



**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE
PALISADE BOARD OF TRUSTEES
February 23, 2021**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Mikolai with Trustees Somerville, Turner, Carlson, and Maxwell present in person. Trustee L'Hommedieu and Mayor Pro-Tem Chase appeared via Zoom. Also present in person were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Utilities Director Matt Lemon, and Community Development Director Brian Rusche. Parks, Recreation and Events Director Troy Ward and Assistant Fire Chief Jason Lee appeared via Zoom.

AGENDA ADOPTION

Motion #1 by Trustee L'Hommedieu, seconded by Trustee Somerville, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Tourism Advisory Board Chairperson and President of the Colorado Association of Viticulture and Enology (CAVE) Cassidee Shull introduced marketing agent Ryan Burke with Slate Marketing, who gave a brief presentation on the direction of promoting the Town of Palisade to increase tourism.

TOWN MANAGER REPORT

Town Manager Hawkinson reviewed her Manager's Report focusing on updates regarding the Main Street grant, the Palisade Plunge, the proposed clinic progress, and the Highway 6 design. *Trustee Turner asked for a work session at the next Board meeting to review quasi-judicial hearing policies and procedures and a list of the 2017 retail marijuana store application's proposed locations.*

CONSENT AGENDA

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board members may ask that an item be removed from the Consent Agenda for individual consideration.

- **Expenditures**
Approval of Bills from Various Town Funds – February 5, 2021 – February 18, 2021
- **Minutes**
Minutes from the February 9, 2021 Board Meeting

Motion #2 by Trustee Somerville, seconded by Trustee Maxwell, to approve the Consent Agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee Maxwell

No:

Absent: Trustee L'Hommedieu

Motion carried.

PUBLIC COMMENT

None was offered.

NEW BUSINESS

PRO 2021-2 – Bella Palizzata Townhomes Concept Plan

Community Development Director Brian Rusche reviewed his staff report citing that the Bella Palizzata project presented an original concept plan to the Board of Trustees on July 23, 2019, but did not move any further in the process after presenting a preliminary plat to the Planning Commission on December 2, 2019.

The owner of the property, Darin Carei, now wants to move forward with the project. In response to previous reviews, the concept plan has changed to 14 townhomes in groupings of two or four units (including preserving the existing residence). In addition to modifying the groups of units, Kim Kerk Land Consulting & Development, LLC added a guest parking area consisting of five spaces. Access would remain off of a new cul-de-sac (Bella Court) perpendicular to Shiraz Drive, and the frontage along Highway 6 / G Road would include a sidewalk connecting to Palisade High School.

Kim Kerk, the owner of Kim Kerk Land Consulting & Development, LLC, reviewed the submitted concept plan highlighting the changes in design per the comments from 2019.

Mayor Mikolai opened the discussion to public comment.

Chris Trevathan, 812 Shiraz Drive; asked about the distance between his fenceline and the proposed structure. When Community Development Director Rusche and Ms. Kirk responded that the design would be either a single or double-story building between 15-20 feet from the property line, Mr. Trevathan voiced his displeasure with the proposal. Mr. Trevathan expressed his belief that his family's quality of life and privacy will be negatively affected if the proposed development is passed.

Annette Lewis 568 34 Road, Clifton; asked if there will be a dedicated turn lane off Highway 6 to enter and exit the development. Response from Robert Jones with Vortex Engineering was that an existing center lane would allow for entry and exit. There will not be a dedicated deceleration or right-hand turn lane traveling eastbound on Highway 6 per the traffic study showing that it is not warranted.

Board members voiced their concerns regarding:

- Parking – they want to make sure there is sufficient off-street parking to discourage on-street parking, especially on Shiraz Drive

- Landscaping – Board members would like to see the developers consider xeriscaping the development and plant drought-tolerant vegetation
- Transportation Impact Fees (TIF Fees) – each unit will count as a typical single-family unit that will be obligated to pay the appropriate TIF Fees, but staff will look into if a discount for townhomes is noted in the Land Development or Municipal Code
- Open Spaces vs. fees – A parcel this size is limited to 80% impervious surface, and as such, will be paying a fee in lieu of dedicating 10% of the property to parks and open spaces.

Snowpack and Water Update

Utilities Director Matt Lemon gave a water presentation on the levels of snowpack and water levels for the town. He explained the Town of Palisade's watershed and how it differs from other municipal water company's collection. Because of the innovative way Palisade's water collection process is engineered, the Town has approximately ten years of water reserves and affords less concern for drought than other local collection processes.

Mayor Mikolai proposed a tour of the watershed to understand better the information Utilities Director Lemon was imparting and asked when the weather would allow a visit. Utilities Director Lemon said early May would be the soonest possibility due to weather and ground conditions. ***The consensus of the Board is to plan a tour of the watershed in early May. The Board would also like to explore putting out a message to the citizens on how to be smart about their water usage to help prevent water waste.***

OPEN DISCUSSION

Trustee Somerville informed the Board that Grand Valley Task Force (GVTF) is having its first quarterly meeting Thursday, February 25, 2021, at 6:00 pm via zoom and briefly explained the purpose of the GVTF.

Trustee Maxwell asked if the Town had regulations regarding the distance between schools and tobacco advertising. She expressed concern about an advertisement on a local business near Taylor Elementary School depicting people smoking what appears to be a bong and how that is inappropriate near an elementary school. ***Town Manager Hawkinson stated she would get in touch with the Code Enforcement Officer and look into the situation.***

Trustee L'Hommedieu conveyed her sincere appreciation and admiration of the Palisade EMS crew for saving her life in a recent severe medical emergency. She complimented their knowledge in diagnosing her situation and how amazingly they worked together as a team.

Mayor Mikoai suggested that the Board postpone the planned Board Retreat for a time when all members can be together in person and have the opportunity to tour the watershed and wastewater treatment plant. ***The Consensus of the Board is to delay the retreat until an in-person gathering is available.***

Mayor Pro-Tem Chase said something about the survey. She also suggested that the Board revisit the regulations on the number of Vacation Rental Homes the Town permits (per the draft minutes of the Planning Commission). ***The consensus of the Board is to note the Grand Valley Housing Needs survey on the next water bills.***

Trustee Turner requested a work session at the next meeting to review quasi-judicial rules and regulations. *The consensus of the Board is to have a work session on March 9, 2021, at 5:30 pm.*

Trustee Carlson complimented the vision for Riverbend Park by the Parks, Recreation, and Events Director Troy Ward and applauded his recent work using an excavator to clean up the park's overgrown areas.

COMMITTEE REPORTS

Board members briefly explained the various meetings they had recently attended.

ADJOURNMENT

Motion #3 by Trustee Somerville, seconded by Trustee L'Hommidieu to adjourn the meeting at 8:16 pm.

A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli L. Frasier
Town Clerk

