

**AGENDA**  
**for the Board of Trustees**  
**of the Town of Palisade, Colorado**  
**February 25, 2020**  
**Meeting to Begin at 6:00 p.m.**  
**341 West 7<sup>th</sup> Street**

**I. REGULAR MEETING CALLED TO ORDER AT 6:00 P.M.**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. AGENDA ADOPTION**

**V. ANNOUNCEMENTS**

- A. Chamber of Commerce Banquet will be on Saturday, February 29, 2020.
- B. Election Calendar – UOCAVA Ballots were mailed on 02/21/2020. Regular ballots will be mailed on 03/16/2020. Election day is April 7, 2020.
- C. Town Engineers JUB is assisting with a \$100,000.00 no match grant

**VI. PRESENTATIONS**

- A. Palisade High School Concert in Riverbend Park on May 16, 2020.

**VII. 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.*

**A. Expenditures**

Approval of Bills from Various Town Funds – February 7, 2020 – February 20, 2020

**B. Minutes**

Minutes from February 11, 2020 Board Meeting

**VIII. PUBLIC COMMENT**

**IX. PUBLIC HEARING I**

**A. Ordinance 2020-5**

Application for a text amendment to the Land Development Code, section 5.04 and section 6.01 to remove Townhouse and Multifamily residential uses allowed in Hospitality Retail zoning and amend the proposed location of Hospitality Retail zoning.

- Staff Presentation
- Public Comment (3 minutes each, please state your name & address)
- Board Questions and Comment for Staff
- Decision

**X. PUBLIC HEARING II**

**A. Ordinance 2020-6**

Application for a text amendment to the Land Development Code, section 10.01, to require new residential development to include guest parking.

- Staff Presentation
- Public Comment (3 minutes each, please state your name & address)
- Board Questions and Comment for Staff Decision
- Decision

**XI. NEW BUSINESS**

- A. Discussion regarding a new splash park.
- B. Discussion regarding the Chamber of Commerce Father's Day Car Show.

**XII. STAFF/COMMITTEE REPORTS**

**XIII. EXECUTIVE SESSION**

- A.** For Discussion of a Personnel Matter under C.R.S. Section 24-6-402(4) (F) (I) except if the employee who is the subject of the session has requested an open meeting, or if the personnel matter involves more than one employee, all of the employees have requested an open meeting.

**VIII. ADJOURNMENT**



175 East Third Street  
P.O. Box 128  
Palisade, CO 81526

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## EXPENDITURES - APPROVAL BY DEPT

Council Meeting Date – February 25, 2020

Date Range of Payables – 02/07/20 – 02/20/20

## Report Criteria:

Invoices with totals above \$0 included.  
Paid and unpaid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0208200	AFLAC After-Tax Pay Period: 2/8/	02/12/2020	93.06	93.06	02/14/2020	
AFLAC INSURANCE	PR0208200	AFLAC Pre-tax Pay Period: 2/8/2	02/12/2020	325.14	325.14	02/14/2020	
COLORADO DEPT OF REVENU	PR0208200	State Withholding Tax Pay Period	02/12/2020	2,478.00	.00		
FICA/MED/ P/R TAXES	PR0208202	Federal Withholding Tax Pay Peri	02/12/2020	6,347.00	.00		
FICA/MED/ P/R TAXES	PR0208202	Social Security Pay Period: 2/8/2	02/12/2020	3,093.67	.00		
FICA/MED/ P/R TAXES	PR0208202	Social Security Pay Period: 2/8/2	02/12/2020	3,093.67	.00		
FICA/MED/ P/R TAXES	PR0208202	Medicare Pay Period: 2/8/2020	02/12/2020	1,107.16	.00		
FICA/MED/ P/R TAXES	PR0208202	Medicare Pay Period: 2/8/2020	02/12/2020	1,107.16	.00		
FIRE AND POLICE PENSION	PR0208200	FPPA 457 Pay Period: 2/8/2020	02/12/2020	50.00	.00		
FIRE AND POLICE PENSION	PR0208200	Fire Pension Pay Period: 2/8/202	02/12/2020	370.48	.00		
FIRE AND POLICE PENSION	PR0208200	Police Pension Pay Period: 2/8/2	02/12/2020	2,324.50	.00		
FIRE AND POLICE PENSION	PR0208200	Police Pension Pay Period: 2/8/2	02/12/2020	1,690.55	.00		
FIRE AND POLICE PENSION	PR0208200	Fire Pension Pay Period: 2/8/202	02/12/2020	509.41	.00		
ICMA TRST 401 - 107074	PR0208200	ICMA 401K Pay Period: 2/8/2020	02/12/2020	1,995.69	.00		
ICMA TRST 401 - 107074	PR0208200	ICMA 401K Pay Period: 2/8/2020	02/12/2020	1,995.69	.00		
ICMA TRST 457 - 304721	PR0208200	ICMA 457 Pay Period: 2/8/2020	02/12/2020	176.48	.00		
FAMILY SUPPORT REGISTRY	PR0208201	FIPS 056888833 Garnishment P	02/12/2020	246.00	246.00	02/14/2020	
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	83.20	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	77.47	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	66.60	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	214.56	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	67.17	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	101.69	.00		
CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance Cig	02/12/2020	72.22	.00		
ANTHEM BLUE CROSS AND BL	PR0208201	Vision Insurance Vision Employe	02/12/2020	54.66	.00		
ANTHEM BLUE CROSS AND BL	PR0208201	Vision Insurance Vision Employe	02/12/2020	24.66	.00		
ANTHEM BLUE CROSS AND BL	PR0208201	Vision Insurance Vision Employe	02/12/2020	17.74	.00		
ANTHEM BLUE CROSS AND BL	PR0208201	Vision Insurance Vision Employe	02/12/2020	17.22	.00		
COLORADO DEPT OF REVENU	PR0208201	ACCOUNT 24064011 Garnishme	02/12/2020	565.00	565.00	02/14/2020	
Total :				28,365.85	1,229.20		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>ADMINISTRATION</b>							
AFLAC INSURANCE	P0H3S773 A	CANCELLED CREDITS	01/30/2020	61.20-	61.20-	02/14/2020	
AFLAC INSURANCE	P0K6A6C3	CANCELLED CREDITS	01/30/2020	118.50-	118.50-	02/14/2020	
AFLAC INSURANCE	P0M9G2G2	CANCELLED CREDITS	01/30/2020	121.44-	121.44-	02/14/2020	
CAPITAL BUSINESS SYSTEMS	26308051	COPIER LEASE	01/17/2020	475.00	.00		
CAPITAL BUSINESS SYSTEMS	26308051	COLOR COPIES OVERAGES	01/17/2020	162.10	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Admin	02/01/2020	27.75	27.75	02/14/2020	
NEOPOST LEASING, INC	N8129368	POSTAGE MACHINE LEASE	01/29/2020	297.72	.00		
CENTURY LINK	FEB 2020	5609 - ADMIN. FAX	02/01/2020	66.41	.00		
CENTURY LINK	FEB 2020	MAIN PHONE LINES ADMIN 464-	02/01/2020	656.20	.00		
XCEL ENERGY	012720	ADMINISTRATION LIGHTS	01/27/2020	1,240.96	.00		
SPECTRUM BUSINESS	000082001212	INFORMATION TECHCOLOGY	01/21/2020	1,826.41	.00		
SPECTRUM BUSINESS	010753901132	INTERNET COMMUNITY CENTE	01/13/2020	91.53	.00		
GRANAT, ROGER	021920 AGNC	AGNC MTG.	02/19/2020	59.16	59.16	02/19/2020	
GRAND VALLEY PUBLIC RADIO	2020 VALENTI	2020 VALENTINES DINNER TIC	02/07/2020	250.00	250.00	02/14/2020	
Total ADMINISTRATION:				4,852.10	35.77		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>COMMUNITY DEVELOPMENT</b>							
LINCOLN NATIONAL	FEB 2020	Life Insurance - Comm Dev	02/01/2020	9.25	9.25	02/14/2020	
PALISADE CHAMBER OF COMM	4434	BLUEGRASS FESTIVAL - MAP	01/24/2020	490.00	490.00	02/14/2020	
PALISADE HISTORICAL SOCIET	02202020	CAPITAL FUND PLEDGE	02/20/2020	15,000.00	.00		
SCOTT THOMPSON	20001	CRESTHAVEN ACERS FILING 2	02/11/2020	100.00	100.00	02/14/2020	
SCOTT THOMPSON	20002	COX SUBDIVISION	02/11/2020	100.00	100.00	02/14/2020	
Total COMMUNITY DEVELOPMENT:				15,699.25	699.25		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>RECREATION</b>							
PALISADE CHAMBER OF COMM	4434	FARMERS MARKET - MAP	01/24/2020	490.00	490.00	02/14/2020	
Total RECREATION:				490.00	490.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POLICE</b>							
CONSOLIDATED COMMUNICATI	2020-000-575	CCNC MEMBERSHIP FEE	02/01/2020	100.00	.00		
JIM DIBLE OIL COMPANY	107544	POLICE DEPT - GAS / DIESEL	01/03/2020	124.45	124.45	02/14/2020	
JIM DIBLE OIL COMPANY	107618	POLICE DEPT - GAS / DIESEL	01/10/2020	122.71	122.71	02/14/2020	
JIM DIBLE OIL COMPANY	107680	POLICE DEPT - GAS / DIESEL	01/17/2020	85.56	85.56	02/14/2020	
JIM DIBLE OIL COMPANY	107773	POLICE DEPT - GAS / DIESEL	01/24/2020	119.66	119.66	02/14/2020	
JIM DIBLE OIL COMPANY	107838	POLICE DEPT - GAS / DIESEL	01/31/2020	154.75	154.75	02/14/2020	
JIM DIBLE OIL COMPANY	107919	POLICE DEPT - GAS / DIESEL	02/07/2020	114.27	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Police	02/01/2020	83.25	83.25	02/14/2020	
PECZUH PRINTING COMPANY	305848	PARKING TICKET BOOKS	02/11/2020	398.63	.00		
CENTURY LINK	FEB 2020	1343 - PD INTOXICATOR PORTI	02/01/2020	35.00	.00		
CENTURY LINK	FEB 2020	1343 - TOWN HALL INTERNET-R	02/01/2020	218.15	.00		
CENTURY LINK	FEB 2020	MAIN PHONE LINES POLICE 46	02/01/2020	328.10	.00		
COOP COUNTRY	PD CAR WAS	PD CAR WASH	01/25/2020	105.47	105.47	02/14/2020	
Total POLICE:				1,990.00	795.85		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>CEMETERY</b>							
JIM DIBLE OIL COMPANY	107544	CEMETERY - GAS / DIESEL	01/03/2020	26.09	26.09	02/14/2020	
JIM DIBLE OIL COMPANY	107618	CEMETERY - GAS / DIESEL	01/10/2020	38.50	38.50	02/14/2020	
JIM DIBLE OIL COMPANY	107680	CEMETERY - GAS / DIESEL	01/17/2020	20.58	20.58	02/14/2020	
JIM DIBLE OIL COMPANY	107773	CEMETERY - GAS / DIESEL	01/24/2020	28.97	28.97	02/14/2020	
JIM DIBLE OIL COMPANY	107838	CEMETERY - GAS / DIESEL	01/31/2020	32.45	32.45	02/14/2020	
JIM DIBLE OIL COMPANY	107919	CEMETERY - GAS / DIESEL	02/07/2020	31.90	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Cemetery	02/01/2020	9.25	9.25	02/14/2020	
XCEL ENERGY	012720	CEMETERY LIGHTS	01/27/2020	35.26	.00		
Total CEMETERY:				152.48	155.84		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FIRE / EMS</b>							
JIM DIBLE OIL COMPANY	107544	FIRE/EMS GAS & DIESEL	01/03/2020	16.06	16.06	02/14/2020	
JIM DIBLE OIL COMPANY	107618	FIRE/EMS GAS & DIESEL	01/10/2020	224.15	224.15	02/14/2020	
JIM DIBLE OIL COMPANY	107680	FIRE/EMS GAS & DIESEL	01/17/2020	54.12	54.12	02/14/2020	
JIM DIBLE OIL COMPANY	107773	FIRE/EMS GAS & DIESEL	01/24/2020	78.68	78.68	02/14/2020	
JIM DIBLE OIL COMPANY	107838	FIRE/EMS GAS & DIESEL	01/31/2020	19.97	19.97	02/14/2020	
JIM DIBLE OIL COMPANY	107919	FIRE/EMS GAS & DIESEL	02/07/2020	144.32	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Fire	02/01/2020	9.25	9.25	02/14/2020	
CENTURY LINK	FEB 2020	4735 - FIRE INTERNET	02/01/2020	280.10	.00		
CENTURY LINK	FEB 2020	9913 - FIRE ALARM	02/01/2020	169.36	.00		
CENTURY LINK	FEB 2020	0032 DATA - FIRE ALERT SYS.	02/01/2020	375.00	.00		
CENTURY LINK	FEB 2020	0032 PHONE - FIRE ALERT SYS.	02/01/2020	916.64	.00		
XCEL ENERGY	012720	FIRE/EMS LIGHTS	01/27/2020	1,176.57	.00		
SPECTRUM BUSINESS	013945801042	INTERNET FIRE DEPT.	01/04/2020	86.27	.00		
Total FIRE / EMS:				3,550.49	402.23		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>STREETS</b>							
JIM DIBLE OIL COMPANY	107544	STREETS - GAS / DIESEL	01/03/2020	65.24	65.24	02/14/2020	
JIM DIBLE OIL COMPANY	107618	STREETS - GAS / DIESEL	01/10/2020	96.25	96.25	02/14/2020	
JIM DIBLE OIL COMPANY	107680	STREETS - GAS / DIESEL	01/17/2020	51.45	51.45	02/14/2020	
JIM DIBLE OIL COMPANY	107773	STREETS - GAS / DIESEL	01/24/2020	72.42	72.42	02/14/2020	
JIM DIBLE OIL COMPANY	107838	STREETS - GAS / DIESEL	01/31/2020	81.12	81.12	02/14/2020	
JIM DIBLE OIL COMPANY	107919	STREETS - GAS / DIESEL	02/07/2020	79.75	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Streets	02/01/2020	27.75	27.75	02/14/2020	
XCEL ENERGY	012720	307 MAIN -CHARGING STATION	01/27/2020	19.50	.00		
XCEL ENERGY	012720	STREET LIGHTS	01/27/2020	3,054.46	.00		
XCEL ENERGY	012720	STREET LIGHTS	01/27/2020	287.36	.00		
ECONO SIGNS, LLC	10-958045	TRAFFIC SIGNS	01/21/2020	369.96	369.96	02/14/2020	
ECONO SIGNS, LLC	10-958051	TRAFFIC SIGNS	01/21/2020	196.94	196.94	02/14/2020	
Total STREETS:				4,402.20	961.13		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>WATER</b>							
AT&T LONG DISTANCE	01182020	WATER PLANT PHONE	01/18/2020	58.37	.00		
BOOKCLIFF AUTO PARTS INC	036057	WATER _ HEAVY EQUIP REPAIR	02/04/2020	8.99	.00		
BOOKCLIFF AUTO PARTS INC	036347	WATER - VEHICLE MAINTENAN	02/05/2020	17.98	.00		
BOOKCLIFF AUTO PARTS INC	037150	SMALL EQUIPMENT	02/06/2020	33.45	.00		
BOOKCLIFF AUTO PARTS INC	038393	WATER _ HEAVY EQUIP REPAIR	02/10/2020	27.49	.00		
BOOKCLIFF AUTO PARTS INC	039096	WATER - VEHICLE MAINTENAN	02/11/2020	38.19	.00		
BOOKCLIFF AUTO PARTS INC	039583	WATER VEHILE REPAIR & MAIN	02/12/2020	8.76	.00		
HONNEN EQUIPMENT CO.	1134240	HEAVY EQUIPMENT REPAIR	02/04/2020	113.57	.00		
JIM DIBLE OIL COMPANY	107544	WATER - GAS / DIESEL	01/03/2020	91.33	91.33	02/14/2020	
JIM DIBLE OIL COMPANY	107618	WATER - GAS / DIESEL	01/10/2020	134.74	134.74	02/14/2020	
JIM DIBLE OIL COMPANY	107680	WATER - GAS / DIESEL	01/17/2020	72.03	72.03	02/14/2020	
JIM DIBLE OIL COMPANY	107773	WATER - GAS / DIESEL	01/24/2020	101.38	101.38	02/14/2020	
JIM DIBLE OIL COMPANY	107838	WATER - GAS / DIESEL	01/31/2020	113.57	113.57	02/14/2020	
JIM DIBLE OIL COMPANY	107919	WATER - GAS / DIESEL	02/07/2020	111.65	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Water	02/01/2020	27.75	27.75	02/14/2020	
MILLER, FRED	021420 PHON	CELL PHONE REIMBURSEMEN	02/14/2020	50.00	.00		
MOUNTAIN PEAK CONTROLS	9617	WASTE WATER CALIBRATIONS	02/11/2020	612.00	.00		
CENTURY LINK	FEB 2020	7148 - CARETAKER RESERVOI	02/01/2020	185.07	.00		
CENTURY LINK	FEB 2020	MAIN PHONE LINES WATER 464	02/01/2020	328.10	.00		
RESPOND FIRST AID	046503	PW - FIRST AID	02/10/2020	47.80	.00		
TRANSWEST TRUCKS	004P64249	HEAVY EQUIPMENT REPAIR	02/04/2020	83.51	.00		
UTILITY NOTIFICATION	220010790	RTL TRANSMISSIONS	01/31/2020	55.13	.00		
WESTERN IMPLEMENT	IN43171	HEAVY EQUIP. REPAIR	02/04/2020	21.60	.00		
WESTERN IMPLEMENT	IN43498	HEAVY EQUIP. REPAIR	02/05/2020	11.94	.00		
XCEL ENERGY	012720	WATER LIGHTS	01/27/2020	853.12	.00		
XCEL ENERGY	012720	175 1/2 E. 3RS - BULK WATER S	01/27/2020	78.67	.00		
COOP COUNTRY	232095	WATER LINE REPAIR	01/22/2020	3.38	3.38	02/14/2020	
COOP COUNTRY	232171	WATER HEAVY EQUIP REPAIR	01/28/2020	10.17	10.17	02/14/2020	
COOP COUNTRY	232209	WATER HEAVY EQUIP REPAIR	01/30/2020	24.99	.00		
COOP COUNTRY	232226	WATER HEAVY EQUIP REPAIR	01/31/2020	21.66	.00		
COOP COUNTRY	232261	WATER HEAVY EQUIP REPAIR	02/03/2020	38.47	.00		
COOP COUNTRY	232276	WATER HEAVY EQUIP REPAIR	02/03/2020	35.42	.00		
COOP COUNTRY	232313	WATER HEAVY EQUIP REPAIR	02/05/2020	3.98	.00		
COOP COUNTRY	232395	WATER REPAIRS & MAINT	02/11/2020	24.99	.00		
COOP COUNTRY	232431	WATER SUPPLIES	02/12/2020	17.14	.00		
DPE, LLC	5707	SITE LEASE-PAL PT.	01/31/2020	75.00	75.00	02/14/2020	
ROBERTS PLUMBING & HEATIN	22938	NEW HEATERS - WATER TREAT	02/04/2020	2,970.00	.00		
COLORADO CSG II LLC	012020	SUBSCRIBER - WATER	01/20/2020	335.36	.00		
Total WATER:				6,846.75	629.35		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER PLANT</b>							
COLORADO STAMP & SEAL	89469	ACL 5201 RECORD BOOK	01/22/2020	39.75	39.75	02/14/2020	
JIM DIBLE OIL COMPANY	107544	SEWER - GAS / DIESEL	01/03/2020	26.09	26.09	02/14/2020	
JIM DIBLE OIL COMPANY	107618	SEWER - GAS / DIESEL	01/10/2020	38.50	38.50	02/14/2020	
JIM DIBLE OIL COMPANY	107680	SEWER - GAS / DIESEL	01/17/2020	20.57	20.57	02/14/2020	
JIM DIBLE OIL COMPANY	107773	SEWER - GAS / DIESEL	01/24/2020	28.96	28.96	02/14/2020	
JIM DIBLE OIL COMPANY	107838	SEWER - GAS / DIESEL	01/31/2020	32.44	32.44	02/14/2020	
JIM DIBLE OIL COMPANY	107919	SEWER - GAS / DIESEL	02/07/2020	31.91	.00		
CENTURY LINK	FEB 2020	1319 - SEWER & CALL OUT	02/01/2020	152.34	.00		
WESTERN IMPLEMENT	IN42904	PLANT SUPPLIES	01/31/2020	88.19	88.19	02/14/2020	
XCEL ENERGY	012720	SEWER LIGHTS	01/27/2020	717.97	.00		
COOP COUNTRY	232196	PLANT SUPPLIES	01/29/2020	26.06	26.06	02/14/2020	
COOP COUNTRY	232268	PLANT SUPPLIES	02/03/2020	4.98	4.98	02/14/2020	
WESTELK SUPPLY	7253	OPERATING SUPPLIES	01/24/2020	59.50	59.50	02/14/2020	
COLORADO CSG II LLC	012020	SUBSCRIBER - SEWER	01/20/2020	335.37	.00		
Total SEWER PLANT:				1,602.63	365.04		

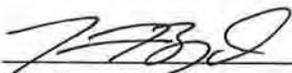
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER COLLECTION</b>							
COOP COUNTRY	232160	SYSTEM MAINTENANCE	01/27/2020	11.97	11.97	02/14/2020	
ACS SEWER & IRRIGATION SE	20001	JET CLEAN SEWER LINE	02/10/2020	600.00	.00		
FALCON ENVIRONMENTAL CO	7834	WASTEWATER MAINTENANCE	01/17/2020	439.01	439.01	02/14/2020	
Total SEWER COLLECTION:				1,050.98	450.98		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
DEPENDABLE WASTE SERVICE	02032020	MONTHLY TRASH SERVICES	02/03/2020	10,895.00	.00		
Total :				10,895.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>PARKS</b>							
BATTERIES PLUS #085	P24161308	PARKS - BATTERIES	02/12/2020	45.00	.00		
BOOKCLIFF AUTO PARTS INC	032341	PARKS - VEHICLE REPAIRS	01/27/2020	48.17	48.17	02/14/2020	
BOOKCLIFF AUTO PARTS INC	033932	HEAVY EQUIP. REPAIR	01/30/2020	4.29	.00		
BOOKCLIFF AUTO PARTS INC	033933	PARKS - VEHICLE REPAIRS	01/30/2020	34.98	.00		
BOOKCLIFF AUTO PARTS INC	037151	PARKS - UNIFORMS	02/06/2020	21.98	.00		
BOOKCLIFF AUTO PARTS INC	039295	PARKS - VEHICLE REPAIRS	02/11/2020	8.76	.00		
BOOKCLIFF AUTO PARTS INC	039581	PARKS - VEHICLE REPAIRS	02/12/2020	34.95	.00		
FUOCO MOTOR COMPANY	5038592 1	PARKS - VEHICLE REPAIR	01/27/2020	4.50	4.50	02/14/2020	
JIM DIBLE OIL COMPANY	107544	PARKS - GAS / DIESEL	01/03/2020	52.19	52.19	02/14/2020	
JIM DIBLE OIL COMPANY	107618	PARKS - GAS / DIESEL	01/10/2020	77.00	77.00	02/14/2020	
JIM DIBLE OIL COMPANY	107680	PARKS - GAS / DIESEL	01/17/2020	41.16	41.16	02/14/2020	
JIM DIBLE OIL COMPANY	107773	PARKS - GAS / DIESEL	01/24/2020	57.93	57.93	02/14/2020	
JIM DIBLE OIL COMPANY	107838	PARKS - GAS / DIESEL	01/31/2020	64.90	64.90	02/14/2020	
JIM DIBLE OIL COMPANY	107919	PARKS - GAS / DIESEL	02/07/2020	63.80	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Parks	02/01/2020	18.50	18.50	02/14/2020	
CENTURY LINK	FEB 2020	1207 - RIVERBEND PARK	02/01/2020	122.87	.00		
WESTERN IMPLEMENT	38629	PARK EQUIP.MAINTENANCE &	02/05/2020	76.95	.00		
XCEL ENERGY	012720	PARKS LIGHTS	01/27/2020	311.03	.00		
COOP COUNTRY	232158	PARKS VEHICLE	01/27/2020	6.59	6.59	02/14/2020	
COOP COUNTRY	232277	PARKS VEHICLE	02/03/2020	5.59	.00		
COOP COUNTRY	232396	SMALL EQUIP	02/11/2020	24.99	.00		
Total PARKS:				1,126.13	370.94		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POOL</b>							
CENTURY LINK	FEB 2020	1067 - POOL INTERNET	02/01/2020	152.34	.00		
XCEL ENERGY	012720	POOL LIGHTS	01/27/2020	271.44	.00		
Total POOL:				423.78	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FACILITIES</b>							
CURRENT SOLUTIONS, LLC.	8836	MERGE ACCESS CONTROL SY	01/29/2020	850.00	.00		
DORA ORTIZ	TP2	JANITORIAL SERVICES	02/16/2020	1,290.00	.00		
LINCOLN NATIONAL	FEB 2020	Life Insurance - Facilities	02/01/2020	9.25	9.25	02/14/2020	
SIMMONS LOCK & KEY, INC	272495	CHAMBER DOOR REPAIR	02/14/2020	94.95	.00		
COLORADO WEST FIRE PROTE	000192582	FIRE STATION EXTINGUISHER	02/01/2020	2,705.30	.00		
UNITED RENTALS	178408025-00	EQUIPMENT RENTAL	01/29/2020	310.96	.00		
XCEL ENERGY	012720	FACILITIES LIGHTS	01/27/2020	569.43	.00		
XCEL ENERGY	012720	711 IOWA - GYM	01/27/2020	998.21	.00		
COOP COUNTRY	232349	FACILITIES	02/07/2020	28.98	.00		
COOP COUNTRY	232351	FACILITIES	02/07/2020	7.37	.00		
COOP COUNTRY	232376	FACILITIES	02/10/2020	17.95	.00		
COOP COUNTRY	232437	FACILITIES	02/13/2020	23.57	.00		
MARIO A ORTIZ	278707	TOWN HALL PAINTING	02/07/2020	200.00	.00		
Total FACILITIES:				7,105.97	9.25		
Grand Totals:				88,553.61	6,594.83		

Finance Director:   
(Finance Department Review and Approval for Payment)

Date: 2/21/2020

Town Manager:   
(Administrative Review and Approval for Payment)

Date: 2/21/2020

Mayor: \_\_\_\_\_  
(Board of Trustees Review and Approval for Payment)

Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_  
(Document Recorded)

Date: \_\_\_\_\_

Report Criteria:  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.



175 East Third Street  
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Palisade, CO 81526

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Fax: (970) 464-5609  
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## EXPENDITURES - APPROVAL BY VENDOR

Council Meeting Date – February 25, 2020

Date Range of Payables – 02/07/2020 – 02/20/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>5511</b>								
5511	ACS SEWER & IRRIGATION S	20001	JET CLEAN SEWER LINE	02/10/2020	600.00	.00		
Total 5511:					600.00	.00		
<b>115</b>								
115	AFLAC INSURANCE	P0H3S773 A	CANCELLED CREDITS	01/30/2020	61.20-	61.20-	02/14/2020	
115	AFLAC INSURANCE	P0K6A6C3	CANCELLED CREDITS	01/30/2020	118.50-	118.50-	02/14/2020	
115	AFLAC INSURANCE	P0M9G2G2	CANCELLED CREDITS	01/30/2020	121.44-	121.44-	02/14/2020	
115	AFLAC INSURANCE	PR0208200	AFLAC Pre-tax Pay Period: 2/	02/12/2020	325.14	325.14	02/14/2020	
115	AFLAC INSURANCE	PR0208200	AFLAC After-Tax Pay Period: 2	02/12/2020	93.06	93.06	02/14/2020	
Total 115:					117.06	117.06		
<b>5689</b>								
5689	ANTHEM BLUE CROSS AND	PR0208201	Vision Insurance Vision Emplo	02/12/2020	54.66	.00		
5689	ANTHEM BLUE CROSS AND	PR0208201	Vision Insurance Vision Emplo	02/12/2020	24.66	.00		
5689	ANTHEM BLUE CROSS AND	PR0208201	Vision Insurance Vision Emplo	02/12/2020	17.74	.00		
5689	ANTHEM BLUE CROSS AND	PR0208201	Vision Insurance Vision Emplo	02/12/2020	17.22	.00		
Total 5689:					114.28	.00		
<b>335</b>								
335	AT&T LONG DISTANCE	01182020	WATER PLANT PHONE	01/18/2020	58.37	.00		
Total 335:					58.37	.00		
<b>420</b>								
420	BATTERIES PLUS #085	P24161308	PARKS - BATTERIES	02/12/2020	45.00	.00		
Total 420:					45.00	.00		
<b>540</b>								
540	BOOKCLIFF AUTO PARTS IN	032341	PARKS - VEHICLE REPAIRS	01/27/2020	48.17	48.17	02/14/2020	
540	BOOKCLIFF AUTO PARTS IN	033932	HEAVY EQUIP. REPAIR	01/30/2020	4.29	.00		
540	BOOKCLIFF AUTO PARTS IN	033933	PARKS - VEHICLE REPAIRS	01/30/2020	34.98	.00		
540	BOOKCLIFF AUTO PARTS IN	036057	WATER _ HEAVY EQUIP REP	02/04/2020	8.99	.00		
540	BOOKCLIFF AUTO PARTS IN	036347	WATER - VEHICLE MAINTEN	02/05/2020	17.98	.00		
540	BOOKCLIFF AUTO PARTS IN	037150	SMALL EQUIPMENT	02/06/2020	33.45	.00		
540	BOOKCLIFF AUTO PARTS IN	037151	PARKS - UNIFORMS	02/06/2020	21.98	.00		
540	BOOKCLIFF AUTO PARTS IN	038393	WATER _ HEAVY EQUIP REP	02/10/2020	27.49	.00		
540	BOOKCLIFF AUTO PARTS IN	039096	WATER - VEHICLE MAINTEN	02/11/2020	38.19	.00		
540	BOOKCLIFF AUTO PARTS IN	039295	PARKS - VEHICLE REPAIRS	02/11/2020	8.76	.00		
540	BOOKCLIFF AUTO PARTS IN	039581	PARKS - VEHICLE REPAIRS	02/12/2020	34.95	.00		
540	BOOKCLIFF AUTO PARTS IN	039583	WATER VEHICLE REPAIR & MA	02/12/2020	8.76	.00		
Total 540:					287.99	48.17		
<b>695</b>								
695	CAPITAL BUSINESS SYSTEM	26308051	COPIER LEASE	01/17/2020	475.00	.00		
695	CAPITAL BUSINESS SYSTEM	26308051	COLOR COPIES OVERAGES	01/17/2020	162.10	.00		
Total 695:					637.10	.00		
<b>3950</b>								
3950	CENTURY LINK	FEB 2020	1067 - POOL INTERNET	02/01/2020	152.34	.00		
3950	CENTURY LINK	FEB 2020	1207 - RIVERBEND PARK	02/01/2020	122.87	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3950	CENTURY LINK	FEB 2020	1319 - SEWER & CALL OUT	02/01/2020	152.34	.00		
3950	CENTURY LINK	FEB 2020	1343 - PD INTOXICATOR POR	02/01/2020	35.00	.00		
3950	CENTURY LINK	FEB 2020	1343 - TOWN HALL INTERNE	02/01/2020	218.15	.00		
3950	CENTURY LINK	FEB 2020	4735 - FIRE INTERNET	02/01/2020	280.10	.00		
3950	CENTURY LINK	FEB 2020	7148 - CARETAKER RESERV	02/01/2020	185.07	.00		
3950	CENTURY LINK	FEB 2020	5609 - ADMIN. FAX	02/01/2020	66.41	.00		
3950	CENTURY LINK	FEB 2020	9913 - FIRE ALARM	02/01/2020	189.36	.00		
3950	CENTURY LINK	FEB 2020	0032 DATA - FIRE ALERT SYS	02/01/2020	375.00	.00		
3950	CENTURY LINK	FEB 2020	0032 PHONE - FIRE ALERT S	02/01/2020	916.64	.00		
3950	CENTURY LINK	FEB 2020	MAIN PHONE LINES ADMIN 4	02/01/2020	656.20	.00		
3950	CENTURY LINK	FEB 2020	MAIN PHONE LINES POLICE	02/01/2020	328.10	.00		
3950	CENTURY LINK	FEB 2020	MAIN PHONE LINES WATER	02/01/2020	328.10	.00		
Total 3950:					3,985.68	.00		
<b>5687</b>								
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	83.20	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	77.47	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	66.60	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	214.56	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	67.17	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	101.69	.00		
5687	CIGNA HEALTHCARE	PR0208201	Health and Dental Insurance C	02/12/2020	72.22	.00		
Total 5687:					682.91	.00		
<b>5891</b>								
5891	COLORADO CSG II LLC	012020	SUBSCRIBER - SEWER	01/20/2020	335.37	.00		
5891	COLORADO CSG II LLC	012020	SUBSCRIBER - WATER	01/20/2020	335.36	.00		
Total 5891:					670.73	.00		
<b>1005</b>								
1005	COLORADO DEPT OF REVEN	PR0208200	State Withholding Tax Pay Peri	02/12/2020	2,478.00	.00		
Total 1005:					2,478.00	.00		
<b>6002</b>								
6002	COLORADO DEPT OF REVEN	PR0208201	ACCOUNT 24064011 Garnish	02/12/2020	565.00	565.00	02/14/2020	
Total 6002:					565.00	565.00		
<b>1125</b>								
1125	COLORADO STAMP & SEAL	89469	ACL 5201 RECORD BOOK	01/22/2020	39.75	39.75	02/14/2020	
Total 1125:					39.75	39.75		
<b>4713</b>								
4713	COLORADO WEST FIRE PRO	000192582	FIRE STATION EXTINGUISHE	02/01/2020	2,705.30	.00		
Total 4713:					2,705.30	.00		
<b>1233</b>								
1233	CONSOLIDATED COMMUNIC	2020-000-575	CCNC MEMBERSHIP FEE	02/01/2020	100.00	.00		
Total 1233:					100.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>5188</b>								
5188	COOP COUNTRY	232095	WATER LINE REPAIR	01/22/2020	3.38	3.38	02/14/2020	
5188	COOP COUNTRY	232158	PARKS VEHICLE	01/27/2020	6.59	6.59	02/14/2020	
5188	COOP COUNTRY	232160	SYSTEM MAINTENANCE	01/27/2020	11.97	11.97	02/14/2020	
5188	COOP COUNTRY	232171	WATER HEAVY EQUIP REPAI	01/28/2020	10.17	10.17	02/14/2020	
5188	COOP COUNTRY	232196	PLANT SUPPLIES	01/29/2020	26.06	26.06	02/14/2020	
5188	COOP COUNTRY	232209	WATER HEAVY EQUIP REPAI	01/30/2020	24.99	.00		
5188	COOP COUNTRY	232226	WATER HEAVY EQUIP REPAI	01/31/2020	21.66	.00		
5188	COOP COUNTRY	232261	WATER HEAVY EQUIP REPAI	02/03/2020	38.47	.00		
5188	COOP COUNTRY	232268	PLANT SUPPLIES	02/03/2020	4.98	4.98	02/14/2020	
5188	COOP COUNTRY	232276	WATER HEAVY EQUIP REPAI	02/03/2020	35.42	.00		
5188	COOP COUNTRY	232277	PARKS VEHICLE	02/03/2020	5.59	.00		
5188	COOP COUNTRY	232313	WATER HEAVY EQUIP REPAI	02/05/2020	3.98	.00		
5188	COOP COUNTRY	232349	FACILITIES	02/07/2020	28.98	.00		
5188	COOP COUNTRY	232351	FACILITIES	02/07/2020	7.37	.00		
5188	COOP COUNTRY	232376	FACILITIES	02/10/2020	17.95	.00		
5188	COOP COUNTRY	232395	WATER REPAIRS & MAINT	02/11/2020	24.99	.00		
5188	COOP COUNTRY	232396	SMALL EQUIP	02/11/2020	24.99	.00		
5188	COOP COUNTRY	232431	WATER SUPPLIES	02/12/2020	17.14	.00		
5188	COOP COUNTRY	232437	FACILITIES	02/13/2020	23.57	.00		
5188	COOP COUNTRY	PD CAR WASH	PD CAR WASH	01/25/2020	105.47	105.47	02/14/2020	
Total 5188:					443.72	168.62		
<b>1305</b>								
1305	CURRENT SOLUTIONS, LLC.	8836	MERGE ACCESS CONTROL	01/29/2020	850.00	.00		
Total 1305:					850.00	.00		
<b>1457</b>								
1457	DEPENDABLE WASTE SERVI	02032020	MONTHLY TRASH SERVICES	02/03/2020	10,895.00	.00		
Total 1457:					10,895.00	.00		
<b>2667</b>								
2667	DORA ORTIZ	TP2	JANITORIAL SERVICES	02/16/2020	1,290.00	.00		
Total 2667:					1,290.00	.00		
<b>5359</b>								
5359	DPE, LLC	5707	SITE LEASE-PAL PT.	01/31/2020	75.00	75.00	02/14/2020	
Total 5359:					75.00	75.00		
<b>5781</b>								
5781	ECONO SIGNS, LLC	10-958045	TRAFFIC SIGNS	01/21/2020	369.96	369.96	02/14/2020	
5781	ECONO SIGNS, LLC	10-958051	TRAFFIC SIGNS	01/21/2020	196.94	196.94	02/14/2020	
Total 5781:					566.90	566.90		
<b>5715</b>								
5715	FALCON ENVIRONMENTAL C	7834	WASTEWATER MAINTENANC	01/17/2020	439.01	439.01	02/14/2020	
Total 5715:					439.01	439.01		
<b>5228</b>								
5228	FAMILY SUPPORT REGISTRY	PR0208201	FIPS 056888833 Garnishment	02/12/2020	246.00	246.00	02/14/2020	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 5228:					246.00	246.00		
<b>1855</b>								
1855	FICA/MED/ P/R TAXES	PR0208202	Federal Withholding Tax Pay P	02/12/2020	6,347.00	.00		
1855	FICA/MED/ P/R TAXES	PR0208202	Social Security Pay Period: 2/8	02/12/2020	3,093.67	.00		
1855	FICA/MED/ P/R TAXES	PR0208202	Social Security Pay Period: 2/8	02/12/2020	3,093.67	.00		
1855	FICA/MED/ P/R TAXES	PR0208202	Medicare Pay Period: 2/8/2020	02/12/2020	1,107.16	.00		
1855	FICA/MED/ P/R TAXES	PR0208202	Medicare Pay Period: 2/8/2020	02/12/2020	1,107.16	.00		
Total 1855:					14,748.66	.00		
<b>1860</b>								
1860	FIRE AND POLICE PENSION	PR0208200	FPPA 457 Pay Period: 2/8/202	02/12/2020	50.00	.00		
1860	FIRE AND POLICE PENSION	PR0208200	Fire Pension Pay Period: 2/8/2	02/12/2020	370.48	.00		
1860	FIRE AND POLICE PENSION	PR0208200	Police Pension Pay Period: 2/8	02/12/2020	2,324.50	.00		
1860	FIRE AND POLICE PENSION	PR0208200	Police Pension Pay Period: 2/8	02/12/2020	1,690.55	.00		
1860	FIRE AND POLICE PENSION	PR0208200	Fire Pension Pay Period: 2/8/2	02/12/2020	509.41	.00		
Total 1860:					4,944.94	.00		
<b>1980</b>								
1980	FUOCO MOTOR COMPANY	5038592 1	PARKS - VEHICLE REPAIR	01/27/2020	4.50	4.50	02/14/2020	
Total 1980:					4.50	4.50		
<b>5413</b>								
5413	GRANAT, ROGER	021920 AGNC MEET	AGNC MTG.	02/19/2020	59.16	59.16	02/19/2020	
Total 5413:					59.16	59.16		
<b>6001</b>								
6001	GRAND VALLEY PUBLIC RAD	2020 VALENTINES	2020 VALENTINES DINNER TI	02/07/2020	250.00	250.00	02/14/2020	
Total 6001:					250.00	250.00		
<b>2455</b>								
2455	HONNEN EQUIPMENT CO.	1134240	HEAVY EQUIPMENT REPAIR	02/04/2020	113.57	.00		
Total 2455:					113.57	.00		
<b>2485</b>								
2485	ICMA TRST 401 - 107074	PR0208200	ICMA 401K Pay Period: 2/8/20	02/12/2020	1,995.69	.00		
2485	ICMA TRST 401 - 107074	PR0208200	ICMA 401K Pay Period: 2/8/20	02/12/2020	1,995.69	.00		
Total 2485:					3,991.38	.00		
<b>2495</b>								
2495	ICMA TRST 457 - 304721	PR0208200	ICMA 457 Pay Period: 2/8/202	02/12/2020	176.48	.00		
Total 2495:					176.48	.00		
<b>2645</b>								
2645	JIM DIBLE OIL COMPANY	107544	FIRE/EMS GAS & DIESEL	01/03/2020	16.06	16.06	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107544	SEWER - GAS / DIESEL	01/03/2020	26.09	26.09	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107544	WATER - GAS / DIESEL	01/03/2020	91.33	91.33	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107544	PARKS - GAS / DIESEL	01/03/2020	52.19	52.19	02/14/2020	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2645	JIM DIBLE OIL COMPANY	107544	STREETS - GAS / DIESEL	01/03/2020	65.24	65.24	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107544	CEMETERY - GAS / DIESEL	01/03/2020	26.09	26.09	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107544	POLICE DEPT - GAS / DIESEL	01/03/2020	124.45	124.45	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	POLICE DEPT - GAS / DIESEL	01/10/2020	122.71	122.71	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	FIRE/EMS GAS & DIESEL	01/10/2020	224.15	224.15	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	SEWER - GAS / DIESEL	01/10/2020	38.50	38.50	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	WATER - GAS / DIESEL	01/10/2020	134.74	134.74	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	PARKS - GAS / DIESEL	01/10/2020	77.00	77.00	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	STREETS - GAS / DIESEL	01/10/2020	96.25	96.25	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107618	CEMETERY - GAS / DIESEL	01/10/2020	38.50	38.50	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	CEMETERY - GAS / DIESEL	01/17/2020	20.58	20.58	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	STREETS - GAS / DIESEL	01/17/2020	51.45	51.45	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	PARKS - GAS / DIESEL	01/17/2020	41.16	41.16	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	WATER - GAS / DIESEL	01/17/2020	72.03	72.03	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	SEWER - GAS / DIESEL	01/17/2020	20.57	20.57	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	FIRE/EMS GAS & DIESEL	01/17/2020	54.12	54.12	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107680	POLICE DEPT - GAS / DIESEL	01/17/2020	85.56	85.56	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	STREETS - GAS / DIESEL	01/24/2020	72.42	72.42	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	PARKS - GAS / DIESEL	01/24/2020	57.93	57.93	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	WATER - GAS / DIESEL	01/24/2020	101.38	101.38	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	SEWER - GAS / DIESEL	01/24/2020	28.96	28.96	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	FIRE/EMS GAS & DIESEL	01/24/2020	78.68	78.68	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	POLICE DEPT - GAS / DIESEL	01/24/2020	119.66	119.66	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107773	CEMETERY - GAS / DIESEL	01/24/2020	28.97	28.97	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	WATER - GAS / DIESEL	01/31/2020	113.57	113.57	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	PARKS - GAS / DIESEL	01/31/2020	64.90	64.90	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	STREETS - GAS / DIESEL	01/31/2020	81.12	81.12	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	CEMETERY - GAS / DIESEL	01/31/2020	32.45	32.45	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	POLICE DEPT - GAS / DIESEL	01/31/2020	154.75	154.75	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	FIRE/EMS GAS & DIESEL	01/31/2020	19.97	19.97	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107838	SEWER - GAS / DIESEL	01/31/2020	32.44	32.44	02/14/2020	
2645	JIM DIBLE OIL COMPANY	107919	FIRE/EMS GAS & DIESEL	02/07/2020	144.32	.00		
2645	JIM DIBLE OIL COMPANY	107919	POLICE DEPT - GAS / DIESEL	02/07/2020	114.27	.00		
2645	JIM DIBLE OIL COMPANY	107919	CEMETERY - GAS / DIESEL	02/07/2020	31.90	.00		
2645	JIM DIBLE OIL COMPANY	107919	STREETS - GAS / DIESEL	02/07/2020	79.75	.00		
2645	JIM DIBLE OIL COMPANY	107919	PARKS - GAS / DIESEL	02/07/2020	63.80	.00		
2645	JIM DIBLE OIL COMPANY	107919	WATER - GAS / DIESEL	02/07/2020	111.65	.00		
2645	JIM DIBLE OIL COMPANY	107919	SEWER - GAS / DIESEL	02/07/2020	31.91	.00		
Total 2645:					3,043.57	2,465.97		
<b>2910</b>								
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Admin	02/01/2020	27.75	27.75	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Police	02/01/2020	83.25	83.25	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Cemetery	02/01/2020	9.25	9.25	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Fire	02/01/2020	9.25	9.25	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Streets	02/01/2020	27.75	27.75	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Parks	02/01/2020	18.50	18.50	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Comm Dev	02/01/2020	9.25	9.25	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Facilities	02/01/2020	9.25	9.25	02/14/2020	
2910	LINCOLN NATIONAL	FEB 2020	Life Insurance - Water	02/01/2020	27.75	27.75	02/14/2020	
Total 2910:					222.00	222.00		
<b>5902</b>								
5902	MARIO A ORTIZ	278707	TOWN HALL PAINTING	02/07/2020	200.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 5902:					200.00	.00		
<b>3245</b>								
3245	MILLER, FRED	021420	PHONE CELL PHONE REIMBURSEME	02/14/2020	50.00	.00		
Total 3245:					50.00	.00		
<b>3325</b>								
3325	MOUNTAIN PEAK CONTROLS	9617	WASTE WATER CALIBRATIO	02/11/2020	612.00	.00		
Total 3325:					612.00	.00		
<b>3410</b>								
3410	NEOPOST LEASING, INC	N8129368	POSTAGE MACHINE LEASE	01/29/2020	297.72	.00		
Total 3410:					297.72	.00		
<b>3555</b>								
3555	PALISADE CHAMBER OF CO	4434	BLUEGRASS FESTIVAL - MA	01/24/2020	490.00	490.00	02/14/2020	
3555	PALISADE CHAMBER OF CO	4434	FARMERS MARKET - MAP	01/24/2020	490.00	490.00	02/14/2020	
Total 3555:					980.00	980.00		
<b>5408</b>								
5408	PALISADE HISTORICAL SOCI	02202020	CAPITAL FUND PLEDGE	02/20/2020	15,000.00	.00		
Total 5408:					15,000.00	.00		
<b>3697</b>								
3697	PECZUH PRINTING COMPAN	305848	PARKING TICKET BOOKS	02/11/2020	398.63	.00		
Total 3697:					398.63	.00		
<b>4025</b>								
4025	RESPOND FIRST AID	046503	PW - FIRST AID	02/10/2020	47.80	.00		
Total 4025:					47.80	.00		
<b>5874</b>								
5874	ROBERTS PLUMBING & HEA	22938	NEW HEATERS - WATER TRE	02/04/2020	2,970.00	.00		
Total 5874:					2,970.00	.00		
<b>5939</b>								
5939	SCOTT THOMPSON	20001	CRESTHAVEN ACERS FILING	02/11/2020	100.00	100.00	02/14/2020	
5939	SCOTT THOMPSON	20002	COX SUBDIVISION	02/11/2020	100.00	100.00	02/14/2020	
Total 5939:					200.00	200.00		
<b>4365</b>								
4365	SIMMONS LOCK & KEY, INC	272495	CHAMBER DOOR REPAIR	02/14/2020	94.95	.00		
Total 4365:					94.95	.00		
<b>5355</b>								
5355	SPECTRUM BUSINESS	0000820012120	INFORMATION TECHCOLOG	01/21/2020	1,826.41	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5355	SPECTRUM BUSINESS	0107539011320	INTERNET COMMUNITY CEN	01/13/2020	91.53	.00		
5355	SPECTRUM BUSINESS	0139456010420	INTERNET FIRE DEPT.	01/04/2020	86.27	.00		
Total 5355:					2,004.21	.00		
<b>4703</b>								
4703	TRANSWEST TRUCKS	004P64249	HEAVY EQUIPMENT REPAIR	02/04/2020	83.51	.00		
Total 4703:					83.51	.00		
<b>4803</b>								
4803	UNITED RENTALS	178408025-001	EQUIPMENT RENTAL	01/29/2020	310.96	.00		
Total 4803:					310.96	.00		
<b>4880</b>								
4880	UTILITY NOTIFICATION	220010790	RTL TRANSMISSIONS	01/31/2020	55.13	.00		
Total 4880:					55.13	.00		
<b>5741</b>								
5741	WESTELK SUPPLY	7253	OPERATING SUPPLIES	01/24/2020	59.50	59.50	02/14/2020	
Total 5741:					59.50	59.50		
<b>5045</b>								
5045	WESTERN IMPLEMENT	38629	PARK EQUIP.MAINTENANCE	02/05/2020	76.95	.00		
5045	WESTERN IMPLEMENT	IN42904	PLANT SUPPLIES	01/31/2020	88.19	88.19	02/14/2020	
5045	WESTERN IMPLEMENT	IN43171	HEAVY EQUIP. REPAIR	02/04/2020	21.60	.00		
5045	WESTERN IMPLEMENT	IN43498	HEAVY EQUIP. REPAIR	02/05/2020	11.94	.00		
Total 5045:					198.68	88.19		
<b>5155</b>								
5155	XCEL ENERGY	012720	PARKS LIGHTS	01/27/2020	311.03	.00		
5155	XCEL ENERGY	012720	FACILITIES LIGHTS	01/27/2020	569.43	.00		
5155	XCEL ENERGY	012720	ADMINISTRATION LIGHTS	01/27/2020	1,240.96	.00		
5155	XCEL ENERGY	012720	FIRE/EMS LIGHTS	01/27/2020	1,176.57	.00		
5155	XCEL ENERGY	012720	SEWER LIGHTS	01/27/2020	717.97	.00		
5155	XCEL ENERGY	012720	307 MAIN -CHARGING STATI	01/27/2020	19.50	.00		
5155	XCEL ENERGY	012720	STREET LIGHTS	01/27/2020	3,054.46	.00		
5155	XCEL ENERGY	012720	CEMETERY LIGHTS	01/27/2020	35.26	.00		
5155	XCEL ENERGY	012720	WATER LIGHTS	01/27/2020	853.12	.00		
5155	XCEL ENERGY	012720	STREET LIGHTS	01/27/2020	287.36	.00		
5155	XCEL ENERGY	012720	POOL LIGHTS	01/27/2020	271.44	.00		
5155	XCEL ENERGY	012720	711 IOWA - GYM	01/27/2020	998.21	.00		
5155	XCEL ENERGY	012720	175 1/2 E. 3RS - BULK WATE	01/27/2020	78.67	.00		
Total 5155:					9,543.46	.00		
Grand Totals:					88,553.61	6,594.83		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Finance Director:   
(Finance Department Review and Approval for Payment)

Date: 2/21/2020

Town Manager:   
(Administrative Review and Approval for Payment)

Date: 2/21/2020

Mayor: \_\_\_\_\_  
(Board of Trustees Review and Approval for Payment)

Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_  
(Document Recorded)

Date: \_\_\_\_\_

MINUTES OF MEETING  
PALISADE BOARD OF TRUSTEES  
February 11, 2020

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 p.m. by Mayor Granat with Trustees present: Bonds, Sundermeier, Somerville, Mayor Pro-Tem Mikolai, and Trustee L'Hommedieu. Trustee Chase was absent. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, Town Clerk Lindsey Chitwood, Finance Director Travis Boyd, Utilities Director Matt Lemon, Community Development Director Allyson Shellhorn, and Fire Chief Richard Rupp.

**AGENDA ADOPTION**

*Motion #1* by Mayor Granat, seconded by Trustee Somerville, to approve the agenda as amended to remove Resolution #2020-02 entitled, "A Resolution by the Board of Trustees of the Palisade Fire Protection District Adopting the 2018 Edition of the International Fire Code (IFC) Regulating and Governing the Safeguarding of Life and Property from Fire and Explosion Hazards Arising from the Storage, Handling and Use of Hazardous Substances, Materials and Devices, and from Conditions Hazardous to Life or Property in the Occupancy of Buildings and Premises in the Palisade Fire Protection District; Providing for the Issuance of Permits and Collection Fees therefore; and Repealing the 2012 Edition of the International Fire Code and Amendments thereto and all other Fire Codes and Ordinances and Parts of Ordinances in Conflict therewith."

A voice vote was requested  
Motion carried unanimously

**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 – January 25, 2020 – February 7, 2020
  
- **Minutes**  
Minutes from January 28, 2020 Board Meeting

*Motion #2* by Mayor Pro-Tem Mikolai, seconded by Trustee L'Hommedieu, to approve the Consent Agenda as presented.

A roll call vote was requested.  
Yes: Trustee Bonds, Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu  
No: None  
Absent: Trustee Chase

Motion carried.

**PUBLIC COMMENT**

[Kara Felton 3921 Hickman Road](#) attended the meeting to express support of the Town creating a new splash Pad at the Palisade Pool and encouraged it to happen as soon as this coming spring.

**PUBLIC HEARING I**

**Ordinance #2020-03**

Should the Board of Trustees for the Town of Palisade, Colorado, approve Ordinance #2020-03 entitled, "An Ordinance of the Town of Palisade, Colorado, Enacting Land Development Code Section 2.02,3.08, 4.06 and Section 7.05 to Require Site Plan Applications to be a Public Hearing Subject to the Planning Commission Final Decision."?

Mayor Granat opened the public hearing at 6:05 p.m.

*Motion #3* by Mayor Granat, seconded by Trustee Somerville to table Ordinance #2020-03 until the regularly scheduled Board meeting on February 25, 2020.

Community Development Director Allyson Shellhorn stated that after speaking with the Town Attorney, the staff decided that it would be in the Town's best interest to table this public hearing indefinitely to better review the proposed changes to the Palisade Land Development Code.

*Motion #4 to amend Motion #3 by Mayor Pro-Tem Mikolai, seconded by Trustee Somerville to strike the date of February 25, 2020, and include "indefinitely."*

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu, Trustee Bonds  
No: None  
Absent: Trustee Chase  
Motion carried.

*Amended Motion #3 to table Ordinance #2020-03 indefinitely.*

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu, Trustee Bonds, Trustee Sundermeier  
No: None  
Absent: Trustee Chase  
Motion carried.

Mayor Granat closed the Public Hearing at 6:08 p.m.

## **PUBLIC HEARING II** **Ordinance #2020-04**

Should the Board of Trustees for the Town of Palisade, Colorado, approve Ordinance #2020-04 entitled, *"An Ordinance of the Town of Palisade, Colorado, Enacting Land Development Code Section 2.02, 2.03, and 4.12 to Require Variance Applications to be a Public Hearing Presented to the Planning Commission for Final Decision."*?

*Mayor Granat opened the public hearing at 6:08 p.m.*

The Community Development Director stated that staff is proposing an improvement to the variance application process detailed in the Land Development Code, section 4.12. This would require the application to comply with the public hearing notice and receive a final decision from the Planning Commission. After a final decision is made by the Planning Commission, the Community Development Director will provide a report on the decision. The Board of Trustees can call up an application for review with a majority vote. If there is a majority vote to review the application and the Planning Commission decision, the Board of Trustees can then vote on the application for a final decision.

The Planning Commission reviewed this text amendment at the February 4, 2020, public hearing and voted to recommend approval of the text amendment to require variance applications to be a public hearing subject to the Planning Commission's final decision.

Ms. Shellhorn stated that this text amendment is consistent with other zoning and development procedures within Article 4 of the Land Development Code. Other procedures require a public notice and public hearing in front of the Planning Commission and/or the Board of Trustees. Since the Planning Commission is greatly involved in determining the intent of the Land Development Code, it would be consistent with the LDC to have the Planning Commission act as the final authority on variance requests. This text amendment will ensure that all applications for a variance comply with the findings of fact for a variance request.

### **STAFF RECOMMENDATION:**

Staff is recommending approval of Ordinance 2020-4, amending Land Development Code, sections 2.02, 2.03, and 4.12 to require variance applications to be subject to Planning Commission final decision.

Mayor Granat asked for public comment.

Citizens spoke to the Board briefly regarding the proposed Land Development Code text amendment with the following points being made:

- Community involvement with this process would include bringing concerns before the Board of Trustees if the Planning Commission approved something they disagreed with.
- Planning Commission is appointed and not elected.
- The text amendment sounds convoluted, and variances should continue to go to the Board of Trustees.

A lengthy discussion ensued amongst the Board of Trustees with the following points being made:

- The process for a variance doesn't seem streamlined as the total process could take up to 35 days to complete.
- Not thrilled with the idea of variances being approved by an appointed Board instead of an elected one.
- It feels like quite a few things get unanimously approved by the Planning Commission, and when reviewed by the Board for final approval, they get denied.
- It seems like a very complicated process.
- There doesn't seem like there's a problem with the way things work now.

No motion was made.

Mayor Granat closed the public hearing at 6:27 p.m.

### **NEW BUSINESS**

#### **Direction from the Board of Trustees for the Town Administrator to enter into a Contract with Adcock Concrete for the Third and Kluge Bump Outs.**

Utilities Director Matt Lemon advised the Board that the bump-outs were designed in-house and submitted an RFP directly to five or six different contractors in Mesa County, and we received one response from Adcock Concrete for \$15,356. They would install three bulb-outs on the corners of 3<sup>rd</sup> Street and Kluge Avenue. The estimated completion time of the project is expected to be about two weeks.

A brief discussion ensued amongst the Board with the following points being made:

- Each bulb-out will take away one full parking space.
- Will semi-trucks have a hard time making the turn to the grocery store – Mr. Lemon stated that they should not. It will be no different than if a car was parked there, if not take up a little less space than a car and make it easier to make that turn.
- What's the point of the bulb-out that does not have a stop sign associated with it? Mr. Lemon stated it was mostly for aesthetics.
- What's the reason we only received one response? The consensus was that there are just so many other projects going on in the Valley.
- It's still going to be difficult to see the stop sign by the laundry mat with the utility pole in the way.
- Should we put a "stop sign ahead" sign before the railroad tracks to help with the utility pole visibility issue?

The consensus of the Board is to allow the Town Administrator to enter into a Contract with Adcock Concrete for the Third and Kluge Bump Outs.

#### **When would the Board of Trustees prefer to Appoint Tourism Advisory Board Members?**

The Town Manager stated that there are four reappointments pending and three open seats currently in the Tourism Advisory Board. Staff is looking for direction if the Board wants to appoint members in March or wait until after the April election.

After a brief discussion, the consensus of the Board is to wait until after the April election.

#### **Update on April 7, 2020, Palisade Municipal Election.**

Town Clerk Lindsey Chitwood stated that the Town will be doing all levels of the election this year because Mesa County was unwilling to enter into an MOU with us.

Mayor Granat stated that he would like to see us reach out to rent a ballot counting machine, and even though it will cost a little more money, it is our best option.

After a brief discussion amongst the Board, the consensus is to move forward with renting machines to count ballots.

### **ADJOURNMENT**

Mayor Granat, stating that there was no further business before the Board, adjourned the meeting at 7:11 p.m.

X

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Roger L. Granat  
Mayor

X

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Keli Frasier  
Administrative Supervisor



**TOWN OF PALISADE  
BOARD OF TRUSTEES  
PUBLIC HEARING REPORT**

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Date: February 25, 2020

To: Town of Palisade Board of Trustees

From: Allyson Shellhorn, Community Development Director

**RE: Ordinance 2020-5 Application for a text amendment to the Land Development Code, section 5.04 and section 6.01, to amend the location and allowable uses under Hospitality Retail zoning.**

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### **BACKGROUND**

Since the update of the Town of Palisade Land Development Code in 2017, staff has determined that improvements to the Hospitality Retail zoning are necessary to ensure the intent of the HR zoning is upheld. Hospitality Retail zoning provides landowners the option of having both agriculture and commercial uses, such as an orchard or vineyard, and a winery or tasting room. Since Hospitality Retail zoning is considered a nonresidential zone, staff is proposing to remove the two allowable uses – Townhouse and Multifamily. Staff is also proposing an amendment to include Highway 6, as an entrance to Town from the west, as a preferred location for Hospitality Retail zoning. Currently, the text only includes Interstate 70 in the vicinity of Exit 42, as the location for this zoning.

### **APPLICATION SUMMARY**

Staff is proposing an improvement to the Hospitality Retail zoning detailed in the Land Development Code, section 5.04 and 6.01. This would remove Townhouse and Multifamily as allowable uses under HR zoning. It would also add Highway 6, the western entrance into Town, as a preferred location for HR zoning.

Note: Regarding amendments to the text, any text discussed with a double underline is an addition to the text, whereas any text that has ~~strike through~~ language shall be deleted.

**The application was submitted to the Planning Commission for review during their public hearing on February 18<sup>th</sup>, 2020. After input from residents and property owners, the Planning Commission recommended to keep Townhouses and Multifamily as allowable uses under HR zoning. They recommended to *approve the inclusion of Highway 6 as a location for Hospitality Retail zoning and to not remove Townhouses and Multifamily as allowable uses.* This recommendation passed with a vote of 4-1. Staff is asking the Board of Trustees to review the recommendation from the Planning Commission and the application and make a final decision regarding the text amendment.**

**Ordinance 2020-5 Text Amendment to Hospitality Retail zoning:**

**Proposed Changes:**

To update and improve upon the Land Development Code, staff is proposing that Townhouse and Multifamily uses be removed under Hospitality Retail zoning. Staff is also proposing that the western entrance into Town via Highway 6, be added as a location for Hospitality Retail zoning. The proposed text amendment to the HR zoning would amend sections 5.04 and 6.01. The changes are detailed as follows:

**Section 5.04 Nonresidential Districts**

This section would add a line to Article 5 – Zoning, under section 5.04.D for Hospitality Retail. As part of section 5.04.D., this text amendment would add ‘and along Highway 6 in the vicinity of the western entrance into Town’ as an addition to the locations for Hospitality Retail zoning. Under this section, the text amendment would also adjust Table 5.10: HR District Standards to remove Townhouse and Multifamily as uses under this zoning. The text and table would change to:

**Section 5.04 Nonresidential Districts**

**D. Hospitality Retail (HR)**

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42 and along Highway 6 in the vicinity of the western entrance into Town, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HS district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.

The HR district is intended to implement and correspond in part to the Comprehensive Plan’s “Commercial-Agriculture/Lodging” land use designation.

Table 5.10: HR District Standards			
Use			
Allowed Uses	Nonresidential Development	<del>Town-house</del>	<del>Multi-family</del>
Density			
Density (maximum)	N/A	<del>11 dwelling unit per acre</del>	
Lot Requirements			
Lot area (square feet)	20,000	<del>2,000</del>	<del>11,000</del>
Lot width (minimum feet)	N/A	<del>25</del>	<del>110</del>
Setback Requirements <sup>(2)</sup>			
Street yard (minimum feet)	0 <sup>(1)</sup>	<del>N/A</del>	<del>N/A</del>
Street yard (maximum feet)	10	<del>20</del>	<del>20</del>
Side yard – interior (minimum feet)	0	<del>15</del>	<del>5</del>
Side yard – street (minimum feet)	10	<del>15</del>	<del>15</del>
Rear yard (minimum feet)	10	<del>10</del>	<del>15</del>
Building Requirements			
Height(maximum feet)	50	<del>25</del>	<del>25</del>
Impervious surface (maximum)	80%	<del>80%</del>	<del>75%</del>

*The text amendment would remove Townhouse and Multifamily as options under the HR District Standards Table.*

## Section 6.01 Use Table

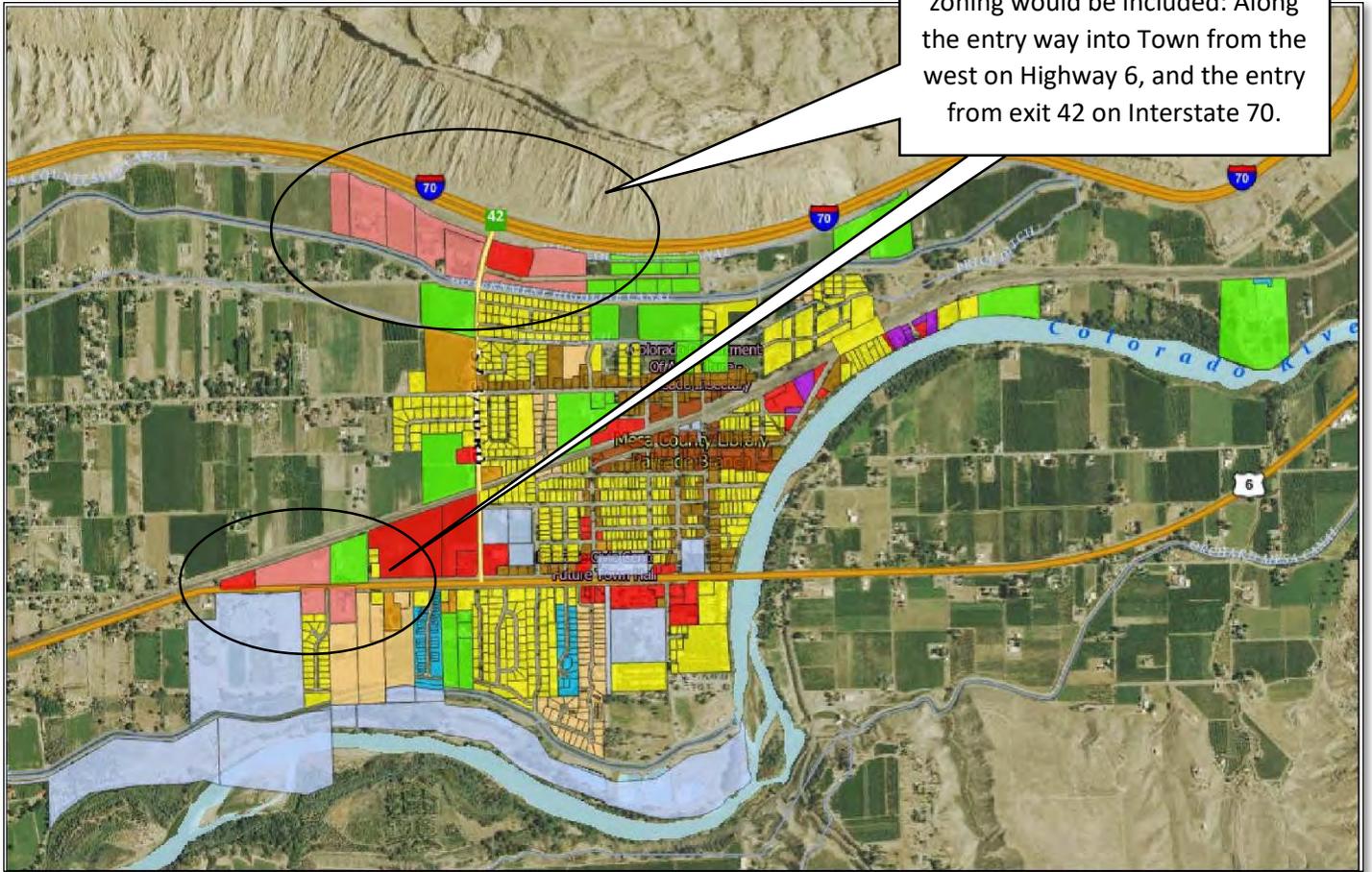
As part of the text amendment, the use table (Table 6.1: Use Table) would need to be adjusted to remove the ‘C’ under the specific use category, Multifamily, and remove the ‘P’ under the specific use category, Townhouse. This shall amend Table 6.1 as follows:

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P	C	P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					P		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P				P		Section 7.01E
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house				P	P	P						Section 7.01D

*The text amendment would remove Townhouse and Multifamily as options under Residential Uses allowed under HR zoning.*

**Current Hospitality Retail Zoning locations within Town Limits:**

Areas where Hospitality Retail zoning would be included: Along the entry way into Town from the west on Highway 6, and the entry from exit 42 on Interstate 70.



## **Town of Palisade Land Development Code Section 4.01 Text Amendment**

### **Section 4.01.E. Approval Criteria**

**In evaluating any proposed amendment of the text of the LDC, the following shall be considered:**

**1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;**

This text amendment is consistent with other nonresidential uses described in the Land Development Code. Other nonresidential zoning (Town Center, Commercial Business, Light Industrial, and Community Public) do not include residential uses under the use table, with the exception of upper-story residential. The allowable uses would still include upper-story residential as that is consistent with other nonresidential districts. The text amendment would remove the residential uses, Townhouse and Multifamily. Additionally, the text amendment would add the entrance to Town from the west along Highway 6 as a location for Hospitality Retail zoning. Currently, HR zoning is only preferred along Interstate 70 in the vicinity of Exit 42.

**2. The amendment must not adversely affect the public health, safety, or general welfare;**

The proposed text amendment will not adversely affect the public health, safety, or general welfare. The text amendment will adjust Hospitality Retail zoning to comply more with nonresidential districts and be included along Highway 6 as an entrance into Town from both highways.

**3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected;**

This text amendment is necessary as improvements are proposed to the Land Development Code. As the Town grows with nonresidential uses, it is important to clarify and update the zoning as needed. Including Highway 6 as a preferred location will be beneficial information to clarify prior to updating the Comprehensive Plan. If residents would like to see Hospitality Retail zoning along Highway 6, staff can include that when working on the Comprehensive Plan.

**4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or**

The proposed changes are not in conflict with any state or federal statutes or case law.

**5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.**

Since the Palisade Comprehensive Plan establishes goals and policies for future land uses, this text amendment will better reflect what is ideal in Hospitality Retail zoning for future land use applications. It will also give a clear direction when staff begins updating the Comprehensive Plan.

### **RECOMMENDATION:**

Staff is recommending approval of Ordinance 2020-5, amending Land Development Code, sections 5.04 and 6.01 to remove Townhouse and Multifamily uses and amend the location to include Highway 6 for Hospitality Retail zoning.

**TOWN OF PALISADE, COLORADO  
ORDINANCE NO. 2020-05**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO  
ENACTING LAND DEVELOPMENT CODE SECTION 5.04 AND  
SECTION 6.01 TO REMOVE TOWNHOUSE AND MULTIFAMILY  
RESIDENTIAL USES ALLOWED IN HOSPITALITY RETAIL ZONING  
AND AMEND THE PROPOSED LOCATION OF HOSPITALITY RETAIL  
ZONING.**

**WHEREAS**, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

**WHEREAS**, the Board of Trustees believe that Townhouses and Multifamily residential uses should be removed from Hospitality Retail zoning; and

**WHEREAS**, the Board of Trustees believe that Hospitality Retail zoning should be allowed along Highway 6 in the vicinity of the western entrance to the Town of Palisade; and

**WHEREAS**, the Palisade Board of Trustees desires to amend the Land Development Code sections 5.04 and 6.01; and

**WHEREAS**, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on \_\_\_\_\_, 2020 a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on \_\_\_\_\_, 2020 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

**WHEREAS**, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Land Development Code Section 4.06.D is hereby amended as follows with double underlined text added and ~~strike through language deleted~~:

Section 5.04 Nonresidential Districts

D. Hospitality Retail (HR)

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42 and along Highway 6 in the vicinity of the western entrance into Town, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HS district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.

The HR district is intended to implement and correspond in part to the Comprehensive Plan’s “Commercial-Agriculture/Lodging” land use designation.

<b>Table 5.10: HR District Standards</b>			
<b>Use</b>			
Allowed Uses	Nonresidential Development	<del>Town house</del>	<del>Multi family</del>
<b>Density</b>			
Density (maximum)	N/A	<del>11 dwelling unit per acre</del>	
<b>Lot Requirements</b>			
Lot area (square feet)	20,000	<del>2,000</del>	<del>11,000</del>
Lot width (minimum feet)	N/A	<del>25</del>	<del>110</del>
<b>Setback Requirements<sup>(2)</sup></b>			
Street yard (minimum feet)	0 <sup>(1)</sup>	<del>N/A</del>	<del>N/A</del>
Street yard (maximum feet)	10	<del>20</del>	<del>20</del>
Side yard – interior (minimum feet)	0	<del>15</del>	<del>5</del>
Side yard – street (minimum feet)	10	<del>15</del>	<del>15</del>
Rear yard (minimum feet)	10	<del>10</del>	<del>15</del>
<b>Building Requirements</b>			
Height(maximum feet)	50	<del>25</del>	<del>25</del>
Impervious surface (maximum)	80%	<del>80%</del>	<del>75%</del>

*The text amendment would remove Townhouse and Multifamily as options under the HR District Standards Table.*

Section 6.01 Use Table

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P	C	P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					ϕ		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P				†		Section 7.01E
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house				P	P	P						Section 7.01D

*The text amendment would remove Townhouse and Multifamily as options under Residential Uses allowed under HR zoning.*

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED** at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on \_\_\_\_\_, 2020.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_  
Roger L Granat, Mayor

ATTEST:

\_\_\_\_\_  
Lindsey Chitwood, Town Clerk



**TOWN OF PALISADE  
BOARD OF TRUSTEES  
PUBLIC HEARING REPORT**

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Date: February 25, 2020

To: Town of Palisade Board of Trustees

From: Allyson Shellhorn, Community Development Director

**RE: Ordinance 2020-6 Application for a text amendment to the Land Development Code, section 10.01, to require new residential development include guest parking.**

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**BACKGROUND**

Since the update of the Town of Palisade Land Development Code in 2017, staff has determined that improvements to parking requirements for residential developments are necessary. As new development applications are being proposed, parking is often a topic of concern. Currently, larger residential developments are not required to include parking for guests. Parking requirements are only included for residents, not guests. Staff is proposing that new residential developments be required to include no less than one guest parking space per every four dwelling units.

**APPLICATION SUMMARY**

Staff is proposing an improvement to the development application process and the parking requirements within the Land Development Code. The text amendment would require new residential developments to include one guest parking space for every four dwelling units.

Note: Regarding amendments to the text, any text discussed with a double underline is an addition to the text, whereas any text that has ~~strike through~~ language shall be deleted.

**The application was submitted to the Planning Commission for review during their public hearing on February 18<sup>th</sup>, 2020. The Planning Commission recommended *approval of the text amendment to require guest parking for new residential development* with a vote of 4-1. Staff is asking the Board of Trustees to review the recommendation from the Planning Commission and the application at the public hearing scheduled for February 25<sup>th</sup>, 2020 and make a final decision regarding the text amendment.**

## **Ordinance 2020-6 Text Amendment to the Off-Street Parking and Loading Requirements:**

### **Proposed Changes:**

To update and improve upon the Land Development Code, staff is proposing that all new residential development be required to include additional parking for guests of the residents. This will alleviate on-street parking and stacked parking. New residential development applications will be required to include one guest parking space per four dwelling units. Staff is proposing a change to section 10.01 to the Palisade Land Development Code. The changes are detailed as follows:

### **Section 10.01 Off-Street Parking and Loading Requirements**

This section would add a line to Article 10 – General Development Standards, under section 10.01 for Off-Street Parking and Loading Requirements. As part of section 10.01, this text amendment would add ‘Guest Parking Requirements’ as an item for new residential development would be required to comply with. The text would change to:

#### **Section 10.01 Off-Street Parking and Loading Requirements**

##### **C. Required Off-Street Parking**

##### **8. Guest Parking Requirements**

**All new residential development shall be required to include one (1) guest parking spot per four (4) dwelling units.**

## **Town of Palisade Land Development Code Section 4.01 Text Amendment**

### **Section 4.01.E. Approval Criteria**

**In evaluating any proposed amendment of the text of the LDC, the following shall be considered:**

**1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;**

This text amendment is consistent with the Land Development Code. It would fall under the requirements for parking already included under section 10.01, and provide an additional benefit to residents and property owners. It provides residents with specified parking for guest accommodation. It also allows current Town residents with parking to alleviate on-street parking concerns.

**2. The amendment must not adversely affect the public health, safety, or general welfare;**

The proposed text amendment will not adversely affect the public health, safety, or general welfare. This will greatly benefit the safety of the general welfare by providing designated guest parking for larger residential development.

**3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected;**

This text amendment is necessary with the increase in proposed development. As the Town grows, requiring new residential development to include guest parking will become a great benefit to current residents and current parking conditions.

**4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or**

The proposed changes are not in conflict with any state or federal statutes or case law.

**5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.**

The proposed text amendment is consistent with the Town's Comprehensive Plan. The Comprehensive Plan defines goals for future smart development. As staff begins updating the Comprehensive Plan, requiring new residential development to include guest parking will be a thoughtful preparation for the future.

### **RECOMMENDATION:**

Staff is recommending approval of Ordinance 2020-6, amending Land Development Code, sections 10.01 to require new residential development to include one guest parking space per four dwelling units.

**TOWN OF PALISADE, COLORADO  
ORDINANCE NO. 2020-06**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO  
ENACTING LAND DEVELOPMENT CODE SECTION 10.01 TO  
REQUIRE NEW RESIDENTIAL DEVELOPMENT TO INCLUDE GUEST  
PARKING.**

**WHEREAS**, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

**WHEREAS**, the Board of Trustees believe that proposed development shall require guest parking spaces; and

**WHEREAS**, the Palisade Board of Trustees desires to amend the Land Development Code section 10.01; and

**WHEREAS**, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on \_\_\_\_\_, 2020 a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on \_\_\_\_\_, 2020 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

**WHEREAS**, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Land Development Code Section 4.06.D is hereby amended as follows with double underlined text added and ~~strike through language deleted~~:

Section 10.01 Off-Street Parking and Loading Requirements

C. Required Off-Street Parking

8. Guest Parking Requirements

All new residential development shall be required to include one (1) guest parking spot per four (4) dwelling units.

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED** at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on \_\_\_\_\_, 2020.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_  
Roger L Granat, Mayor

ATTEST:

\_\_\_\_\_  
Lindsey Chitwood, Town Clerk



## Palisade Board of Trustees

### Regular Meeting

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**Meeting Date:** February 21, 2020

**Presented By:** Jessica Bonds, Trustee  
Janet Hawkinson, Town Manager  
Troy Ward, Parks & Rec Director

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### Information

**SUBJECT:** Residents of the Town of Palisade have requested staff and the Board of Trustees for the possibility of a Splash Park. The Board of Trustees directed staff for information and possible locations of a splash park in town.

Attached are 3 possible locations and photos of existing splash parks.

**ACTION:** What is the preferred locations. The estimated cost to construct is \$200,000 - \$250,000. This would be a design/ build contract with a company that specializes in the splash parks.

Does the board want to pursue installing a splash park this spring 2020?

# Examples of Splash Parks





# Optional Splash Park Locations



Peach Bowl Park:

Pro:

1 - move existing playground out of sun - next to tennis/ pickleball courts - creates larger playground in shade

2- next to pool - security - staff to manage entrance -

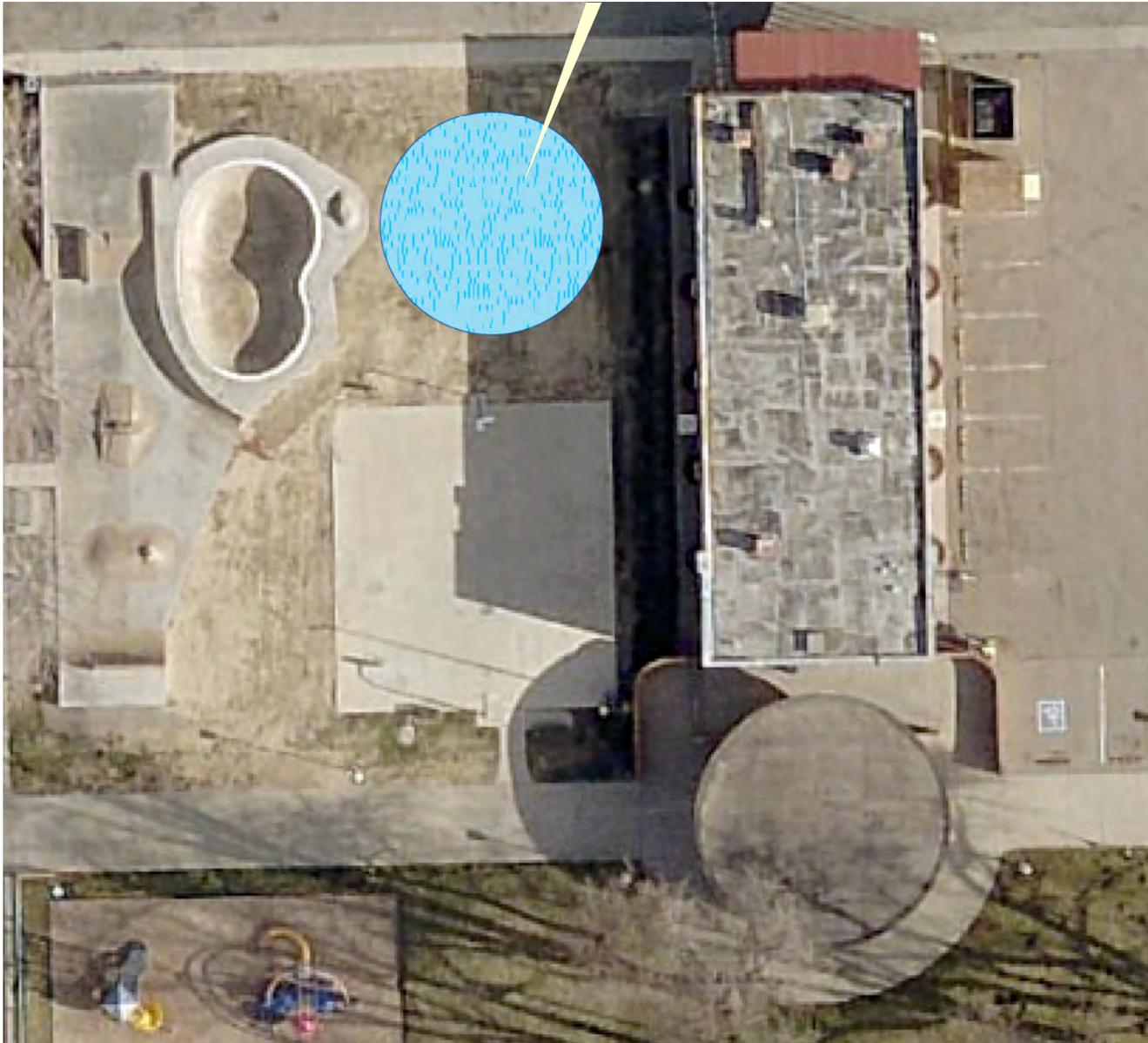
3- place to sit for parents

4 - parking available

5 - security - fenced in

Cons:

1- loose botchy ball/ horse shoe court



## Option 2:

Next to skate park:

Pros:

1- existing neighborhood kids park - well used.

2- close proximity to schools and neighborhood - walking distance.

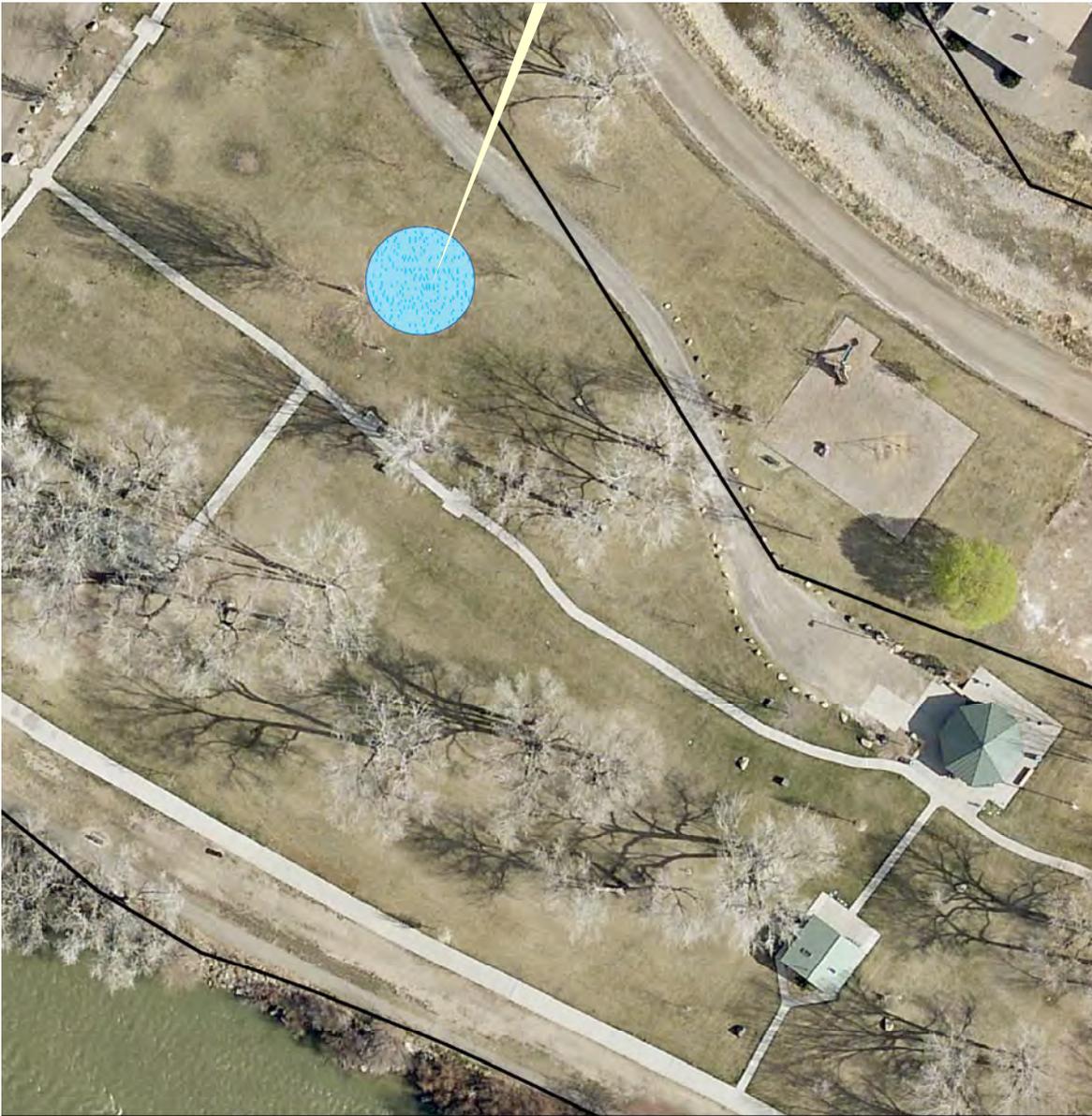
3- established parking lot and restrooms

Cons:

1- eliminates basketball court & future skate park expansion

2- small footprint - busy area

3- no staff - vandalism



## Option 3 - Riverbend Park

### Pros:

- 1- Lots of open space and room
- 2- shade from large trees
- 3- room for parents to sit & relax
- 4- large parking lot close
- 5- portable water & electricity

### Cons:

- 1- vandalism
- 2- not secure - will too many dogs use it?
- 3- cotton from trees in the spring
- 4- events in the park - splash pad would be closed



## Town Manager Report

February 21, 2020

### List of on-going long term projects

<u>Capital Improvement Projects</u>	
Old High School Building	Waiting to here from DOLA Grant
DOLA Grant Tier 1: Remodel fire department, addition for administration and police	Applied for tier 1 grant with DOLA due November 1, 2019 for architectural construction plans. Waiting award announcement  Applying April 1, 2020 for construction grants for the project if we receive architecture grant
Master Sewer Plan Study	DOLA has awarded TOP funding, Palisade has signed contract and study has begun
MPPPO GRANT SUBMITTED for Highway 6 between Main street and Iowa	TOP has submitted a grant – selection will be February 24, 2020
RFP for construction of bulb outs on Main Street and Kluge for stop signs	Friday, 1/24/2020 RFP due for bid on bulb outs on Main – We received a bid, in front of the board for approval. Start construction as soon as contractor is ready
Palisade Comprehensive Plan	Submitting Administrative grant request 2/17/2020 for \$20,000 with 50% town match – needed to be awarded funding before we can begin. Possible March start date.
TAP Grant – Transportation Alternative Pedestrian Grant -	TOP submitted TAP grant for sidewalks from Lincoln to the high school on the south side of Highway 6 - announcement of award in March
<u>Administration</u>	
Bluegrass Festival	June 12,13,14 - staff has begun planning
CPDHE Grant Wood Chipper	TOP has been awarded a commercial grade wood chipper – no cost to the town – for \$37,000 to purchase the new equipment – will assist with the tamarisk and Russian olive mitigation
Palisade Plunge Trail	Construction on hold for winter. Town is working with Mesa County on expanding Rim Trail Parking lot & putting in vault restroom
Splash Pad at Peach Bowl Park	Requests have been made to install a splash pad next to the swimming pool. It would be fenced in for security - grants are 2 years out – if even awarded for this type of project



**Staff Report: Allyson Shellhorn - Community Development Department**  
**Town of Palisade**  
**February 25, 2020**

The Community Development Department is currently working in three different areas: Planning and Development, Grant Applications, and Geographic Information Systems.

1. Planning & Development

a. Planning Commission

- i. Previous meeting: This public hearing was scheduled for February 18<sup>th</sup>, 2020. The agenda included two text amendments to the Palisade Land Development Code. The text amendments are to adjust the Hospitality Retail zoning and add a guest parking requirement to new residential development. Both text amendments will be presented to the Board of Trustees on February 25<sup>th</sup>, 2020 for a final decision.
- ii. Next meeting: The next meeting is scheduled for March 3<sup>rd</sup>, 2020. The agenda item for this meeting will be a proposed vacation of a public right-of-way. This application will be presented to the Board on March 10<sup>th</sup>, 2020.

b. **Training.** Staff is attending training on February 21<sup>st</sup>, 2020 for the OnBase software system used by Mesa County for reviews. This training is put on by the Mesa County Community Development Department.

c. **Training.** The Community Development Director was approved to attend a class on Adobe InDesign software. This class is put on by Western Colorado Community College. This will be beneficial during the process of updating the Comprehensive Plan.

2. Grant Applications

a. **Final submitted.** Multimodal Options Fund (MMOF): Application for funding for multi-modal transportation along Highway 6 through the Grand Valley Transportation Planning Region.

b. **Final submitted.** EIAF Tier I Grant: Application for funding for architecture and design of a new Town civic center through DOLA.

c. **Final submitted.** Transportation Alternatives Program (TAP) Grant: Application for funding for engineering and implementation of sidewalk routes along Highway 6 through the Colorado Department of Transportation (CDOT).

d. EIAF Tier II Grant: Application for funding for construction of a new Town civic center through DOLA.

3. Geographic Information Systems

a. Worked with Utilities Director to update the Town's walking and biking critical paths map for future sidewalk and improvement projects.

b. Working with Town Engineer and Utilities Director on sewer service area and sewer system maps for sewer study.

c. Working with the Utilities Director to create a map illustrating street classifications.

d. Working with the Utilities Director and staff to update the leaf pickup map for 2020.

e. Will work with Town Manager and department leads to map and prioritize projects within departments as preparation for Comprehensive Plan updating.

f. Will work with Utilities Department to map priority areas for street, sewer line, and water line maintenance and improvements.

g. Will work with staff on event maps for Bluegrass.

If you have any questions or comments, please let me know. Thank you!

Sincerely,

*Allyson Shellhorn*

Town of Palisade – Community Development Director



**Town of Palisade, Colorado**  
**MINUTES**  
**PLANNING COMMISSION**  
**February 18, 2020**

1. CALL TO ORDER

Vice-Chairperson McLaughlin called the regular meeting of the Palisade Planning Commission to order at 6:00 pm.

2. ROLL CALL

Present were: Vice-Chairperson Betsy McLaughlin, Commissioners; Charlotte Wheeler, Stan Harbaugh, Penny Prinster, and Riley Parker. Chairman Don Bosch was absent. Also, in attendance were Community Development Director Allyson Shellhorn and Administrative Supervisor Keli Frasier. A quorum was declared.

3. APPROVAL OF AGENDA

**Motion #1** by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Agenda as presented.

A voice vote was requested, and the motion carried unanimously.

4. APPROVAL OF MINUTES

**Motion #2** by Commissioner Prinster, to approve the minutes, seconded by Commissioner Harbaugh to approve the Minutes from the January 7, 2020, and February 4, 2020, Planning Commission meetings as written.

A voice vote was requested, and the motion carried.

5. ANNOUNCEMENTS

Keli Frasier, Administrative Supervisor, noted that volunteer sign up website for the 2020 Palisade Bluegrass and Roots Festival is now up and running, and encouraged everyone present to sign up.

Allyson Shellhorn, Community Development Director, announced that the construction of the bulb-outs on the corner of 3<sup>rd</sup> Street and Kluge Avenue will begin this week.

6. PUBLIC COMMENT

None

7. PUBLIC HEARINGS

**I PRO 2020-5 Application for a text amendment to the Land Development Code, section 5.04, and section 6.01 to remove Townhouse and Multi-family residential uses allowed in Hospitality Retail zoning and amend the proposed location of Hospitality Retail zoning.**

Vice-Chair McLaughlin opened the public hearing at 6:03 pm.

**STAFF PRESENTATION**

Allyson Shellhorn, Community Development Director, explained that this proposed text amendment was brought up at a Planning Commission work session a few weeks ago. She stated that Hospitality Retail Zoning was created to combine agriculture with retail, commercial business, such as a vineyard and tasting room. HR zoning is listed as a non-residential zone, and the purpose of the proposed Land Development Code text amendment is to remove residential uses as residential and to add Highway 6 as an area for allowed HR zoning.

**PUBLIC COMMENT**

Steven Smith of Grand River Vineyards 787 Elberta Avenue, stated that he is concerned about losing property rights due to this change. He asked that he be grandfathered in and retain the rights he has with his current HR zoning or requests the Commission reconsider this proposed change.

Tammy Craig, 150 E 3rd Street, agreed that she would like existing landowners to be grandfathered in.

**COMMISSIONER DISCUSSION**

Commissioner Parker asked if the landowner that spawned this proposed text amendment has submitted a new application. Ms. Shellhorn stated that they had not resubmitted their application yet. He stated that up until right now, he thought this was a good idea, but now that he realizes that some property owners will lose property rights, he is uncomfortable with the change. He stated that he would like to consider the "grandfathered in" option. He believes that the value of Mr. Smith's land could decrease significantly due to this change.

Commissioner Harbaugh asked how this would affect property values and why couldn't property owners just rezone?

Commissioner Prinster inquired about current zoning and how the code could be written to include a "grandfather clause."

Commissioner Wheeler agreed with the idea of a "grandfather clause," or just leaving townhouses and multi-family units in the code as written.

**Motion #3** by Commissioner Harbaugh to recommend approval of *PRO 2020-5 an application for a text amendment to the Land Development Code, section 5.04 and section 6.01 to remove Townhouse and Multi-family residential uses allowed in Hospitality Retail zoning and amend the proposed location of Hospitality Retail zoning* to the Board of Trustees.

No one seconded the motion. The motion failed.

**Motion #4** by Commissioner Prinster, seconded by Commissioner Wheeler to recommend keeping the text in section 5.04 and section 6.01 of the Land Development Code as is, but to add the Highway 6 corridor to it.

A roll call vote was requested.

**YES:** Commissioner Prinster, Vice-Chair McLaughlin, Commissioner Wheeler, Commissioner Parker

**NO:** Commissioner Harbaugh

**ABSENT:** Chairman Bosch

**The motion passed 4-1**

Vice-Chair McLaughlin closed the public hearing at 6:31 pm.

**II PRO 2020-6 Application for a text amendment to the Land Development Code, section 10.01, to require new residential development to include guest parking.**

Vice-Chair McLaughlin opened the public hearing at 6:31 pm.

**STAFF PRESENTATION**

Ms. Shellhorn stated that this proposed text amendment, like the last, was brought up at a Planning Commission work session a few weeks ago. Staff is recommending adding language that requires guest parking for new residential housing developments – one guest parking space per every four dwelling units.

**PUBLIC COMMENT**

None.

**COMMISSIONER DISCUSSION**

Commissioner Harbaugh questioned the term "dwelling unit," and if a new residential neighborhood would be required to add these guest parking spaces? Ms. Shellhorn stated an HOA would be required to maintain it, and the developer would be the "owner" until sold. The homeowners would then be the "owners."

Commissioner Parker stated that the homeowners would be the first to benefit from this text amendment.

**Motion #5** by Commissioner Parker, seconded by Commissioner Prinster, to forward a recommendation of approval of *the application for a text amendment to the Land Development Code, section 10.01, to require new residential development to include guest parking* to the Board of Trustees as presented.

**A roll call vote was requested.**

**YES:** Commissioner Prinster, Vice-Chair McLaughlin, Commissioner Wheeler, Commissioner Parker

**NO:** Commissioner Harbaugh

**ABSENT:** Chairman Bosch

**The motion passed 4-1.**

Vice-Chair McLaughlin closed the public hearing at 6:37 pm.

**8. NEW BUSINESS**

None

**9. ADJOURNMENT**

**Motion #6** by Commissioner Prinster, seconded by Commissioner Parker, to adjourn the meeting.

A voice vote was requested, and the motion carried unanimously.

The meeting was adjourned at 6:37 pm.

X

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Betsy McLaughlin  
Planning Commission Vice-Chairperson

**ATTEST:**

X

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Keli Frasier  
Administrative Supervisor

DRAFT



**Staff Report:**

**Troy Ward – Director of Parks, Recreation and Events - Town of Palisade**

**Date 2/21/20**

**Cemetery -**

Steve received his shipment of cement dirt barriers for cemetery. These barriers were placed behind the shop in the fenced in yard for storage of the topsoil needed in the cemetery. The barriers will keep the topsoil contained and stop it from being pushed up against the wooden fence along the north side when loaded by tractors. Not having barriers such as these, has resulted in continuous damage the fence. The fence required constant repair. These barriers will improve safety and efficiency.



**Recreation -**

The Wednesday evening 4Corners Rugby open gym has seen a steady increase in overall participation. To me, what is most exciting, is to see how many young participants continually show up to learn this sport. Palisade is a great community with great kids and great parents. I really appreciate the support these parents have shown to these young "ruggers." The kids sure seem to enjoy themselves!



## Parks -

The water leak by the restrooms in riverbend park has been successfully repaired.

We have submitted a letter of support for a grant that would allow RiversEdge West to make significant headway into the invasive tree species problem in Riverbend Park.

The damaged vinyl fencing panels at Peachbowl and Veterans Park are being replaced.

- This included 8 rails, 12 posts, 74 post caps, and 3 steel post inserts

- Please see the before and after pictures of the fence at skate park





**Staff Report: Matt Lemon/ Utilities Department - Town of Palisade**

**Date: February 25, 2020**

**Water (Treatment and Distribution):**

Located a large water leak, after noticing it for several weeks on effluent water flow trends. Leak was along the East bound lane of traffic on I-70. Approximately 150 GPM or 216,000 GPD was leaking. TCS provided traffic control for 1 lane road closure and we rented a 307 mini excavator to insure we had equipment that would allow us the required reach. Project went very smooth from start to finish.



Classic Beam break on 4 inch DI pipe. (Ductile Iron)



Fred, Brian, Derek, Mike (track hoe) fixed the leak in the cold "million dollar breeze"



16" clamp placed over the leak

Water tank storage levels were not maintaining during the leak. We were losing approximately 0.3 feet in 24 hours. We had plans to rent snowmobiles to turn valves in our water shed to bring more water to the plant. This was not needed once the leak was found and repaired.

**Sewer (Collection and Treatment):**

Iowa lift station had issues on Tues February 18. Pump 1 smoked several electrical components and was not functional overnight. Currently operational!

Troyer lift station has an old electric control panel with many components that date to the 1970's. One old open "clacker" relay has proven to be very hard to replace. The relay has broken plastic and barely holding together. We believe we have found a replacement breaker for the short term. We are also gathering replacement ideas for these controls.

Met with JUB engineering to determine the need of a sewer line upgrade on 37 9/10 road (Bower North of First). We provided camera footage of pipes in this area for them to evaluate.

**Streets Sidewalk and Signage:**

Third and Kluge bump outs started on February 19 and should be complete within two weeks if not quicker.

A viber-plate compactor was purchased to compact asphalt patch repairs tighter. Crews are appreciative of the new equipment.