



**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE
PALISADE BOARD OF TRUSTEES
May 25, 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, L'Hommedieu, Turner, Maxwell, and Mayor Pro-Tem Chase present. Trustee Carlson was absent. Also present were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Brian Rusche, and Police Chief Deb Funston.

AGENDA ADOPTION

Motion #1 by Trustee Somerville, seconded by Trustee Turner, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Recognition of Colorado Winery of the Year: Carlson Vineyards was presented by Mayor Pro-Tem Chase.

Palisade American Legion presented Poppies to the Board of Trustees and present staff. The history of poppies representing Memorial Day and fallen soldiers was presented by Rose Avery and Phyllis Clugston of the Palisade Chapter of the American Legion Auxillary.

Palisade Life Saver Award was presented to Officer Rob Segers by Palisade Police Chief Deb Funston.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed her report, specifying that the design of the Highway 6 project is 90% complete and that the Town was not awarded the EPA Grant for asbestos removal of the old Palisade High School, but if the EPA receives additional funds, Palisade will be first in line to receive them.

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 – May 8, 2021 – May 21, 2021
- **Minutes**
Minutes from the May 11, 2021 Board Meeting

Motion #2 by Trustee Somerville, seconded by Trustee Turner, 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 L'Hommedieu, Trustee Maxwell

No:

Absent: Trustee Carlson

Motion carried.

PUBLIC COMMENT

None was offered.

PUBLIC HEARING I

PRO 2021-8 – Text Amendments To The Land Development Code Table 6.1 – Use Table

Mayor Mikolai opened the public hearing at 6:21 pm.

Community Development Director Brian Rusche reviewed his staff report, explaining the proposed changes.

- 1) Warehouse and freight movement has been reclassified as a Conditional Use. The intent is to give the Town the opportunity to restrict the number of trucks utilizing such a facility to a number that can be reasonably accommodated on Town streets.
- 2) Office uses within the Town Center (TC) zone have been limited to only the upper-story of buildings. The intent is to reserve the street-level space for uses that would promote shopping and dining within the Town Center and, by extension, generate sales tax revenue for the Town.
- 3) Other changes that clean up existing uses and/or are consistent with the two goals stated above.
- 4) The Planning Commission discussed bed and breakfast, hotel/motel, and short-term vacation rental (STVR) uses within the TC. Because the STVR has specific parameters, the Director recommended not making changes to that use anywhere in the Table at this time. Since there is not currently a bed and breakfast in the TC zone, and hotel/motel is an allowed use, the Commission recommended striking Bed and Breakfast from the allowed uses in the Town Center zone.

Community Development Director Rusche emphasized that the proposed changes would not affect any of the uses that already legally exist under the current Code (before the adoption of these amendments). Instead, it is part of an ongoing effort to clarify and refine the Code so that staff can better respond to business inquiries regarding these uses that reflect the community's desires.

Mayor Mikolai opened the hearing to public comment. None was offered.

Mayor Mikolai opened the hearing to Board comment.

Trustees L'Hommedieu, Maxwell, and Turner asked questions for clarification on the various proposed changes.

Trustee Somerville disagreed with the limitation of Bed and Breakfasts in the Town Center zone. Trustees *L'Hommedieu* and *Maxwell* agreed.

Mayor Pro-Tem Chase expressed interest in finding incentives for retail businesses to move into Palisade. She was also concerned that the affected property owners had not been notified of the proposed changes.

Motion #3 by Trustee Somerville, seconded by Trustee Turner to approve Ordinance 2021-06 entitled *An Ordinance Of The Town Of Palisade, Colorado Amending Land Development Code Section 6.01 Use Table Amending The Permitted And Conditional Uses Available In Various Zone District* with the modification that Bed and Breakfast remain an allowable use in the Town Center (TC) Zone.

A roll call vote was requested.

Yes: Trustee Turner, Trustee Somerville, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai

No: Mayor Pro-Tem Chase

Absent: Trustee Carlson

Motion carried.

Mayor Mikolai closed the public hearing at 7:02 pm.

NEW BUSINESS

Amendment to Highway 6 TAP Grant Sidewalk Construction Project

Town Manager Hawkinson reviewed her staff report, reiterating that the Colorado Department of Transportation (CDOT) is submitting a contract amendment for the Town to install ADA ramps along Highway 6 sidewalks and will provide the Town \$10,000 per ADA ramp. Mayor Mikolai asked how many ramps are included, and Town Manager Hawkinson replied 16 for a total contract amendment of \$160,000.00.

Motion #5 by Trustee Somerville, seconded by Mayor Pro-Tem Chase to direct the Town Manager to accept and enter into the amended agreement with CDOT for sidewalk ADA ramps.

A roll call vote was requested.

Yes: Mayor Pro-Tem Chase, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville

No:

Absent: Trustee Carlson

Motion carried.

Palisade Chamber of Commerce Representative Discussion and Appointment

Mayor Pro-Tem Chase nominated Trustee Somerville to represent the Board of Trustees on the Palisade Chamber of Commerce Board. Trustee Somerville accepted the nomination and thanked Trustee Maxwell for her time as representative.

Motion #6 by Mayor Pro-Tem Chase, seconded by Trustee Maxwell to appoint Trustee Somerville to the Palisade Chamber of Commerce Board as the representative of the Palisade Board of Trustees.

A roll call vote was requested.

Yes: Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase

No:

Absent: Trustee Carlson

Motion carried.

OPEN DISCUSSION

Mayor Pro-Tem Chase gave a brief update on Palisade Art Vision Committee (PAV). Mayor Mikolai presented a donation for PAV in the amount of \$250.00 toward the purchase of Falling Dimes.

Trustee Maxwell presented the idea for the Board of Trustees to participate in a community outreach program and stated she would bring a list of ideas to the next meeting.

COMMITTEE REPORTS

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

ADJOURNMENT

Motion #10 by Trustee Somerville, seconded by Trustee Turner to adjourn the meeting at 7:15 pm.

A voice vote was requested.

Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli L. Frasier
Town Clerk

