



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Board Chambers)

February 23, 2021
6:00 pm Regular (Virtual) Meeting

I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS

A. Grand Valley Housing Needs Survey – www.research.net/r/GrandValleyHousing

B. Spring Clean-Up Is Scheduled For April 24, 2021

C. Free Firewood is Available at Riverbend Park in the North Parking Lot

VI. PRESENTATIONS

A. Palisade Marketing Plan - Presented by Tourism Advisory Board Representative and Slate Communications Representative

VII. TOWN MANAGER REPORT

VIII. 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 any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

A. Expenditures

Approval of Bills from Various Town Funds – February 5, 2021 – February 18, 2021

B. Minutes

Minutes from February 9, 2021, Regular Board Meetings

IX. PUBLIC COMMENT

Please keep comments to 3 minutes or less, and state your name and address. Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

X. NEW BUSINESS

A. PRO 2021-2 – Bella Palizzata Townhomes Concept Plan

The Board of Trustees will receive a presentation of a proposed townhome development concept plan at 3691 G Road (Parcel # 2941-041-00-079).

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please keep comments to 3 minutes or less, and state your name and address.*)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision – *Evaluation only – no vote required*

B. Snowpack and Water Update

Update for the Board of Trustees on the current conditions of snowpack and water levels in the valley.

XI. OPEN DISCUSSION

This is a chance for the Board of Trustees to voice concerns, opportunities, or other important topics, not on the Agenda. Each Trustee will be held to a limit of three minutes apiece to speak.

XII. COMMITTEE REPORTS

XIII. ADJOURNMENT



TOP Board of Trustees Regular Scheduled Virtual Meeting Electronic Participation Instructions

Due to the rise in COVID-19 (coronavirus) cases in Mesa County, the Town of Palisade has decided to return to virtual public attendance at meetings.

Regular meeting starts at 6:00 pm

<https://zoom.us/j/3320075780>

Meeting ID Number: 332 007 5780

To Join Zoom Meeting:

BY COMPUTER/SMARTPHONE: Click on the link above and follow the instructions. Participants from the audience will be able to speak during public comment. **There is a hand symbol to push that will allow the meeting moderator to see who wants to speak.** Please remember to state your name before speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes. **If using a smartphone, you must download the app.**

***BY TELEPHONE:** Members of the public who wish to provide public comment on any specific agenda item or during general public comment must call the number provided below between 5:15 pm and 5:29 pm. During that time, the **moderator of the call will ask your name and the agenda item or if you wish to speak to an item not on the Agenda.** Once that information has been provided, your line will be muted. When it is time to talk during the meeting, the moderator will unmute the line, state the person's name who will be speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes.

To participate, dial the following phone number: **1 (253) 215 8782**, then there will be a prompt to enter the meeting **ID. Number Noted Above**, and the User ID is the pound (#) sign.

BY ELECTRONIC MAIL: Members of the public may also provide public comments or comment on a specific agenda item by sending an email to kfrasier@townofpalisade.org. The email must be received by 2:00 pm on the day of the meeting. **The Town Clerk will FORWARD THE EMAIL TO THE BOARD OF TRUSTEES.** *Any member of the public who wishes to have a statement read into the Minutes is required to appear (virtually) at the meeting and make said statements to the Board directly.*

City Partners on Housing Needs Survey

The City of Grand Junction – and our partners throughout the Grand Valley – want to understand the decisions people make when choosing where to live and work. **The City is conducting a housing study to help City staff and other community organizations understand the complex decisions people make when choosing a place to live and work and how those decisions may change over time.** An essential element of the project is a resident survey. The survey provides our team with data not available from other sources on residents' experience with daily life throughout the Grand Valley.

This survey will help the City better accommodate the types of housing residents and workers want and need. Residents' answers to the survey will inform important decisions about housing and land use in the city. Be a part of charting our future.

- The survey is located at: www.research.net/r/GrandValleyHousing
- en Español: www.research.net/r/ViviendaGrandValleyESP

The survey can be completed on a smartphone, tablet or computer. Residents who complete the survey by February 28, 2021 will be entered into a drawing for a \$100 Visa gift card.

Thank you for participating! Please share with friends, family and coworkers about the survey. If you would like to request assistance with the survey or an alternative format, please contact Root Policy Research by email (hello@rootpolicy.com) or phone 970-880-1415.

¡Responda nuestra encuesta de vivienda!

La ciudad de Grand Junction, y nuestros socios en todo Grand Valley, quieren comprender las decisiones que toman las personas al elegir dónde vivir y trabajar. Sus respuestas a la encuesta informarán decisiones importantes sobre la vivienda y el uso del suelo en la ciudad. **Ayúdenos a planear nuestro futuro.**

Esta encuesta ayudará a la Ciudad a adaptarse mejor a los tipos de viviendas que los residentes y trabajadores desean y necesitan.

- La encuesta se encuentra en: www.research.net/r/GrandValleyHousing
- en Español: www.research.net/r/ViviendaGrandValleyESP

Puede realizar la encuesta en su teléfono inteligente, iPad / tableta o computadora.

Si completa la encuesta antes del 28 de Febrero de 2021, participará en el sorteo de una tarjeta de regalo Visa de \$100.

¡Gracias por participar! ¡Cuéntele a sus amigos, familiares y compañeros de trabajo sobre la encuesta y / o compártala en las redes sociales! Si desea solicitar ayuda con la encuesta o un formato alternativo, comuníquese con Root Policy Research por correo electrónico (hello@rootpolicy.com) o por teléfono al 970-880-1415.

Contact: Greg LeBlanc, Sr. Assistant to the City Manager | 970-244 1557 or gregoryl@gjcity.org

2021 PALISADE MARKETING PLAN

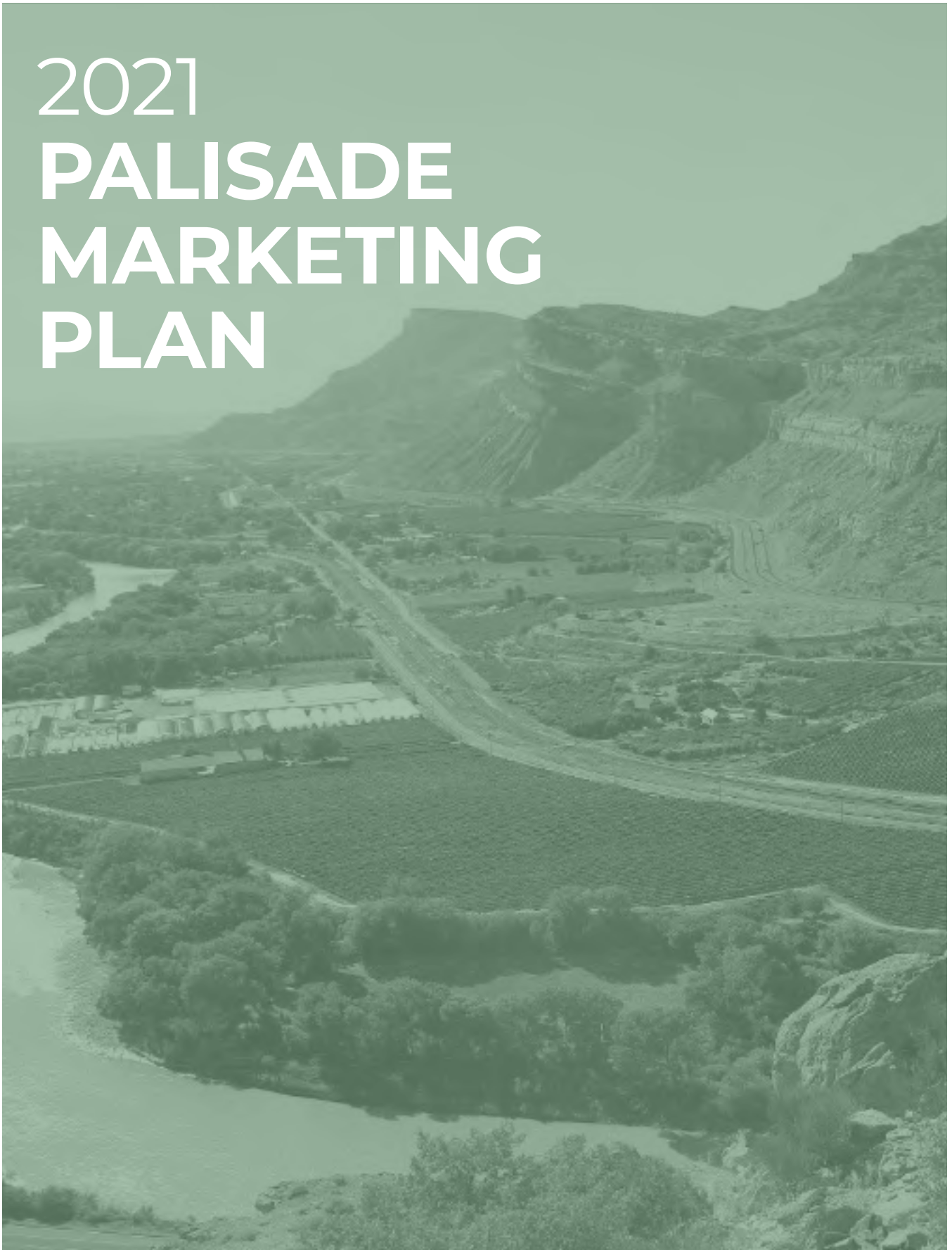
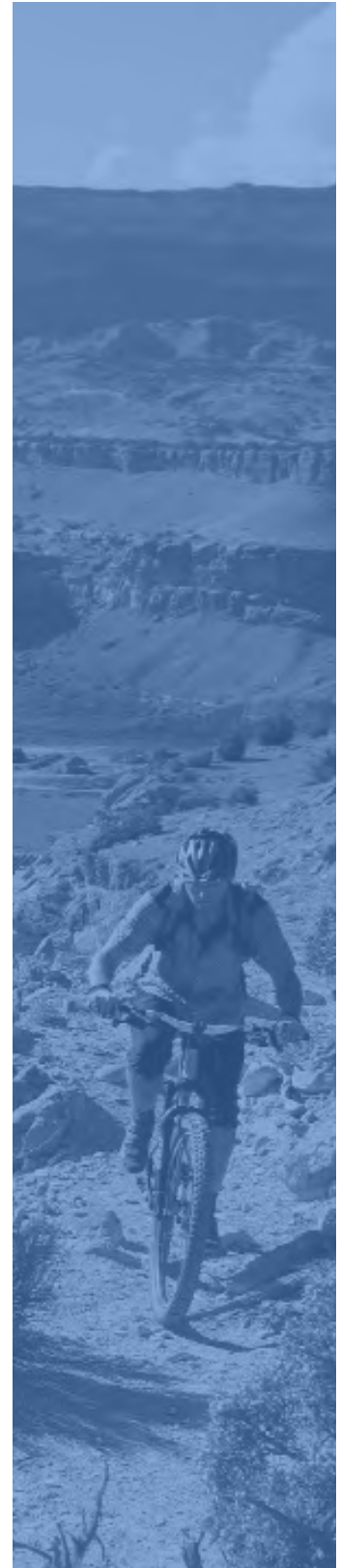




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TAB GOALS & PRIORITIES

PRIORITY #1

INCREASE AWARENESS AND ENHANCE PERCEPTION OF PALISADE

- ▶ Tell the story of Palisade as a top lifestyle destination for those seeking:
 - An outdoor playground
 - A unique wine and culinary experience

PRIORITY #2

SUPPORT THE LOCAL COMMUNITY

- ▶ Advocate for local businesses and help them thrive
- ▶ Target segmented audiences to ensure responsible visitors

PRIORITY #3

CONVERT MARKETING EFFORTS TO TAX REVENUE

- ▶ Utilizing digital avenues and partnerships
- ▶ Educating local businesses on cost effective marketing tactics



SITUATION & OPPORTUNITY

Palisade has a rich history, strong identity and many amenities for visitors. We have the opportunity to tell Palisade's unique story to attract visitors to help local businesses and the community continue to thrive.





PALISADE VALUE PROP

LIFESTYLE

A place where wine and warm desert sunshine offer a unique retreat from everyday life. Palisade offers an approachable and energizing experience where visitors get the best of both worlds, from an authentic and lavish wine country experience to accessible outdoor adventures.



THE BOTTOMLINE (NOT TAGLINES)

Palisade is where luxury meets adventure

- You deserve it
- You can have it all
- Your experience is uniquely yours





TOP THINGS TO DO

TREAT YOURSELF

Wine, Dine, Shop,
Accommodations



PLAY OUTSIDE

Hike, Bike, Ski, Float



EXPLORE

Scenic Byways, Farms,
Orchards, Wineries,
Grand Mesa, History



MAKE THE MOST OF YOUR STAY

Gateway to Grand
Valley Adventures
(Colorado National
Monument, Fruita
and all it has to
offer, Powderhorn
Mountain Resort)





CHALLENGES & COMPETITORS

Winter & Weekdays

I-70 and traffic

Telling Palisade's story and showcasing all it has to offer

Business partnerships for visitor packages

Grand Junction

Get inspired social media photo library

Encourages day trips to surrounding areas

Greater brand recognition

Instagram: **17.9K**

Facebook: **25,095**

Twitter: **3,784**

YouTube: **228**



Fruita – *Play Like a Local*

Focused on families

Focused on outdoor recreation and adventure

Instagram: **5,410**

Facebook: **14,432**

Twitter: **N/A**

YouTube: **17**



Napa – Raise a Glass

#VisitNapa travel inspiration photo library

Welcoming, celebratory, iconic lifestyle destination

Instagram: **120K**

Facebook: **153,128**

Twitter: **29.8K**

YouTube: **302**



Vail

We're Excited to Welcome You Back Winter!

Primary focus on skiing

Winter escape

Rewards program

Instagram: **305K**

Facebook: **504,994**

Twitter: **71.3K**

YouTube: **7.64K**





TARGET AUDIENCES

MILLENNIALS – 24-39 YEARS OLD

She's a young professional, likely without kids. She prioritizes travel and is willing to spend money on it. She wants a unique experience that is rich in culture and is willing to take risks. She is likely traveling with friends. She learned about Palisade on social media or from online travel reviews. She will share her experience on social media and expects local businesses to have a strong online presence.

SOCIAL MEDIA:

- **97%** share travel experiences on social media
- **87%** seek travel inspiration posts
- **84%** are influenced by crowd-sourced content



- **Want a unique travel experience**
- **They would rather spend money on travel and experiences than possessions**
- **They use smartphones for travel booking (66%) and research (75%)**
- **They take more weekend trips than other generations**
- **They seek out educational adventures and authentic cultural experiences**
- **They are more likely to extend business trips for pleasure**

- **They like to travel with friends or solo**
- **They are willing to take time off work**
- **Service they want from you:**

Split billing, texting/messaging, authentic content including online reviews and images, automated check-ins, reward programs for discounts and upgrades

- **Cost and work responsibility are their biggest barriers to travel**

ACTIVE BOOMERS – 55-65 YEARS OLD

They plan trips to visit their children in the Front Range or a weekend getaway where they can check a few things off their bucket list and relax. They likely heard about Palisade from a travel website. They will stay in a hotel and book a wide range of local recommended experiences to make the most of their trip. They will spend extra money on premium services and will likely return if they have a good experience.



- They spend good money on premium travel services
- They spend on average \$6,600 annually on travel
- 55% consider their smartphone a necessary tool when traveling
- They tend to travel more during the summer
- Their “bucket list” is an important factor in their travel
- 94% travel domestically, 4-5 leisure trips annually
- They plan further in advance
- They prefer trips for relaxation/fun over learning
- They like to make the most of their trips, even though they are usually short trips, but they travel often
- They prefer hotels/motels as their form of accommodation
- A large percentage want to travel to the western US
- They prioritize safety and comfort
- 76% have hotel loyalty memberships
- They travel to visit friends and family followed by leisure
- They want travel experiences tailored to their preferences and needs
- They take less time off than Millennials to travel
- Cost and health are their biggest barriers to travel
- They take a lot of photos
- They want to disconnect and are looking for luxury

SECONDARY AUDIENCES

MOUNTAIN RESIDENTS

- Looking for an alternative to the standard Colorado experience
- Looking for affordable lodging and less crowds
- More likely to be able to travel during the week
- Palisade is easily accessible to them
- Will likely be returning visitors and great brand advocates



RETIREES

- 65+
- More likely to travel during the week
- Have disposable income
- Opportunity to provide package experience/tours



FRONT RANGE RESIDENTS

- We can show them a side of Colorado they haven't discovered yet
- 27% of overnight trips in Colorado are visitors from Colorado
- Will likely be returning visitors and be great brand advocates



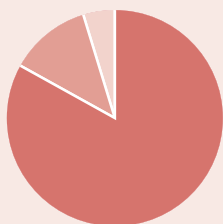


COMMUNICATION AUDIT

Website Analytics January 1, 2020 – December 31, 2020

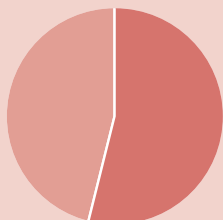
Traffic Acquisition

Organic Search **78.8%**
Direct **11.6%**
Social **4.4%**



User Demographics

Female **45.85%**
Male **54.15%**



Age

18-24 **27.50%**
25-34 **33.50%**
35-44 **15.50%**
45-54 **12.50%**
55+ **11%**

Social Media

Facebook **11,161** followers
 Twitter **642** followers
 Instagram **1,437** followers
 YouTube **15** subscribers
 Pinterest **134** followers

84,631
users

108,005
session

14.4%
returning visitor

85.6%
new visitor

Average session duration **00:01:54**

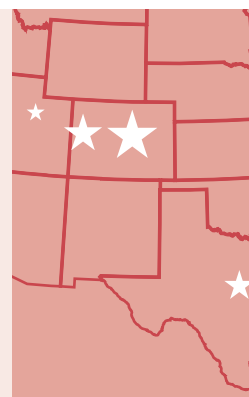
63.48%

bounce rate
(This is above average; an ideal rate is 40% or under)

Average
2.30
page views per session

Location

Denver **19.96%**
Grand Junction **9.88%**
Dallas **3.61%**
Salt Lake City **1.32%**



SEO Audit

85% HEALTH • EASY FIXES

- Fix broken external links
- Add meta descriptions
- Increase text to HTML ratio
- Replace HTTP links with HTTPS links
- Minify source code

WHAT YOU TOLD US YOU'D LIKE TO SEE

TV ads in Denver and Salt Lake City

Targeted social media including paid advertising

More PR and earned media including media trips and newswire

Surveys

More promotional videos

Less print ads

Target the western slope

Target digital nomads



SWOT ANALYSIS BASED ON CTO FINDINGS

STRENGTHS

- 76-78% overall satisfaction for trips to Colorado
- Friendly people
- Quality accommodations/clean/safe
- Visitors seek Colorado for the outdoors



WEAKNESSES

- Music/Nightlife/Entertainment
- Value for the Money



OPPORTUNITIES

- Returning Colorado visitors
- Colorado Residents



THREATS

- Overall low interest in wine/winery for leisure visitors to Colorado





INDUSTRY INSIGHTS

OUTDOOR SEGMENT INSIGHTS



63%
PLAN
2+ months
ahead



50%
BOOK
2+ months
ahead

Activities



Hiking/
Backpacking



National/
State Parks



Camping



25%
CAMP



20%
MOTEL



18%
HOTEL



17%
RESORT



LEISURE VISITOR INSIGHTS

Top Activities



Shopping



Hiking



National/
State Parks



Landmarks/
Historic Site



85-89%

of visitors to
Colorado are
returning visitors



Average Stay

3.7

nights



55%

stay in hotel



About

50/50

between driving and flying



40-43%

have an AAA
membership

29-32% PLAN

less than a month
ahead of time



30% BOOK

less than a month

22%

no planning in advance

Top Booking Sources

Hotel/Resort **18%**

Word of Mouth **16%**

Online Travel Agency **15%**

Airline **14%**

11% Destination Website

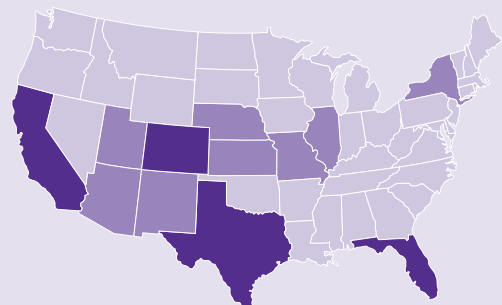
10% Travel Company
Websites

10% Auto Club/AAA

Top states contributing to leisure travel

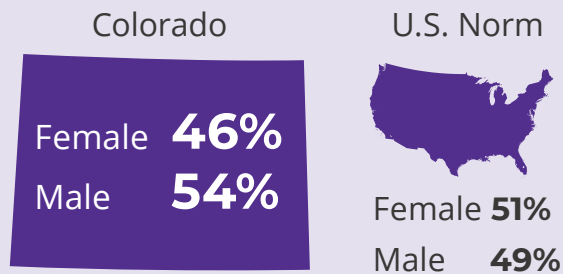
>5% California, Colorado, Texas, Florida

2-5% Utah, Arizona, New Mexico, Kansas,
Nebraska, Missouri, Illinois, New York

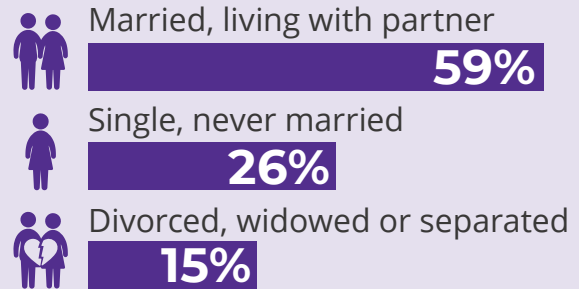


OVERNIGHT LEISURE VISITOR PROFILE

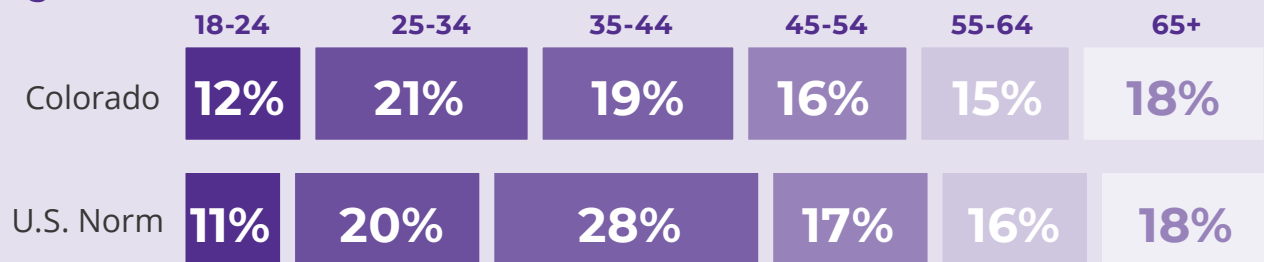
Gender



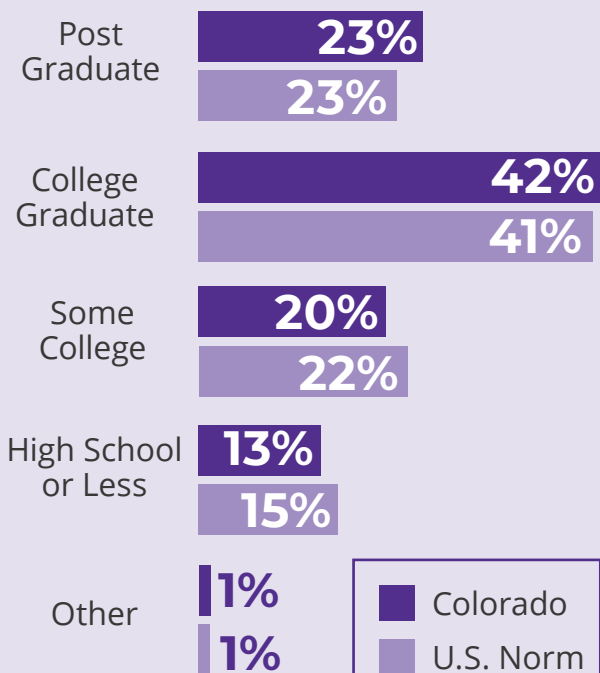
Marital Status



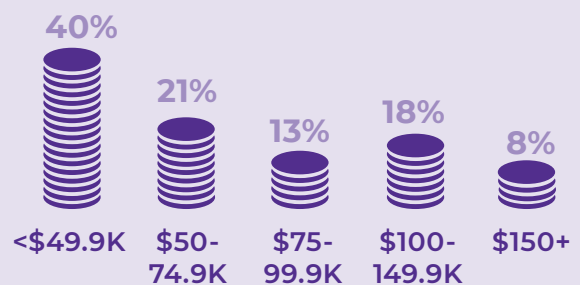
Age



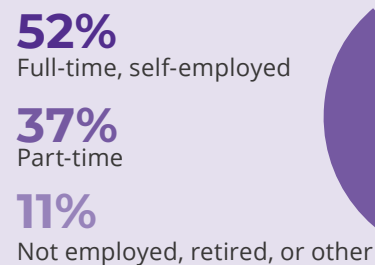
Education



Household Income

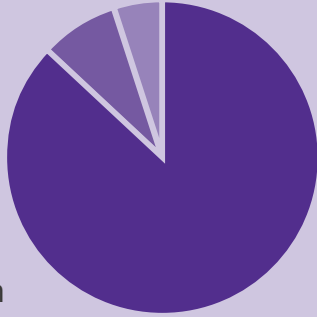


Employment

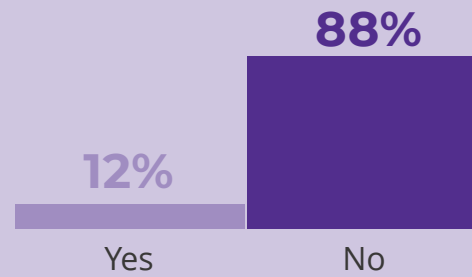


Race

87% White
8% Other
5% African American



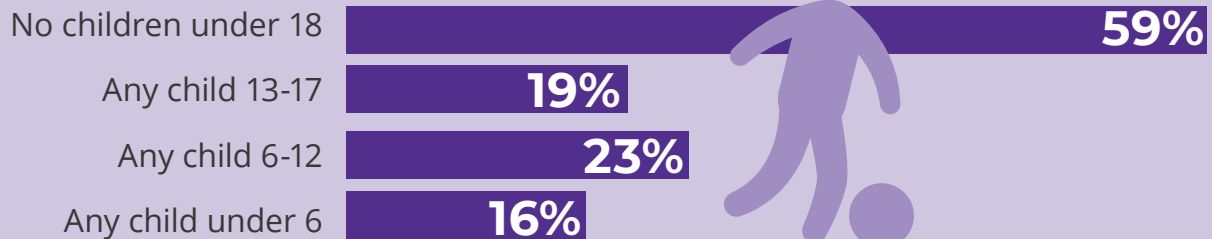
Hispanic Background



Household Size



Children in Household





STRATEGIES

STRATEGY #1

FOCUS ON LIFESTYLE MARKETING TO
SHOWCASE ALL PALISADE HAS TO
OFFER AND INSPIRE VISITORS

STRATEGY #2

PARTNER WITH AREA BUSINESSES TO TELL
A SHARED STORY AND BUILD EXPERIENCES
IN A BOX FOR VISITORS

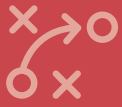
STRATEGY #3

TELL AUTHENTIC STORIES THROUGH
USER-GENERATED CONTENT



CTO ACTION SUMMARY

ADVERTISING	Print Advertising
	Paid Social
	Digital Advertising
EARNED MEDIA	Proactive Pitches
	Media List
	Media Familiarization Tours
DIGITAL MARKETING	eNewsletters
	Website Improvements
	Social Media Marketing: Facebook, Instagram, YouTube
	Tracking and Reporting
DESTINATION MARKETING	Palisade Plunge
	Fruit & Wine Byway
COMMUNITY & PARTNERSHIPS	Fruita Partnership – CTO Grant
	Community Outreach
	Community Partner Tools/Education
OFF-SEASON PROMOTION	Itineraries
	Visual Assets
	Target Grand Valley Visitors
ASSET DEVELOPMENT	Content Marketing
	Video Content



TACTICS

GENERAL TACTICS

CTO = CTO Action Plan

Website Enhancements & Online Optimization	Update hero image and top content – keep website relevant	On-going
	Add blog	On-going
	Add new pages for destination marketing including Palisade Plunge, Fruit & Wine Byway, Trip Planning/Resources CTO	
	Update main navigation and scrub site	
	Improve SEO	On-going
	Cross platform promotion CTO	On-going
	Update city page on Colorado.com CTO	
Partner & Channel Marketing	Fruita partnership marketing CTO	Grand Valley Guide/Itineraries CTO grant digital advertising CTO
	Cameo Shooting & Education Complex	
	Ride with GPS	
	Community Outreach CTO	Community/business stakeholder quarterly communications CTO
		Educational and social events to inform local stakeholders on tourism efforts CTO
		Marketing and online experience workshop for local businesses hosted by Slate
		Hospitality “cheat-sheet” for tourism partners CTO

GENERAL TACTICS

CTO = CTO Action Plan

Social Media	Continue posting across all platforms CTO (Prioritizing Facebook and Instagram)	
	Enhance presence on Instagram	
	Build YouTube library CTO	
	CTO Instagram Takeover	
	Focus on two-way engagement	
	Prioritize visuals and storytelling from user generated content	
	Build Pinterest into Dreaming and Planning platform for potential visitors	
Paid Advertising	Digital	Sojern conversion tracking in partnership with Fruita
		CTO – City Page CTO
		Elevation Outdoor CTO
	Social Media: Instagram and Facebook CTO	Run targeted paid campaign to target audiences identified as MQLs to landing page optimized for booking
		Action strategies: Define MQL, building tracking mechanisms to track MQLs, build landing page optimized for conversion
		CTO – Vacation Guide, LOVE Magazine CTO
Tracking & Reporting	Print	Cameo Sponsorship CTO
	Utilize UTM codes for cross platform attribution	
	Explore options for additional tracking and conversion across platforms including pixels for social ads and local business partners to set a benchmark for conversion and a see-through to our economic impact from our efforts	
	Cross platform promotion to drive traffic	
	Reporting on digital efforts including email marketing, social media marketing, website analytics and digital/social advertising CTO	

LIFESTYLE MARKETING

CTO = CTO Action Plan

Assets	Build campaign concept around Palisade lifestyle sentiments	
	Lifestyle aesthetic and messaging guide that will set the tone for all marketing and communication efforts as well as serve as a tool for local business and partner marketing efforts	
	Photo and video library CTO	
Content Marketing & Earned Media	Blog – Leverage what makes Palisade special and create authentic content that connects with and inspires potential visitors to want to experience Palisade	Examples: Listicles to the perfect girl's weekend in Palisade, guide to learning about wine tasting for beginners, recipes for Palisade peaches, the ultimate Palisade bucket list, how to make the most of working remotely while traveling
	Earned Media CTO	Build media list CTO
		Build annual pitch calendar to include events, news and features CTO
		Industry publications
		Non-traditional outlets: <ul style="list-style-type: none"> • Bloggers • Influencers
	Email Marketing CTO	FAM Tours CTO
		Continue with ~8 eNewsletters per year CTO
		Integrate content into annual marketing strategies
		List segmentation and A/B testing

CREATING EXPERIENCES

CTO = CTO Action Plan

Destination Marketing	Off-season and Alternative Visitor Promotion CTO	Develop off-season photo and video assets
		Create seasons section of the website to highlight what Palisade has to offer year-round
		Colo-Road Trip itineraries
		Target mountain residents for off-season and mid-week escapes
		Front Range visitors for in-state getaway and digital nomad promotions
		Paid advertising
	Things to Do Highlights and Mini-Campaigns	Palisade Plunge CTO <ul style="list-style-type: none"> Website updates Press release and media tours Paid advertising
		Fruit & Wine Byway CTO <ul style="list-style-type: none"> Apply for Scenic Byway designation Target influencers Website updates
		Cycling Promotion CTO <ul style="list-style-type: none"> Develop cycling photo and video assets Itineraries and Maps Fruita partnership Visitor packages Website updates
Travel Packages, Cross Promotion & Conversion	Interactive planning content to build the ideal itinerary	
	Business partnerships to build packages for elevated and seamless visitor experiences for them to make the most of their time in Palisade	
	Prioritize and create lead capture on visitpalisade.com	
	Landing pages created to influence conversion	

USER-GENERATED CONTENT

CTO = CTO Action Plan

Authentic Palisade Experiences	Encourage people to share – get local businesses involved in this effort	
	Claim a set of hashtags specific to Palisade and our 2021 marketing efforts	
	Re-share and repurpose user generated content and assets across marketing efforts with attribution	
	Create live feed of UCG travel inspiration on visitpalisade.com with call to action to share with our designated hashtag	
	Leverage and encourage reviews: Yelp, TripAdvisor, Google	
	Use visitor testimonials and quotes in marketing efforts	
	Leverage partnerships with influencers and industry leaders: blogs, sponsored posts, user generated itineraries, reviews	
	Photo contests and promotion on social media	
	Leverage hashtags and social media trends	
	Encourage live streaming and in-experience posting on social media	
	Survey ideal visitors to gain a deeper understanding	



MEASUREMENTS OF SUCCESS

Analytics reports will be created on a quarterly basis to evaluate the success of marketing tactics. The following list is measurements that we'll keep a close watch on. Success would mean an increase over time in all of these categories. We will use this first year to compare YoY as well as set a new baseline to guide future efforts.

MEDIA & ADVERTISING

Digital Advertising:

- Impressions, Engagement and Click ratios
- Sojern booking conversions

Print advertising number of ads/reach

Paid email marketing: number of emails/reach/opens/click

Paid social: number of ads/reach/impressions/engagements/clicks/audience growth

Amount of organic publicity received from media outlets and other influencers

Media participation in FAM tours and associated coverage

Number of stories placed in regional publications

Number of influencer partnerships

WEBSITE (focus on visitpalisade.com)

Website sessions total

New vs. Returning

Incoming traffic source

Bounce Rate

Amount of time spent on site

Pageviews and length of time spent on page

Page exits

Top performing pages

SEO

- Page ranking in search engines when keywords are entered
- Number of missing title tags, meta descriptions, and header tags
- Number of external links added to site, and number of external sites that includes visitpalisade.com

SOCIAL MEDIA (Organic)

Audience growth across platforms

Age and Gender

Locations: Front Range, Mountain Residents and target states

Post reach and impressions

Post engagement (likes, views, shares, comments, clicks)

Number of posts on new platforms

Hashtag performance and reach

Number of photo contest participants

Number of visitor/customer reviews left on websites like Google, Trip Advisory, and Yelp

EMAIL

Subscriber growth

Opens/Clicks/Bounces/Unsubscribes

Top performing content

MISCELLANEOUS MEASUREMENTS

Lodging tax collections

Sales tax collections

Fruita partnership efforts overview and recap

Community outreach

- HH attendees
- Number of partners included in travel/experience packages
- Number of local businesses participating in digital conversion tracking

Ride with GPS stats and usage

Number of weekday visitors

Number of off-season visitors

Number of visitors that took advantage of new travel/experience packages

Number of itinerary/maps views and downloads

Number of photos and videos added to asset library

Number of engagements with interactive trip planner and conversions



IMPLEMENTATION SCHEDULE

GENERAL TACTICS

LIFESTYLE MARKETING

CREATING EXPERIENCES

USER-GENERATED CONTENT

FEBRUARY

Build campaign concept around Palisade lifestyle sentiments

Rebuild Template and Segment Lists

Build photo and video library

Research and claim hashtags for UGC campaign

Build a library of existing UGC content and reviews to integrate into marketing efforts (On-going)

MARCH

Update hero image and main content (on-going)

Add social sharing and cross-promotion functionality

Quarterly stakeholder communications (March / June / September / December)

Build marketing lifestyle aesthetic and messaging guide

Blog posting (On-going/monthly)

Add a Blog section to the website

Build content calendar and library

Begin sending eNewsletter (On-going)

Optimize Yelp!, Google, and TripAdvisor profiles and begin two-way engagement efforts

APRIL

Tourism Happy Hour with community stakeholders

Update main navigation

Ride with GPS (On-going)

Continue posting across all social media accounts (On-going)

Enhance presence in Instagram (On-going)

Hospitality marketing tools/Marketing Workshop for community stakeholders

Begin SEO enhancements (On-going)

Cameo Shooting & Education Complex partnership

Build media list

Build editorial calendar and schedule for PR – include FAM tours, proactive pitches and non-traditional outlets (On-going)

GENERAL TACTICS	LIFESTYLE MARKETING	CREATING EXPERIENCES	USER-GENERATED CONTENT
APRIL <i>(continued)</i>			
Interactive planning content to build custom itineraries			
Work with local businesses to build more travel package experiences for visitors (On-going)			
Add UGC travel inspiration photo library to website with CTA to share			
MAY			
Partner Marketing with Fruita for Grand Valley guide and itineraries			
Paid advertising: Sojern, social advertising, CTO, Elevation Outdoor, Cameo sponsorship as well as paid social (On-going)			
Fruit & Wine Byway Promotion: Scenic Byway destination, assets, page on the website, influencer marketing (Through high season)			
Cycling Promotion: Assets, maps and itineraries, Fruita partnership, visitor packages and website updates (Through high season)			
Alternative Visitor Promotion: Packages and promotions, content marketing, Front Range digital nomads, paid advertising, itineraries (On-going)			
JUNE			
Social media photo contest			
OCTOBER			
Off-Season Promotion: Assets, updates to the website for year-long activities, targeted and segmented to mountain residents and digital nomads (Through low season)			



Main Street Grant: The Town has submitted two additional Main Street Grants for \$50,000 for two parklets and sidewalk expansion in the downtown area.

Plunge:

Staff is working with Mesa County to plan the ribbon cutting and celebration of the Plunge trail opening in July.

Staff is constructing a bus shelter for the Public Parking lot. The shelter will reflect the same materials as the parklets downtown. Funding is coming from the GOCO grant for the plunge trail.

We are working on completing signage with Mesa County for the kiosks in the Palisade Parking lot and Rim parking lot. Signage on River Road is part of the widening project scheduled to begin in July and will be placed at that time.

TAB is working on a new map that has an app feature and will show the various trails in the area – they are scheduled to present to the Board in the future.

Palisade Fire is working closely with County on a rescue plan for the plunge.

Clinic & Highway 6:

Administration is closely working with Community Hospital on preliminary plans and costs for a clinic in Palisade. Discussion about hosting county-wide fundraising for the project.

Highway 6 is at 30% design. Staff is working closely with CDOT to ensure safety, crosswalks with pedestrian refuge, turning lanes, and access points. Staff is meeting with local businesses affected by the project for feedback—the project is still scheduled for construction in October.

Open house for Highway 6 to display design options is scheduled for Saturday, March 20 at the Community Center from 10:00 am to 6:00 pm.

List of Calendar Year Projects:

<u>Capital Improvement Projects</u>	
--------------------------------------------	--

EPA Brownfields Grant – Asbestos Remediation	<p>Grant submitted Wednesday 10.28.2020 for asbestos remediation at the old high school – grant request is +/- \$500,000 with 20% match</p> <p>Announcement of winners in June 2021</p>
Master Sewer Plan Study Completed	<p>Completing portal application with USDA for possible funding on sewer design and construction – there is a lot of information to submit for the grant/ loan application.</p> <p>Staff working on IGA with Clifton Sewer to present to the Board for approval</p>
Palisade – Clifton Fire Department	Entered into IGA with Clifton Fire. The steering committee was appointed to work on moving fire authority forward.
DOLA Tier 1 – Fire Department Tender Truck Submittal	Staff to submit a grant in April 2021 for a 50% grant request to purchase a Fire Tender at a total cost of \$300,000
MPPO GRANT AWARD: \$912,000 Highway 6 between Main street and Iowa COVID 19 – CARES Act Funding	<p>30% Completion of design work was submitted to CDOT for comment. Staff is working with Landscape Architect to complete three concept plans to present to the public at open houses – to be scheduled.</p> <p>JUB Engineering Firm was selected to perform design/engineering for this project.</p> <p>TOP has been awarded the total grant with the match relief: \$912,000.00 for work on highway 6 – completed IGA and RFQ with CDOT – Town received 3 RFQ's for design and engineering work</p>
TAP Grant Awarded: \$1 million dollars – Build sidewalks from Lincoln St to High School.	<p>Committee selected Stolfus Engineering as Design Firm for the project.</p> <p>TOP awarded a \$1 million dollar grant for sidewalks from Lincoln to the high school on the south side of Highway 6</p> <p>Have hired and completed the ICE – Independent Contractor Estimate for design work required by grant</p> <p>Completing IGA with CDOT.</p>



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EXPENDITURES - APPROVAL BY DEPT

Council Meeting Date – February 23, 2021

Date Range of Payables – 02/05/21 – 02/18/21

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 02/05/2021-02/18/2021

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0123210	AFLAC Pre-tax Pay Period: 1/23/	02/05/2021	230.70	.00		
AFLAC INSURANCE	PR0123210	AFLAC After-Tax Pay Period: 1/2	02/05/2021	55.80	.00		
AFLAC INSURANCE	PR0206210	AFLAC After-Tax Pay Period: 2/6/	02/11/2021	55.80	.00		
AFLAC INSURANCE	PR0206210	AFLAC Pre-tax Pay Period: 2/6/2	02/11/2021	230.70	.00		
COLORADO DEPT OF REVENUE	PR0123210	State Withholding Tax Pay Period	02/05/2021	2,403.00	.00		
COLORADO DEPT OF REVENUE	PR0206210	State Withholding Tax Pay Period	02/11/2021	2,529.00	.00		
FICA/MED/ P/R TAXES	PR0123212	Federal Withholding Tax Pay Peri	02/05/2021	6,595.05	.00		
FICA/MED/ P/R TAXES	PR0123212	Medicare Pay Period: 1/23/2021	02/05/2021	1,037.02	.00		
FICA/MED/ P/R TAXES	PR0123212	Medicare Pay Period: 1/23/2021	02/05/2021	1,037.02	.00		
FICA/MED/ P/R TAXES	PR0123212	Social Security Pay Period: 1/23/	02/05/2021	2,862.36	.00		
FICA/MED/ P/R TAXES	PR0123212	Social Security Pay Period: 1/23/	02/05/2021	2,862.36	.00		
FICA/MED/ P/R TAXES	PR0206212	Federal Withholding Tax Pay Peri	02/11/2021	6,857.05	.00		
FICA/MED/ P/R TAXES	PR0206212	Social Security Pay Period: 2/6/2	02/11/2021	3,097.10	.00		
FICA/MED/ P/R TAXES	PR0206212	Social Security Pay Period: 2/6/2	02/11/2021	3,097.10	.00		
FICA/MED/ P/R TAXES	PR0206212	Medicare Pay Period: 2/6/2021	02/11/2021	1,103.31	.00		
FICA/MED/ P/R TAXES	PR0206212	Medicare Pay Period: 2/6/2021	02/11/2021	1,103.31	.00		
FIRE AND POLICE PENSION	PR0123210	FPPA Police DD Pay Period: 1/23	02/05/2021	596.14	.00		
FIRE AND POLICE PENSION	PR0123210	Fire Pension Pay Period: 1/23/20	02/05/2021	408.11	.00		
FIRE AND POLICE PENSION	PR0123210	Fire Pension Pay Period: 1/23/20	02/05/2021	552.16	.00		
FIRE AND POLICE PENSION	PR0123210	Police Pension Pay Period: 1/23/	02/05/2021	1,689.06	.00		
FIRE AND POLICE PENSION	PR0123210	Police Pension Pay Period: 1/23/	02/05/2021	2,285.19	.00		
FIRE AND POLICE PENSION	PR0123210	FPPA 457 Pay Period: 1/23/2021	02/05/2021	50.00	.00		
FIRE AND POLICE PENSION	PR0123210	FPPA Fire DD Pay Period: 1/23/2	02/05/2021	144.04	.00		
FIRE AND POLICE PENSION	PR0206210	Fire Pension Pay Period: 2/6/202	02/11/2021	408.11	.00		
FIRE AND POLICE PENSION	PR0206210	FPPA Police DD Pay Period: 2/6/	02/11/2021	639.05	.00		
FIRE AND POLICE PENSION	PR0206210	FPPA 457 Pay Period: 2/6/2021	02/11/2021	50.00	.00		
FIRE AND POLICE PENSION	PR0206210	FPPA Fire DD Pay Period: 2/6/20	02/11/2021	144.04	.00		
FIRE AND POLICE PENSION	PR0206210	Police Pension Pay Period: 2/6/2	02/11/2021	2,449.70	.00		
FIRE AND POLICE PENSION	PR0206210	Police Pension Pay Period: 2/6/2	02/11/2021	1,810.66	.00		
FIRE AND POLICE PENSION	PR0206210	Fire Pension Pay Period: 2/6/202	02/11/2021	552.16	.00		
ICMA TRST 401 - 107074	PR0123210	ICMA 401K Pay Period: 1/23/202	02/05/2021	1,917.86	.00		
ICMA TRST 401 - 107074	PR0123210	ICMA 401K Pay Period: 1/23/202	02/05/2021	1,917.86	.00		
ICMA TRST 401 - 107074	PR0206210	ICMA 401K Pay Period: 2/6/2021	02/11/2021	1,986.51	.00		
ICMA TRST 401 - 107074	PR0206210	ICMA 401K Pay Period: 2/6/2021	02/11/2021	1,986.51	.00		
ICMA TRST 457 - 304721	PR0123210	ICMA 457 Pay Period: 1/23/2021	02/05/2021	100.00	.00		
ICMA TRST 457 - 304721	PR0206210	ICMA 457 Pay Period: 2/6/2021	02/11/2021	100.00	.00		
FAMILY SUPPORT REGISTRY	PR0206211	FIPS 056888833 Garnishment P	02/11/2021	342.08	342.08	02/11/2021	
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	72.78	.00		
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	282.48	.00		
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	25.11	.00		
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	37.91	.00		
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	86.59	.00		
CIGNA HEALTHCARE	PR0123211	Health and Dental Insurance Cig	02/05/2021	91.58	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	144.83	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	154.45	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	125.73	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	613.15	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	92.28	.00		
CIGNA HEALTHCARE	PR0206211	Health and Dental Insurance Cig	02/11/2021	139.60	.00		
ANTHEM BLUE CROSS AND BL	PR0206211	Vision Insurance Vision Employee	02/11/2021	24.68	12.82	02/11/2021	
ANTHEM BLUE CROSS AND BL	PR0206211	Vision Insurance Vision Employee	02/11/2021	11.99	.00		
ANTHEM BLUE CROSS AND BL	PR0206211	Vision Insurance Vision Employee	02/11/2021	11.48	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ANTHEM BLUE CROSS AND BL	PR0206211	Vision Insurance Vision Employee	02/11/2021	81.99	.00		
Total :				57,282.55	354.90		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
CLIFTON FIRE PROTECTION	21-01-002	LEGAL FEES - MOU	01/25/2021	1,162.56	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Admin	02/01/2021	27.75	.00		
QUADIENT LEASING	N8698973	POSTAGE MACHINE LEASE	01/28/2021	297.72	.00		
OFFICE DEPOT	149269458002	OFFICE SUPPLY - ADMIN	02/10/2021	46.04	.00		
OFFICE DEPOT	150739568001	OFFICE SUPPLY - ADMIN	02/05/2021	67.96	.00		
OFFICE DEPOT	151134159001	OFFICE SUPPLY - ADMIN	02/05/2021	76.17	.00		
OFFICE DEPOT	151770670001	OFFICE SUPPLY - ADMIN	01/29/2021	55.60	.00		
PROVELOCITY LLC	29648	INFORMATION TECHNOLOGY	01/01/2021	5,694.00	.00		
SPECTRUM BUSINESS	000082001212	INTERNET COMMUNITY CENTE	01/21/2021	142.85	142.85	02/11/2021	
MUNICIPAL CODE CORPORATI	00354260	ONLINE CODE HOSTING	02/04/2021	300.00	.00		
COLUMN	4E284DA7-002	Ordinance Notice	02/12/2021	10.16	.00		
COLUMN	4E284DA7-002	Ordinance Notice	02/12/2021	8.71	.00		
COLUMN	4E284DA7-002	Ordinance Notice	02/12/2021	11.62	.00		
SPECTRUM ENTERPRISE	108289601020	IT CHARGES	02/01/2021	109.99	.00		
Total ADMINISTRATION:				8,011.13	142.85		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
LINCOLN NATIONAL	4196118531	Life Insurance - Comm Dev	02/01/2021	9.25	.00		
MLADJAN, MICHAEL	2020PAVARTIS	2020 PAV ARTIST STIPEND	11/30/2020	500.00	.00		
Total COMMUNITY DEVELOPMENT:				509.25	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
BEHAVIORAL HEALTH	01282021	ADULT PSYCHOLOGICAL EVAL	01/28/2021	600.00	600.00	02/11/2021	
DRANGINIS, DAN	FBP02082021	FLEXIBLE BENEFIT PLAN REIM	02/08/2021	75.00	.00		
FEDEX	7-267-35800	PD - SHIPPING CHARGES	02/04/2021	46.20	46.20	02/11/2021	
JIM DIBLE OIL COMPANY	111370	POLICE DEPT - GAS / DIESEL	01/22/2021	108.40	.00		
JIM DIBLE OIL COMPANY	111530	POLICE DEPT - GAS / DIESEL	02/05/2021	91.28	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Police	02/01/2021	64.75	.00		
PECZUH PRINTING COMPANY	315741	VEHICLE IMPOUND/RECOVERY	02/16/2021	137.41	.00		
COOP COUNTRY	239292	PD CAR WASH	02/10/2021	4.98	.00		
POST, MARK	02042021	PD UNIFORM REIMBURSEMEN	02/04/2021	57.00	57.00	02/11/2021	
BAKER, JAMES	FBP02132021	FLEXIBLE BENEFIT REIMBURS	02/13/2021	1,387.52	.00		
IACP	0151783	MEMBERSHIP DUES 1995277	01/08/2021	190.00	190.00	02/11/2021	
PROSAFE	30280	PD- PATCHES	01/29/2021	110.00	110.00	02/11/2021	
PROSAFE	30301	PD- PATCHES	02/09/2021	20.00	20.00	02/11/2021	
FRIENDLY ROD'S	3280	DOCUMENT DESTRUCTION - P	01/31/2021	47.80	47.80	02/11/2021	
Total POLICE:				2,940.34	1,071.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
JIM DIBLE OIL COMPANY	111370	CEMETERY - GAS / DIESEL	01/22/2021	28.66	.00		
JIM DIBLE OIL COMPANY	111530	CEMETERY - GAS / DIESEL	02/05/2021	19.14	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Cemetery	02/01/2021	9.25	.00		
Total CEMETERY:				57.05	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BOUND TREE MEDICAL, LLC	83942892	MEDICAL SUPPLIES/EMS	02/05/2021	87.80	87.80	02/11/2021	
BOUND TREE MEDICAL, LLC	83942893	MEDICAL SUPPLIES/EMS	02/05/2021	126.77	126.77	02/11/2021	
BOUND TREE MEDICAL, LLC	83945339	MEDICAL SUPPLIES/EMS	02/08/2021	249.08	249.08	02/11/2021	
CLIFTON FIRE PROTECTION	21-01-001	MEDICAL SUPPLIES	02/01/2021	74.54	74.54	02/11/2021	
JIM DIBLE OIL COMPANY	111370	FIRE/EMS GAS & DIESEL	01/22/2021	110.71	.00		
JIM DIBLE OIL COMPANY	111530	FIRE/EMS GAS & DIESEL	02/05/2021	11.78	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Fire	02/01/2021	30.05-	.00		
MESA COUNTY DEPT. 5014	EM-000356	AMBULANCE TRANSPORT FEE	12/30/2020	2,890.00	2,890.00	02/11/2021	
Total FIRE / EMS:				3,520.63	3,428.19		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS							
BOBCAT OF THE ROCKIES	12091497	SHARED STREETS & PARKS	02/03/2021	1,134.61	1,134.61	02/11/2021	
BOOKCLIFF AUTO PARTS INC	199256	STREETS / PARKS SHARED CO	01/27/2021	10.28-	10.28-	02/11/2021	
BOOKCLIFF AUTO PARTS INC	202422	STREETS / PARKS SHARED CO	02/03/2021	173.55	173.55	02/11/2021	
BOOKCLIFF AUTO PARTS INC	202573	STREETS / PARKS SHARED CO	02/03/2021	85.68-	85.68-	02/11/2021	
BOOKCLIFF AUTO PARTS INC	203140	STREETS / PARKS SHARED CO	02/04/2021	84.05	84.05	02/11/2021	
BOOKCLIFF AUTO PARTS INC	205728	STREETS / PARKS SHARED CO	02/10/2021	51.49	51.49	02/11/2021	
BOOKCLIFF AUTO PARTS INC	206795	STREETS / PARKS SHARED CO	02/12/2021	39.98	.00		
HEUTON TIRE COMPANY INC.	155290	SHARED EXPENSES	02/11/2021	242.25	.00		
WESTERN IMPLEMENT	IN17977	SHARED EXPENSES	02/11/2021	141.26	.00		
COOP COUNTRY	239197	PW CAR WASH	02/03/2021	2.00	.00		
COOP COUNTRY	239198	PW CAR WASH	02/03/2021	2.00	.00		
COOP COUNTRY	239199	PW CAR WASH	02/03/2021	7.12	.00		
COOP COUNTRY	239382	PW CAR WASH	02/17/2021	6.95	.00		
COOP COUNTRY	239383	PW CAR WASH	02/17/2021	2.26	.00		
COOP COUNTRY	239384	PW CAR WASH	02/17/2021	7.98	.00		
Total EMS:				1,799.54	1,347.74		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
JIM DIBLE OIL COMPANY	111370	STREETS - GAS / DIESEL	01/22/2021	71.64	.00		
JIM DIBLE OIL COMPANY	111530	STREETS - GAS / DIESEL	02/05/2021	47.85	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Streets	02/01/2021	27.75	.00		
WENDIS WOODSHOP INC	149601	ALLEY PROJECT - MARKERS	01/22/2021	175.00	175.00	02/11/2021	
KENNETH D MCKAY	2.4.2021	BOWER AVE - TREE REMOVAL	02/04/2021	1,300.00	1,300.00	02/11/2021	
Total STREETS:				1,622.24	1,475.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
JIM DIBLE OIL COMPANY	111370	WATER - GAS / DIESEL	01/22/2021	100.30	.00		
JIM DIBLE OIL COMPANY	111530	WATER - GAS / DIESEL	02/05/2021	66.99	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Water	02/01/2021	37.00	.00		
Total WATER:				204.29	.00		

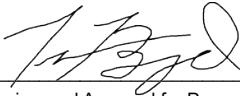
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
ALL-PHASE	2688-1001275	SEWER PLANT MAINTENANCE	02/09/2021	156.68	156.68	02/11/2021	
JIM DIBLE OIL COMPANY	111370	SEWER - GAS / DIESEL	01/22/2021	28.66	.00		
JIM DIBLE OIL COMPANY	111530	SEWER - GAS / DIESEL	02/05/2021	19.13	.00		
HERING, FRANK	FBP02102021	FLEXIBLE BENEFIT REIMBURS	02/10/2021	1,094.42	.00		
PHASE CON ENVIRONMENTAL	9243	SEWER - MOCKLER PROJECT	01/07/2021	364.00	364.00	02/11/2021	
Total SEWER PLANT:				1,662.89	520.68		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
MESA COUNTY PUBLIC WORKS	2021-PALISAD	MS4 STORMWATER PROGRAM	01/14/2021	6,000.00	6,000.00	02/11/2021	
Total SEWER COLLECTION:				6,000.00	6,000.00		

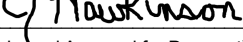
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WASTE MANAGEMENT INC -	1690856-0576-	DUMPSTER SERVICE	01/29/2021	2,025.08	.00		
WASTE MANAGEMENT INC -	1691050-0576-	GARBAGE SERVICE	02/01/2021	14,927.79	.00		
Total :				16,952.87	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
JIM DIBLE OIL COMPANY	111370	PARKS - GAS / DIESEL	01/22/2021	57.31	.00		
JIM DIBLE OIL COMPANY	111530	PARKS - GAS / DIESEL	02/05/2021	38.28	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Parks	02/01/2021	18.50	.00		
HEUTON, STEVE	02032021 EXP	BOOT ALLOWANCE	02/03/2021	125.00	.00		
Total PARKS:				239.09	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
BUD'S SIGNS	107307	COVID - CAPITAL PROJECTS - P	01/18/2021	370.00	370.00	02/11/2021	
DORA ORTIZ	TP-02-2021	JANITORIAL SERVICES	02/15/2021	1,240.00	.00		
LINCOLN NATIONAL	4196118531	Life Insurance - Facilities	02/01/2021	9.25	.00		
TERMINIX	251428	PEST CONTROL	02/03/2021	130.00	.00		
CHAVEZ, BRYAN	FBP02082021	FLEX PLAN BENEFIT	02/08/2021	823.87	.00		
VO REMARKETING & RECOVER	2/8/2021	GYM EQUIPMENT	02/08/2021	2,499.00	2,499.00	02/11/2021	
SEGRS, ROBERT	02112021.GYM	GYM EQUIPMENT	02/11/2021	800.00	.00		
Total FACILITIES:				5,872.12	2,869.00		
Grand Totals:				106,673.99	17,209.36		

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

Date: 2/19/2021

Town Manager: 
(Administrative Review and Approval for Payment)

Date: 2/19/2021

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.

Invoice Detail Input date = 02/05/2021-02/18/2021



**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE
PALISADE BOARD OF TRUSTEES
February 9, 2021**

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

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Mayor Mikolai presented the Wayne N. Aspinall gavel to Priscilla Walker, representing the Palisade Historical Society.

Riley Parker with the Palisade Sunrise Rotary Club presented Town Manager Janet Hawkinson with an award for services to the Town.

TOWN MANAGER REPORT

Town Manager Hawkinson reviewed her Manager's Report asking for consensus of the Board on three key topics. ***The consensus of the Board is to move forward with applying for a Main Street Grant, move forward with planning a block party on Main Street for the Palisade Plunge Trail ribbon-cutting ceremony, and for Mayor Mikolai and Trustee Somerville to participate in the Clifton Fire MOU steering committee.***

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 22, 2021 – February 4, 2021
- **Minutes**
Minutes from the January 26, 2021 Board Meeting

- **Ordinance 2021-01 Entitled "An Ordinance of the Town of Palisade, Colorado, Amending Chapter 1, Article VII, Chapter 7, Article V and Chapter 6, Article I and Repealing Chapter 2, Articles XI and XII of the Palisade Municipal Code."**

Mayor Pro-Tem Thea Chase amended the Minutes to reflect the following: under Mayor Pro-Tem Chase's Open Discussion statement, change the sentence "She spoke with a local rider who is expecting 250-275 riders per day on the Plunge trail" to "She spoke with Scott Winans, President of COPMOBA Board, who indicated projected ridership of 250-275 riders per day on the weekends at a comparable Moab trail."

Motion #2 by Trustee Somerville, seconded by Trustee Turner, to approve the Consent Agenda as amended.

A roll call vote was requested.

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

No:

Absent: Trustee L'Hommedieu

Motion carried.

PUBLIC COMMENT

None was offered.

PUBLIC HEARING I

Ordinance 2021-03 entitled "An Ordinance of the Town Of Palisade, Colorado Amending Land Development Code Section 6.01 Use Table Amending the Town's Review of Applications for Hemp Growing and Processing, Marijuana Processing and Testing (Not Sales), Restaurants That Include a Drive-Through, and Gravel Pits."

Mayor Mikolai opened the public hearing at 6:19 pm.

Community Development Director Brian Rusche reviewed his staff report citing the proposed changes and the staff's reasoning for the request.

Mayor Mikolai opened the hearing to public comment for and against the proposed text amendments. None was offered.

Mayor Mikolai opened the hearing to Board comment. Trustee Sommerville asked for clarification of the "P" and "C" annotations in the use table. Community Development Director Rusche explained that the proposed changes are to modify the currently Permitted uses of hemp growing and processing, marijuana processing and testing (not sales), restaurants that include a drive-through, or gravel pits to Conditional uses, which would require approval by the Planning Commission and Board of Trustees.

Motion #3 by Mayor Pro-Tem Chase, seconded by Trustee Sommerville to approve Ordinance 2021-03 entitled "An Ordinance of the Town Of Palisade, Colorado Amending Land Development Code Section 6.01 Use Table Amending the Town's Review of Applications for Hemp Growing and Processing, Marijuana Processing and Testing (Not Sales), Restaurants That Include a Drive-Through, and Gravel Pits" as presented.

A roll call vote was requested.

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

No:

Absent: Trustee L'Hommedieu

Motion carried.

Mayor Mikolai closed the public hearing at 6:22 pm.

NEW BUSINESS

Ordinance 2021-02 entitled "An Ordinance of the Town of Palisade, Colorado, Extending the Temporary Moratorium on the Issuance of Additional Retail Marijuana Store Licenses."

Town Manager Hawkinson explained that the proposed Ordinance extends the current moratorium on accepting new retail marijuana store licenses from March 22, 2021, to September 30, 2021, to ensure the Town has enough time to review its marijuana code for updates. She also stated that the Board could remove the moratorium at any time if the Town enacts a new marijuana code before the September end date.

Motion #4 by Trustee Somerville, seconded by Trustee Turner to approve Ordinance 2021-02 entitled "An Ordinance of the Town of Palisade, Colorado, Extending the Temporary Moratorium on the Issuance of Additional Retail Marijuana Store Licenses" as presented.

A roll call vote was requested.

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

No:

Absent: Trustee L'Hommedieu

Motion carried.

Grand Valley Irrigation Company Headgate Contract and Purchase of Water Rights Agreement

Town Manager Hawkinson and Parks, Recreation, and Events Director Troy Ward spoke about the need to add irrigation to the west side of Riverbend Park and how the proposed agreements would benefit the Town.

Trustee Carlson noted that he researched water share prices and thought that the Town was making the right choice and was entering a good deal financially.

Motion #5 by Trustee Somerville, seconded by Trustee Carlson to direct Town Manager Hawkinson to enter into an agreement with Grand Valley Irrigation Company for two new headgates and the associated water shares.

A roll call vote was requested.

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

No:

Absent: Trustee L'Hommedieu

Motion carried.

OPEN DISCUSSION

Trustee Maxwell requested an update of the RFP status for IT services. Town Manager Hawkinson explained that the RFP was ready, but she requested that the Board postpone its release until more staff returned to the office from working remotely due to COVID.

Trustee Somerville informed the Board that Grand Valley Task Force has been making a lot of progress toward identifying and solidifying its objectives and initiatives.

Trustee Carlson expressed concerns about possible drought this spring and summer and inquired about how the Town would enforce possible water restrictions. He stressed the need to get ahead of the probable drought situation. Town Manager Hawkinson stated that staff would give a presentation on the drought probability and proposed actions when more information is gathered.

Trustee Turner reiterated her concerns about broadband internet coverage in Palisade. She advised the Board that she would like to speak with other valley municipalities about the wide-spread internet coverage problem.

Mayor Pro-Tem Chase identified a few topics of concern that were brought to mind when reading Ordinance 2021-01. Ownership of the Community Center was a topic of discussion in the past, and she inquired if that had been clarified. Town Manager Hawkinson responded that her understanding is that the building was donated to the Town, but staff can look into it for clarification. The electronic sign at Memorial Park had been discussed in the past regarding ownership as well, and Town Manager Hawkinson informed the Board that it too was owned by the Town and that staff was currently looking into the price of upgrading or replacing it. Mayor Pro-Tem Chase also inquired about the Parks and Rec Board that was removed from the code in Ordinance 2021-01. She went on to note that business license fees and what those funds are used for have not been reviewed in a long time, and that issue may be something the Board would like to look at in the future.

Mayor Mikolai announced that Roger Granat sent him a message stating that the Community Center was purchased with funds from local growers and the VFW.

Mayor Mikolai asked the Board when they would like to have a Board retreat to discuss issues and questions similar to the ones brought up by Mayor Pro-Tem Chase. ***The consensus of the Board is to hold it Saturday, February 27, 2021, at 10:00 am, with the location still to be determined.***

COMMITTEE REPORTS

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

EXECUTIVE SESSION/ADJOURNMENT

Motion #5 by Trustee Somerville, seconded by Trustee L'Hommidieu to adjourn the meeting at 6:49 pm and go into executive session for *Discussion of a Personnel Matter (specifically the yearly review of the Town Manager) under CRS. 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.*

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A voice vote was requested.

Motion carried unanimously.

Those present in person for the executive session were Mayor Mikolai, Trustees Somerville, Turner, Carlson, Maxwell, and Town Manager Janet Hawkinson. Mayor Pro-Tem Chase appeared via Zoom.

X

Greg Mikolai
Mayor

X

Keli L. Frasier
Town Clerk



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
(Also Virtual Participation Via ZOOM)
February 16, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Hull, Wheeler, Prinster, Curry, Harbaugh (via ZOOM) and Hamilton. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

A. Grand Valley Housing Needs Survey – www.research.net/r/GrandValleyHousing

Community Development Director Brian Rusche reported there is a survey being done by Grand Junction to determine housing needs in the Grand Valley and encouraged everyone to partake in the survey.

B. PRESENTATION – Palisade Marketing Plan - TAB (Tourism Advisory Board) & Slate Communications

Mr. Rusche introduced Julianne Adams, Chairman of the Tourism Advisory Board (TAB). Chairman Adams introduced Ryan Burke, and Kaylene Weingard from Slate Communications who are with the new marketing agency that is working with TAB.

Mr. Burke, Slate Communications, gave an overview of the Marketing Report that was in the meeting packet. He identified target markets, new partnership with Fruita and shared other ideas in the plan.

Gail Evans, 126 Majestic Ct., suggested that the marketing campaign emphasize a slower pace that Palisade has to offer.

Don Metzler, 834 Shiraz, thought the partnership with Fruita is an asset.

Commissioner Prinster asked why cross country skiing is never highlighted. Mr. Burke noted that his agency has just started the contract last month, and they have already started collecting photos to use to highlight that market. Commissioner Curry asked how Palisade can apply a throttle or breaks to the tourism impact. Mr. Burke replied that Palisade is not for everybody and they intend to target audiences that would appreciate what it has to offer. Also, they intend to market weekdays and off season to help businesses during those times and that would also spread out the impact from tourism.

MINUTES

A. Minutes from February 2, 2021, Regular Planning Commission Meeting

Commissioner Prinster noted that a letter was included in the minutes as public comments, however, they should be removed as they were not read into the minutes, therefore should not be part of the minutes.

Motion #2 by Commissioner Prinster, seconded by Commissioner Curry, to approve the Minutes as corrected.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

Carl Phillips, did not think the idea of Townhomes was a good idea. He expressed concern that they lose value and HOAs don't always last.

Adrian Wisniewski stated he is currently under contract on a house in Palisade. He would like to see the cap of Short Term Vacation Rentals in the Mixed Use zone district. Mr. Wisniewski read his comments into the record and will be attached to the minutes.

Gail Evans, 126 Majestic Ct., asked where in town is the area Mr. Wisniewski was commenting about. Chairman Parker noted that this was a public comment and not a discussion item.

PUBLIC HEARING

PRO 2021-2 Bella Palizzata Townhomes – Concept Plan

Staff Presentation

Community Development Director Brian Rushe explained that a concept plan is an opportunity for the applicant to present a concept of a project before submitting the Preliminary Plat. He explained that the applicant had presented a concept plan a couple of years ago, but chose not to move forward at the time.

Mr. Rusche explained that they are presenting a new concept plan that has one less townhome (14), grouped them differently and added additional parking.

Applicant Presentation

Kim Kerk, Kim Kerk Land Consulting & Dev. LLC stated she is representing Darin Carei, the owner and developer of the proposed townhomes. Ms. Kerk explained that they took many of the comments taken from the first concept plan and made adjustments to address those concerns. Ms. Kerk noted that the existing house will be remodeled and incorporated into the Tuscan themed development. The site plan was displayed. She noted a few other developments that Darin Carei has done in the Grand Junction area. Shutters, planters and landscaping will accent the Townhomes. The Townhomes are proposed to have 1 or 2 car garages and 2-3 bedrooms. There may be some variation among the townhomes. Chairman Parker noted that it appears that the development will have duplex and fourplexes, not a five-plex as previously submitted.

Mr. Rusche remarked that this is an opportunity for the applicant to glean what concerns the Planning Commission may have, before designing the Preliminary Plat. Commissioner Prinster noted that there had been concern that there was parking shown on Shirraz Dr. and was glad to see it was removed. Commissioner Hull stated he thinks there should be at least 2 bedrooms, 2 bathrooms and preferably a 2 car garage.

Commissioner Harbaugh stated that this zone district only allows 80% impervious surface and was concerned they didn't have yards. Ms. Kerk said there were proposing trees, shrubs and grasses. Discussion continued regarding impervious surface and area. Chairman Parker reminded the Commissoiners that this is at the concept plan phase. Commissioner Curry asked for clarification about the plans for the existing house. Ms. Kerk explained that it is still under design.

Public Comment

Gail Evans, 126 Majestic Ct. asked if it has been established that there will be townhomes there. Ms. Evans concern was that, in some townhome developmmments, people eventually stop paying their dues and it becomes a problem for the town. She said they often become rentals, however recognized the need for this type of housing for seniors.

Don Metzler, 834 Shiraz Dr. stated he had attended the previous meetings for this previous concept plan. Mr. Metzler read his email into the record and this email will be a permanant attachment to these minutes.

Brian Moffat, 844 Shiraz Dr. asked what the square footage of the townhomes were and how much the sale price will be. Chairman Parker explained that those design questions are not part of the concept plan phase and will be addressed at the Preliminary Plat phase.

Planning Commission Discussion

Commissioner Harbaugh restated that he is concerned about the percentage of impervious surface. Commissioner Prinster expressed concern about parking. Discussion continued regarding the fact that their concerns will need to be addresses with the Preliminary Plat submittal after the design is completed.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion #3 by Commissioner Hull, seconded by Commissioner Curry. Chairman Parker adjourned the meeting at 7:46 pm.

X

Riley Parker
Planning Commission Chairman

X

Lydia Reynolds
Planning Technician

I've prepared some thoughts that I will read from since I get a little nervous speaking in public.

Adrian Wisniewski, currently under contract on 573 E. Main Street

Thank you to the Planning Commission for your time. I would like to put forth a motion to revise the cap for Short Term Vacation Rentals or STVR's within the Mixed-Use Zoning area. This would not affect the existing STVR cap in the Low, Medium or High Density Residential areas. It is my understanding the Commission is working hard to balance the very fine line of retaining the small-town community feel that we love about Palisade alongside the ability for local businesses to prosper against the increased traffic flow that comes along with that prosperity. I have had personal experiences with STVR's damaging the sense of community within a neighborhood and it should be avoided at all costs. It is imperative to retain the small town feel while getting the most out of on those who want to use our natural resources that include mtn biking, wineries, peach orchards, hiking, cross country skiing, rafting, fishing among many others.

My proposal is that by reducing or removing the cap limit within the Mixed-use areas, it provides the best of both worlds. The vast majority of the Mixed-Use properties are adjacent to the Town Center OR are bordering a major thoroughfare. By allowing more STVR's in this zone, it would allow for added lodging near the town center but without the worry of affecting the more family centric residential areas by either damaging the neighborhood feel or adding to the existing roadway or parking infrastructure. It would provide a place for paying tourists to lodge and use as a homebase, but in a walkable format.

I also feel that the time is now to act on this alteration to the Development Code. If an amendment to the ordinance isn't made until this spring or summer, the STVR's won't be ready until it is too late in the prime tourism season resulting in the Town possibly missing out on a lot of potential income for the local businesses that are likely just barely hanging on due to the pandemic. It feels like the time is now to consider this revision so that when the warm weather arrives and the Palisade Plunge opens, the Town can prosper from it appropriately. With everyone being cooped up for so long, this spring and summer is going to be an incredibly busy tourist season. Then you add to that scenario that the Plunge is finally opening after 10 years of development, and it could be the perfect storm for a pandemic recovery.

Along with that potential, add to it that most travelers are not yet comfortable staying in hotels, but they are happy to stay in a home to themselves through VRBO or AirBnb. I worry that, without enough lodging options, many of those who are coming for the inaugural season of the Plunge, which is the most anticipated new trail in the state, will just come to use the trail and then leave town. They will be only adding to the negative affects of such a great place, without the positive. If they have a variety of lodging options, ideally they will stay in town to use the local businesses instead of just leaving town and spending their money elsewhere.

I ask the Planning Commission to seriously consider revising the current development code to add more Short Term vacation Rental lodging options to share this beautiful town with those who want to enjoy it respectfully.

Comments for Planning Commission of the Town of Palisade
February 16, 2021 (Virtual) Meeting

Subject: Pro 2021-2 – Bella Palizzata Townhomes – Concept Plan

- 1) Is there an existing irrigation line that serves the subject property? If yes, is this irrigation system/line shared with other users?
- 2) How will the landscaping and green belt(s) be irrigated and where will the tail water go?
- 3) Will there be a storm water retention pond associated with this development?
- 4) How will the issue of elevated arsenic in the soils be addressed? This environmental issue forced a past Grand Junction developer to abandon his plans to develop the property a few years ago due to high costs associated with the remediation of the soils. The environmental report and past developer proposed plans are part of the public record.
- 5) Has the developer given full consideration towards the safe egress of traffic leaving Shiraz Drive and turning left onto G road if the townhouses block a clear view looking to the northwest and G road traffic/pedestrians are proceeding easterly? A few years ago, a large real estate sign blocked this view and was unsafe for the Shiraz drivers leaving Shiraz Drive unto G road. This issue was discussed with the Real Estate company and the Town of Palisade and the sign was removed. The developer might have to consider a reasonable setback as to not block a clear view of traffic/pedestrians.
- 6) Will the existing home be left on-site and remodeled to fit the style of the townhouses. I remember the Palisade mayor and commissioners telling the developer this was NOT a good plan for a number of reasons.
- 7) Will townhouse residents be forced to park second cars and/or associated visitor cars on Shiraz Drive?
- 8) Can a fire truck adequately enter and leave the proposed cul-de-sac?
- 9) Will there be a side walk/bike lane from Palisade High School to Shiraz Drive installed as part of this development?



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: February 23, 2021

Presented By: Brian Rusche, Community Development Director

Department: Planning

Re: Bella Palizzata Concept Plan

SUBJECT: PRO-2021-2 – A PRESENTATION OF A PROPOSED TOWNHOME DEVELOPMENT CONCEPT PLAN AT 3691 G ROAD (PARCEL # 2941-041-00-079)

SUMMARY: The Town of Palisade received an application for a proposed townhome development at 3691 G Rd. (Parcel # 2941-041-00-079) as applied for by Kim Kerk Land Consulting & Development, LLC. The property is currently zoned Hospitality Retail (HR), and townhomes are permitted under HR zoning.

The project, known as Bella Palizzata, has been presented to the Town previously, starting with an original concept plan on July 23rd, 2019. A Preliminary Plat was presented to the Planning Commission on December 2nd, 2019 and was recommended for approval to the Board of Trustees on December 10th, 2019. At that meeting, the request was continued but did not appear on a subsequent agenda. In February of 2020, two proposed text amendments were presented to the Planning Commission and Board of Trustees that would 1) modify the land uses in the HR zone to remove townhomes and multi-family as an allowed use and would 2) require guest parking for new residential development. Both proposed amendments were tabled by the Trustees and did not appear on a subsequent agenda.

The owner of the property, Darin Carei, would now like to move forward with Bella Palizzata. In response to previous reviews of this project, the concept plan has changed to 14 townhomes in groupings of two or four units (including preserving the existing residence). In addition to modifying the groupings of units, a guest parking area consisting of five (5) spaces has been added. Access would remain off a new cul-de-sac (Bella Court) perpendicular to Shiraz Drive and the frontage along Highway 6 / G Road would include sidewalk connecting to Palisade High School.

BOARD DIRECTION: The Bella Palizzata Concept Plan was presented to the Planning Commission on February 16, 2021. Comments on the proposal from this meeting are included in the staff report.

PRO 2021-2, A PRESENTATION OF A PROPOSED TOWNHOME DEVELOPMENT CONCEPT PLAN AT 3691 G ROAD (PARCEL # 2941-041-00-079)

SUMMARY

The Town of Palisade received an application for a proposed townhome development at 3691 G Rd. (Parcel # 2941-041-00-079) as applied for by Kim Kerk Land Consulting & Development, LLC. The property is currently zoned Hospitality Retail (HR), and townhomes are permitted under HR zoning.

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LAND DEVELOPMENT CODE

Section 4.05.A., Major Subdivision – Concept Plan

The purpose of the concept plan is to allow the Planning Commission and the Board of Trustees to preview the proposed subdivision and offer an initial evaluation regarding the subdivision layout and design, public open space, public dedications, and public improvements.

The concept plan is only the first step in the development of a subdivision. The Preliminary Plat is the next step, which includes a review of all the standards in Article 9, Subdivision Regulations. At that stage, the specific requirements of lot size, setbacks, parking, landscaping, infrastructure (both public and private), and environmental considerations (soils, drainage, etc.) are evaluated. The Preliminary Plat requires review by both the Planning Commission and the Board of Trustees.

EVALUATION

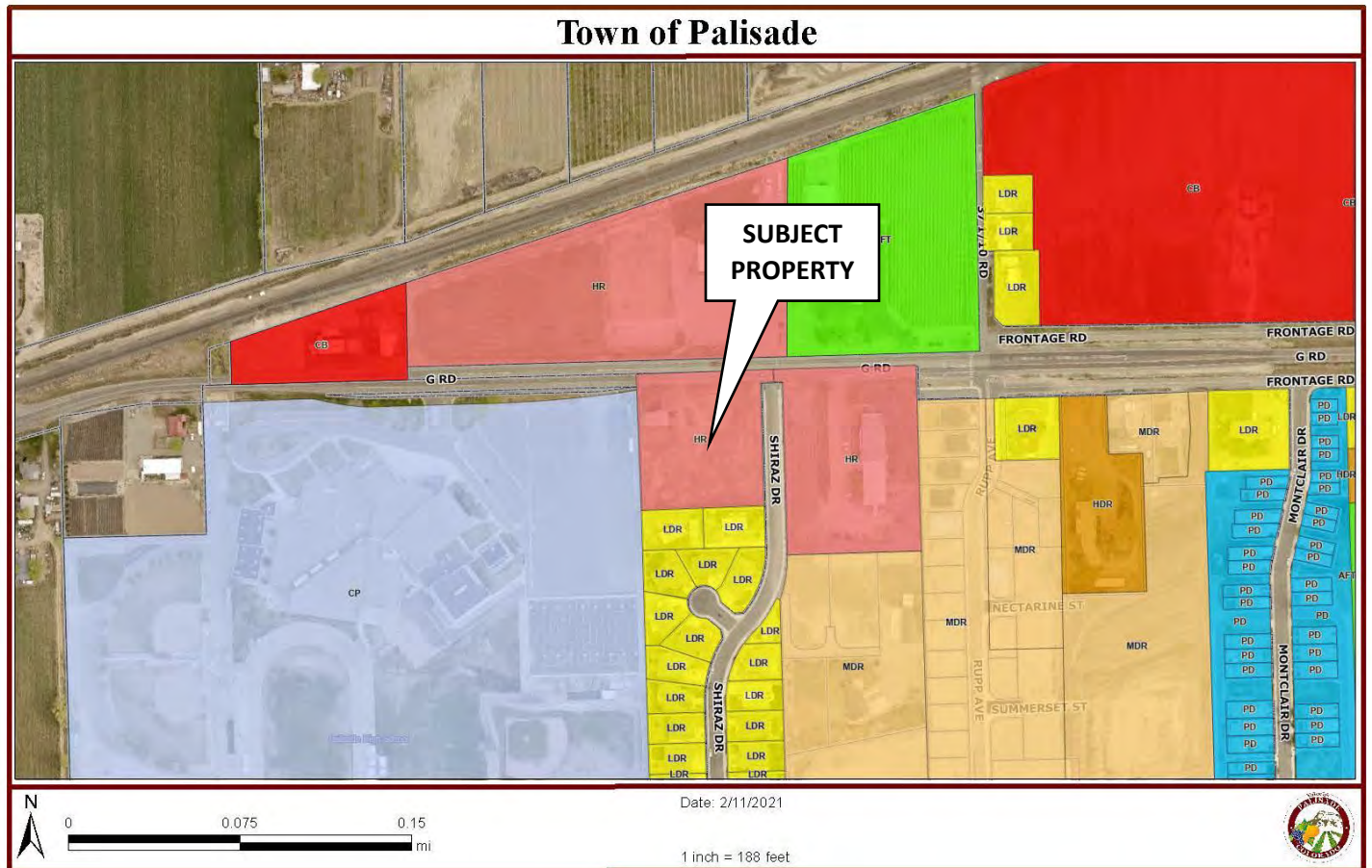
The Planning Commission, along with members of the public who participated, had the following comments about the concept plan:

- 1) Clarify the number of bedrooms/bathrooms/garages that would be constructed. The preference was at least two (2) bedrooms and two (2) car garages to be consistent with neighboring single-family to the south.
- 2) Parking sufficient for guests and residents should be provided, with no parking preferred on Shiraz Drive (this concept did add guest parking since the last iteration).
- 3) Clarify the plan to keep the existing residence.
- 4) Ensure that sufficient open space is provided – Code has a maximum of 80% impervious surface – not noted at the hearing is the requirement for a fee in-lieu of 10% parkland dedication.

- 5) Concern about the ability for a Homeowners Association (HOA) to maintain common infrastructure.
- 6) Other issues were brought up that will be addressed at the Preliminary Plat stage, including drainage and soil conditions.

There were members of the public that expressed that townhouses were not appropriate for this property, but it must be noted that they are permitted within the zone, subject to the subdivision development process.

Written comments received are included in this packet.



RECOMMENDATION

The Planning Commission has reviewed the application and forwards its evaluation and comments to the Board of Trustees for consideration.

Staff is asking the Board of Trustees to receive a presentation of the proposed concept plan and to offer an initial evaluation. This does not require a vote of the Board but is still a public hearing.

ATTACHMENTS

1. Written comments from Planning Commission
2. Letter of Intent
3. Bella Palizzata Concept Plan

Comments for Planning Commission of the Town of Palisade

February 16, 2021 (Virtual) Meeting

Subject: Pro 2021-2 – Bella Palizzata Townhomes – Concept Plan

- 1) Is there an existing irrigation line that serves the subject property? If yes, is this irrigation system/line shared with other users?
- 2) How will the landscaping and green belt(s) be irrigated and where will the tail water go?
- 3) Will there be a storm water retention pond associated with this development?
- 4) How will the issue of elevated arsenic in the soils be addressed? This environmental issue forced a past Grand Junction developer to abandon his plans to develop the property a few years ago due to high costs associated with the remediation of the soils. The environmental report and past developer proposed plans are part of the public record.
- 5) Has the developer given full consideration towards the safe egress of traffic leaving Shiraz Drive and turning left onto G road if the townhouses block a clear view looking to the northwest and G road traffic/pedestrians are proceeding easterly? A few years ago, a large real estate sign blocked this view and was unsafe for the Shiraz drivers leaving Shiraz Drive unto G road. This issue was discussed with the Real Estate company and the Town of Palisade and the sign was removed. The developer might have to consider a reasonable setback as to not block a clear view of traffic/pedestrians.
- 6) Will the existing home be left on-site and remodeled to fit the style of the townhouses. I remember the Palisade mayor and commissioners telling the developer this was NOT a good plan for a number of reasons.
- 7) Will townhouse residents be forced to park second cars and/or associated visitor cars on Shiraz Drive?
- 8) Can a fire truck adequately enter and leave the proposed cul-de-sac?
- 9) Will there be a side walk/bike lane from Palisade High School to Shiraz Drive installed as part of this development?

[Don Metzler – 834 Shiraz Drive]

Ms. Reynolds:

I am unsure if I will be able to attend the Planning Commission meeting on 2/16/2021. The Commission is welcome to read my comments.

A Public Comment regarding PRO2021-2:

Emily Oien

818 Cabernet Court

I reside in Palisade Vineyards subdivision, South of the proposed subdivision. I write as an interested resident. Although I have no ties to the developer, I do appreciate that it is a local company. I have reviewed the proposal and I support it. It is a reasonable number of lots for the space and has a nice aesthetic. Alternative options for this space are unlikely to be as great of benefit to the town as these units. The two items I would like the town to ensure are that the sewer system is adequate (I have only heard this has been a concern for developments in the past) and that there is a sidewalk or bike path connecting Shiraz Drive to the Palisade High School parking lot for safe pedestrian travel.

Thank you for your consideration

[Emily Oien – 818 Cabernet Court]

**Letter of Intent
for
Bella Palizzata Townhomes
Preliminary Plan**

Date: July 10, 2019
Revised November 22, 2019
Revised February 3, 2021

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
(970) 245-9051
VEI# F18-097

Submitted to: Town of Palisade
Community Development and Planning Department
175 East Third Street
Palisade, CO 81526

Land Use Request: Preliminary Plan review

Owner: Darin Carei
1111 S 7th St.
Grand Junction, CO 81501

Applicant: Darin Carei
1111 S 7th St.
Grand Junction, CO 81501

Property Address: 3691 G Road
Palisade, CO 81526

Tax Schedule No: 2941-041-00-079

1. Project Intent

This application is made to request a review of the Preliminary Plan for the Bella Palizzata Townhome project located at 3691 G Road, Palisade. The proposed Preliminary Plan is consistent with the existing HR zoning of the property, the Concept Plan approval and will create new residential infill development on the site.

2. Project Description

The subject property is located at 3691 G Road and is approximately 1.86 acres with 284 feet of frontage on Shiraz Drive and 283 feet on G Road/Hwy 6. The site is bounded by Shiraz Drive to the east, two single family residential uses to the south, Palisade High School to the west and Palisade Christian Church to the north. There is one single-family home and one outbuilding located on the property. These structures will be retained and renovated as part of the development of fifteen new townhomes on the property.



Legal Description

The legal description of this site is:

BEG NE COR LOT 1 SEC 4 1S 2E S 0DEG30' W 313.75FT W 313.50FT N TO N LI SEC 4 E TO
BEG

Preliminary Plan

The applicant requests review of the Preliminary Plan for the Bella Palizzata Townhome development which anticipates renovation of the existing home on site and construction of fourteen new townhomes. The property is located within walking distance of the Palisade High School, a church, a bank and a convenience store and is approximately ½ mile from the Palisade Elementary School. The proposed development is conveniently located close to shopping and retail services in downtown Palisade and a variety of recreational opportunities in Palisade parks.

The Hospitality Retail (HR) zone district allows residential development with a maximum density of up to 11 dwelling units per acre. The proposed Bella Palizzata Townhome project will be developed at a density of approximately 7.7 dwelling units per acre which is well within the permitted density range for the HR zone district.

The townhomes will feature Italian style architecture and be constructed in three buildings with five dwelling units in each building. Each of the units will have a single car garage, feature between 2 and 3 bedrooms and will have an outdoor patio area. Landscaping along Shiraz Drive will buffer and screen the entrance to the private street that provides access to the development. The private street will be maintained by a Home Owners Association as well as the stormwater detention facility to be located on the south property line of the site (Tract D on the Site Plan).



Conceptual Image

3. Public Notice

Public notice for this application will be provided in accordance with Sec. 3.08, Notice of Public Hearing, of the Palisade Land Use Code, including posting the subject property on public right-of-way.

4. Comprehensive Plan

The Palisade Comprehensive Plan's Future Land Use Map shows the subject property as Low Density Residential; however, adjacent land use classifications to the west and east are Community Facility and Commercial. There is an existing high school located to the west, a commercial business located to the east and a community church located to the north of the subject property. Recent development trends have been for medium to high single-family residential homes in this area as evidenced by the zoning of property to the southeast (currently being developed as Cresthaven Acres).

The property located to the east of the subject property is designated as Commercial on the Comprehensive Plan which suggests that the Plan's intent is to encourage mixed land uses in this area of the community.



5. Zoning and Surrounding Areas

The property was rezoned to the Hospitality Retail (HR) zone district by the Board of Trustees on January 22, 2019. The HR zone district allows residential development with a maximum density of up to 11 dwelling units per acre. The proposed Bella Palizzata Townhome project will be developed at a density of approximately 7.7 dwelling units per acre which is well within the permitted density range for the HR zone district and at a density that is consistent with the existing subdivision to the east (Montclair Subdivision).

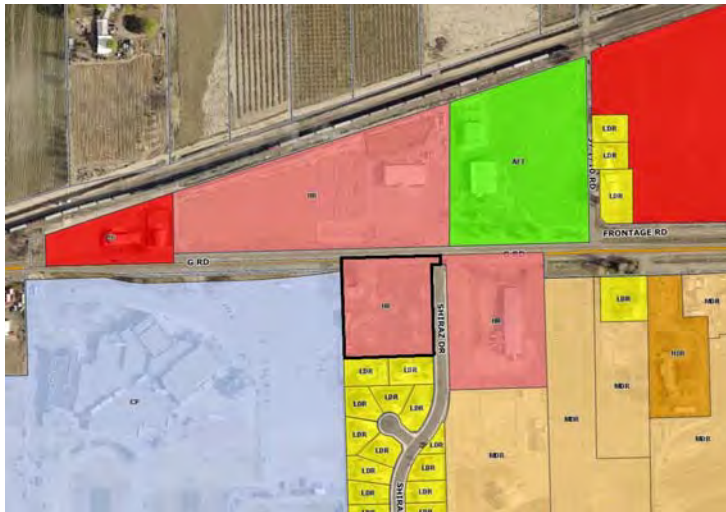
Surrounding area zoning and land uses include:

North – HR (Hospitality Retail), with commercial land use

South – LDR (Low Density Residential) with single family land use West – CP

(Community/Public), with High School/Public land use East – HR (Hospitality

Retail), with commercial land use



6. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the future development of the property have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve future development on this site.

Utility providers for the site are as follows:

Sewer: Town of Palisade Sanitary Sewer

Water: Town of Palisade Water

Electric: Xcel

Police: Town of Palisade Police

Fire: Town of Palisade Fire

Drainage: Grand Valley Drainage District

Irrigation: Palisade Pipes and Lateral

7. Conclusion

After demonstrating consistency with the Palisade Comprehensive Plan and Land Development Code, the applicant respectfully requests approval of the Preliminary Plan for the Bella Palizzata Townhome project.

8. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by the Town of Palisade, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering

should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.



Copyright ©2019, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building design and content of this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc. who retain the exclusive right to the design or re-use of this drawing. Any use, reproduction or other publication of this drawing without the written consent of Vortex Engineering, Inc. is prohibited.

[illegible]

Site Plan

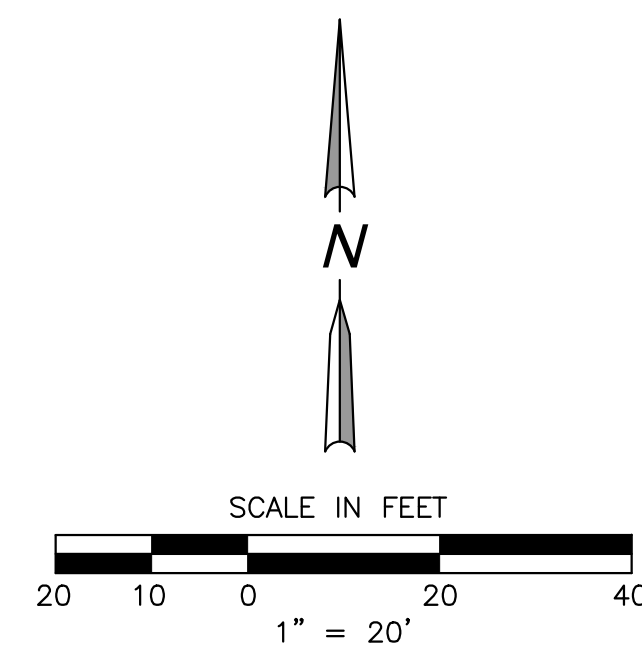
Bella Palizzata Townhomes

Preliminary

3691 G Road
Palisade, Colorado 81326

PROJECT NO: F18-097
DATE: 01/29/2020
SCALE: 1" = 20'
f18-097 c2.0 site.dwg

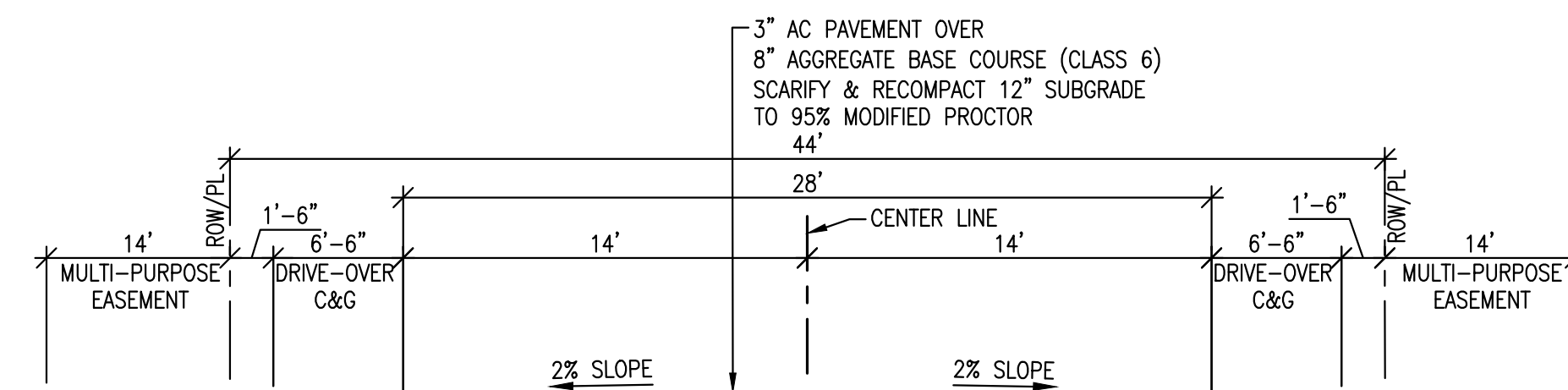
~SHEET~
C2.0



1. THIS DRAWING REFERENCES: A FIELD SURVEY COMPLETED BY VORTEX ENGINEERING, INC., DATED: FEBRUARY, 2019
2. PROPERTY DESCRIPTION: COMMENCING AT THE NE CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE UTE MERIDIAN, THENCE S00°07'48"E 30.00 FEET, THENCE N89°58'48"W 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°07'48"E 284.09 FEET; THENCE S89°22'12"W 283.05 FEET; THENCE N00°07'48"E 287.31 FEET; THENCE S89°58'48"E 283.49 FEET TO THE POINT OF BEGINNING.
3. EXISTING USE = RESIDENTIAL
4. PROPOSED USE = RESIDENTIAL
5. PROPERTY ZONED = HR (HOSPITALITY RETAIL)
6. PROPERTY APPLICANT: SENERGY BUILDERS
518 28 ROAD, SUITE A-202
GRAND JUNCTION, CO 81501
7. PROPERTY ADDRESS: 3691 G ROAD
PALISADE, CO 81526
8. PROPERTY AREA: 80,993 S.F. (1.86 AC.)
NUMBER OF LOTS: 14
9. HORIZONTAL/VERTICAL CONTROL DATA:
MONUMENT MCSM #1033 - NE CORNER OF SECTION 4, T1S, R2E
N:4997.849 E:147436.93 ELEVATION: 4713.67
MONUMENT MCSM #1032 - NE CORNER OF LOT 1, SECTION 4, T1S, R2E
N:4997.895 E:146117.68 ELEVATION: 4709.80
10. GEOTECHNICAL INVESTIGATION PERFORMED BY GRAND JUNCTION LINCOLN DeVORE, INC. REFER TO REPORT DATED JUNE 9, 2017.
11. ALL IMPROVEMENTS MUST COMPLY WITH TOWN OF PALISADE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. CONTRACTOR MUST CONTACT TOWN OF PALISADE TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
13. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)
14. THIS PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

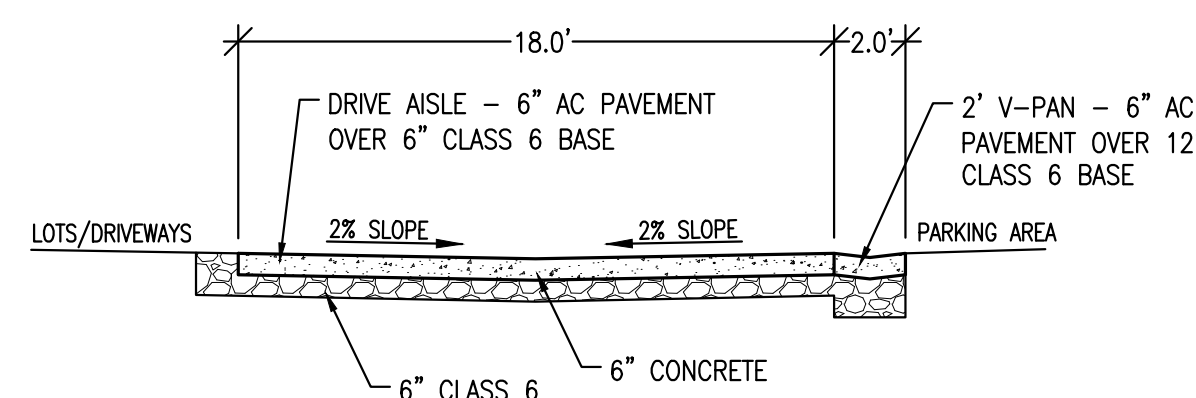
- 1) INSTALL STOP SIGN
RE: MUTCD
- 2) CONSTRUCT 2' V-PAN
RE: C9.0, DETAIL 3
- 3) CONSTRUCT VERTICAL CURB AND GUTTER
RE: C9.0, DETAIL 4
- 4) CONSTRUCT 20' CONCRETE SHARED DRIVE
RE: C9.0, DETAIL 2
- 5) CONSTRUCT 1' SIDEWALK TROUGH
RE: C9.0, DETAIL 6
- 6) INSTALL STREET LIGHT
RE: C7.0
- 7) CONSTRUCT PRIVATE URBAN RESIDENTIAL STREET
RE: C5.0
- 8) MAILBOX LOCATION
RE: USPS STANDARDS
- 9) CONSTRUCT A.D.A. RAMP
RE: CITY OF GRAND JUNCTION CONCRETE DETAILS
- 10) CONSTRUCT DRIVEWAYS AND SIDEWALKS
(4" THICK)
- 11) CONSTRUCT DRIVE OVER CURB, GUTTER, AND SIDEWALK
RE: CITY OF GRAND JUNCTION CONCRETE DETAILS
- 12) CONSTRUCT PARKING AREA
RE: C9.0, DETAIL 1

PROPOSED LAND USE TABLE				
USE	AREA (s.f.)	AC	% OF TOTAL	OWNER
SINGLE TOWNHOUSE LOT (14 TOTAL)	58,096	1.334	71.73%	PRIVATE
TRACT A: LANDSCAPING	2,835	0.065	3.50%	HOA
TRACT B: LANDSCAPING AND DRAINAGE	4,319	0.099	5.33%	HOA
TRACTS C: SHARED DRIVE AND PARKING	3,113	0.071	3.84%	HOA
TRACT D: BELLA COURT	12,631	0.290	15.59%	HOA
TOTAL SITE AREA:	80,993	S.F. - 1.860	AC	



THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY GRAND JUNCTION LINCOLN DeVORE, INC., DATED JUNE 9, 2017. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDE IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.

0 to 1000 A.D.T.
N.T.S.



20' SHARED DRIVE
SEE DETAILS 2&3, SHEET C-9
SERVING LOTS 12-15
N.T.S.

SETBACKS:
STREET SETBACK: 20'
SIDE YARD: 15"
REAR YARD: 10'

BUILDING:
HEIGHT: 25'

SURFACE:
IMPERVIOUS AREA: 80%

PROJECT BENCHMARK #1 IS THE PROPERTY CORNER AT THE SE CORNER OF THE SUBJECT PARCEL. THE MONUMENT IS A YELLOW PLASTIC CAP ON A #5 REBAR. ELEVATION IS BASED ON THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK. ELEVATION=4711.64

PROJECT BENCHMARK #2 IS THE PROPERTY CORNER AT THE SW CORNER OF THE SUBJECT PARCEL. THE MONUMENT IS A #5 REBAR WITH NO CAP. ELEVATION IS BASED ON THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK. ELEVATION=4710.99

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	TOWN OF PALISADE	970-464-1116
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	PALISADE WATER DISTRICT	970-464-1116
IRRIGATION	PALISADE IRRIGATION DISTRICT	970-464-4700
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

TOWN ENGINEER	DATE
COMMUNITY DEVELOPMENT DIRECTOR	DATE



PALISADE BOARD OF TRUSTEES

Agenda Item Cover Sheet

Meeting Date: 2/23/2021

Presented By: Matt Lemon

Department: UTILITIES DEPARTMENT

Re: Current Drought Conditions

SUBJECT:

- Drought Conditions for Town of Palisade water shed.
- How drought may affect other utilities.
- Drought Response Information Project. (DRIP)

SUMMARY:

Town of Palisade water supply:

Cabin did not reach full capacity of 75 feet after 2020 spring runoff. Max fill for 2020 was 72 feet down 3 feet. Cabin reservoir is currently at 88 percent full at 65.6 feet down 9.4 feet.

Town of Palisade has a very complex water shed. With several minor storage facilities along with Cabin Reservoir holding over 1000 Acre feet of water. 22 spring sources that collect into collection system in several different ways.

Cabin reservoir should be looked at as our insurance policy. When we have less than desirable snowpack and spring recharge, we are able to use Cabin water to supplement flows to town. Town currently has water storage for next 1.33 years with zero recharge into Cabin Reservoir.

Based on Cabin average use from the last three years (31.52 acre feet) projected out over next ten years (315.20 AF) Cabin will still have 472 acre feet in storage or 46 percent capacity.

We will have growth with planned development in the future, but the water supply is very capable of handling the growth. I am not a water hydrologist able to quantify the predictions, but I feel confident we will rebound from our current drought.

ACTION POINTS:

Treatment plant currently runs at about 30 percent during peak summer day.

- Town should improve our raw water collection system by installing meters on all spring collection points where possible. This will help us quantify each spring individually. Determine when springs are flowing and create a historical timeline of when they are producing and if the spring should have work scheduled.

- A section of the “960” pipeline was relayed in 2020 farther North around Cabin Reservoir due to erosion exposing the pipe on the North shore line. The upgraded pipe should be extended uphill to the Big Spring pipeline connection and then further up into the water shed.
- Plan for distribution line replacement before water plant loan is completely paid off.
- Adjust water rate structure to enhance water conservation practices.

August 2020 Town did use significantly more water out of Cabin due to draining, cleaning, and refilling one storage tank during the first week of August. Elberta water leak happened on August 11, 2020 just after storage recovered from the plant project. Both events during peak demand required us to supplement spring water with Cabin water to supply town with water.

Drought conditions were intensifying up to February 1, 2021. Recent storms have reduced the droughts hold on the state of Colorado; however, little has changed in the Town of Palisade Water shed. There are several locations we reference for local snowpack conditions. Drought Monitor website as well as NRCS snowtel sites.

Drought monitor for Colorado currently shows the state with 17.8 percent in the exceptional drought category down from 24.8 percent for most of 2021. This website is updated weekly and can display information for the entire country.

Natural Resource Conservation Service (NRCS) monitors river and stream flows as well as snowtel sites all over the county. The closest snowtel site for Palisade to reference would be the Mesa Lakes monitoring station. This site shows significant improvement as well during the month of February.

In the past, Town of Palisade has not been an active partner with the DRIP Committee (Drought Response Information Project). We are now actively enhancing our participation with the group, to partner in messaging and participate where needed.

DRIP met for first time since Covid Pandemic to discuss the main topic of drought and how to approach 2021 water year in terms of drought conditions. Other water utilities had operating conditions that may affect their approach to drought for 2021. This group is presently working to provide a unified message on drought impacts to Mesa County. When one utility is forced into altered operations due to drought all utilities will implement their drought procedures. Members emphasized an average snowpack and spring runoff will not be adequate for 2021. The soils are dry and will require significant rehydration before the excess will begin to be seen in runoff.

BOARD DIRECTION:

Discuss the impact of drought on the Town of Palisade for the upcoming summer season:

Festivals: grass dry, misting in public spaces, watering for dust control in parking

Parks: reduce watering of sod and gardens – do we plant annuals this summer on Main Street? Delay tree planting in Riverbend Park.

Domestic Rate Structure – same price/ less water (presently \$40.10 for 8,000 gallons), decrease: outdoor water use, street cleaning, car washing....

ATTACHMENT(S):

Cabin water storage History

5-year TOP water usage

Drought Monitor snapshot

Mesa Lakes Snowtel snapshot

Attachment: Cabin Reservoir Water Storage History:

As the table shows below the calculations for Cabin have had a minimal capacity of 65.6 feet and maximum capacity of 74.7 feet:

Calculations for Cabin

Storage:			
	Gage Ht	Storage	Total Gallons
Min	65.6	787.72	256,661,862
Max	74.7	1014.21	330,458,827
Designed Capacity	75	1022	332,997,034
Usage:			
	AF	Gallons	
2018	28.94	9,429,485.47	
2019	6.15	2,003,847.12	
2020	59.48	19,380,297.02	**
AVG	31.52	10,271,209.87	

** 2020 is high because of water plant storage tank cleaning and the large Elberta water leak

The table below shows in millions of gallons of water the town uses (see attachment for more detail):

Water Usage flow out of the water treatment plant used in town from daily Operational data sheets displayed in millions of gallons used:

5-year Total	875,357,111
3-year Total	521,290,400
2020	185,584,013

Cabin Reservoir storage

Date	Gage Ht	Storage	Fill	Release	Evap	Units	Notes
11/02/2017	71	918.82	0	0	9.32	AF	
12/01/2017	70.6	908.51	0	0	10.31	AF	
01/02/2018	70.6	908.51	0	0	0	AF	
02/02/2018	70.6	908.51	0	0	0	AF	
03/01/2018	70.6	908.51	0	0	15.46	AF	
04/03/2018	70	893.05	0	0	4.07	AF	
05/01/2018	69.83	888.98	3.48	0	0.9	AF	
05/07/2018	71	918.82	9.94	0	0.15	AF	
05/08/2018	71.38	928.38	9.7	0	0.15	AF	
05/09/2018	71.75	938.16	4.53	0	0.15	AF	
05/10/2018	71.92	942.54	2.21	0	0.15	AF	
05/11/2018	72	944.6	4.53	0	0.15	AF	
05/18/2018	72.17	948.98	0	0	9.36	AF	
06/01/2018	71.87	939.62	0	0	20.8	AF	
07/02/2018	71	918.82	0	0	21.76	AF	
08/01/2018	69.7	885.87	0	11.19	12.48	AF	
08/31/2018	68.1	847.56	0	14.64	12.24	AF	
10/02/2018	66.2	802.09	0	3.11	4.07	AF	cabin off 17th
11/01/2018	65.9	794.91	0	0	2.4	AF	
12/04/2018	65.8	792.51	0	0	0	AF	frozen
01/01/2019	65.8	792.51	0	0		AF	frozen
02/01/2019	65.8	792.51	0	0	0	AF	frozen
03/04/2019	65.8	792.51	0	0	0	AF	frozen
04/03/2019	65.8	792.51	0	0	0	Af	frozen
05/01/2019	67.6	835.59	43.08	0	0	Af	
05/24/2019	71.1	921.4	85.81	0	0	Af	
06/03/2019	74.2	1001.32	79.92	0	0	Af	
07/01/2019	74.7	1014.21	12.89	0	0	Af	
08/01/2019	74	996.16	0	2.05	16	Af	
09/04/2019	73.5	983.27	0	0	12.89	Af	
10/01/2019	72.60	960.07	0	4.1	9.3	Af	
11/01/2019	72.9	967.8	21.13	0	6.39	Af	
12/02/2019	71.9	942.02	0	19.39	0	Af	
01/08/2020	71.9	942.02	0	0	0	Af	
02/07/2020	71.9	942.02	0	0	0	Af	
03/04/2020	71.9	942.02	0	0	0	Af	
04/01/2020						Af	
05/04/2020	71	918.82	0	0	4.74	Af	
06/01/2020	72	944.6	30.52	0	15.47	Af	
07/01/2020	71.4	929.13	0	0	11.19	Af	
08/05/2020	70.3	900.78	0	17.16	12.89	Af	
09/01/2020	67.3	828.41	0	42.32	19.14	Af	
10/01/2020	66.5	809.27	0	0	14.36	Af	
11/03/2020	65.9	794.91	0	0	7.19	Af	
12/01/2020	65.6	787.72	0	0	0	Af	
01/06/2021	65.6	787.72	0	0		Af	
02/01/2021						Af	

Calculations for Cabin

Storage:

	Gage Ht	Storage	Total Gallons
Min	65.6	787.72	256,661,862
Max	74.7	1014.21	330,458,827
Designed Capacity	75	1022	332,997,034

Usage:

	AF	Gallons
2018	28.94	9,429,485.47
2019	6.15	2,003,847.12
2020	59.48	19,380,297.02 **
AVG	31.52	10,271,209.87

** Water plant storage tank cleaning

Town of Palisade Water Usage- flow to town from daily Ops sheets

5 year Total	875,357,111
3 year Total	521,290,400
2020	185,584,013

Multipliers:

Acer Foot	43560 cubic foot
Cubic Foot	7.48 Gallons

**Town of Palisade
Operational Data Sheet**

2020 Water Production				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	16,093,581	278,455	15,815,129	16,162,500
February	15,452,187	266,216	15,186,174	15,476,213
March	14,264,925	238,686	14,019,209	14,262,100
April	12,201,501	202,671	11,999,833	12,275,800
May	17,900,170	261,393	17,638,776	17,694,233
June	19,259,691	243,722	19,006,179	18,486,710
July	20,413,133	249,169	20,183,971	19,741,049
August	22,956,549	461,811	22,495,011	21,182,388
September	16,346,351	263,721	16,063,626	15,596,980
October	14,733,366	218,502	14,514,863	14,193,510
November	11,052,669	146,785	10,905,884	10,349,840
December	11,025,222	147,156	10,878,079	10,162,690
Total	191,699,345	2,978,287	188,706,734	185,584,013
Average	15,974,945	248,191	15,725,561	15,465,334
Minimum	11,025,222	146,785	10,878,079	10,162,690
Maximum	22,956,549	461,811	22,495,011	21,182,388

2019 Water Production				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	10,869,391	218,360	10,651,031	10,799,700
February	9,322,530	186,523	9,136,007	9,520,900
March	9,956,657	197,535	9,759,122	10,540,100
April	13,284,589	281,615	13,002,974	11,987,240
May	13,657,976	285,597	13,372,379	14,182,400
June	17,563,765	346,552	17,738,733	18,374,800
July	21,827,969	435,773	21,392,196	21,559,800
August	21,478,400	390,442	21,087,958	21,524,200
September	18,245,908	316,039	17,929,869	18,252,700
October	10,210,207	177,027	10,033,180	9,914,800
November	9,120,820	156,831	9,199,227	8,738,952
December	14,478,459	251,234	14,283,117	13,438,526
Total	170,016,671	3,243,528	167,585,793	168,834,118
Average	14,168,056	270,294	13,965,483	14,069,510
Minimum	9,120,820	156,831	9,136,007	8,738,952
Maximum	21,827,969	435,773	21,392,196	21,559,800

2018 Water Production				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	11,160,844	259,521	10,901,323	10,943,300
February	9,607,973	215,647	9,392,326	9,229,500
March	10,608,869	233,824	10,375,045	10,354,200
April	12,325,557	275,061	12,050,496	12,033,800
May	15,925,645	343,130	15,582,515	15,932,800
June	19,430,389	427,883	19,002,506	19,392,208
July	21,130,414	461,376	20,669,038	21,107,332
August	19,070,894	432,707	18,638,187	19,015,600
September	16,598,074	412,085	16,185,989	16,623,300
October	10,908,427	293,427	10,615,000	11,029,500
November	9,713,949	235,320	9,478,629	9,570,500
December	10,277,833	217,945	10,059,887	10,228,477
Total	166,758,868	3,807,926	162,950,941	165,460,517
Average	13,896,572	317,327	13,579,245	13,788,376
Minimum	9,607,973	215,647	9,392,326	9,229,500
Maximum	21,130,414	461,376	20,669,038	21,107,332

2017 Water Production				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	10,547,240	255,901	10,291,339	11,056,200
February	9,523,567	231,079	9,292,488	9,661,700
March	11,615,804	289,341	11,326,463	11,512,200
April	12,993,144	327,362	12,665,782	13,344,800
May	17,518,521	425,120	17,093,401	15,974,193
June	22,334,377	381,899	21,952,478	23,296,700
July	24,780,879	511,585	24,269,294	25,080,000
August	23,254,916	563,506	22,691,410	23,302,000
September	18,251,105	444,650	17,806,455	18,622,200
October	12,099,094	305,707	11,793,387	12,320,600
November	9,839,014	268,948	9,570,066	9,980,100
December	11,986,025	266,231	11,719,794	11,081,900
Total	184,743,686	4,271,329	180,472,357	185,232,593
Average	15,395,307	355,944	15,039,363	15,436,049
Minimum	9,523,567	231,079	9,292,488	9,661,700
Maximum	24,780,879	563,506	24,269,294	25,080,000

2016 Water Production				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	11,546,136	317,975	11,228,161	9,870,530
February	11,449,648	313,237	11,136,411	9,357,400
March	11,820,595	303,307	11,517,288	10,998,100
April	13,937,607	345,898	13,591,709	12,110,400
May	16,696,065	422,259	16,273,806	14,415,500
June	22,844,260	553,878	22,290,382	21,645,100
July	22,369,135	542,245	21,826,890	21,685,100
August	20,039,677	485,364	19,554,313	19,277,131
September	16,610,974	398,598	16,212,376	15,865,509
October	14,452,242	350,612	14,101,630	13,196,500
November	11,438,142	277,522	11,160,620	10,845,800
December	13,366,837	324,048	13,042,789	10,978,800
Total	186,571,318	4,634,943	181,936,375	170,245,870
Average	15,547,610	386,245	15,161,365	14,187,156
Minimum	11,438,142	277,522	11,136,411	9,357,400
Maximum	22,844,260	553,878	22,290,382	21,685,100

5 year average				
Month	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
January	12,043,438	266,042	11,777,397	11,766,446
February	11,071,181	242,540	10,828,681	10,649,143
March	11,653,370	252,539	11,399,425	11,533,340
April	12,948,480	286,521	12,662,159	12,350,408
May	16,339,675	347,500	15,992,175	15,639,825
June	20,286,496	390,787	19,998,056	20,239,104
July	22,104,306	440,030	21,668,278	21,834,656
August	21,360,087	466,766	20,893,376	20,860,264
September	17,210,482	367,019	16,839,663	16,992,138
October	12,480,667	269,055	12,211,612	12,130,982
November	10,232,919	217,081	10,062,885	9,897,038
December	12,226,875	241,323	11,996,733	11,178,079
Total	179,957,978	3,787,203	176,330,440	175,071,422
Average	14,996,498	315,600	14,694,203	14,589,285
Minimum	10,143,145	205,573	9,967,062	9,430,048
Maximum	22,708,014	495,269	22,223,184	22,122,924

5 year Total 875,357,111
 3 year Total 521,290,400
 2020 185,584,013

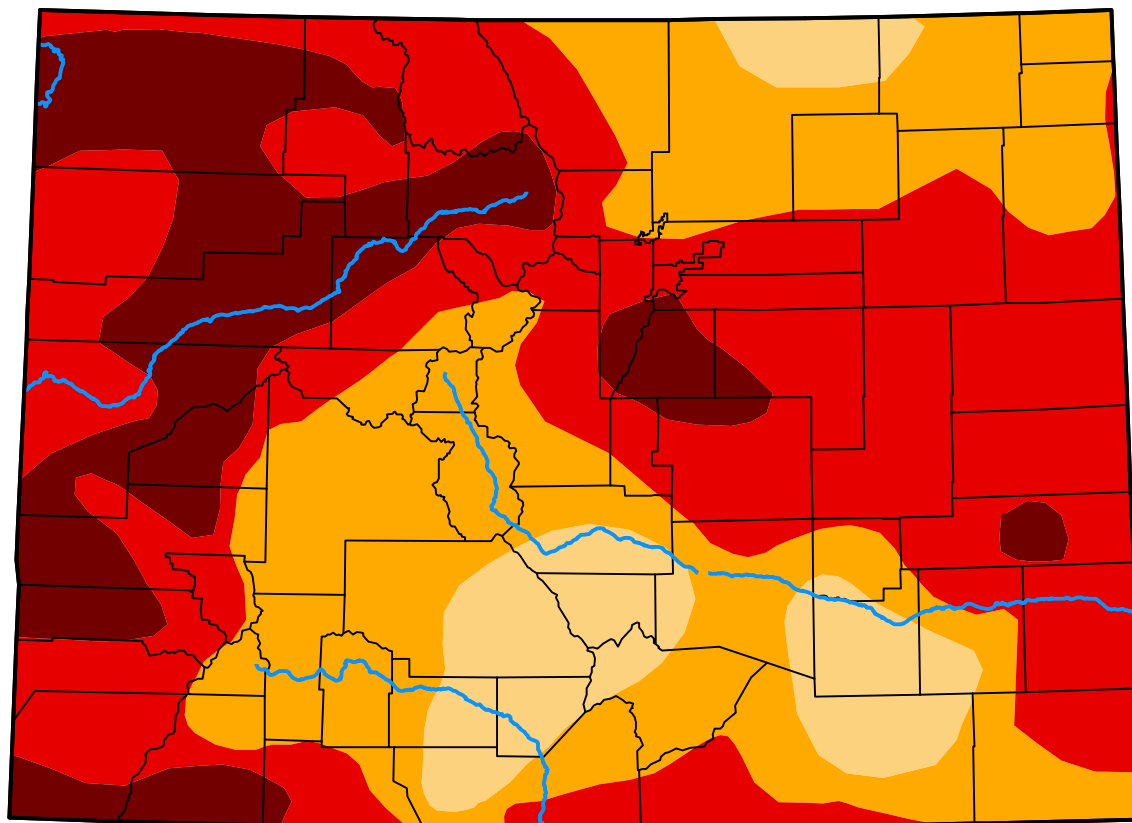
U.S. Drought Monitor Colorado

February 16, 2021
(Released Thursday, Feb. 18, 2021)

Valid 7 a.m. EST

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	100.00	90.24	58.91	17.78
Last Week <i>02-09-2021</i>	0.00	100.00	100.00	90.24	70.11	24.79
3 Months Ago <i>11-17-2020</i>	0.00	100.00	100.00	93.71	74.08	27.22
Start of Calendar Year <i>12-29-2020</i>	0.00	100.00	100.00	93.73	76.17	27.60
Start of Water Year <i>09-29-2020</i>	0.00	100.00	99.29	89.35	52.88	2.64
One Year Ago <i>02-18-2020</i>	28.74	71.26	43.82	3.30	0.00	0.00



Intensity:

None	D2 Severe Drought
D0 Abnormally Dry	D3 Extreme Drought
D1 Moderate Drought	D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

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NOAA/NWS/NCEP/CPC



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Mesa Lakes (622) Colorado SNOTEL Site - 10000 ft Reporting Frequency: Daily; Date Range: 2021-01-21 to 2021-02-19

(As of: Fri Feb 19 08:59:14 GMT-08:00 2021)

Provisional data, subject to revision

Date	Snow Water Equivalent (in) Start of Day Values	Median Snow Water Equivalent (1981-2010) (in) Start of Day Values	Snow Water Equivalent % of Median (1981-2010)	Snow Depth (in) Start of Day Values	Precipitation Accumulation (in) Start of Day Values	Average Precipitation Accumulation (1981-2010) (in) Start of Day Values	Precipitation Accumulation % of Average (1981-2010)	Air Temperature Maximum (degF)	Air Temperature Minimum (degF)
2021-01-21	3.8	8.9	43	16	4.4	11.5	38	33	
2021-01-22	3.8	9.0	42	16	4.4	11.6	38	31	
2021-01-23	4.0	9.1	44	18	4.6	11.7	39	26	
2021-01-24	4.2	9.2	46	20	4.8	11.8	41	30	
2021-01-25	4.5	9.3	48	23	5.1	11.9	43	21	
2021-01-26	4.7	9.5	49	24	5.3	12.0	44	20	
2021-01-27	4.8	9.6	50	25	5.4	12.2	44	28	
2021-01-28	4.9	9.7	51	26	5.5	12.3	45	35	
2021-01-29	5.0	9.8	51	26	5.6	12.4	45	33	
2021-01-30	5.1	9.8	52	27	5.7	12.4	46	28	
2021-01-31	5.3	9.9	54	27	5.9	12.4	48	37	
2021-02-01	5.4	9.9	55	28	6.0	12.6	48	39	
2021-02-02	5.4	10.0	54	27	6.0	12.7	47	41	
2021-02-03	5.5	10.0	55	30	6.1	12.7	48	34	
2021-02-04	6.1	10.1	60	31	6.5	12.9	50	32	
2021-02-05	6.2	10.1	61	30	6.6	13.0	51	21	
2021-02-06	6.3	10.2	62	31	6.7	13.0	52	31	
2021-02-07	6.3	10.2	62	30	6.7	13.1	51	36	
2021-02-08	6.3	10.3	61	30	6.7	13.2	51	35	
2021-02-09	6.4	10.4	62	32	6.7	13.4	50	32	
2021-02-10	6.5	10.5	62	33	6.8	13.4	51	30	
2021-02-11	6.5	10.6	61	32	6.8	13.6	50	35	
2021-02-12	6.6	10.7	62	33	6.9	13.7	50	35	
2021-02-13	7.1	10.8	66		7.4	13.9	53	28	
2021-02-14	7.7	10.9	71		8.0	14.1	57	34	
2021-02-15	7.7	11.0	70		8.1	14.2	57	21	
2021-02-16	7.8	11.1	70		8.3	14.3	58	22	
2021-02-17	8.1	11.2	72		8.6	14.4	60	20	
2021-02-18	8.5	11.2	76		9.1	14.6	62	31	
2021-02-19	8.5	11.3	75		9.1	14.7	62		