



**PALISADE BOARD OF TRUSTEES**  
**CONSENT AGENDA**  
**March 28, 2023**

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*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 – March 10, 2023 – March 22, 2023

**B. Minutes**

- Minutes from March 14, 2023, Regular Board of Trustees Meeting

**For Review (Non-Voting Items)**

*Pursuant to Municipal Code Section 2-203(c): Copies of the (planning commission) minutes will be provided to the Board of Trustees as soon as practicable following their approval by the Planning Commission.*

- Palisade Planning Commission Minutes March 7, 2023



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## EXPENDITURES - APPROVAL BY DEPARTMENT

Council Meeting Date – March 28, 2023

Date Range of Payables: March 10, 2023 – March 22, 2023

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 03/10/2023-03/22/2023

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS REFUNDS	EMS REFUND	EMS REFUNDS	03/21/2023	120.74	.00		
PROFORCE LAW ENFORCEME	511686	PD PR PURCH PLAN - BAKER 2	03/06/2023	462.76	.00		
FRANK CAVALIERE	1	FIRE INSPECTION/REVIEW - PA	01/16/2023	50.00	.00		
FRANK CAVALIERE	1	FIRE INSPECTION/REVIEW - TA	01/16/2023	50.00	.00		
Total :				683.50	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>ADMINISTRATION</b>							
CASELLE, INC.	121617	2023 CONTRACT SUPPORT - S	12/02/2022	17,180.00	17,180.00	03/16/2023	
OFFICE DEPOT	294686626004	COPY PAPER AND POST IT NOT	03/03/2023	134.70	.00		
OFFICE DEPOT	295005566001	OPERATING SUPPLY-ADMIN	03/01/2023	32.99	.00		
OFFICE DEPOT	300422943001	OFFICE SUPPLY - ADMIN	03/14/2023	117.93	.00		
OFFICE DEPOT	302069225001	OFFICE SUPPLY - ADMIN	03/15/2023	127.40	.00		
PROVELOCITY LLC	38290	TELEPHONES	03/07/2023	235.00	235.00	03/16/2023	
CENTURY LINK	03012023	1343 - TOWN HALL INTERNET-R	03/01/2023	180.66	180.66	03/16/2023	
CENTURY LINK	03012023	9016 - ADMIN. FAX	03/01/2023	116.07	116.07	03/16/2023	
WILD FLOWER, THE	000092	FLOWERS - ADMIN	03/09/2023	64.99	.00		
XCEL ENERGY	MAR 2023 INV	ADMINISTRATION LIGHTS	03/01/2023	1,728.81	.00		
KARP NEU HANLON, PC	39268	ADMIN - PROFESSIONAL SERVI	03/03/2023	4,964.50	.00		
SPECTRUM	108289601030	IT CHARGES - FACILITIES	03/01/2023	129.99	129.99	03/16/2023	
SPECTRUM	126548301030	ADMIN PHONE	03/01/2023	506.35	506.35	03/16/2023	
MARILLAC CLINIC, INC	03.06.2023	EDESIA DINNER - TABLE FOR B	03/06/2023	1,200.00	.00		
SWARD'S SWEETS & EATS	2023.03.10	ADMIN - FOOD	03/10/2023	72.00	.00		
ENERSPECT MEDICAL SOLUTI	14462	FD - AED MACHINES - COMMUN	03/07/2023	2,836.94	2,836.94	03/16/2023	
THE PUBLIC SAFETY STORE, L	12109988	FD - MEDICAL RESPONSE KITS	03/02/2023	329.98	.00		
Total ADMINISTRATION:				29,958.31	21,185.01		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>COMMUNITY DEVELOPMENT</b>							
COLUMN SOFTWARE, PBC	4E284DA7-014	COMM DEV - NOTICE	03/08/2023	19.04	19.04	03/16/2023	
COMMUNITY PLANNING STRAT	2023-0069	COMPREHENSIVE PLAN	03/13/2023	500.00	500.00	03/16/2023	
Total COMMUNITY DEVELOPMENT:				519.04	519.04		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>RECREATION</b>							
BMI	46925906	BGF MUSIC FEE	03/02/2023	272.00	.00		
COLORADO FARMERS MARKET	7497637 - 202	FARMERS MARKET - ANNUAL M	03/03/2023	200.00	.00		
Total RECREATION:				472.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POLICE</b>							
BOOKCLIFF AUTO PARTS INC	538248	PD- VEHICLE MAINTENANCE	02/28/2023	15.49	.00		
GALLS, LLC	023730653	PD- UNIFORMS	03/02/2023	1,040.58	.00		
GALLS, LLC	023848257	PD- UNIFORMS	03/14/2023	1,248.76	.00		
CENTURY LINK	03012023	1343 - PD INTOXICATOR PORTI	03/01/2023	35.00	35.00	03/16/2023	
COOP COUNTRY	252962	PD CAR WASH	03/08/2023	9.00	.00		
COOP COUNTRY	252963	PD CAR WASH	03/08/2023	4.68	.00		
COOP COUNTRY	252964	PD CAR WASH	03/08/2023	4.43	.00		
COOP COUNTRY	253097	PD CAR WASH	03/16/2023	2.00	.00		
COOP COUNTRY	253098	PD CAR WASH	03/16/2023	8.00	.00		
COOP COUNTRY	253099	PD CAR WASH	03/16/2023	2.00	.00		
COOP COUNTRY	253100	PD CAR WASH	03/16/2023	2.19	.00		
COOP COUNTRY	253101	PD CAR WASH	03/16/2023	2.78	.00		
COOP COUNTRY	253102	PD CAR WASH	03/16/2023	2.14	.00		
HOLE IN THE WALL SHIRT SHO	560	PD UNIFORMS	02/14/2023	56.98	.00		
HOLE IN THE WALL SHIRT SHO	662	PD - SHIRT PATCHES	03/06/2023	664.00	.00		
PROSAFE	32344	PD- PATCHES	03/17/2023	336.00	.00		
RHINEHART OIL CO., LLC	IN-360216-23	PD - GAS/DIESEL	03/10/2023	216.52	216.52	03/16/2023	
KGA-FLG LLC	NGB81644	PD - 2022 FORD EXPLORER - N	03/13/2023	55,938.00	.00		
Total POLICE:				59,588.55	251.52		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>CEMETERY</b>							
UPLAND GRAVEL	3550	CEMETERY - PEA GRAVEL	03/10/2023	346.63	.00		
XCEL ENERGY	MAR 2023 INV	CEMETERY LIGHTS	03/01/2023	229.46	.00		
RHINEHART OIL CO., LLC	IN-360216-23	CEMETERY - GAS/DIESEL	03/10/2023	45.40	45.40	03/16/2023	
Total CEMETERY:				621.49	45.40		



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FIRE / EMS</b>							
BOUND TREE MEDICAL, LLC	84883435	MEDICAL SUPPLIES/EMS	03/08/2023	1,811.88	.00		
BOUND TREE MEDICAL, LLC	84885040	MEDICAL SUPPLIES/EMS	03/09/2023	246.78	.00		
BOUND TREE MEDICAL, LLC	84886317	MEDICAL SUPPLIES/EMS	03/10/2023	43.79	.00		
BOUND TREE MEDICAL, LLC	84892418	MEDICAL SUPPLIES/EMS	03/16/2023	59.79	.00		
CENTURY LINK	03012023	4735 - FIRE INTERNET	03/01/2023	168.39	168.39	03/16/2023	
CENTURY LINK	03012023	9913 - FIRE ALARM	03/01/2023	221.95	221.95	03/16/2023	
CENTURY LINK	03012023	0032 DATA - FIRE ALERT SYS.	03/01/2023	1,760.27	1,760.27	03/16/2023	
CENTURY LINK	03012023	0032 DATA - POLICE DATA	03/01/2023	1,760.27	1,760.27	03/16/2023	
PYE-BARKER FIRE & SAFETY L	PSI980755	FIRE EXTINGUISHER ANNUAL S	02/22/2023	1,430.00	1,430.00	03/16/2023	
XCEL ENERGY	MAR 2023 INV	FIRE/EMS LIGHTS	03/01/2023	1,706.07	.00		
ULINE, INC.	160857382	FD - EMS SUPPLIES	03/07/2023	35.25	.00		
HARTMAN BROTHERS, INC	390721	FD - OXYGEN	03/06/2023	33.30	33.30	03/16/2023	
HARTMAN BROTHERS, INC	390721 - REM	FD - OXYGEN	03/06/2023	10.25	.00		
RHINEHART OIL CO., LLC	IN-360216-23	FD/EMS - GAS/DIESEL	03/10/2023	27.94	27.94	03/16/2023	
Total FIRE / EMS:				9,315.93	5,402.12		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>EMS</b>							
BOOKCLIFF AUTO PARTS INC	541202 - CM	STREETS / PARKS SHARED CO	03/07/2023	14.82-	.00		
BOOKCLIFF AUTO PARTS INC	541467	STREETS / PARKS SHARED CO	03/07/2023	77.84	.00		
BOOKCLIFF AUTO PARTS INC	544075	STREETS / PARKS SHARED CO	03/14/2023	114.12	.00		
WESTERN IMPLEMENT	IN23755	SHARED EXPENSES	03/10/2023	72.06	.00		
WESTERN IMPLEMENT	IN23756	SHARED EXPENSES	03/10/2023	62.22	.00		
COOP COUNTRY	252965	PW CAR WASH	03/08/2023	4.07	4.07	03/16/2023	
COOP COUNTRY	252966	PW CAR WASH	03/08/2023	5.48	5.48	03/16/2023	
AMAZON CAPITAL SERVICES	1R1N-FLYJ-7R	SHARED EXPENSES - STREET	03/03/2023	45.75-	.00		
Total EMS:				275.22	9.55		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>STREETS</b>							
MUNRO SUPPLY INC.	448660	STREETS - WATER TOWER DIS	03/10/2023	29.70	.00		
PLAZA REPROGRAPHICS	288984	MARKING PAINT - STREETS	03/14/2023	686.00	.00		
PIPL, INC.	2022.07.15 - R	REPAIRS TO IOWA ST - WATER	07/15/2022	3,052.50	3,052.50	03/20/2023	
XCEL ENERGY	MAR 2023 INV	STREET LIGHTS	03/01/2023	347.29	.00		
XCEL ENERGY	MAR 2023 INV	307 MAIN -CHARGING STATION	03/01/2023	28.93	.00		
XCEL ENERGY	MAR 2023 INV	STREET LIGHTS	03/01/2023	3,185.55	.00		
ULINE, INC.	160836050	STREETS - OPERATING	03/07/2023	73.28	.00		
ULINE, INC.	160928215	STREETS - OPERATING - CM	03/08/2023	73.28-	.00		
ULINE, INC.	160928403	STREETS - OPERATING	03/08/2023	69.86	.00		
RHINEHART OIL CO., LLC	IN-360216-23	STREETS - GAS/DIESEL	03/10/2023	113.50	113.50	03/16/2023	
Total STREETS:				7,513.33	3,166.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>WATER</b>							
GARFIELD & HECHT, P.C.	240086	TOWN ATTORNEY - WATER SE	02/28/2023	38.00	.00		
DANA KEPNER COMPANY	1576657-00	WATER DIST - METER PARTS	03/10/2023	995.00	995.00	03/16/2023	
FERGUSON US HOLDINGS, INC	1406603	WATER LINE REPAIR	03/09/2023	44.48	44.48	03/16/2023	
IMPACT PROMOTIONAL PRODU	72708	WATER - UNIFORMS	02/27/2023	93.00	93.00	03/16/2023	
IMPACT PROMOTIONAL PRODU	72748	WATER - UNIFORMS	03/17/2023	93.00	.00		
PLAZA REPROGRAPHICS	288984	MARKING PAINT - WATER DIST	03/14/2023	686.00	.00		
PIPL, INC.	1897	IRRIGATION FEES - 2012-2022 3	08/10/2022	1,400.00	1,400.00	03/20/2023	
PIPL, INC.	1899	IRRIGATION FEES - 2012-2022 1	08/10/2022	2,380.00	2,380.00	03/20/2023	
CENTURY LINK	03012023	7148 - CARETAKER RESERVOI	03/01/2023	68.44	68.44	03/16/2023	
XCEL ENERGY	MAR 2023 INV	WATER LIGHTS	03/01/2023	831.46	.00		
XCEL ENERGY	MAR 2023 INV	175 1/2 E. 3RS - BULK WATER S	03/01/2023	206.10	.00		
OPTIMUS COMMUNICATIONS, L	33405	INTERNET SERVICE	03/19/2023	87.00	.00		
RECLA METALS LLLP	32018	WATER- STEEL PLATES	03/15/2023	132.56	.00		
SPECTRUM	126548301030	WATER PHONE	03/01/2023	116.85	116.85	03/16/2023	
RHINEHART OIL CO., LLC	IN-360216-23	WATER - GAS/DIESEL	03/10/2023	158.90	158.90	03/16/2023	
Total WATER:				7,330.79	5,256.67		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER PLANT</b>							
CENTURY LINK	03012023	1319 - SEWER & CALL OUT	03/01/2023	160.77	160.77	03/16/2023	
XCEL ENERGY	MAR 2023 INV	SEWER LIGHTS	03/01/2023	1,736.25	.00		
XCEL ENERGY	MAR 2023 INV	661 BRENTWOOD DR	03/01/2023	12.21	.00		
RHINEHART OIL CO., LLC	IN-360216-23	SEWER - GAS/DIESEL	03/10/2023	45.39	45.39	03/16/2023	
Total SEWER PLANT:				1,954.62	206.16		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER COLLECTION</b>							
PLAZA REPROGRAPHICS	288984	MARKING PAINT - SEWER	03/14/2023	686.00	.00		
SPECTRUM	126548301030	SEWER COLLECTION PHONE	03/01/2023	116.85	116.85	03/16/2023	
Total SEWER COLLECTION:				802.85	116.85		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SPECTRUM	126548301030	TRASH PHONE	03/01/2023	38.95	38.95	03/16/2023	
Total :				38.95	38.95		

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>PARKS</b>							
BOOKCLIFF AUTO PARTS INC	538058	PARKS - VEHICLE REPAIRS	02/28/2023	170.49	.00		
HOME DEPOT CREDIT SERVCE	24243	PARKS - OPERATING	03/03/2023	59.34	.00		
GUSTAVO ORTIZ	TP #03-2023	PARKS - PUBLIC RESTROOM C	03/15/2023	1,137.50	1,137.50	03/16/2023	
CENTURY LINK	03012023	1207 - RIVERBEND PARK	03/01/2023	131.01	131.01	03/16/2023	
XCEL ENERGY	MAR 2023 INV	PARKS LIGHTS	03/01/2023	287.71	.00		
WIDEGREN, BENJAMIN	2023.03.08 - B	SAFETY BOOTS	03/08/2023	164.05	164.05	03/16/2023	
RHINEHART OIL CO., LLC	IN-360216-23	PARKS - GAS/DIESEL	03/10/2023	90.80	90.80	03/16/2023	
Total PARKS:				2,040.90	1,523.36		



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POOL</b>							
CENTURY LINK	03012023	1067 - POOL INTERNET	03/01/2023	160.77	160.77	03/16/2023	
XCEL ENERGY	MAR 2023 INV	POOL LIGHTS	03/01/2023	572.74	.00		
Total POOL:				733.51	160.77		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FACILITIES</b>							
GRAND MESA MECHANICAL	3378	WATER PLANT - NEW HEAT PU	03/13/2023	1,587.00	1,587.00	03/16/2023	
HOME DEPOT CREDIT SERVCE	2023937	FACILITIES REPAIRS & MAINT	03/01/2023	563.36	.00		
HOME DEPOT CREDIT SERVCE	24243	FACILITIES REPAIRS & MAINT	03/03/2023	11.47	.00		
HOME DEPOT CREDIT SERVCE	4023644	FACILITIES REPAIRS & MAINT	02/27/2023	280.56	.00		
GUSTAVO ORTIZ	TP #03-2023	JANITORIAL SERVICES	03/15/2023	1,340.00	1,340.00	03/16/2023	
PYE-BARKER FIRE & SAFETY L	PSI980747	FACILITIES - FIRE EXTINGUISH	02/22/2023	1,681.00	.00		
XCEL ENERGY	MAR 2023 INV	FACILITIES LIGHTS	03/01/2023	917.58	.00		
XCEL ENERGY	MAR 2023 INV	711 IOWA - GYM	03/01/2023	1,938.42	.00		
XCEL ENERGY	MAR 2023 INV	120 W 8TH - COMMUNITY CENT	03/01/2023	189.41	.00		
TERMINIX	268157	PEST CONTROL	03/14/2023	67.00	.00		
TERMINIX	268343	PEST CONTROL	03/14/2023	65.00	.00		
ALSCO INC	LGRA2743310	BUILDING - REP & MAINT - FLO	03/10/2023	50.80	.00		
COMMERCIAL SPECIALISTS, IN	31265	FACILITIES - MONITORING SER	02/23/2023	780.00	.00		
Total FACILITIES:				9,471.60	2,927.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FCI CONSTRUCTORS, INC.	10-22-019-8	CAPITAL PROJECTS - CLINIC	02/28/2023	646,730.26	.00		
HUDDLESTON-BERRY	19713	CAPITAL PROJECTS - CLINIC	01/31/2023	1,795.00	.00		
CW CONSTRUCTION, LLC	10305	CAPITAL PROJECTS - OLD HS /	12/20/2022	4,426.25	.00		
CW CONSTRUCTION, LLC	10373	CAPITAL PROJECTS - OLD HS /	01/16/2023	270.00	.00		
CW CONSTRUCTION, LLC	10374	CAPITAL PROJECTS - OLD HS /	02/24/2023	2,044.83	.00		
MOA, INC DBA/ MOA ARCHITEC	022108.00-14	CAPITAL PROJECTS - CLINIC	02/22/2023	5,470.86	.00		
COMMERCIAL SPECIALISTS, IN	31264	FIRE ALARM SYSTEM - GYM RE	02/23/2023	1,315.46	.00		
Total :				662,052.66	.00		
Grand Totals:				793,373.25	40,808.40		

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

Date: 03.23.2023

Town Manager: Dana Haskinson  
(Administrative Review and Approval for Payment)

Date: 03.24.23

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 = 03/10/2023-03/22/2023



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE BOARD OF TRUSTEES  
March 14, 2023**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Greg Mikolai with Trustees present: Bill Carlson, Stan Harbaugh, Thea Chase, Jamie Somerville, and Mayor Pro-Tem Ellen Turner. Trustee Nicole Maxwell was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Brian Rusche, and Town Attorney Jim Neu.

**AGENDA ADOPTION**

*Motion #1* by Trustee Somerville, seconded by Mayor Pro-Tem Turner, to approve the agenda as presented.

A voice vote was requested  
Motion carried unanimously

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson reviewed her Town Manager report and updated the Board on current projects.

*The consensus of the Board is to have Mayor Mikolai sign a letter of support to Mesa County for a TAP Grant.*

**CONSENT AGENDA**

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

- **Expenditures**  
Approval of Bills from Various Town Funds – February 25, 2023 – March 9, 2023
- **Minutes**  
Minutes from the February 28, 2023, Regular Board of Trustees Meeting

*Motion #2* by Trustee Somerville, seconded by Trustee Chase, to approve the consent agenda as presented.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

**PUBLIC HEARING I**

**Ordinance 2023-02 - Land Development Code Amendment Regarding Office Uses in the Town Center (TC) Zone District**

Mayor Mikolai opened the public hearing at 6:09 pm.

Community Development Director Brian Rusche reviewed his staff report and the recommendation of the Planning Commission to deny the application.

Applicant Alex Hood, a partner in REO Holdings, LLC (owner of 305 Main Street) gave a brief presentation regarding the request, and stressed that they are requesting that office uses be changed to a conditional use, not permitted by right.

Mayor Mikolai opened the hearing to public comment.

Jessica Burford - President & CEO of the Palisade Chamber of Commerce, and Luke Gingerich – Area Manager of JUB Engineers, both spoke in favor of the application.

Gail Evans – 126 Majestic Court, spoke in opposition of the application.

Mr. Hood gave closing remarks encouraging the Board to approve the application to allow the flexibility of the Town Center Zone.

Mayor Mikolai opened the hearing to Board comment.

All members of the Board of Trustees spoke about the pros and cons of the proposed changes to the Land Development Code.

Town Attorney Jim Neu clarified that this was a legislative action, not quasi-judicial.

*Motion #3* by Trustee Somerville, seconded by Mayor Pro-Tem Turner, to deny Ordinance 2023-02.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

Mayor Mikolai closed the public hearing at 6:44 pm.

**NEW ITEMS**

**Resolution 2023-03 Authorizing Town Staff to Take Certain Actions Regarding Town Water Rights**

Town Manager Hawkinson introduced the Town's Water Attorney, Mary Elizabeth Geiger, who reviewed Resolution 2023-03 and explained why it was being requested.

*Motion #4* by Mayor Pro-Tem Turner, seconded by Trustee Chase, to approve Resolution 2023-03 authorizing Town staff to take certain actions regarding Town water rights.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

**Agreement with Palisade Pipes and Laterals**

Town Attorney Jim Neu reviewed the staff report and answered questions from various Board members.

*Motion #5* by Trustee Somerville, seconded by Trustee Harbaugh, to direct the Town Manager direct the Mayor to enter into an agreement with Palisade Pipes & Laterals to transition the operation of the raw water irrigation system to the Town of Palisade beginning with the 2023 irrigation season.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

**Resolution 2023-04 - Special Event Calendar, Blackout Dates**

Town Clerk Keli Frasier explained the proposed Resolution regarding special events and blackout dates.

*Motion #6* by Trustee Chase, seconded by Mayor Pro-Tem Turner, to adopt Resolution 2023-04 Special Event Calendar and Blackout Dates.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

**Interviews and Appointments to the Palisade Planning Commission**

All applicants that weren't being interviewed were asked to leave the chambers while individual interviews took place.

*A copy of the silent vote results will be a permanent attachment to these minutes.*

*Motion #7* by Trustee Somerville, seconded by Trustee Harbaugh, to appoint Brandon Burke, David Hull and Ed Seymour to the Palisade Planning Commission for a four-year term ending in February 2027.

A roll call vote was requested.

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

**No:**

**Absent:** Trustee Maxwell

Motion carried.

**PUBLIC COMMENT**

Gail Evans – 126 Majestic Court, thanked Town Manager Hawkinson, Community Development Director Rusche, and the rest of Town Hall staff for all of their hard work. She went on to state that the Town of Palisade would not survive without Town Manager Hawkinson.

**COMMITTEE REPORTS**

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

**ADJOURNMENT**

*Motion #8* by Trustee Somerville, seconded by Trustee Chase, to adjourn the meeting at 7:31 pm.

A voice vote was requested.

Motion carried unanimously.

X

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Greg Mikolai  
Mayor

X

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Keli Frasier  
Town Clerk



# Board of Trustees Regular Meeting March 14, 2023

## Planning Commission Appointment Tally Sheet

(Individual Board Member Votes Will Be Attached to This Sheet as a Permanent Attachment to the 03/14/2023 Minutes)

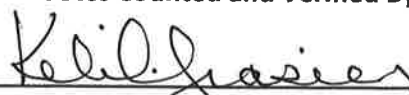
**Vote 1**

	BURKE, BRANDON	HULL, DAVID	SEYMOUR, ED	WEIS, JJ
<u>Mayor Greg Mikolai</u>	✓	✓	✓	
<u>Mayor Pro-Tem Ellen Turner</u>	✓	✓	✓	
<u>Trustee Thea Chase</u>	✓	✓	✓	
<u>Trustee Bill Carlson</u>	✓	✓	✓	
<u>Trustee Jamie Somerville</u>	✓	✓	✓	
<u>Trustee Nicole Maxwell</u>	ABSENT			
<u>Trustee Stan Harbaugh</u>	✓	✓	✓	
<b>Total:</b>	6	6	6	

**Vote 2**

	BURKE, BRANDON	HULL, DAVID	SEYMOUR, ED	WEIS, JJ
<u>Mayor Greg Mikolai</u>				
<u>Mayor Pro-Tem Ellen Turner</u>				
<u>Trustee Thea Chase</u>				
<u>Trustee Bill Carlson</u>				
<u>Trustee Jamie Somerville</u>				
<u>Trustee Nicole Maxwell</u>	ABSENT			
<u>Trustee Stan Harbaugh</u>				
<b>Total:</b>				

**Votes Counted and Verified By:**

  
 Keli Frasier, Town Clerk



**Trustee Jamie Somerville**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ

**Trustee Stan Harbaugh**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ

**Mayor Pro-Tem Ellen Turner**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ

**Trustee Bill Carlson**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ

**Trustee Thea Chase**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ

**Mayor Greg Mikolai**

Planning Commission Appointment

03/14/2023

Vote for Three (3)

<input checked="" type="checkbox"/>	Burke, Brandon
<input checked="" type="checkbox"/>	Hull, David
<input checked="" type="checkbox"/>	Seymour, Ed
<input type="checkbox"/>	Weis, JJ



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
March 7, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, David Hull, and Vice Chair Leora Ruzin. Absent were Commissioners Don Bosch and Ed Seymour. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Riley Parker, seconded by Commissioner David Hull to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS**

Community Development Director Brian Rusche announced that the applications for the opening for the Planning Commission has been closed and the review process is underway with the Board of Trustees conducting interviews with the applicants on Tuesday, March 14, 2023.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Riley Parker, seconded by Vice-Chair Leora Ruzin to approve the Minutes from the February 7, 2023, Regular meeting of the Palisade Planning Commission, as presented.

Motion carried unanimously.

**PUBLIC COMMENT**

None was offered.

**PRO 2023-05 – TOWN CENTER OFFICE USE TEXT AMENDMENT**

*The Planning Commission will consider a text amendment to the Land Development Code (LDC) and Table 6.1 – Use Table relating to office uses within the TC (Town Center) zone district.*

Chair Amy Gekas opened the hearing at 6:02 p.m.

Community Development Director Brian Rusche presented the application, stating that in May of 2021, the Board of Trustees adopted an ordinance which amended the Land Development Code, specifically Table 6.1 which is the Use Table. The ordinance relegated general and medical office uses within the Town Center (TC) zone district to only the upper story of buildings, with the intent of reserving the street

level space for uses that would promote shopping and dining within the Town Center, and by extension generate sales tax revenue for the Town.

The owners of 305 Main have requested to allow general office use on the street level in the TC zone with a Conditional Use Permit. The impetus for this request is the proposed expansion of an existing engineering firm to a portion of the building previously containing retail use. A conversion of the space from retail use to office use is not currently permitted due to the change in 2021.

*Brian Quarnstrom, 500 Illinois St., Golden, CO, ½ owner of REO Holdings, LLC of 305 Main Street, Palisade, Colorado.* Mr. Quarnstrom asked for a consideration on a case-by-case basis for an engineering firm, J-U-B Engineers, to expand the office space in Unit 4, which is 475 sq feet, not a viable space for the code change. He feels it not a great pace for retail or restaurant and hopes to allow the engineering firm to expand employees by 100 percent.

### **PUBLIC COMMENT**

*Chuck Nowak, 3276 Semillon St, Palisade, CO, owner of 101 W. 3<sup>rd</sup> Street, Palisade.* Mr. Nowak explained that he purchased the adjacent building across the street in hopes to revitalize the Town Center with retail and to bring people into Palisade from the outside areas. Mr. Nowak feels that the proposed space, Unit 4 of 305 Main Street is a viable space for retail or small business. He added that currently, rental space upstairs could easily be used for an engineering company. He was against the proposed change to the text amendment.

*Becky Davis, 3670 G 4/10 Road, Palisade, CO, owner of Nana's Farm Store located at 237 S. Main Street, Palisade, CO.* She is a resident of Palisade since 1990 and stated that that building is very big part of the Town of Palisade. She feels the 305 Main Street building space to be viable, as she feels the town needs more retail and she against the office space proposed.

*Jessica Burford, 781 Foxtail Road, Grand Junction, CO, Palisade Chamber of Commerce.* She is in support of JUB Engineering expansion, indicating that Unit 4 of the building is not a viable space for retail because the lack of restroom facilities. She feels that J-U-B Engineering has been a very good neighbor, employing workers with high paying jobs, stating the fact that they spend money in the town of Palisade.

*Nancy Lewis 848 Montclair Drive, Palisade, CO* has lived here since 2009 and has seen retail get decimated by businesses that are not retail, being in the very important part of Palisade to raise taxes, and to have business thrive. She is involved with Blue Pig and makes her living in the retail sector of Palisade. There are more viable places elsewhere for the engineering company, the Chamber of Commerce, and the library. She stated 40 percent is retail in the town. She feels that the culture of Palisade will suffer and suggests other locations for offices with only retail businesses on the first floor of buildings in the town of Palisade.

### **COMMISSIONER COMMENT**

Vice Chair Leora Ruzin commented that if they allow for this change, there would not be any retail in the building, indicating that Unit 1 is an insurance company, which is never there. She has concerns that if J-U-B Engineering expands by 100 percent, she questions how Unit 4 will achieve that. She has problems with the proposed language as it stands, and her recommendation is that if this is approved that there be a caveat, that a certain percentage of any one building be retail. She later implied that the sales tax revenue would decline, especially with the existing cannabis industry growth in the valley.

Commissioner David Hull declined comment on this stating only that the Planning Commission and the Board of Trustees approved this amendment back in 2021 for a reason and believes that we should not set a precedence with this change.

Commissioner Riley Parker likes the proposal. It is not equipped with plumbing so cannot be used for food or retail difficult and best outcome to allow the J-U-B Engineering to expand. Any vacant space that the Town has sends the wrong message and gives the impression that the town is in decline with vacant space.

Chair Amy Gekas agreed with Mr. Parker stating that Conditional Use Permits are the way to proceed in the manner. She also commented that in moving forward, there is a need to keep the Comprehensive Plan in mind. She recommends that the Board to consider the minimum of 32 hours per calendar week for all businesses downtown.

Mr. Quarnstrom in closing stated that REO Holdings worked hard in finding a business to activate the space. He suggests that there is a building on Third Street is for sale and could be an option for commercial retail space. He also clarified that the space in the upper part of the 305 Main Street is residential and is not vacant.

Chuck Nowak spoke again stating that Gubbini Winery's lease was terminated and was asked to leave otherwise, she would still be in business. Copeka Coffee, located at 103 Main, was month-to-month and the lease was terminated. Sandy King's Gallery building is being sold which gives another option for retail or restaurant.

### *Motion #3*

Riley Parker made the motion to approve the text amendment as presented. The motion died for lack of a second.

David Hull made the motion to object the text amendment, with the intent of addressing the Land Development Code in the future.

Seconded by Leora Ruzin.

A roll call vote was requested.

Motion carried 3 for, 1 against.

Chair Gekas closed the hearing at 6:37 p.m.

### **FUTURE AGENDA ITEMS**

Community Development Director Rusche after the adoption of the Palisade Game Plan, the next step is to evaluate the Land Development Code. The Town has asked for a grant to receive some funds to accomplish this. He also offered the Commissioners to participate in training with CIRSA at a future date.

### **ADJOURNMENT**

*Motion #4 to adjourn* by Commissioner Hull, seconded by Commissioner Riley Parker at 6:43 p.m.

**X**   
\_\_\_\_\_  
Amy Gekas  
Planning Commission Chairperson

**X**   
\_\_\_\_\_  
Shelley Kopasz  
Administrative Assistant