

**TOWN OF DE BEQUE
BOARD OF TRUSTEES
PUBLIC MEETING/PUBLIC HEARING
FEBRUARY 25, 2025**

The regular meeting/public hearing of the Board of Trustees was held on February 25, 2025, at 6:00 p.m. in the Community Center, 381 Minter Avenue, De Beque, Colorado. Present were the following:

Mayor Pro Tem: Cindy Farris

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

Absent: Mayor Hansen

Staff Present: Town Manager Care' McInnis, Town Clerk Lisa Rogers, Town Planner Matt Farrar, Deputy Marshal Joel Korver, Marshal Bob Dalley, and Public Works Supervisor Sam Flores

Also Present: Diane Sandelin, Sam Giffin, Aaron Mattix and Diane Palmer

CALL TO ORDER:

The meeting was called to order at 6:05 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 she had no deletions or corrections, but there would be a regular meeting, public hearing, and executive session this evening.

PRESENTATION – DE BEQUE TOWN TRAILS PROPOSAL-JOHN GIFFIN:

John Giffin along with Sam Giffin and Aaron Mattix gave a presentation regarding trails systems on Town property. John Giffin stated that he would abstain from discussions and votes regarding the project. Mr. Giffin laid out the potential project and how it would benefit the citizens of De Beque. Trustee Fulmer asked about shelter and possible outhouse facilities. She also asked about where High Lonesome Ranch was in relation to the proposed trails. Trustee Giffin stated that it was quite a bit further out and did not connect to this system. Mayor Pro Tem Farris thanked the presenters. Ms. McInnis requested that the Board hold a special workshop on March 18th at 5:30 p.m. to get community feedback. She stated that she would drill down regarding the holding of funds and such at the March 25th meeting. There is a grant application opening on March 1st and closing April 30th that the Town would like to apply for.

DISCUSSION AND DIRECTION REGARDING TOWN BEAUTIFICATION:

Ms. McInnis stated that the Board has a \$20,000 Beautification budget and wanted ideas on how the Board wants to spend it this year. Trustee Fulmer asked who is responsible for the clean up outside of

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Town. Ms. McInnis stated that it is unincorporated Mesa County and outside of the Town's jurisdiction. Trustee Fulmer stated that setting up a dumpster for citizens had great success in other communities that she had been involved with. Mayor Pro Tem Farris stated that sometimes organizations adopt areas to patrol. Trustee Hambrick stated that she would like to see flower boxes at the entrance to Town. Mayor Pro Tem Farris asked when the fence would be completed. Sam Flores mentioned that they were waiting for the weather to clear up, but the new fenced area would be great for horseshoes, cornhole, or a gazebo with Town history. Mayor Pro Tem Farris stated that large flowerpots along Minter would be nice. Diane Sandelin stated she would like benches along Minter. Ms. McInnis stated that she would bring the item back next month.

OPPORTUNITY FOR PUBLIC COMMENT:

There were no public comments.

BOARD COMMENTS:

There were no Board comments.

TOWN MANAGER REPORT:

Ms. McInnis stated that there is a regular meeting, public hearing, and an executive session this evening. She stated that we will be scheduling several additional meetings this evening also.

The March 25th BOT meeting is very important. It will start with the Art Contest Collaboration with the school district. There will be a joint meeting with the three Mesa County Commissioners. It will be in a Town Hall question and answer style format. Afterwards, we will move on to business matters for the Board. There will most likely be another public hearing. She stated that her dry erase board is already packed full of matters for the next agenda.

Ms. McInnis followed up on the school water rates. She stated that last month the Town replaced two antiquated meters with one new updated one. Last month, she worked with the school district, and it was decided that paying for usage was transparent and fair. The Board asked for additional information regarding the flat rate. Both school district staff and Town staff did a deep dive to evaluate the flat fee that we have talked about for years. We found out that it was never a flat rate, just a base rate with costs for usage over the minimums. There is one big line and one very small line; it helps conserve water usage during low demand times. The small only kicks in with little usage such as a Sunday and someone flushes a toilet. School paid base rate on this line rarely if ever over. Large line kicks in with more demand. Again, the school pays base plus usage over the base rate. The smaller line will still kick in for low demand and the larger one for more demand, but the lines merge into one improved meter now. There is only one base rate plus excess usage. Staff will watch the bill over the next few months and discuss again if there are any issues. The school was gracious for the concern but agree that a base rate plus usage (as it has been in the past) is the best route.

Planning and Zoning has been working hard. There are a lot of items on tonight's agenda for BOT approval and lots of meetings in 2025 with the upcoming Comprehensive Plan update. Maintaining a quorum is difficult. Thank you, Trustee Giffin for stepping up as an alternate with minimal notice for the last meeting.

The report for the water plant is on your desk. Our team has done their part. The engineer's memo and CDPHE's correspondence shows that it was submitted for approval in December. We are just awaiting final approval from CDPHE.

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The new court team is coming along nicely. It is very exciting. Meetings between the Prosecutors, Judge, Marshal's Department, Court and Town Clerk have been productive and encouraging. Staff is creating a new book and release process in De Beque rather than transport and book in Grand Junction. It is for municipal offenses only.

The Wild Horse Gravel Bike Race is May 16th-18th. It is a growing opportunity to showcase De Beque and have a little fun. Hope the community gets involved. Friday will focus on De Beque. There will be a check in, band, pre-race ride, beer tent, food truck and anything else our businesses want to offer. The race is Saturday and there is a half marathon on Sunday.

Broadband is going and blowing. Ms. McInnis along with Sam Flores and Kathrine Boozell meet with NeuComm at least once a month and often more as is necessary. Ms. McInnis stated that she got back to a Trustee regarding permits. We are good; she confirmed again yesterday. The railroad is still a challenge. Things are rapidly changing. Conduit from the bridge to the Maverick is done except for the Larkin Ditch. She stated that it might also be completed by now. They will be working on the bridge attachments which may bring bridge down to one lane traffic at times. Sturgeon and NeuComm will be responsible for traffic control. Staff executed and paid Larkin Ditch for an easement last week. Work was being done on Highway 6 last week. The easement agreement with Mesa County regarding the CNL has been completed and recorded. The CNL shelter should be fully manufactured by the end of April. Equipment (racks/technology) has been received and is sitting in California for us. We do not have any place for protected/adequate storage until we are ready for it. Once a week, staff meets with CDOT regarding the project. Ms. McInnis along with Town Attorney McAnany are negotiating a contract with Region 10. Ordinarily, ISPs build and compete to set up these facilities themselves, but the economics of service to rural areas means that the market will not provide this service, which is where Region 10 steps in. The Town will be reimbursed for excess electrical usage when ISPs start using the CNL. Region 10 will ask the Town not to cut deals directly with ISPs or attempt to bypass its lease of the CNL equipment. It makes sense because they are a non-profit governmental entity, and they have the expertise to run these networks and the Town does not. The equipment all comes with 3-5-year service contracts built into the purchase price. Those service contracts are like warranties, and they insulate the Town from replacement costs to some degree. When the service contracts expire, it is necessary to extend them. But in many cases, it is also necessary to upgrade equipment as it becomes obsolete as is common with other technology. Going forward, the costs to the Town will likely include electricity for the CNL; replacement/upgrading of equipment when it fails or becomes obsolete; replacement/upgrading of the CNL when it needs repair; and line repair costs from a line service contractor (for the conduit from the interstate to the CNL). The Town will get to depreciate these assets over their useful life, and the Town will need to be budgeting some money each year for capital improvements to the equipment, even if it will not be expending that money for several years (hopefully). There is still the opportunity that we can get future grants for upgrades for equipment as it becomes necessary.

CONSENT AGENDA:

- a. **APPROVAL OF MINUTES:** January 28, 2025
- b. **BILLS AND EXPENDITURES:** January 2025

Discussion Before Motioning on the Consent Agenda:

Mayor Pro Tem Farris asked if anyone had any questions or comments on the Consent Agenda items. There were none.

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Motion:

Trustee Hambrick motioned to approve all items on the consent agenda.
Trustee Wood seconded the motion.
Motion carried 6-0.

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

Motion:

Trustee Hambrick motioned to approve expenditures related to the Country Store.
Trustee Wood seconded the motion.
Motion carried 6-0.

DISCUSSION AND ACTION REGARDING RESOLUTION 2025-05: A RESOLUTION AUTHORIZING FUNDING FOR PRELIMINARY ENVIRONMENTAL ASSESSMENT AS REQUIRED AND AUTHORIZATION FOR AN APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR THE PURPOSE OF SECURING A GRANT TO OBTAIN ENGINEERING FOR THE DEVELOPMENT OF THE DE BEQUE RIVER PARK:

Ms. McNinnis asked permission to ask for more grant funds to get real engineering for the RiverFront Park. There will also need to be an environmental study done. Ms. McNinnis wants permission to request a \$200,000 grant.

Motion:

Trustee Hambrick motioned to approve Resolution 2025-05.
Trustee Wood seconded the motion.
Motion carried 6-0.

SHARING UPCOMING COMPREHENSIVE PLAN SCHEDULED MEETINGS FOR 2025:

Ms. McNinnis stated that several meetings had already been scheduled and updated the Board with that schedule. There are meetings scheduled for March 13th at 6:00 p.m., March 27th at 6:00 p.m., and June 12th at 6:00 p.m. There may be more meetings scheduled as the year progresses. Staff is trying to get the word out so as many folks as possible can be a part of the process of creating the future vision of De Beque.

CALL THE BOARD OF TRUSTEES PUBLIC HEARING TO ORDER:

Mayor Pro Tem Farris called the hearing to order at 7:39 p.m.

Town Planner Farrar stated that the Planning Commission had recommended several changes to Title 14 of the De Beque Municipal Code. Mr. Farrar gave a presentation regarding his staff report and recommended approval. The revisions include changes to 14.01 and 14.03 including Principle and Accessory Uses, Schools in Public (P) Zone District, Convenience Stores, Manufactured /Mobile Homes in Residential (RZD) Zone District, Original Town Lots, Medical Marijuana Businesses/Uses, Natural Medicine Businesses/Uses, and Authorized Exceptions to Building Height Requirements. Trustee Giffin asked why the staff report did not recommend the Fire District's recommendations. Mr. Farrar stated that when the issue came before the Planning Commission that he had not heard back from the Fire District yet.

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

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ADJOURNED BOARD OF TRUSTEES PUBLIC HEARING:

Mayor Pro Tem Farris adjourned the hearing at 8:26.

DISCUSSION AND ACTION REGARDING ORDINANCE 546 (SERIES 2025): AN ORDINANCE AMENDING SECTION 14.03.060: PRINCIPLE AND ACCESSORY USES, SECTION 14.03.090 SCHEDULE OF USES TABLE, 14.03.020, SECTION 14.03.100: DIMENSIONAL REQUIREMENTS, AND SECTION 14.01.180 GENERAL TERMS DEFINED IN THE DE BEQUE MUNICIPAL CODE:

Motion:

Trustee Hambrick motioned to approve Ordinance 546 with the addition of the Fire District's recommendation to require 20 feet of spacing and additional 10 feet for each story.

Trustee Wood seconded the motion.

Motion carried 6-0.

DISCUSSION TO ENTER EXECUTIVE SESSION:

1. An executive (closed) session for discussion of a personnel matter under C.R.S. 24-6-402 (4) (t) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require discussion of matters personal to particular employees. Specifically, the Town Manager.

Mayor Pro Tem Farris asked for a motion to enter executive session.

Motion:

Trustee Hambrick motioned to enter executive session.

Trustee Giffin seconded the motion.

Motion carried 6-0.

As the executive session was called to order with 2/3 quorum in agreement, Ms. Rogers excused herself once the recording was going.

Ms. Rogers returned to the meeting. Mayor Pro Tem Farris asked for a motion to adjourn the executive session.

Motion:

Trustee Wood motioned to end the executive session.

Trustee Hambrick seconded the motion.

Motion carried 6-0.

Session was adjourned at 9:08 p.m.

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ADJOURNMENT

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

Motion:

Trustee Wood motioned to adjourn the meeting.

Trustee Hambrick seconded the motion.

Meeting adjourned at 9:10 p.m. |

Respectfully submitted,

Approved by the Board of Trustees


Lisa M. Rogers, Town Clerk


Shanelle Hansen, Mayor

