification budget for non-tournament horseshoe pits and the Town will not need to utilize these funds for the four tournament-quality horseshoe pits. The County Citizen Committee has been challenging. For the most part, they volunteer their time. There was a substantial time commitment—lots of stress and drama on the shoulders of very few people. There was an expectation of a committee member present throughout all events. The County is going to modify the structure once the Committee completes steps to become a formal non-profit. It is well in the works, but they need to adopt bylaws. Moving forward, the Committee/Board will be acting more as a Board with the ability to delegate different duties and event to Ex-Officio Board members. The County will be opening up these "ex-officio seats soon." The idea is that community members with interest in specific events (basketball pick-up games, senior crafting, kids' playtime, indoor pickleball, etc.) will become ex-officio members and they will be present during the events that suit their interests. There will be background checks for all. In terms of fees, the County indicates that they are lower than the region with purpose. The County is always open to discussion regarding reducing the rate on a case-by-case basis for a good reason. It was a good meeting with the new staff.

The County-wide Hazard Mitigation Plan (fire, flood, mudslide, wind, etc.) is revised every five years. Ms. McInnis and Marshal Dalley just had the last meeting of many, and the final plan will be submitted to all of the municipalities and special districts that are willing to participate for adoption in the near future. By participating, the Town could pursue FEMA funds during and after hazardous events. It is not regulatory; it is just proactive planning.

Last week, De Beque hosted the AGNC regional meeting. It was great to host the meeting. We had to pivot last minute because they needed to use the Jumbo-Tron. In attendance were mayors of a number of communities, as well as some trustees, county commissioners, and town managers. There were two legislative lobbyists there to address issues from wolves to energy. There were also representatives from the Attorney General's Office, energy lobbyists, DOLA, and Region 10. Many of the folks had never actually been into the Town of De Beque. We look forward to any opportunity we can find to showcase the Town of De Beque.

There have been several Wild Horse Gravel Ride meetings. This is very exciting for the Town. It is not a sure thing, but it is looking like things may change up a bit for next year. If you are not aware, it is a spring gravel bike race. They added a half marathon on the second day last year. In years past, the race was based out of High Lonesome Ranch. The fire at High Lonesome Ranch significantly impacted (at least temporarily) their ability to provide all of the services they did prior to the fire. In 2026, High Lonesome will still be the focus of the bike race itself; however, camper/participants will be in town both Friday and Saturday nights. Mesa County has authorized the use of their facility and grounds for overnight camping both indoors and outdoors on Friday and Saturday night. Folks can sleep in the gym or pitch tents on the grounds outside. Both the Mesa County regular and overflow lots can be used for campers. There are thoughts of a fundraiser (4H or other) spaghetti dinner on Friday along with the packet pick up. Saturday, there will be food trucks, after race s'mores, and bring your own booze campfire at Marge's campfire ring. There may also be a beer tent and a band. Also, local businesses could be thinking about what they may want to do. Sunday will be the half marathon. It is a very exciting opportunity to bring folks into Town, showcase De Beque, to spend a little money…both now and in the future.

Update on the Travel America project. It will be a fueling station with possibly a restaurant chain. It has been in the works for years. It was initially to be a Maverik before Travel America—but always on the southside. The developers have submitted the performance bond. The Town has recorded the plat. Today, we received the use tax in the amount of $89,104.56. It is looking like this project may really happen.

Ms. McInnis stated that the Town in collaboration with the Business Incubator Center (BIC) has been able to maintain Enterprise Zone status. The zone is remapped every five years.

Ms. McInnis updated on grant funds. She stated the list was long and she had already updated on the water plant and broadband and that she was trying to limit her lengthy report. She stated she would just highlight a few. Ms. McInnis and Ms. Boozell presented to the Mesa County Federal Mineral Lease Board in Grand Junction on September 10th. It was very competitive with many other compelling needs from other applicants. This would be a second bite at the apple. The Town was seeking $150,000 for engineering at the River Front Park. Award winners will be announced on October 15th. Ms. Boozell will be in attendance as Ms. McInnis already has meeting scheduled that day.

Yesterday, Ms. McInnis and Ms. Parker (grant writer) presented to the Colorado Basin Roundtable Board asking for the right to apply for an additional source of funding for the engineering of the River Park. Their grant committee narrowed the applicants down to six that were present. At the end of the meeting, the Board unanimously voted to approve a recommendation of an award of $50,000. The other recommendations were $30,000 or less. The Town will now need to submit the formal application by October 1st. Ms. Parker is on it!

On September 16th, the Town's application for $235, 967 for a secondary water source (a well) went before the Colorado Water Conservation Board. They only have half of their funding for this cycle. At 2:07 p.m. today, we received notice of an award in the amount of $235,967! Marge stated that Ms. McInnis should say "a quarter million dollars because that sounds even better!" The Town match is sitting at $214,033. As a reminder, the Town has also sought CDS funding for this project and we have made it through appropriations in Congress. Fingers crossed.

Ms. McInnis stated that she has an unusual ask with regards to Marge resigning as the Rec. Director and Staff's recommendation for a .3 FTE Events Coordinator in the 2026 budget. Ms. McInnis stated that Staff has met with each Trustee to discuss this and have not had any negative feedback regarding the position. However, the budget will not be formally adopted until November to take effect January 1, 2026. Ms. McInnis asked if there would be much heartburn from the Board if we posted the position for a start date of January 1, 2026, before the Board formally adopts the budget. The reason is that it takes time to post in-house first, then publicly, then interviews. The position is also ripe for a transition period where a "paid volunteer", which is already in the 2025, could shadow Marge a bit to be up-to-speed to start in January. Thoughts? Mayor Hansen stated that was being proactive and thought it was a good idea. Are there any negatives? Is anyone going to vote against it? Ms. McInnis stated that the role was currently a 70% Deputy Clerk and 30% Rec. Director blended and it is not ideal. The new position will be lower wage and non-benefited. She stated that since she is not seeing any objection, she will try to get it posted.

CONSENT AGENDA:

a. **APPROVAL OF MINUTES (with corrections)**: August 26, 2025
b. **BILLS AND EXPENDITURES**: August 2025
c. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-22**: A Resolution approving a temporary construction easement grant to the Public Service Company of Colorado on Town property located at 452 45 Road and authorizing the Mayor to sign the same
d. **PRESENTATION OF 2026 PRELIMINARY BUDGET FOR THE TOWN OF DE BEQUE**

Discussion Before Motioning on the Consent Agenda:
Trustee Farris asked what the other supplies for Rick Engineering were on the AP register. Ms. McInnis stated that sometimes Caselle will put all the codes together on the register instead of listing them out. Rick Engineering is doing the Town's Comp Plan and they have a payment schedule. Mayor Hansen asked if anyone had any other questions or comments on the Consent Agenda items. There were none.

Motion:
Trustee Farris motioned to approve all items on the consent agenda.
Trustee Giffin seconded the motion.
Motion carried 6-0.

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 5-0 with 1 abstaining.

DISCUSSION AND ACTION REGARDING ORDINANCE 325 WITH REGARD TO OLD TOWN CENTER:

Ms. McInnis explained stated Ordinance 325 has set Old Town Center for businesses only not residences. The only residence that is allowed is a shop keep type situation where there is a business in front and owner/employee residence in back. There is to be no residence that is not attached to a business. Page 2 is the table of uses. Ms. McInnis asked if the Board was interested in changing things. Mayor Hansen stated that many towns have residences in their commercial buildings downtown. She asked the Board if they wanted to allow multi-use in buildings to allow for tenancy instead of ownership as De Beque has so little rental properties available. It would also allow for additional revenue streams for property owners. Trustee Giffin asked how Airbnb fits into the equation. Mayor Hansen explained that the Airbnb had gone through the special use review process. She also stated that tenancy usually brings more trash and junk that has to be managed. Mayor Hansen stated that she leans towards letting owners have multi-use of the property. She also stated that this is a great discussion for the Board to have. Trustee Giffin asked if this was due to a particular owner. Ms. McInnis stated when she started, Davis (former planner) had stated that this should be on her radar as there were a couple of places where people are living and there is no business. Ms. McInnis stated she sees this as two questions: can you rent it out and does there have to be a business. Or can you have business in front and private rentals in back. Does the Board want Ms. McInnis to act on this or do we want to change the code? Mayor Hansen stated that it was unfortunate that the people in charge, back when this originally happened, did not have the backbone to deal with it when it first started a decade ago. How do you tell the residents now after so long that they are not allowed to just have a home there? Trustee Fulmer stated that she thinks allowing a residence in the back of the business would encourage more business. She would personally love to see a motel or RV Park. She also stated that if you have too many rentals around town that would be a discouragement to people coming in with bigger ideas for rental properties. Trustee Fulmer does not think it is a great idea to have hodgepodge rentals around the Town and not following guidelines. Trustee Farris stated that there are more opportunities for problems. Ms. McInnis asked if they want to leave the code as is where you can have a residence along with the business as long as the residence has a nexus to the business. Mayor Hansen inquired if Ms. McInnis was asking for a census of the Board as to whether they want to leave the code as it reads or how to handle issues in the future. Ms. McInnis stated that the way the code currently reads is that there can be no residence without a business connection and that she would submit that there is no grandfathering. Trustee Fulmer asked why this is coming up now. Is there a current issue? Ms. McInnis stated that there is, but also, she did not want to say too or get in the way of the court. She stated that there is also moving forward, what do we do? Trustees Farris, Giffin, Bruse all stated that they want to leave code the way it is. Mayor Hansen stated that there seemed to be a consensus of the Board.

ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Hansen stated that the executive session had been removed from the agenda and as there was no further business, she would entertain a motion to adjourn.

Motion:
Trustee Giffin motioned to adjourn.
Trustee Bruse seconded the motion.
Motion carried 6-0.

Mayor Hansen adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Lisa M. Rogers, Town Clerk

Approved by the Board of Trustees

Mayor Hansen, Mayor

THE TOWN OF DEBEQUE
SEAL
COLORADO