



**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE
PALISADE BOARD OF TRUSTEES
June 8, 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, Carlson, Turner, Maxwell, and Mayor Pro-Tem Chase present. Also present were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Brian Rusche, and Utilities Director Matt Lemon.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Proclamation celebrating Juneteenth presented by Mayor Mikolai to representatives of Black Citizens and Friends.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed her report, focusing on aspects of the proposed *Palisade Bluegrass Bash* application and *grass in front of the Civic Center*.

The consensus of the Board was as follows:

- **Approve the concert permits for the Palisade Bluegrass Bash events**
- **Quit watering the grass in front of the Civic Center, including the grass in front of the Gymnasium, to conserve water during this period of drought. Signs need to be placed explaining the dying grass and that future plans for the area will include xeriscaping.**

Mayor Pro-Tem Chase inquired about the process for Vacation Rental Homes (VRBOs), and after Community Development Director Rusche explained the requirements. Town Manager Hawkinson suggested that this process be included with Town's master plan process.

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 22, 2021 – June 2, 2021

- **Minutes**

Minutes from the May 25, 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 Carlson, Trustee L'Hommedieu, Trustee Maxwell

No:

Absent:

Motion carried.

PUBLIC COMMENT

Chris and Shannon Putnam 3607 E ½ Road read a statement and spoke about bicyclists not respecting private property and asked the Board for help educating tourists.

Joanne Marcotte 35 & G Road stated that the *party atmosphere* in Palisade has gotten out of hand.

Jeff Snook 754 37 8/10 Road agreed with the first two speakers and added that business owners try their best to educate tourists.

PUBLIC HEARING I

PRO-2021-10 – Palisade Historical Society Sign Variance

Mayor Mikolai opened the public hearing at 6:38 pm.

Community Development Director Brian Rusche reviewed his staff report, explaining the requested variances.

The request is for a variance from Section 10.10.C of the Palisade Land Development Code (LDC) for a sign approximately 32 square feet set at the height of six (6) feet on the west property line of 3740 G Road (Parcel # 2937-093-39-001), as applied for by the Palisade Historical Society, pursuant to Section 4.12 of the LDC.

The proposed sign is four feet by eight feet (4' x 8') which is 32 square feet and would be mounted at the height of six feet (6') to the fence along the west property line to be seen from both directions of Highway 6.

1. There are exceptional conditions pertaining to the particular piece of property in question because of its shape, size, or topography that are not applicable to other lands or structures in the same district [or there is a peculiar characteristic of an establishment which makes the parking and/or loading requirements of this LDC unrealistic];
2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.

3. A literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
4. The requested variance will be in harmony with the purpose and intent of this LDC and will not be injurious to the neighborhood or to the general welfare.
5. The special circumstances are not the result of the actions of the applicant.
6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure. In approving a variance, the Board of Adjustment may prescribe reasonable and appropriate conditions which will ensure that the use will be compatible with adjacent properties and will not alter the character of the neighborhood.

The applicant submitted pictures of the property and other details about the request and the reasoning for the variance, along with a letter of support from the Palisade Pharmacy.

Priscilla Walker and Jamie Cox, representing the Palisade Historical Society, gave a brief presentation on the reasons behind their request. They also withdrew their request for the size variance requested, and the dimensions allowed in the Land Development Code are sufficient for their needs. Property owner Kirk Bunte also spoke in support of the request.

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

Mayor Mikolai opened the hearing to Board comment.

Town Manager Hawkinson requested that due to the non-profit status of the Palisade Historical Society, that the Board waive the required variance fees.

Mayor Pro-Tem Chase asked questions for clarification on the proposed variance.

Trustee Maxwell and Mayor Mikolai expressed their support of the application.

Priscilla Walker thanked those who had toured the museum and staff that assisted them with the application process.

Motion #3 by Trustee Maxwell, seconded by Trustee Somerville to approve the Palisade Historical Society's sign variance at the height of 6' located on their west property line and to waive the \$250.00 application fee.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 6:54 pm.

NEW BUSINESS

J-U-B Asbestos Mitigation Project Design Agreement

Town Manager Hawkinson reviewed the staff report included in the packet and the history of the project described.

Trustee Carlson asked for clarification on the timeline of the asbestos removal project.

Motion #5 by Mayor Pro-Tem Chase, seconded by Trustee Somerville to direct the Town Manager to enter into an agreement with J-U-B Engineers for Asbestos Mitigation Project Design.

A roll call vote was requested.

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

No:

Absent: Trustee Turner

Motion carried.

Resolution 2021-05 - Fee Schedule Update

Utilities Director Lemon reviewed the request to increase the fee for labor/materials for new water taps, and Town Manager Hawkinson explained the request to increase ambulance mileage fees.

Motion #6 by Mayor Pro-Tem Chase, seconded by Trustee Carlson to approve Resolution 2021-05.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

OPEN DISCUSSION

Trustee L'Hommedieu complimented the asphalt repairs being made around Town and asked if Kluge Avenue and Peach Street are planned to be repaired as well. Utilities Director Lemon stated that both streets are on the list to be repaired.

Mayor Pro-Tem Chase congratulated staff on an awesome Sunday Farmer's Market.

Mayor Mikolai commended the new apothecary *Urban Farm Girl World* for opening their new business in downtown Palisade.

COMMITTEE REPORTS

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

ADJOURNMENT

Motion #10 by Mayor Pro-Tem Chase, seconded by Trustee Turner to adjourn the meeting at 7:53 pm.

A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolaj
Mayor

X 

Keli L. Frasier
Town Clerk

