

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING/PUBLIC HEARING
OCTOBER 28, 2025**

The regular meeting of the Board of Trustees was held on October 28, 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, Walter Wood, and Mary Kramer

Absent:

Staff Present: Town Manager Care' McInnis, Town Treasurer Katherine Boozell, Public Works Supervisor Sam Flores, Deputy Shawnie Higgins, Marshal Bob Dalley, Town Clerk Lisa Rogers, and attorneys Michael Santo and David McConaghy (via Zoom)

Also Present: Kate Collins, Diane Sandelin, Jeanette Refior, Chris Lemke, Jacob Burns, Dawn Palmer, and Adele and Jorge Soto

CALL TO ORDER:

The meeting was called to order at 6:01 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 it will be a long meeting. She stated that Sam Flores was actually on PTO for hunting and had come in to discuss item X. She asked if that item could be taken before item IV. Ms. McInnis stated that there was an updated copy of the minutes on each desk. The word "enquire" had been changed to "inquire" and the signature line changed from Mayor Pro Tem to Mayor. Also, for Resolution 2025-23, the dates for court have been moved to the second Thursday of the month.

DISCUSSION, DIRECTION, AND POSSIBLE ACTION REGARDING WHETHER THE TOWN SHOULD BE PROVIDING SERVICES FOR PRIVATE LINES, WHICH PRIVATE LINES, AND SHOULD WE MODIFY THE CURRENT MUNICIPAL CODE:

Ms. McInnis stated that she was bringing this item forward as a Trustee request. She went on

to explain that Municipal Code states that the citizen is responsible for the private portion of the line. Mayor Hansen stated that she was very sad to see that the things that make De Beque so great are changing. She also stated that residents, upset about the changes, have come to her complaining. Sam Flores explained that there are liability issues with flushing the irrigation lines. Also, there is the question of who should receive the service. Mayor Hansen stated that she understands that sometimes changes need to happen, but she would like discussion before the changes happen. The Board and the public discussed alternatives to the Town providing the service. Mr. Flores stated that this should be a neighbor helping neighbor situation.

PRESENTATION: MIDDLE COLORADO WATERSHED COUNCIL:

Kate Collins of the Middle Colorado Watershed Council (MCWC) gave a brief presentation on the history and purpose of the council. She stated that she had taken over the position once held by Paula Stepp about a year ago. She stated that the council serves communities from the east end of Glenwood Canyon to De Beque and tries to maximize the quantity of water. Ms. Collins stated that the council assisted during the Lee Fire and is always looking for volunteers for various projects and to serve on the council. She stated that the council meets further up valley one time a month on the second Tuesday. Trustee Fulmer inquired about Tamarisk mitigation. Ms. Collins explained that they do not expressly do that, but it is sometimes a part of larger restoration projects. The main focus of the council is water volume. Mayor Hansen and the Board thanked Ms. Collins for her informative presentation.

OPPORTUNITY FOR PUBLIC COMMENT:

No public comment.

BOARD COMMENTS:

No board comment.

TOWN MANAGER REPORT:

Ms. McInnis started her report with upcoming important dates. The next P & Z meeting is November 4th at 6:00 p.m. Municipal Court is November 6th at 2:00 p.m. The next Board of Trustees meeting is November 18th at 6:00 p.m. Some of the meeting dates are earlier than usual, but all remain in compliance with the resolution adopted last year.

Next, Ms. McInnis moved on a quick housekeeping issue. She noted that the Audit Books were distributed to the Board several months ago during a BOT meeting. However, it was not recorded in the meeting minutes. This report serves as official documentation that the Audit Books were properly distributed.

Next, Ms. McInnis covered operational and compliance updates on a variety of topics.

In terms of the wastewater, as predicted by Jim, the lagoons turned over, resulting in exceedance of the permitted limit for Carbonaceous Biochemical Oxygen Demand (CBOD). The Town will be receiving a Compliance Advisory from the Colorado Department of Public Health and Environment (CDPHE). Jim has proactively sent a letter to Jocelyn Brink (CDPHE) regarding the violation. When asked about next steps, Jim advised: "Not at this time. I am sampling today for this month's labs, and the effluent looks better than last month. Pond turnover typically occurs twice a year—spring and fall. When grant funding for wastewater improvements becomes available, we should pursue dredging the polishing ponds and installing new aerators for lagoon cells 1, 2, and 3. With the third cell coming online in late spring, and with dredging and new aerators, most issues should be resolved. Replacement of the liner in cell 2 will be needed in the future."

Regarding the EPA and grant funding, the Environmental Protection Agency (EPA) has been furloughed, resulting in all sewer grant funds being temporarily placed on hold.

A Stop Work Order was issued this morning on behalf of the State regarding demolition activity at 432 Stewart Avenue (burned structure). The issue involves State-level asbestos concerns, not Town jurisdiction. A citizen complaint prompted the investigation. Although the demolition crew claimed to have valid State permits, the State determined otherwise and issued an immediate stop work order.

The irrigation pump has been removed from the river due to a long-standing leak at the top of the pump. Three possible solutions are under review: Purchase of a new pump (estimates range from \$40,000 to \$100,000), repairs by specialists, potentially requiring shipment to Texas, or in-house repairs if feasible after further inspection by Sam and crew.

Next, Ms. McInnis gave an update regarding the new fill station. Xcel Energy has successfully landed power at the fill station as of yesterday evening or early this morning. Public Works immediately proceeded with setup: they installed bollards and installed a light pole. A photo has been placed on each desk. Mayor Hansen asked how it would work...would there be cards. Chris Lemke stated that he thinks it will be a punch code but is not sure. Mayor Hansen stated that she and Doc haul water for their horses and would be glad to help test the system once it is up and running.

Ms. McInnis gave an update on the Broadband project. Significant progress has been made: the generator and gas have been installed, Xcel power connected has been connected, communications installed, and the fire system has been inspected and approved (pending one additional video test). Mesa County has agreed to fund fiber installation across County property and reimburse the Town for related costs. They will be connecting their facility to the Town's CNL network. The Town appreciates Mesa County's partnership and financial support.

The Steering Committee held another public meeting last week, with extensive outreach through mailers and social media. Five members of the public attended, and the meeting was productive. The group reviewed survey responses and discussed three versions of land use

maps. The Committee continues to emphasize community engagement and transparency. The engineering firm has obtained permission from the school to attend a home basketball game soon to try to garner more participation in the survey process.

All sidewalk repairs have been completed, and the final invoice has been received to close out the project and the two grants that funded it: Colorado Department of Transportation (CDOT) and the Mesa County Federal Mineral Lease Fund. The Board also set aside \$230,00 in 2021 and that has been carried forward each year.

Ms. McInnis went on to discuss the Maverik Expansion (North Side). She stated that she and Matt and I met again with Maverik regarding their North Side project. Plans include expanded fueling bays and additional parking. Maverik also plans to expand their convenience store into the former Subway space.

Ms. McInnis then discussed the TA Project (South Side). She wanted to clarify that the original development was submitted under the Maverik name, but after Maverik and the developer parted ways, the project transitioned to TA (TravelCenters of America). Though different in brand, the approved use remains a fueling station, with potential for a convenience store and franchise food establishment. Groundwork has begun following plat recording, payment of use tax, and completion of the performance bond. Mayor Hansen stated that she knew it had come before the Board several years ago but questioned whether the project had received final approval. Ms. McInnis stated that she believed all steps had been taken, but she will reach out and clarify with the Planner and Town Attorney.

Ms. McInnis gave a quick update on the Bike Trail Work Day. She gave a special thanks to John Giffen and crew for their volunteer work on the "Giffen Trail." Sarah Hogel provided refreshments for the group, and their continued commitment to maintaining community trails is greatly appreciated.

The Town's filing for Proposition 123 has been reviewed and determined by the State to meet statutory requirements. Planning & Zoning will review and recommend code amendments next week. A Public Hearing will be posted for the November BOT meeting to consider the recommendation. Grant Use Clarification: According to DOLA, Prop 123 grant funds may be accessed by developers, not necessarily the Town, for infrastructure or tap fee assistance. Since water and sewer are enterprise funds, Prop 123 allows applications through those funds directly — offering new flexibility and potential incentives.

Celebrate the wins. There is a ½ Marathon Route Proposal (May event) – Thanks to John Giffen. Department of Natural Resources Grant Award for \$235,967 for secondary raw water source engineering. Mesa County Federal Mineral Lease Grant Awards (October 18) awarded the Palisade Police – \$45,000 (Drug Dog), Gateway – \$45,982 (Emergency Radios), Chipeta Elementary – \$50,000 (Security Fencing), Caprock Academy – \$50,000 (Security Windows), and Town of De Beque – \$157,799 for Riverfront engineering. And last but not least: the Community Center door lock has been successfully replaced!

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** September 23, 2025
- b. **BILLS AND EXPENDITURES:** September 2025
- c. **DISCUSSION AND ACTION REGARDING RESOLUTION 2025-23:** A Resolution establishing dates for 2026 meetings of the Board of Trustees, the Planning & Zoning Commission, and the De Beque Municipal Court; and also confirming the places of publication for meeting agendas and notices.

Discussion Before Motioning on the Consent Agenda:

Mayor Hansen asked why the meeting dates were coming out so much earlier this year. Ms. McInnis stated that there had been a request to change the Municipal Court dates from the first Thursday of the month to the second Thursday. Staff and all other parties had discussed and agreed. It was necessary to present early so that citations issued would have the correct date as it is getting close to the new year. Mayor Hansen asked if anyone had any other questions or comments on the Consent Agenda items. There were none.

Motion:

Trustee Wood motioned to approve all items on the consent agenda.
Trustee Giffin seconded the motion.
Motion carried 7-0.

REMAINING BILLS AND EXPENDITURES: EXPENDITURES RELATED TO THE COUNTRY STORE:

Motion:

Trustee Farris motioned to approve expenditures related to the Country Store.
Trustee Wood seconded the motion.
Mayor Hansen abstained.
Motion carried 6-0 with 1 abstaining.

DISCUSSION REGARDING ANY POSSIBLE CHANGES TO THE 2026 PROPOSED BUDGET:

Treasurer Katherine Boozell stated that the only changes were due to the Social Security Administration's announcement regarding the 2.8% COLA. It had been budgeted at 2.7% and FPPA contributions that went up from 5.25% to 5.5% for pension and from 1.8% to 2.0% for D&D. Also, the water/wastewater enterprise revenues must equal expenses. There is a 10% rule for transfers from the general fund. It is worrisome that in 2026 the funds may not break even. In 2024, there didn't need to be a transfer. Just a heads up that there may need to be a supplemental budget if that happens. Mayor Hansen asked for a rolled down version of the budget with all employees' salaries. She stated that she wanted there to be transparency for the public. Ms. Boozell stated that it would be too much big of a project to have ready in budget form before the next meeting. She stated that it affected many other line items. Ms. McInnis stated that all the numbers would be presented to the Board individually. They may

just not be reflected on the actual budget individually as time is short but would work towards having the individual line items going forward.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 2025-24: A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A SANITARY SEWER SERVICE WAIVER APPLICATION FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 13 TO 15 AND LOTS 16 TO 18 INCLUDED IN BLOCK 25, TOWN OF DE BEQUE, COLORADO, PARCEL 2445-281-09-014 AND 2445-281-09-013, RESPECTIVELY:

Ms. McInnis stated that the Sotos had submitted an application for the sanitary sewer service waiver for the two properties. She stated that both the Sotos' and the Town's engineers have concluded that connecting to the Town's sewer lines is infeasible. Letters have gone back and forth between the applicants and Staff gathering all required information. Staff is recommending approval as it would be cost prohibitive to connect to the Town's sewer system. Mr. Soto asked the Board to please approve the waiver. He stated that he had given the Town all engineering and information that they had asked for. Mayor Hansen let Mr. Soto know that even if the waiver is approved, there is a process, and this is just the first step. She let Mr. Soto know that there would be more steps to deal with both with Mesa County and the State.

Motion:

Trustee Giffin motioned to approve Resolution 2025-24 subject to conditions.
Trustee Wood seconded the motion.
Motion carried 7-0.

CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:

Mayor Hansen called the hearing to order at 8:05 p.m. Ms. McInnis explained that this was the final step in getting our code updated. She stated the code had been updated because some of it was archaic, it needed some updates in terms of gender, and needed other statutory updates. Mayor Hansen stated that she had noticed some of the numbering had changed. Ms. McInnis stated that this was necessary for the update and that there is the ability to reference back. Mayor Hansen asked if there were any other public questions or comments. There were none.

ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Hansen adjourned the hearing at 8:11 p.m. Mayor Hansen asked if there were any other questions. There were none.

Motion:

Trustee Farris motioned to approve Ordinance 556.
Trustee Wood seconded the motion.
Motion carried 7-0.

EXECUTIVE SESSION 1: An executive (closed) session pursuant to C.R.S. Section 24-6-402(4)(b) for conference with an attorney for the public body for the purpose of receiving legal advice regarding appropriation of funds for appointive positions.

Mayor Hansen asked if there needed to be greater detail for the executive session to provide transparency. Attorney David McConaughy stated that the description was sufficient.

Motion:

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

The Board entered executive session at 8:22 p.m. The executive session was called to order with at least 2/3 quorum in agreement. Ms. Rogers excused herself once the recording was going. Executive session was adjourned at 8:41 p.m.

RESUME PUBLIC MEETING:

Ms. Rogers returned to the meeting.

EXECUTIVE SESSION 2: An executive (closed) session pursuant to C.R.S. Section 24-6-402(4)(b) for conference with an attorney for the public body for the purpose of receiving legal advice regarding workplace culture.

Mayor Hansen asked if there needed to be greater detail for the executive session to provide transparency. Attorney Michael stated that the description was sufficient.

Motion:

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

The Board entered executive session at 8:47 p.m. The executive session was called to order with at least 2/3 quorum in agreement. Ms. Rogers excused herself once the recording was going. Executive session was adjourned at 9:04 p.m.

RESUME PUBLIC MEETING:

Ms. Rogers returned to the meeting.

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EXECUTIVE SESSION: An executive (closed) session pursuant to C.R.S. Section 24-6-402(4)(b) for conference with an attorney for the public body for the purpose of receiving legal advice regarding notice of claim

Motion:

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

The Board entered executive session at 9:12 p.m. The executive session was called to order with at least 2/3 quorum in agreement. Ms. Rogers excused herself once the recording was going. Executive session was adjourned at 9:16 p.m.

RESUME PUBLIC MEETING:

Ms. Rogers returned to the meeting.

ADJOURNMENT:

Mayor Hansen stated as 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 9:16 p.m.

Respectfully submitted,

Approved by the Board of Trustees


Lisa M. Rogers, Town Clerk


Shanelle Hansen, Mayor

