

AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
January 14th, 2020
Meeting to Begin at 6:00 p.m.
341 West 7th Street

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS

- A. Town Hall offices will be closed on Monday, January 20th, 2020 in observance of Dr. Martin Luther King Jr. Day
- B. The Town is collecting Christmas Trees at the recycling center located at the Palisade Civic Center Parking Lot (341 West 7th Street) until January 24th, 2020
- C. The Town was awarded a \$37,000 grant from CPDHE Town for a commercial woodchipper

VI. PRESENTATIONS

- A. Dr. Martin Luther King Jr. Day Proclamation to be read by Mayor Granat
- B. Special Appreciation Presentation
- C. Special Award Presentation

VII. CONSENT AGENDA

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

A. Expenditures

Approval of Bills from Various Town Funds – December 7th, 2019 – January 10th, 2020

B. Minutes

Minutes from December 10th, 2019 Board Meeting

VIII. PUBLIC COMMENT

IX. PUBLIC HEARING I

A. Ordinance #2020-01

Should the Board of Trustees for the Town of Palisade, Colorado, approve Ordinance #2020-01 entitled, "An Ordinance of the Town of Palisade, Colorado, Vacating a Public Easement Located at Parcel #2941-032-21-025 and Parcel #2941-032-21-100."?

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

X. PUBLIC HEARING II

A. Ordinance #2020-02

Should the Board of Trustees for the Town of Palisade, Colorado, approve Ordinance #2020-02 entitled, "An Ordinance of the Town of Palisade, Colorado, Amending the Zone District Map of the Town by Zoning Certain Property Known as 105 Main Street (Parcel #2937-091-00-034) from Town Center (TC) to Mixed Use (MU)."?

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

XI. PUBLIC HEARING III

A. Should the Board of Trustees for the Town of Palisade approve project # 2019-26 "Application for approval of variance for number of units allowed under Mixed Use zoning, conditional upon approval of PRO 2019-25 located at 105 Main Street."?

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

XII. NEW BUSINESS

- A.** Approve Contract to allow Ryan/Sawyer Marketing to Market the 2020 Palisade Bluegrass and Roots Music Festival
- B.** Approve Contract to Buy and Sell Real Estate for a Portion of Parcel #2937-092-01-017 between Main Street and Kluge Avenue for Palisade Plunge Parking Utilizing GOCO Grant Funds

XIII. STAFF/COMMITTEE REPORTS

XIV. EXECUTIVE SESSION

A. For the Board of Trustees to discuss items pursuant to C.R.S. 24-6-402(4) (e) (a) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and discussion regarding the purchase, lease, transfer, or sale of any real, personal, or other property interest with Town Attorney, Jim Neu. **REAL ESTATE MATTERS**

XV. ADJOURNMENT



Proclamation

PROCLAIMING MONDAY, JANUARY 20, 2020 AS MARTIN LUTHER KING, JR. DAY

WHEREAS, that all people, regardless of the color of their skin, the persuasion of their theology, or the level of their intelligence, were built by one Creator with one blood, designed and fashioned to live on one earth with one another; and

WHEREAS, Martin Luther King, Jr. was a minister who dedicated his life for this purpose so we may, as Americans, truly live out the Declaration of Independence as we hold these truths to be self-evident, that all people are created equal, that they are endowed by their creator with certain inalienable rights, that among these are life, liberty and the pursuit of happiness; and

WHEREAS, the third Monday of each January be acknowledged as Martin Luther King, Jr. Day in the Town of Palisade, not as a town holiday but as a day to acknowledge a great American who awakened a nation's conscience to not judge a person by the color of their skin but by the content of their heart; and

WHEREAS, every year in the week leading up to Martin Luther King, Jr. Day, several events are held within the Grand Valley communities to not only honor Martin Luther King, Jr., but to also educate and build stronger ties; and

WHEREAS, the celebration week culminates with a symbolic march on Martin Luther King, Jr. Day from Grand Junction's City Hall to Colorado Mesa University, followed by a presentation by keynote speaker Dr. Reo Leslie and the awarding of the Harry Butler Community Service Award.

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE DOES HERBY PROCLAIM MONDAY, JANUARY 20, 2020 AS:

MARTIN LUTHER KING, JR. DAY

In the Town of Palisade and encourages the citizens of Palisade to observe this day with appropriate activities and programs that honor the memory and legacy of Dr. King.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the Town of Palisade this 14th day of January 2020.

Mayor Roger L. Granat



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

Phone: (970) 464-5602
Fax: (970) 464-5609
www.townofpalisade.org

EXPENDITURES - APPROVAL BY DEPT

Council Meeting Date – January 14, 2020

Date Range of Payables – 12/21/2019 – 01/10/2020

Report Criteria:

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

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR1228190	AFLAC After-Tax Pay Period: 12/	01/02/2020	93.06	.00		
AFLAC INSURANCE	PR1228190	AFLAC Pre-tax Pay Period: 12/28	01/02/2020	325.14	.00		
CASELLE, INC.	99225	ANNUAL SUPPORT	12/02/2019	14,820.00	.00		
COLORADO DEPT OF REVENU	PR1228190	State Withholding Tax Pay Period	01/02/2020	2,425.00	.00		
FICA/MED/ P/R TAXES	PR1228192	Federal Withholding Tax Pay Peri	01/02/2020	6,555.00	.00		
FICA/MED/ P/R TAXES	PR1228192	Social Security Pay Period: 12/28	01/02/2020	3,293.63	.00		
FICA/MED/ P/R TAXES	PR1228192	Social Security Pay Period: 12/28	01/02/2020	3,293.63	.00		
FICA/MED/ P/R TAXES	PR1228192	Medicare Pay Period: 12/28/2019	01/02/2020	1,168.18	.00		
FICA/MED/ P/R TAXES	PR1228192	Medicare Pay Period: 12/28/2019	01/02/2020	1,168.18	.00		
FIRE AND POLICE PENSION	PR1228190	Fire Pension Pay Period: 12/28/2	01/02/2020	359.89	.00		
FIRE AND POLICE PENSION	PR1228190	FPPA 457 Pay Period: 12/28/201	01/02/2020	50.00	.00		
FIRE AND POLICE PENSION	PR1228190	Police Pension Pay Period: 12/28	01/02/2020	2,291.94	.00		
FIRE AND POLICE PENSION	PR1228190	Police Pension Pay Period: 12/28	01/02/2020	1,746.23	.00		
FIRE AND POLICE PENSION	PR1228190	Fire Pension Pay Period: 12/28/2	01/02/2020	472.09	.00		
ICMA TRST 401 - 107074	PR1228190	ICMA 401K Pay Period: 12/28/20	01/02/2020	1,668.45	.00		
ICMA TRST 401 - 107074	PR1228190	ICMA 401K Pay Period: 12/28/20	01/02/2020	1,668.45	.00		
ICMA TRST 457 - 304721	PR1228190	ICMA 457 Pay Period: 12/28/201	01/02/2020	172.80	.00		
SESAC	10375512	BLUEGRASS MUSIC LICENSE F	01/01/2020	460.00	.00		
FAMILY SUPPORT REGISTRY	PR1228191	FIPS 056888833 Garnishment P	01/02/2020	246.00	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	83.20	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	77.47	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	66.60	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	214.56	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	87.17	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	101.69	.00		
CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance Cig	01/02/2020	72.22	.00		
ANTHEM BLUE CROSS AND BL	PR1228191	Vision Insurance Vision Employe	01/02/2020	24.66	.00		
ANTHEM BLUE CROSS AND BL	PR1228191	Vision Insurance Vision Employe	01/02/2020	17.74	.00		
ANTHEM BLUE CROSS AND BL	PR1228191	Vision Insurance Vision Employe	01/02/2020	17.22	.00		
ANTHEM BLUE CROSS AND BL	PR1228191	Vision Insurance Vision Employe	01/02/2020	54.66	.00		
RYAN/SAWYER MARKETING	2099-5908	2020 BGF	10/02/2019	162.73	.00		
RYAN/SAWYER MARKETING	20995932	2020 BGF	11/04/2019	200.00	.00		
RYAN/SAWYER MARKETING	2099-5984	2020 BGF	01/03/2020	425.00	.00		
ALPINE BANK CC	LH 3079 DEC	BGF	12/18/2019	180.38	.00		
ALPINE BANK CC	LH 3079 DEC	BGF	12/18/2019	74.99	.00		
Total :				44,147.76	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
CAPITAL BUSINESS SYSTEMS	26118569	COPIER LEASE	12/17/2019	475.00	.00		
CHITWOOD, LINDSEY	120819	CELL PHONE REIMBURSEMEN	12/08/2019	50.00	.00		
OFFICE DEPOT	408271297001	COPY PAPER AND POST IT NOT	11/26/2019	51.58	.00		
PRO VELOCITY COMPUTERS	24595	INFORMATION TECHNOLOGY	12/01/2019	6,146.00	.00		
PRO VELOCITY COMPUTERS	24678	INFORMATION TECHNOLOGY	12/17/2019	1,000.00	.00		
CENTURY LINK	12-13-19	5609 - ADMIN. FAX	12/13/2019	99.16	.00		
CENTURY LINK	12-13-19	MAIN PHONE LINES ADMIN 464-	12/13/2019	668.00	.00		
BABEL, PAUL ANDREW	MB-00000228	BUSINESS CARD CONCEPTS	12/18/2019	247.50	.00		
ASSOCIATED GOVERNMENTS	2152	AGNC DUES	01/01/2020	2,500.00	.00		
SPECTRUM BUSINESS	000082012211	INFORMATION TECHCOLOGY	12/21/2019	1,843.66	.00		
SPECTRUM BUSINESS	010753912131	INFORMATION TECHCOLOGY	12/13/2019	84.27	.00		
HAWKINSON, JANET	122019	FLEXIBLE BENEFIT PLAN	12/20/2019	818.83	.00		
ALPINE BANK CC	KF 3180 DEC	OFFICE SUPPLIES	12/18/2019	1,025.00	.00		
ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	25.00	.00		
ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	1.07	.00		
ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	25.00	.00		
ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	54.53	.00		
ALPINE BANK CC	LH 3079 DEC	TRAINING	12/18/2019	4.32	.00		
ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	45.23	.00		
ALPINE BANK CC	LH 3079 DEC	TRAINING	12/18/2019	540.00	.00		
ALPINE BANK CC	TB 3111 DEC	ADMIN - SMALL EQUIP	12/18/2019	1,598.95	.00		
ALPINE BANK CC	TB 3111 DEC	OFFICE SUPPLIES	12/18/2019	399.89	.00		
ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	6.44	.00		
ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	1,080.58	.00		
ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	125.77	.00		
SHELLHORN, ALLYSON	122019	FLEXIBLE PLAN REIMBURSEM	12/20/2019	148.13	.00		
Total ADMINISTRATION:				19,055.25	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
GOODWIN SERVICE, INC.	06291	BIKE TREK CLEANING	12/01/2019	75.00	.00		
MESA COUNTY	19005	PROFESSIONAL SERVICES - P	12/19/2019	100.00	.00		
COLORADO WEST LAND TRUS	TOP101819	BUFFER ZONE 3RD QTR/19	10/18/2019	1,145.00	.00		
COOP COUNTRY	231024	DECORATIONS	11/19/2019	31.08	.00		
COOP COUNTRY	231037	DECORATIONS	11/19/2019	9.95	.00		
COOP COUNTRY	231160	DECORATIONS	11/25/2019	18.55	.00		
COOP COUNTRY	231297	DECORATIONS	12/04/2019	16.99	.00		
ALPINE BANK CC	AS 3087 DEC	CD - SMALL EQUIP	12/18/2019	139.44	.00		
ALPINE BANK CC	AS 3087 DEC	CD - SMALL EQUIP	12/18/2019	302.85	.00		
ALPINE BANK CC	AS 3087 DEC	CD - PROFESSIONAL SERVICE	12/18/2019	33.91	.00		
ALPINE BANK CC	AS 3087 DEC	CD - MARKETING	12/18/2019	212.92	.00		
Total COMMUNITY DEVELOPMENT:				2,085.69	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
TOURISM FUND							
THE PALISADE CAFE & GRILL 1	121019 - TAB L	CATERED TAB LUNCH	12/10/2019	165.00	.00		
RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURISM - ACCT MN	12/04/2019	500.00	.00		
RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURISM - WEBSITE	12/04/2019	150.00	.00		
RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURSIM - DESIGN	12/04/2019	200.00	.00		
RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURSIM -ONLINE M	12/04/2019	275.32	.00		
ALPINE BANK CC	LH 3079 DEC	TAB	12/18/2019	84.99	.00		
Total TOURISM FUND:				1,375.31	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
RECREATION							
IMPACT PROMOTIONAL PRODU	89219	PARKS PROJECTS	11/27/2019	756.87	.00		
HOLE IN THE WALL SHIRT SHO	21589	EMBROIDERY	12/10/2019	105.00	.00		
ALPINE BANK CC	JH 3081 DEC	FOOD W/CHAMBER - XMAS LIG	12/18/2019	63.00	.00		
ALPINE BANK CC	KF 3160 DEC	PARKS & RECS - PROJECTS	12/18/2019	504.13	.00		
ALPINE BANK CC	KF 3160 DEC	PARKS & RECS - PROJECTS	12/18/2019	262.35	.00		
Total RECREATION:				1,691.35	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COURT							
LAW OFFICE OF ANGELA ROFF	2454	PROFESSIONAL SERVICES	06/30/2019	1,483.75	.00		
LAW OFFICE OF ANGELA ROFF	2455	PROFESSIONAL SERVICES	07/31/2019	2,047.50	.00		
LAW OFFICE OF ANGELA ROFF	2457	PROFESSIONAL SERVICES	08/31/2019	6,033.25	.00		
LAW OFFICE OF ANGELA ROFF	2458	PROFESSIONAL SERVICES	09/30/2019	1,520.00	.00		
LAW OFFICE OF ANGELA ROFF	2459	PROFESSIONAL SERVICES	10/31/2019	1,970.00	.00		
LAW OFFICE OF ANGELA ROFF	2460	PROFESSIONAL SERVICES	11/30/2019	572.50	.00		
LAW OFFICE OF ANGELA ROFF	2462	PROFESSIONAL SERVICES	12/31/2019	613.75	.00		
Total COURT:				14,220.75	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
CITY OF GRAND JUNCTION	2019-0002729	911 CHARGES PD	12/05/2019	8,399.34	.00		
DRANGINIS, DAN	010320	FLEXIBLE BENEFIT PLAN REIM	01/03/2020	60.00	.00		
DRANGINIS, DAN	122119	FLEXIBLE BENEFIT PLAN REIM	12/21/2019	445.61	.00		
JIM DIBLE OIL COMPANY	107224	POLICE DEPT - GAS / DIESEL	11/29/2019	168.62	.00		
JIM DIBLE OIL COMPANY	107301	POLICE DEPT - GAS / DIESEL	12/06/2019	138.38	.00		
JIM DIBLE OIL COMPANY	107371	POLICE DEPT - GAS / DIESEL	12/13/2019	125.55	.00		
JIM DIBLE OIL COMPANY	107454	POLICE DEPT - GAS / DIESEL	12/20/2019	184.45	.00		
JIM DIBLE OIL COMPANY	107489	POLICE DEPT - GAS / DIESEL	12/27/2019	77.00	.00		
CENTURY LINK	12-13-19	1343 - PD INTOXICATOR PROTI	12/13/2019	35.00	.00		
CENTURY LINK	12-13-19	1343 - TOWN HALL INTERNET-R	12/13/2019	141.20	.00		
CENTURY LINK	12-13-19	MAIN PHONE LINES POLICE 46	12/13/2019	334.00	.00		
VERIZON WIRELESS	DEC 2019	POLICE DEPARTMENT CELL PH	12/23/2019	465.74	.00		
VERIZON WIRELESS	DEC 2019	PD BLUETREE MODEM	12/23/2019	360.09	.00		
POST, MARK	010720	FLEXIBLE BENEFIT REIMBURS	01/07/2020	101.20	.00		
HOLE IN THE WALL SHIRT SHO	21278	PD UNIFORMS	10/22/1978	555.08	.00		
BENHAM, CARRIE	123019	CELL PHONE	12/30/2019	100.00	.00		
KINETIC LEASING, INC.	224431	PD INTERCEPTOR LEASE	12/10/2019	3,669.04	.00		
ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	46.28	.00		
ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	50.00	.00		
ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	30.97	.00		
ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	83.97	.00		
ALPINE BANK CC	DF 3053 DEC	PD - TRAINING	12/18/2019	185.00	.00		
Total POLICE:				15,956.52	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
GOODWIN SERVICE, INC.	86291	TOILET CLEANING - CEMETARY	12/01/2019	75.00	.00		
HIGH COUNTRY TREE SERVICE	1780	TREE REMOVAL AT CEMETERY	12/17/2019	800.00	.00		
JIM DIBLE OIL COMPANY	107224	CEMETERY - GAS / DIESEL	11/29/2019	35.36	.00		
JIM DIBLE OIL COMPANY	107301	CEMETERY - GAS / DIESEL	12/06/2019	37.57	.00		
JIM DIBLE OIL COMPANY	107371	CEMETERY - GAS / DIESEL	12/13/2019	35.75	.00		
JIM DIBLE OIL COMPANY	107454	CEMETERY - GAS / DIESEL	12/20/2019	41.97	.00		
JIM DIBLE OIL COMPANY	107489	CEMETERY - GAS / DIESEL	12/27/2019	20.40	.00		
PEACHTREE HARDWARE AND	474720	REPAIRS TO SHOP	11/15/2019	554.06	.00		
COOP COUNTRY	230727	CEMETERY REPAIRS	11/05/2019	10.96	.00		
COOP COUNTRY	231094	CEMETERY MAINTENANCE	11/22/2019	16.48	.00		
Total CEMETERY:				<u>1,627.55</u>	<u>.00</u>		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BEAR AUTOMOTIVE & RV SERV	41003	FD- VEHICLE MAINTENANCE	11/07/2019	140.43	.00		
BOOKCLIFF AUTO PARTS INC	008705	FD - SUPPLIES	11/25/2019	94.90	.00		
BOOKCLIFF AUTO PARTS INC	009056	FD VEHICLE MAINTENANCE	12/02/2019	11.88	.00		
BOOKCLIFF AUTO PARTS INC	979169	FD VEHICLE MAINTENANCE	09/30/2019	7.29	.00		
BOUND TREE MEDICAL, LLC	63199168	MEDICAL SUPPLIES/EMS	09/16/2019	221.60	.00		
BOUND TREE MEDICAL, LLC	83424954	MEDICAL SUPPLIES/EMS	11/25/2019	121.58	.00		
BOUND TREE MEDICAL, LLC	83433731	MEDICAL SUPPLIES/EMS	12/04/2019	1,856.96	.00		
BOUND TREE MEDICAL, LLC	83437977	MEDICAL SUPPLIES/EMS	12/09/2019	187.00	.00		
CITY OF GRAND JUNCTION	2019-0002729	911 CHARGES FD	12/05/2019	2,241.58	.00		
HEUTON TIRE COMPANY INC.	148930	FD TIRES	12/06/2019	3,120.00	.00		
HIGH COUNTRY GAS & SUPPLY	310390	OXYGEN	12/23/2019	93.80	.00		
JIM DIBLE OIL COMPANY	107224	FIRE/EMS GAS & DIESEL	11/29/2019	21.76	.00		
JIM DIBLE OIL COMPANY	107301	FIRE/EMS GAS & DIESEL	12/06/2019	157.36	.00		
JIM DIBLE OIL COMPANY	107371	FIRE/EMS GAS & DIESEL	12/13/2019	169.96	.00		
JIM DIBLE OIL COMPANY	107454	FIRE/EMS GAS & DIESEL	12/20/2019	77.62	.00		
JIM DIBLE OIL COMPANY	107489	FIRE/EMS GAS & DIESEL	12/27/2019	79.38	.00		
CENTURY LINK	12-13-19	4735 - FIRE INTERNET	12/13/2019	299.87	.00		
CENTURY LINK	12-13-19	9913 - FIRE ALARM	12/13/2019	171.20	.00		
CENTURY LINK	12-13-19	0032 DATA - FIRE ALERT SYS.	12/13/2019	375.00	.00		
CENTURY LINK	12-13-19	0032 PHONE - FIRE ALERT SYS.	12/13/2019	957.13	.00		
VERIZON WIRELESS	DEC 2019	FIRE DEPT / CHIEF	12/23/2019	59.25	.00		
SPECTRUM BUSINESS	013945812041	FIBER COMMUNICATIONS LINE	12/04/2019	86.25	.00		
XEROX CORPORATION	098950626	COPIER CHARGES	12/05/2019	140.09	.00		
TYLER BATTERY	058148	NEW BATTERY	12/30/2019	194.34	.00		
ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	84.99	.00		
ALPINE BANK CC	LH 3079 DEC	SMALL EQUIP	12/18/2019	470.99	.00		
ALPINE BANK CC	LH 3079 DEC	SMALL EQUIP	12/18/2019	215.00	.00		
Total FIRE / EMS:				11,642.63	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
BOOKCLIFF AUTO PARTS INC	009459	VEHICLE MAINTENANCE - STR	12/03/2019	60.69	.00		
JIM DIBLE OIL COMPANY	107224	STREETS - GAS / DIESEL	11/29/2019	88.39	.00		
JIM DIBLE OIL COMPANY	107301	STREETS - GAS / DIESEL	12/06/2019	93.92	.00		
JIM DIBLE OIL COMPANY	107371	STREETS - GAS / DIESEL	12/13/2019	89.37	.00		
JIM DIBLE OIL COMPANY	107454	STREETS - GAS / DIESEL	12/20/2019	104.93	.00		
JIM DIBLE OIL COMPANY	107489	STREETS - GAS / DIESEL	12/27/2019	51.01	.00		
MARTIN CONSTRUCTION CO	ADJ820	ASPHALT PATCHING AND IMPR	12/16/2019	6,265.00	.00		
MILLER, FRED	122019	FLEXIBLE BENEFIT STS	12/20/2019	190.00	.00		
MILLER, FRED	122019-2	FLEXIBLE BENEFIT STS	12/20/2019	370.00	.00		
MILLER, FRED	122019-3	FLEXIBLE BENEFIT STS	12/20/2019	340.00	.00		
COOP COUNTRY	231562	BROWN DUMP TRUCK BRAKE L	12/20/2019	18.17	.00		
COOP COUNTRY	231801	BROWN DUMP TRUCK BRAKE L	12/23/2019	4.17	.00		
WESTERN PAPER DISTRIBUTO	3585045	ICE MELT	01/02/2020	234.00	.00		
ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	239.88	.00		
ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	47.83	.00		
ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	34.99	.00		
MOR STORAGE, INC.	024732	STREET SERVICES	12/30/2019	200.00	.00		
Total STREETS:				8,432.35	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
AT&T LONG DISTANCE	121819	WATER PLANT PHONE	12/18/2019	46.02	.00		
BOBCAT OF THE ROCKIES	12083964	BOBCAT REPAIR	12/23/2019	558.09	.00		
BOOKCLIFF AUTO PARTS INC	008713	WATER - VEHICLE MAINTENAN	12/02/2019	31.14	.00		
BOOKCLIFF AUTO PARTS INC	012140	SWITCHES FOR FREIGHTLINE	12/09/2019	18.28	.00		
BOOKCLIFF AUTO PARTS INC	012903	BRAKE SWITCH FOR 1981 DUM	12/10/2019	15.47	.00		
GRAND JUNCTION PIPE & SUP	1069506	BACKFLOW	12/04/2019	90.28	.00		
GRAND JUNCTION PIPE & SUP	1069607	BACKFLOW	12/04/2019	31.21	.00		
HACH COMPANY	11734547	WATER TREATMENT PLANT EQ	11/21/2019	4,108.85	.00		
HARBOR FREIGHT TOOLS	1107910	WRENCHES FOR VEHICLES	11/07/2019	32.97	.00		
HONNEN EQUIPMENT CO.	1119921	PARTS FOR BACKHOE	12/18/2019	13.88	.00		
HONNEN EQUIPMENT CO.	1119924	PARTS FOR BACKHOE	12/16/2019	473.14	.00		
JIM DIBLE OIL COMPANY	107224	WATER - GAS / DIESEL	11/29/2019	123.75	.00		
JIM DIBLE OIL COMPANY	107301	WATER - GAS / DIESEL	12/08/2019	131.48	.00		
JIM DIBLE OIL COMPANY	107371	WATER - GAS / DIESEL	12/13/2019	125.12	.00		
JIM DIBLE OIL COMPANY	107454	WATER - GAS / DIESEL	12/20/2019	148.91	.00		
JIM DIBLE OIL COMPANY	107489	WATER - GAS / DIESEL	12/27/2019	71.41	.00		
MOUNTAIN PEAK CONTROLS	9540	WATER - SUPPLIES	11/21/2019	460.00	.00		
MUNRO SUPPLY INC.	414650	EQUIPMENT REPAIR AND MAIN	12/23/2019	143.20	.00		
CENTURY LINK	12-13-19	7148 - CARETAKER RESERVOI	12/13/2019	192.33	.00		
CENTURY LINK	12-13-19	MAIN PHONE LINES WATER 464	12/13/2019	334.00	.00		
TRANSWEST TRUCKS	004P61802	PARTS FOR FREIGHLINER DUM	12/16/2019	255.49	.00		
U S POSTOFFICE	123119	UTILITY BILLS	12/31/2019	313.60	313.60	12/31/2019	
UNITED COMPANIES	1328108	EQUIP RENTAL	11/23/2019	6,740.09	.00		
UTE WATER CONSERVANCY	1/3/2020	SPECIAL PURPOSE & ROUTINE	01/03/2020	1,040.00	.00		
UTILITY NOTIFICATION	219120771	RTL TRANSMISSIONS	12/31/2019	51.12	.00		
VERIZON WIRELESS	DEC 2019	PUBLIC WORKS CELL PHONES	12/23/2019	114.33	.00		
VERIZON WIRELESS	DEC 2019	PUBLIC WORKS CELL PHONES	12/23/2019	155.39	.00		
WESTERN IMPLEMENT	IN35319	WATER - REP & MAINT	11/26/2019	38.06	.00		
AIR COMPRESSOR SERVICE	48272	EQUIPMENT REPAIR AND MAIN	12/13/2019	303.27	.00		
AIR COMPRESSOR SERVICE	48273	WATER PLANT EQUIP	12/30/2019	768.57	.00		
AIR COMPRESSOR SERVICE	CM48272A	WATER PLANT EQUIP	12/18/2019	67.50	.00		
COOP COUNTRY	231444	OPERATING SUPPLIES	12/13/2019	3.99	.00		
COOP COUNTRY	231612	ANTI-FREEZE FOR VACUUM TR	12/23/2019	31.53	.00		
COOP COUNTRY	231613	FREIGHLINER DUMP TRUCK BE	12/23/2019	5.59	.00		
COOP COUNTRY	231614	ANTI-FREEZE FOR VACUUM TR	12/23/2019	23.94	.00		
DPE, LLC	5584	SITE LEASE-PAL PT.	11/30/2019	75.00	.00		
US BANK	5527357	WATER REVENUE BONDS ADMI	10/25/2019	302.50	.00		
HOLE IN THE WALL SHIRT SHO	21570	COATS FOR PUBLIC WORKS	12/10/2019	128.00	.00		
CORE & MAIN	L654355	WATERLINE REPAIR	12/16/2019	63.00	.00		
CORE & MAIN	L717454	WATERLINE REPAIR	12/31/2019	434.58	.00		
COLORADO CSG II LLC	F343BB70	SUBSCRIBER - WATER	12/13/2019	458.92	.00		
TYLER BATTERY	158081	UTILITIES VEHICLE	12/16/2019	60.00	.00		
ALPINE BANK CC	FM 3145 DEC	DUES	12/18/2019	85.00	.00		
ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	85.00	.00		
ALPINE BANK CC	ML 3103 DEC	WATER - SUPPLIES	12/18/2019	11.28	.00		
ALPINE BANK CC	ML 3103 DEC	WATER REPAIR & MAINT EQUIP	12/18/2019	59.98	.00		
ALPINE BANK CC	ML 3103 DEC	WATER - SUPPLIES	12/18/2019	193.46	.00		
ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	50.00	.00		
ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	85.00	.00		
Total WATER:				19,010.52	313.60		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
BRODY CHEMICAL COMPANY, L	478202	LIQUID LIVE BACTERIA	01/06/2020	2,573.87	.00		
CITY OF GRAND JUNCTION	2019-0002623	LAB TESTS	12/30/2019	418.50	.00		
DELTA RIGGING & TOOLS, INC.	GRA_PSI0006	SEWER BLDG REPAIRS	12/09/2019	49.62	.00		
DELTA RIGGING & TOOLS, INC.	GRA_SO17750	REPAIR AND MAINTENANCE	12/06/2019	53.60	.00		
JIM DIBLE OIL COMPANY	107224	SEWER - GAS / DIESEL	11/29/2019	35.36	.00		
JIM DIBLE OIL COMPANY	107301	SEWER - GAS / DIESEL	12/06/2019	37.57	.00		
JIM DIBLE OIL COMPANY	107371	SEWER - GAS / DIESEL	12/13/2019	35.75	.00		
JIM DIBLE OIL COMPANY	107454	SEWER - GAS / DIESEL	12/20/2019	41.97	.00		
JIM DIBLE OIL COMPANY	107489	SEWER - GAS / DIESEL	12/27/2019	20.40	.00		
CENTURY LINK	12-13-19	1319 - SEWER & CALL OUT	12/13/2019	153.53	.00		
WESTELK SUPPLY	7189	OPERATING SUPPLIES	12/10/2019	105.00	.00		
COLORADO CSG II LLC	F343BB70	SUBSCRIBER - SEWER	12/13/2019	458.92	.00		
ALPINE BANK CC	FM 3145 DEC	SUPPLIES	12/18/2019	40.97	.00		
ALPINE BANK CC	ML 3103 DEC	SEWER PLANT SUPPLIES	12/18/2019	81.24	.00		
Total SEWER PLANT:				4,106.30	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
CANYON SYSTEMS, INC.	14319	SEWER PLANT MAINT	12/26/2019	909.67	.00		
GOODWIN SERVICE, INC.	84093	PUMP WET WELL	12/05/2019	8,700.00	.00		
COOP COUNTRY	231171	SEWER COLLECTION SUPPLIE	11/26/2019	47.58	.00		
COOP COUNTRY	231251	SEWER COLLECTION SUPPLIE	12/03/2019	19.99	.00		
COOP COUNTRY	231480	SEWER PLANT MAINT	12/16/2019	40.06	.00		
COOP COUNTRY	231574	SEWER PLANT MAINT	12/20/2019	13.58	.00		
COOP COUNTRY	231576	SEWER PLANT MAINT	12/20/2019	19.99	.00		
COOP COUNTRY	231705	SEWER PLANT MAINT	12/31/2019	36.59	.00		
COOP COUNTRY	231749	SEWER PLANT MAINT	01/03/2020	19.99	.00		
JOHNS, DAVID	010320	FLEXIBLE BENEFIT REIMBURS	01/03/2020	55.00	.00		
JOHNS, DAVID	122019	FLEXIBLE BENEFIT REIMBURS	12/20/2019	420.80	.00		
Total SEWER COLLECTION:				10,283.25	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
ADCOCK CONCRETE INC.	7042	DISC GOLF PADS	12/11/2019	2,025.00	.00		
BOOKCLIFF AUTO PARTS INC	009460	PARKS - MAINTENANCE	12/03/2019	8.34	.00		
GOODWIN SERVICE, INC.	86291	RIVERBEND	12/01/2019	75.00	.00		
GRAND JUNCTION CHRYSLER	5178107 1	SEATBELT	12/20/2019	64.69	.00		
HARBOR FREIGHT TOOLS	1107912	GREASE RAGS/SHOP TOWELS	11/07/2019	12.99	.00		
HEUTON TIRE COMPANY INC.	148956	PARKS TIRE MAINTENANCE	12/09/2019	149.05	.00		
JIM DIBLE OIL COMPANY	107224	PARKS - GAS / DIESEL	11/29/2019	70.71	.00		
JIM DIBLE OIL COMPANY	107301	PARKS - GAS / DIESEL	12/06/2019	75.13	.00		
JIM DIBLE OIL COMPANY	107371	PARKS - GAS / DIESEL	12/13/2019	71.50	.00		
JIM DIBLE OIL COMPANY	107454	PARKS - GAS / DIESEL	12/20/2019	83.95	.00		
JIM DIBLE OIL COMPANY	107489	PARKS - GAS / DIESEL	12/27/2019	40.80	.00		
CENTURY LINK	12-13-19	1207 - RIVERBEND PARK	12/13/2019	123.33	.00		
COOP COUNTRY	230798	PARKS VEHICLE	11/07/2019	1.99	.00		
COOP COUNTRY	230807	PARKS VEHICLE	11/07/2019	34.98	.00		
COOP COUNTRY	230886	PARKS UNIFORMS	11/12/2019	34.99	.00		
COOP COUNTRY	231032	PARK SUPPLIES	11/19/2019	17.98	.00		
COOP COUNTRY	231352	PARKS VEHICLE	12/09/2019	23.98	.00		
COOP COUNTRY	231602	EXTRA KEYS FOR GOLF CARTS	12/23/2019	10.57	.00		
GREEN, KELLY	122019	FLEX PLAN REIMBURSEMENT	12/20/2019	190.32	.00		
Total PARKS:				3,115.30	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POOL							
CENTURY LINK	12-13-19	1067 - POOL INTERNET	12/13/2019	153.53	.00		
COOP COUNTRY	231353	POOL	12/09/2019	49.99	.00		
Total POOL:				<u>203.52</u>	<u>.00</u>		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
ALL METALS WELDING &	70380	DAIS	12/18/2019	1,255.01	.00		
HARBOR FREIGHT TOOLS	12131257	DAIS/TOOLS	12/13/2019	749.98	.00		
HARBOR FREIGHT TOOLS	12161114	DAIS/TOOLS	12/16/2019	129.91	.00		
KAGIO CLEANING	IIG 12	JANITORIAL SERVICES	12/15/2019	1,240.00	.00		
PACIFIC STEEL & RECYCLING	7063842	PARK REPAIR	12/12/2019	245.12	.00		
PEACHTREE HARDWARE AND	404106	TOWN HALL	11/13/2019	11.85	.00		
PEACHTREE HARDWARE AND	404166	TOWN HALL	11/14/2019	38.86	.00		
SUPERIOR ALARM, INC.	136982	MONITORING - FIRE STATION	12/01/2019	108.00	.00		
SUPERIOR ALARM, INC.	136983	MONITORING - REC CENTER	12/01/2019	108.00	.00		
SUPERIOR ALARM, INC.	136984	MONITORING - VETERAN MEM	12/01/2019	84.00	.00		
WESTERN IMPLEMENT	IN38502	DAIS, FACILITY, PARKS, MULTI-	12/20/2019	1,226.30	.00		
COOP COUNTRY	230776	FACILITIES	11/08/2019	3.51	.00		
COOP COUNTRY	230783	FACILITIES EQUIP REPAIRS	11/06/2019	3.99	.00		
COOP COUNTRY	230902	FACILITIES	11/12/2019	14.97	.00		
COOP COUNTRY	230943	FACILITIES	11/14/2019	19.98	.00		
COOP COUNTRY	230949	BLD - REPAIR & MAINT	11/14/2019	6.46	.00		
COOP COUNTRY	230967	SMALL EQUIP	11/15/2019	26.99	.00		
COOP COUNTRY	231154	FACILITIES	11/25/2019	39.93	.00		
COOP COUNTRY	231173	PAINT SAMPLES FOR COMMUN	11/26/2019	33.13	.00		
COOP COUNTRY	231284	GYM BOILER	12/04/2019	55.97	.00		
COOP COUNTRY	231308	LIGHTERS FOR STOVES AT CO	12/05/2019	8.99	.00		
COOP COUNTRY	231358	FD REMODEL	12/09/2019	32.98	.00		
COOP COUNTRY	231373	FD REMODEL	12/10/2019	4.99	.00		
COOP COUNTRY	231445	DAIS	12/13/2019	54.90	.00		
COOP COUNTRY	231471	TOOLS/DAIS	12/16/2019	69.37	.00		
COOP COUNTRY	231512	TOOLS/DAIS	12/18/2019	34.76	.00		
COOP COUNTRY	231522	DAIS	12/18/2019	4.59	.00		
COOP COUNTRY	231537	DAIS	12/19/2019	41.73	.00		
COOP COUNTRY	231608	DAIS	12/23/2019	38.17	.00		
WESTERN PAPER DISTRIBUTO	3569451	DOGGIE BAGS	12/12/2019	93.60	.00		
MARIO A ORTIZ	278705	COMM CENTER & KITCHEN	12/30/2019	1,250.00	1,250.00	12/31/2019	
Total FACILITIES:				7,036.04	1,250.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
YOUR SIGN COMPANY	21719	DISC GOLF SIGNS	12/04/2019	648.00	.00		
BIBLER, DAVID NIGEL	2	DISC GOLF SIGNS	12/04/2019	1,445.00	.00		
ALPINE BANK CC	KF 3180 DEC	DISC GOLF SUPPLIES	12/18/2019	71.07	.00		
Total:				2,164.07	.00		
Grand Totals:				166,154.16	1,563.60		

Finance Director: [Signature]
(Finance Department Review and Approval for Payment)

Date: 1/10/20

Town Manager: [Signature]
(Administrative Review and Approval for Payment)

Date: 1-10-2020

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

Date: _____

Town Clerk: _____
(Document Recorded)

Date: _____

Report Criteria:

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



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

Phone: (970) 464-5602
Fax: (970) 464-5609
www.townofpalisade.org

EXPENDITURES - APPROVAL BY VENDOR

Council Meeting Date – January 14, 2020

Date Range of Payables – 12/21/2019 – 01/10/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
90								
90	ADCOCK CONCRETE INC	7042	DISC GOLF PADS	12/11/2019	2,025.00	.00		
	Total 90:				2,025.00	.00		
115								
115	AFLAC INSURANCE	PR1228190	AFLAC After-Tax Pay Period: 1	01/02/2020	93.06	.00		
115	AFLAC INSURANCE	PR1228190	AFLAC Pre-tax Pay Period: 12	01/02/2020	325.14	.00		
	Total 115:				418.20	.00		
5184								
5184	AIR COMPRESSOR SERVICE	48272	EQUIPMENT REPAIR AND MA	12/13/2019	303.27	.00		
5184	AIR COMPRESSOR SERVICE	48273	WATER PLANT EQUIP	12/30/2019	788.57	.00		
5184	AIR COMPRESSOR SERVICE	CM48272A	WATER PLANT EQUIP	12/18/2019	67.50	.00		
	Total 5184:				1,004.34	.00		
175								
175	ALL METALS WELDING &	70380	DAIS	12/18/2019	1,255.01	.00		
	Total 175:				1,255.01	.00		
5984								
5984	ALPINE BANK CC	AS 3087 DEC	CD - SMALL EQUIP	12/18/2019	139.44	.00		
5984	ALPINE BANK CC	AS 3087 DEC	CD - SMALL EQUIP	12/18/2019	302.85	.00		
5984	ALPINE BANK CC	AS 3087 DEC	CD - PROFESSIONAL SERVI	12/18/2019	33.91	.00		
5984	ALPINE BANK CC	AS 3087 DEC	CD - MARKETING	12/18/2019	212.92	.00		
5984	ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	46.28	.00		
5984	ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	50.00	.00		
5984	ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	30.97	.00		
5984	ALPINE BANK CC	DF 3053 DEC	PD - SUPPLIES	12/18/2019	83.97	.00		
5984	ALPINE BANK CC	DF 3053 DEC	PD - TRAINING	12/18/2019	185.00	.00		
5984	ALPINE BANK CC	FM 3145 DEC	DUES	12/18/2019	85.00	.00		
5984	ALPINE BANK CC	FM 3145 DEC	SUPPLIES	12/18/2019	40.97	.00		
5984	ALPINE BANK CC	JH 3061 DEC	FOOD W/CHAMBER - XMAS L	12/18/2019	83.00	.00		
5984	ALPINE BANK CC	KF 3160 DEC	PARKS & RECS - PROJECTS	12/18/2019	504.13	.00		
5984	ALPINE BANK CC	KF 3160 DEC	DISC GOLF SUPPLIES	12/18/2019	71.07	.00		
5984	ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	1,025.00	.00		
5984	ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	25.00	.00		
5984	ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	1.07	.00		
5984	ALPINE BANK CC	KF 3160 DEC	OFFICE SUPPLIES	12/18/2019	25.00	.00		
5984	ALPINE BANK CC	KF 3160 DEC	PARKS & RECS - PROJECTS	12/18/2019	262.35	.00		
5984	ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	54.53	.00		
5984	ALPINE BANK CC	LH 3079 DEC	TRAINING	12/18/2019	4.32	.00		
5984	ALPINE BANK CC	LH 3079 DEC	TAB	12/18/2019	84.99	.00		
5984	ALPINE BANK CC	LH 3079 DEC	BGF	12/18/2019	180.38	.00		
5984	ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	45.23	.00		
5984	ALPINE BANK CC	LH 3079 DEC	OFFICE SUPPLIES	12/18/2019	84.99	.00		
5984	ALPINE BANK CC	LH 3079 DEC	SMALL EQUIP	12/18/2019	470.99	.00		
5984	ALPINE BANK CC	LH 3079 DEC	SMALL EQUIP	12/18/2019	215.00	.00		
5984	ALPINE BANK CC	LH 3079 DEC	BGF	12/18/2019	74.99	.00		
5984	ALPINE BANK CC	LH 3079 DEC	TRAINING	12/18/2019	540.00	.00		
5984	ALPINE BANK CC	ML 3103 DEC	SEWER PLANT SUPPLIES	12/18/2019	81.24	.00		
5984	ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	85.00	.00		
5984	ALPINE BANK CC	ML 3103 DEC	WATER - SUPPLIES	12/18/2019	11.28	.00		
5984	ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	239.88	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5984	ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	47.83	.00		
5984	ALPINE BANK CC	ML 3103 DEC	STREETS - SUPPLIES	12/18/2019	34.99	.00		
5984	ALPINE BANK CC	ML 3103 DEC	WATER REPAIR & MAINT EQ	12/18/2019	59.98	.00		
5984	ALPINE BANK CC	ML 3103 DEC	WATER - SUPPLIES	12/18/2019	193.46	.00		
5984	ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	50.00	.00		
5984	ALPINE BANK CC	ML 3103 DEC	DUES	12/18/2019	85.00	.00		
5984	ALPINE BANK CC	TB 3111 DEC	ADMIN - SMALL EQUIP	12/18/2019	1,598.95	.00		
5984	ALPINE BANK CC	TB 3111 DEC	OFFICE SUPPLIES	12/18/2019	399.89	.00		
5984	ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	6.44	.00		
5984	ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	1,080.58	.00		
5984	ALPINE BANK CC	TW 3095 DEC	OFFICE SUPPLIES	12/18/2019	125.77	.00		
Total 5984:					9,035.00	.00		
5689								
5689	ANTHEM BLUE CROSS AND	PR1228191	Vision Insurance Vision Emplo	01/02/2020	24.66	.00		
5689	ANTHEM BLUE CROSS AND	PR1228191	Vision Insurance Vision Emplo	01/02/2020	17.74	.00		
5689	ANTHEM BLUE CROSS AND	PR1228191	Vision Insurance Vision Emplo	01/02/2020	17.22	.00		
5689	ANTHEM BLUE CROSS AND	PR1228191	Vision Insurance Vision Emplo	01/02/2020	54.86	.00		
Total 5689:					114.28	.00		
5295								
5295	ASSOCIATED GOVERNMENT	2152	AGNC DUES	01/01/2020	2,500.00	.00		
Total 5295:					2,500.00	.00		
335								
335	AT&T LONG DISTANCE	121819	WATER PLANT PHONE	12/18/2019	46.02	.00		
Total 335:					46.02	.00		
5290								
5290	BABEL, PAUL ANDREW	MB-00000228	BUSINESS CARD CONCEPTS	12/18/2019	247.50	.00		
Total 5290:					247.50	.00		
425								
425	BEAR AUTOMOTIVE & RV SE	41003	FD- VEHICLE MAINTENANCE	11/07/2019	140.43	.00		
Total 425:					140.43	.00		
5719								
5719	BENHAM, CARRIE	123019	CELL PHONE	12/30/2019	100.00	.00		
Total 5719:					100.00	.00		
5980								
5980	BIBLER, DAVID NIGEL	2	DISC GOLF SIGNS	12/04/2019	1,445.00	.00		
Total 5980:					1,445.00	.00		
520								
520	BOBCAT OF THE ROCKIES	12083964	BOBCAT REPAIR	12/23/2019	558.09	.00		
Total 520:					558.09	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
540								
540	BOOKCLIFF AUTO PARTS IN	008705	FD - SUPPLIES	11/25/2019	94.90	.00		
540	BOOKCLIFF AUTO PARTS IN	008713	WATER - VEHICLE MAINTEN	12/02/2019	31.14	.00		
540	BOOKCLIFF AUTO PARTS IN	009056	FD VEHICLE MAINTENANCE	12/02/2019	11.88	.00		
540	BOOKCLIFF AUTO PARTS IN	009459	VEHICLE MAINTENANCE - ST	12/03/2019	60.69	.00		
540	BOOKCLIFF AUTO PARTS IN	009460	PARKS - MAINTENANCE	12/03/2019	8.34	.00		
540	BOOKCLIFF AUTO PARTS IN	012140	SWITCHES FOR FREIGHTLIN	12/09/2019	16.28	.00		
540	BOOKCLIFF AUTO PARTS IN	012903	BRAKE SWITCH FOR 1981 D	12/10/2019	15.47	.00		
540	BOOKCLIFF AUTO PARTS IN	979169	FD VEHICLE MAINTENANCE	09/30/2019	7.29	.00		
Total 540:					231.41	.00		
550								
550	BOUND TREE MEDICAL, LLC	83199168	MEDICAL SUPPLIES/EMS	09/16/2019	221.60	.00		
550	BOUND TREE MEDICAL, LLC	83424954	MEDICAL SUPPLIES/EMS	11/25/2019	121.58	.00		
550	BOUND TREE MEDICAL, LLC	83433731	MEDICAL SUPPLIES/EMS	12/04/2019	1,856.96	.00		
550	BOUND TREE MEDICAL, LLC	83437977	MEDICAL SUPPLIES/EMS	12/09/2019	187.00	.00		
Total 550:					2,387.14	.00		
576								
575	BRODY CHEMICAL COMPAN	478202	LIQUID LIVE BACTERIA	01/06/2020	2,573.87	.00		
Total 575:					2,573.87	.00		
690								
690	CANYON SYSTEMS, INC.	14319	SEWER PLANT MAINT	12/26/2019	909.67	.00		
Total 690:					909.67	.00		
695								
695	CAPITAL BUSINESS SYSTEM	26118569	COPIER LEASE	12/17/2019	475.00	.00		
Total 695:					475.00	.00		
745								
745	CASELLE, INC.	99225	ANNUAL SUPPORT	12/02/2019	14,820.00	.00		
Total 745:					14,820.00	.00		
3950								
3950	CENTURY LINK	12-13-19	1087 - POOL INTERNET	12/13/2019	153.53	.00		
3950	CENTURY LINK	12-13-19	1207 - RIVERBEND PARK	12/13/2019	123.33	.00		
3950	CENTURY LINK	12-13-19	1319 - SEWER & CALL OUT	12/13/2019	153.53	.00		
3950	CENTURY LINK	12-13-19	1343 - PD INTOXICATOR PRO	12/13/2019	35.00	.00		
3950	CENTURY LINK	12-13-19	1343 - TOWN HALL INTERNE	12/13/2019	141.20	.00		
3950	CENTURY LINK	12-13-19	4735 - FIRE INTERNET	12/13/2019	299.87	.00		
3950	CENTURY LINK	12-13-19	5609 - ADMIN, FAX	12/13/2019	99.16	.00		
3950	CENTURY LINK	12-13-19	7148 - CARETAKER RESERV	12/13/2019	192.33	.00		
3950	CENTURY LINK	12-13-19	9913 - FIRE ALARM	12/13/2019	171.20	.00		
3950	CENTURY LINK	12-13-19	0032 DATA - FIRE ALERT SYS	12/13/2019	375.00	.00		
3950	CENTURY LINK	12-13-19	0032 PHONE - FIRE ALERT S	12/13/2019	957.13	.00		
3950	CENTURY LINK	12-13-19	MAIN PHONE LINES ADMIN 4	12/13/2019	668.00	.00		
3950	CENTURY LINK	12-13-19	MAIN PHONE LINES POLICE	12/13/2019	334.00	.00		
3950	CENTURY LINK	12-13-19	MAIN PHONE LINES WATER	12/13/2019	334.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 3950:					4,037.28	.00		
2425								
2425	CHITWOOD, LINDSEY	120819	CELL PHONE REIMBURSEME	12/08/2019	50.00	.00		
Total 2425:					50.00	.00		
5687								
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	63.20	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	77.47	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	66.60	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	214.56	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	67.17	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	101.69	.00		
5687	CIGNA HEALTHCARE	PR1228191	Health and Dental Insurance C	01/02/2020	72.22	.00		
Total 5687:					682.91	.00		
845								
845	CITY OF GRAND JUNCTION	2019-00026233	LAB TESTS	12/30/2019	418.50	.00		
845	CITY OF GRAND JUNCTION	2019-00027295	911 CHARGES FD	12/05/2019	2,241.58	.00		
845	CITY OF GRAND JUNCTION	2019-00027295	911 CHARGES PD	12/05/2019	8,399.34	.00		
Total 845:					11,059.42	.00		
5891								
5891	COLORADO CSG II LLC	F343BB70	SUBSCRIBER - SEWER	12/13/2019	458.92	.00		
5891	COLORADO CSG II LLC	F343BB70	SUBSCRIBER - WATER	12/13/2019	458.92	.00		
Total 5891:					917.84	.00		
1005								
1005	COLORADO DEPT OF REVEN	PR1228180	State Withholding Tax Pay Peri	01/02/2020	2,425.00	.00		
Total 1005:					2,425.00	.00		
3175								
3175	COLORADO WEST LAND TR	TOP101819	BUFFER ZONE 3RD QTR/19	10/19/2019	1,145.00	.00		
Total 3175:					1,145.00	.00		
5188								
5188	COOP COUNTRY	230727	CEMETERY REPAIRS	11/05/2019	10.96	.00		
5188	COOP COUNTRY	230778	FACILITIES	11/06/2019	3.51	.00		
5188	COOP COUNTRY	230783	FACILITIES EQUIP REPAIRS	11/08/2019	3.99	.00		
5188	COOP COUNTRY	230798	PARKS VEHICLE	11/07/2019	1.99	.00		
5188	COOP COUNTRY	230807	PARKS VEHICLE	11/07/2019	34.98	.00		
5188	COOP COUNTRY	230886	PARKS UNIFORMS	11/12/2019	34.99	.00		
5188	COOP COUNTRY	230902	FACILITIES	11/12/2019	14.97	.00		
5188	COOP COUNTRY	230943	FACILITIES	11/14/2019	19.98	.00		
5188	COOP COUNTRY	230949	BLD - REPAIR & MAINT	11/14/2019	6.46	.00		
5188	COOP COUNTRY	230987	SMALL EQUIP	11/15/2019	26.99	.00		
5188	COOP COUNTRY	231024	DECORATIONS	11/19/2019	31.08	.00		
5188	COOP COUNTRY	231032	PARK SUPPLIES	11/19/2019	17.98	.00		
5188	COOP COUNTRY	231037	DECORATIONS	11/19/2019	9.95	.00		
5188	COOP COUNTRY	231094	CEMETERY MAINTENANCE	11/22/2019	16.48	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5188	COOP COUNTRY	231154	FACILITIES	11/25/2019	39.93	.00		
5188	COOP COUNTRY	231180	DECORATIONS	11/25/2019	18.55	.00		
5188	COOP COUNTRY	231171	SEWER COLLECTION SUPPL	11/26/2019	47.58	.00		
5188	COOP COUNTRY	231173	PAINT SAMPLES FOR COMM	11/26/2019	33.13	.00		
5188	COOP COUNTRY	231251	SEWER COLLECTION SUPPL	12/03/2019	19.99	.00		
5188	COOP COUNTRY	231284	GYM BOILER	12/04/2019	55.97	.00		
5188	COOP COUNTRY	231297	DECORATIONS	12/04/2019	16.99	.00		
5188	COOP COUNTRY	231308	LIGHTERS FOR STOVES AT	12/05/2019	8.99	.00		
5188	COOP COUNTRY	231352	PARKS VEHICLE	12/09/2019	23.98	.00		
5188	COOP COUNTRY	231353	POOL	12/09/2019	49.99	.00		
5188	COOP COUNTRY	231358	FD REMODEL	12/09/2019	32.98	.00		
5188	COOP COUNTRY	231373	FD REMODEL	12/10/2019	4.99	.00		
5188	COOP COUNTRY	231444	OPERATING SUPPLIES	12/13/2019	3.99	.00		
5188	COOP COUNTRY	231445	DAIS	12/13/2019	54.90	.00		
5188	COOP COUNTRY	231471	TOOLS/DAIS	12/16/2019	69.37	.00		
5188	COOP COUNTRY	231480	SEWER PLANT MAINT	12/16/2019	40.06	.00		
5188	COOP COUNTRY	231512	TOOLS/DAIS	12/18/2019	34.76	.00		
5188	COOP COUNTRY	231522	DAIS	12/18/2019	4.59	.00		
5188	COOP COUNTRY	231537	DAIS	12/19/2019	41.73	.00		
5188	COOP COUNTRY	231562	BROWN DUMP TRUCK BRAK	12/20/2019	18.17	.00		
5188	COOP COUNTRY	231574	SEWER PLANT MAINT	12/20/2019	13.58	.00		
5188	COOP COUNTRY	231576	SEWER PLANT MAINT	12/20/2019	19.99	.00		
5188	COOP COUNTRY	231601	BROWN DUMP TRUCK BRAK	12/23/2019	4.17	.00		
5188	COOP COUNTRY	231602	EXTRA KEYS FOR GOLF CAR	12/23/2019	10.57	.00		
5188	COOP COUNTRY	231608	DAIS	12/23/2019	38.17	.00		
5188	COOP COUNTRY	231612	ANTI-FREEZE FOR VACUUM	12/23/2019	31.53	.00		
5188	COOP COUNTRY	231613	FREIGHLINER DUMP TRUCK	12/23/2019	5.59	.00		
5188	COOP COUNTRY	231614	ANTI-FREEZE FOR VACUUM	12/23/2019	23.94	.00		
5188	COOP COUNTRY	231705	SEWER PLANT MAINT	12/31/2019	36.59	.00		
5188	COOP COUNTRY	231749	SEWER PLANT MAINT	01/03/2020	19.99	.00		
Total 5188:					1,059.07	.00		
5767								
5767	CORE & MAIN	L654355	WATERLINE REPAIR	12/16/2019	63.00	.00		
5767	CORE & MAIN	L717454	WATERLINE REPAIR	12/31/2019	434.58	.00		
Total 5767:					497.58	.00		
1444								
1444	DELTA RIGGING & TOOLS, IN	GRA_PSI00068175	SEWER BLDG REPAIRS	12/09/2019	49.62	.00		
1444	DELTA RIGGING & TOOLS, IN	GRA_SO177503	REPAIR AND MAINTENANCE	12/06/2019	53.60	.00		
Total 1444:					103.22	.00		
5359								
5359	DPE, LLC	5584	SITE LEASE-PAL PT.	11/30/2019	75.00	.00		
Total 5359:					75.00	.00		
1567								
1567	DRANGINIS, DAN	010320	FLEXIBLE BENEFIT PLAN REI	01/03/2020	60.00	.00		
1567	DRANGINIS, DAN	122119	FLEXIBLE BENEFIT PLAN REI	12/21/2019	445.61	.00		
Total 1567:					505.61	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5228								
5228	FAMILY SUPPORT REGISTRY	PR1228191	FIPS 056888833 Garnishment	01/02/2020	246.00	.00		
Total 5228:					246.00	.00		
1855								
1855	FICA/MED/ P/R TAXES	PR1228192	Federal Withholding Tax Pay P	01/02/2020	6,585.00	.00		
1855	FICA/MED/ P/R TAXES	PR1228192	Social Security Pay Period: 12/	01/02/2020	3,293.63	.00		
1855	FICA/MED/ P/R TAXES	PR1228192	Social Security Pay Period: 12/	01/02/2020	3,293.63	.00		
1855	FICA/MED/ P/R TAXES	PR1228192	Medicare Pay Period: 12/28/20	01/02/2020	1,168.18	.00		
1855	FICA/MED/ P/R TAXES	PR1228192	Medicare Pay Period: 12/28/20	01/02/2020	1,168.18	.00		
Total 1855:					15,508.82	.00		
1860								
1860	FIRE AND POLICE PENSION	PR1228190	Fire Pension Pay Period: 12/2	01/02/2020	359.69	.00		
1860	FIRE AND POLICE PENSION	PR1228190	FPPA 457 Pay Period: 12/28/2	01/02/2020	50.00	.00		
1860	FIRE AND POLICE PENSION	PR1228190	Police Pension Pay Period: 12/	01/02/2020	2,291.94	.00		
1860	FIRE AND POLICE PENSION	PR1228190	Police Pension Pay Period: 12/	01/02/2020	1,746.23	.00		
1860	FIRE AND POLICE PENSION	PR1228190	Fire Pension Pay Period: 12/2	01/02/2020	472.09	.00		
Total 1860:					4,919.95	.00		
2110								
2110	GOODWIN SERVICE, INC.	84093	PUMP WET WELL	12/05/2019	8,700.00	.00		
2110	GOODWIN SERVICE, INC.	86291	RIVERBEND	12/01/2019	75.00	.00		
2110	GOODWIN SERVICE, INC.	86291	TOILET CLEANING - GEMETA	12/01/2019	75.00	.00		
2110	GOODWIN SERVICE, INC.	86291	BIKE TREK CLEANING	12/01/2019	75.00	.00		
Total 2110:					8,925.00	.00		
2160								
2160	GRAND JUNCTION CHRYSLER	5178107 1	SEATBELT	12/20/2019	64.69	.00		
Total 2160:					64.69	.00		
2190								
2190	GRAND JUNCTION PIPE & S	1069508	BACKFLOW	12/04/2019	90.28	.00		
2190	GRAND JUNCTION PIPE & S	1069607	BACKFLOW	12/04/2019	31.21	.00		
Total 2190:					121.49	.00		
5626								
5626	GREEN, KELLY	122019	FLEX PLAN REIMBURSEMENT	12/20/2019	190.32	.00		
Total 5626:					190.32	.00		
2295								
2295	HACH COMPANY	11734547	WATER TREATMENT PLANT	11/21/2019	4,106.85	.00		
Total 2295:					4,106.85	.00		
2325								
2325	HARBOR FREIGHT TOOLS	1107910	WRENCHES FOR VEHICLES	11/07/2019	32.97	.00		
2325	HARBOR FREIGHT TOOLS	1107912	GREASE RAGS/SHOP TOWEL	11/07/2019	12.99	.00		
2325	HARBOR FREIGHT TOOLS	12131257	DAIS/TOOLS	12/13/2019	749.98	.00		
2325	HARBOR FREIGHT TOOLS	12161114	DAIS/TOOLS	12/16/2019	129.91	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2325:					925.85	.00		
5870								
5870	HAWKINSON, JANET	122019	FLEXIBLE BENEFIT PLAN	12/20/2019	818.83	.00		
Total 5870:					818.83	.00		
2395								
2395	HEUTON TIRE COMPANY INC	148930	FD TIRES	12/08/2019	3,120.00	.00		
2395	HEUTON TIRE COMPANY INC	148956	PARKS TIRE MAINTENANCE	12/09/2019	149.05	.00		
Total 2395:					3,269.05	.00		
2400								
2400	HIGH COUNTRY GAS & SUPP	310390	OXYGEN	12/23/2019	83.80	.00		
Total 2400:					83.80	.00		
2413								
2413	HIGH COUNTRY TREE SERVI	1760	TREE REMOVAL AT CEMETE	12/17/2019	800.00	.00		
Total 2413:					800.00	.00		
6712								
5712	HOLE IN THE WALL SHIRT S	21276	PD UNIFORMS	10/22/1978	555.08	.00		
5712	HOLE IN THE WALL SHIRT S	21569	EMBROIDERY	12/10/2019	105.00	.00		
5712	HOLE IN THE WALL SHIRT S	21570	COATS FOR PUBLIC WORKS	12/10/2019	126.00	.00		
Total 5712:					786.08	.00		
2455								
2455	HONNEN EQUIPMENT CO.	1119921	PARTS FOR BACKHOE	12/16/2019	13.68	.00		
2455	HONNEN EQUIPMENT CO.	1119924	PARTS FOR BACKHOE	12/16/2019	473.14	.00		
Total 2455:					486.82	.00		
2485								
2485	ICMA TRST 401 - 107074	PR1228190	ICMA 401K Pay Period: 12/28/	01/02/2020	1,668.45	.00		
2485	ICMA TRST 401 - 107074	PR1228190	ICMA 401K Pay Period: 12/28/	01/02/2020	1,668.45	.00		
Total 2485:					3,336.90	.00		
2485								
2485	ICMA TRST 457 - 304721	PR1228190	ICMA 457 Pay Period: 12/28/2	01/02/2020	172.80	.00		
Total 2485:					172.80	.00		
2505								
2505	IMPACT PROMOTIONAL PRO	69219	PARKS PROJECTS	11/27/2019	758.87	.00		
Total 2505:					758.87	.00		
2645								
2645	JIM DIBLE OIL COMPANY	107224	WATER - GAS / DIESEL	11/29/2019	123.75	.00		
2645	JIM DIBLE OIL COMPANY	107224	SEWER - GAS / DIESEL	11/29/2019	35.36	.00		
2645	JIM DIBLE OIL COMPANY	107224	FIRE/EMS GAS & DIESEL	11/29/2019	21.78	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2645	JIM DIBLE OIL COMPANY	107224	POLICE DEPT - GAS / DIESEL	11/29/2019	168.82	.00		
2645	JIM DIBLE OIL COMPANY	107224	CEMETERY - GAS / DIESEL	11/29/2019	35.36	.00		
2645	JIM DIBLE OIL COMPANY	107224	STREETS - GAS / DIESEL	11/29/2019	88.39	.00		
2645	JIM DIBLE OIL COMPANY	107224	PARKS - GAS / DIESEL	11/29/2019	70.71	.00		
2645	JIM DIBLE OIL COMPANY	107301	CEMETERY - GAS / DIESEL	12/06/2019	37.57	.00		
2645	JIM DIBLE OIL COMPANY	107301	STREETS - GAS / DIESEL	12/06/2019	93.92	.00		
2645	JIM DIBLE OIL COMPANY	107301	PARKS - GAS / DIESEL	12/06/2019	75.13	.00		
2645	JIM DIBLE OIL COMPANY	107301	WATER - GAS / DIESEL	12/06/2019	131.48	.00		
2645	JIM DIBLE OIL COMPANY	107301	SEWER - GAS / DIESEL	12/06/2019	37.57	.00		
2645	JIM DIBLE OIL COMPANY	107301	FIRE/EMS GAS & DIESEL	12/06/2019	157.36	.00		
2645	JIM DIBLE OIL COMPANY	107301	POLICE DEPT - GAS / DIESEL	12/06/2019	138.38	.00		
2645	JIM DIBLE OIL COMPANY	107371	POLICE DEPT - GAS / DIESEL	12/13/2019	125.55	.00		
2645	JIM DIBLE OIL COMPANY	107371	CEMETERY - GAS / DIESEL	12/13/2019	35.75	.00		
2645	JIM DIBLE OIL COMPANY	107371	STREETS - GAS / DIESEL	12/13/2019	89.37	.00		
2645	JIM DIBLE OIL COMPANY	107371	PARKS - GAS / DIESEL	12/13/2019	71.50	.00		
2645	JIM DIBLE OIL COMPANY	107371	WATER - GAS / DIESEL	12/13/2019	125.12	.00		
2645	JIM DIBLE OIL COMPANY	107371	SEWER - GAS / DIESEL	12/13/2019	35.75	.00		
2645	JIM DIBLE OIL COMPANY	107371	FIRE/EMS GAS & DIESEL	12/13/2019	169.06	.00		
2645	JIM DIBLE OIL COMPANY	107454	SEWER - GAS / DIESEL	12/20/2019	41.97	.00		
2645	JIM DIBLE OIL COMPANY	107454	FIRE/EMS GAS & DIESEL	12/20/2019	77.62	.00		
2645	JIM DIBLE OIL COMPANY	107454	POLICE DEPT - GAS / DIESEL	12/20/2019	184.45	.00		
2645	JIM DIBLE OIL COMPANY	107454	CEMETERY - GAS / DIESEL	12/20/2019	41.97	.00		
2645	JIM DIBLE OIL COMPANY	107454	STREETS - GAS / DIESEL	12/20/2019	104.93	.00		
2645	JIM DIBLE OIL COMPANY	107454	PARKS - GAS / DIESEL	12/20/2019	83.95	.00		
2645	JIM DIBLE OIL COMPANY	107454	WATER - GAS / DIESEL	12/20/2019	146.91	.00		
2645	JIM DIBLE OIL COMPANY	107489	FIRE/EMS GAS & DIESEL	12/27/2019	79.38	.00		
2645	JIM DIBLE OIL COMPANY	107489	POLICE DEPT - GAS / DIESEL	12/27/2019	77.00	.00		
2645	JIM DIBLE OIL COMPANY	107489	CEMETERY - GAS / DIESEL	12/27/2019	20.40	.00		
2645	JIM DIBLE OIL COMPANY	107489	STREETS - GAS / DIESEL	12/27/2019	51.01	.00		
2645	JIM DIBLE OIL COMPANY	107489	PARKS - GAS / DIESEL	12/27/2019	40.80	.00		
2645	JIM DIBLE OIL COMPANY	107489	WATER - GAS / DIESEL	12/27/2019	71.41	.00		
2645	JIM DIBLE OIL COMPANY	107489	SEWER - GAS / DIESEL	12/27/2019	20.40	.00		
Total 2645:					2,910.56	.00		
5584								
5584	JOHNS, DAVID	010320	FLEXIBLE BENEFIT REIMBUR	01/03/2020	55.00	.00		
5584	JOHNS, DAVID	122019	FLEXIBLE BENEFIT REIMBUR	12/20/2019	420.80	.00		
Total 5584:					475.80	.00		
2667								
2667	KAGIO CLEANING	IIG 12	JANITORIAL SERVICES	12/15/2019	1,240.00	.00		
Total 2667:					1,240.00	.00		
5880								
5880	KINETIC LEASING, INC.	224431	PD INTERCEPTOR LEASE	12/10/2019	3,869.04	.00		
Total 5880:					3,869.04	.00		
5864								
5864	LAW OFFICE OF ANGELA RO	2454	PROFESSIONAL SERVICES	06/30/2019	1,463.75	.00		
5864	LAW OFFICE OF ANGELA RO	2455	PROFESSIONAL SERVICES	07/31/2019	2,047.50	.00		
5864	LAW OFFICE OF ANGELA RO	2457	PROFESSIONAL SERVICES	08/31/2019	6,033.25	.00		
5864	LAW OFFICE OF ANGELA RO	2458	PROFESSIONAL SERVICES	09/30/2019	1,520.00	.00		
5864	LAW OFFICE OF ANGELA RO	2459	PROFESSIONAL SERVICES	10/31/2019	1,970.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5864	LAW OFFICE OF ANGELA RO	2460	PROFESSIONAL SERVICES	11/30/2019	572.50	.00		
5864	LAW OFFICE OF ANGELA RO	2462	PROFESSIONAL SERVICES	12/31/2019	613.75	.00		
Total 5864:					14,220.75	.00		
5902								
5902	MARIO A ORTIZ	278705	COMM CENTER & KITCHEN	12/30/2019	1,250.00	1,250.00	12/31/2019	
Total 5902:					1,250.00	1,250.00		
2980								
2980	MARTIN CONSTRUCTION CO	ADJ820	ASPHALT PATCHING AND IM	12/18/2019	6,265.00	.00		
Total 2980:					6,265.00	.00		
3065								
3065	MESA COUNTY	19005	PROFESSIONAL SERVICES -	12/19/2019	100.00	.00		
Total 3065:					100.00	.00		
3245								
3245	MILLER, FRED	122019	FLEXIBLE BENEFIT STS	12/20/2019	190.00	.00		
3245	MILLER, FRED	122019-2	FLEXIBLE BENEFIT STS	12/20/2019	370.00	.00		
3245	MILLER, FRED	122019-3	FLEXIBLE BENEFIT STS	12/20/2019	340.00	.00		
Total 3245:					900.00	.00		
5996								
5996	MOR STORAGE, INC.	024732	STREET SERVICES	12/30/2019	200.00	.00		
Total 5996:					200.00	.00		
3325								
3325	MOUNTAIN PEAK CONTROLS	9540	WATER - SUPPLIES	11/21/2019	460.00	.00		
Total 3325:					460.00	.00		
3350								
3350	MUNRO SUPPLY INC.	414650	EQUIPMENT REPAIR AND MA	12/23/2019	143.20	.00		
Total 3350:					143.20	.00		
3465								
3465	OFFICE DEPOT	408271297001	COPY PAPER AND POST IT N	11/28/2019	51.56	.00		
Total 3465:					51.56	.00		
3520								
3520	PACIFIC STEEL & RECYCLIN	7063842	PARK REPAIR	12/12/2019	245.12	.00		
Total 3520:					245.12	.00		
3690								
3690	PEACHTREE HARDWARE AN	404106	TOWN HALL	11/13/2019	11.85	.00		
3690	PEACHTREE HARDWARE AN	404166	TOWN HALL	11/14/2019	38.86	.00		
3690	PEACHTREE HARDWARE AN	474720	REPAIRS TO SHOP	11/15/2019	554.08	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 3690:					604.77	.00		
5479								
5479	POST, MARK	010720	FLEXIBLE BENEFIT REIMBUR	01/07/2020	101.20	.00		
Total 5479:					101.20	.00		
3860								
3860	PRO VELOCITY COMPUTERS	24595	INFORMATION TECHNOLOG	12/01/2019	6,146.00	.00		
3860	PRO VELOCITY COMPUTERS	24678	INFORMATION TECHNOLOG	12/17/2019	1,000.00	.00		
Total 3860:					7,146.00	.00		
5885								
5885	RYAN/SAWYER MARKETING	2099-5908	2020 BGF	10/02/2019	162.73	.00		
5885	RYAN/SAWYER MARKETING	20995932	2020 BGF	11/04/2019	200.00	.00		
5885	RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURISM - ACCT	12/04/2019	500.00	.00		
5885	RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURISM - WEBSI	12/04/2019	150.00	.00		
5885	RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURSIM - DESIG	12/04/2019	200.00	.00		
5885	RYAN/SAWYER MARKETING	2099-5963	PALISADE TOURSIM -ONLINE	12/04/2019	275.32	.00		
5885	RYAN/SAWYER MARKETING	2099-5964	2020 BGF	01/03/2020	425.00	.00		
Total 5885:					1,913.05	.00		
4307								
4307	SESAC	10375512	BLUEGRASS MUSIC LICENS	01/01/2020	460.00	.00		
Total 4307:					460.00	.00		
5990								
5990	SHELLHORN, ALLYSON	122019	FLEXIBLE PLAN REIMBURSE	12/20/2019	148.13	.00		
Total 5990:					148.13	.00		
5355								
5355	SPECTRUM BUSINESS	0000820122119	INFORMATION TECHCOLOG	12/21/2019	1,843.66	.00		
5355	SPECTRUM BUSINESS	0107539121319	INFORMATION TECHCOLOG	12/13/2019	84.27	.00		
5355	SPECTRUM BUSINESS	0139458120419	FIBER COMMUNICATIONS LI	12/04/2019	86.25	.00		
Total 5355:					2,014.18	.00		
4545								
4545	SUPERIOR ALARM, INC.	136982	MONITORING - FIRE STATIO	12/01/2019	108.00	.00		
4545	SUPERIOR ALARM, INC.	136983	MONITORING - REC CENTER	12/01/2019	108.00	.00		
4545	SUPERIOR ALARM, INC.	136984	MONITORING - VETERAN ME	12/01/2019	84.00	.00		
Total 4545:					300.00	.00		
3545								
3545	THE PALISADE CAFE & GRIL	121019 - TAB LUNC	CATERED TAB LUNCH	12/10/2019	165.00	.00		
Total 3545:					165.00	.00		
4703								
4703	TRANSWEST TRUCKS	004P61802	PARTS FOR FREIGHLINER D	12/16/2019	255.49	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 4703:					255.49	.00		
5910								
5910	TYLER BATTERY	058148	NEW BATTERY	12/30/2019	194.34	.00		
5910	TYLER BATTERY	158081	UTILITIES VEHICLE	12/16/2019	60.00	.00		
Total 5910:					254.34	.00		
4755								
4755	U S POSTOFFICE	123119	UTILITY BILLS	12/31/2019	313.60	313.60	12/31/2019	
Total 4755:					313.60	313.60		
4790								
4790	UNITED COMPANIES	1328108	EQUIP RENTAL	11/23/2019	6,740.09	.00		
Total 4790:					6,740.09	.00		
5368								
5368	US BANK	5527357	WATER REVENUE BONDS A	10/26/2019	302.50	.00		
Total 5368:					302.50	.00		
4870								
4870	UTE WATER CONSERVANCY	1/3/2020	SPECIAL PURPOSE & ROUTI	01/03/2020	1,040.00	.00		
Total 4870:					1,040.00	.00		
4880								
4880	UTILITY NOTIFICATION	219120771	RTL TRANSMISSIONS	12/31/2019	51.12	.00		
Total 4880:					51.12	.00		
4890								
4890	VERIZON WIRELESS	DEC 2019	POLICE DEPARTMENT CELL	12/23/2019	465.74	.00		
4890	VERIZON WIRELESS	DEC 2019	PD BLUETREE MODEM	12/23/2019	360.09	.00		
4890	VERIZON WIRELESS	DEC 2019	PUBLIC WORKS CELL PHON	12/23/2019	114.33	.00		
4890	VERIZON WIRELESS	DEC 2019	PUBLIC WORKS CELL PHON	12/23/2019	155.39	.00		
4890	VERIZON WIRELESS	DEC 2019	FIRE DEPT / CHIEF	12/23/2019	59.25	.00		
Total 4890:					1,154.80	.00		
5741								
5741	WESTELK SUPPLY	7189	OPERATING SUPPLIES	12/10/2019	105.00	.00		
Total 5741:					105.00	.00		
5045								
5045	WESTERN IMPLEMENT	IN35319	WATER - REP & MAINT	11/26/2019	38.06	.00		
5045	WESTERN IMPLEMENT	IN38502	DAIS, FACILITY, PARKS, MUL	12/20/2019	1,228.30	.00		
Total 5045:					1,264.36	.00		
5598								
5598	WESTERN PAPER DISTRIBU	3569451	DOGGIE BAGS	12/12/2019	93.60	.00		
5598	WESTERN PAPER DISTRIBU	3585045	ICE MELT	01/02/2020	234.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 5598:					327.60	.00		
5447								
5447	XEROX CORPORATION	098950626	COPIER CHARGES	12/05/2019	140.09	.00		
Total 5447:					140.09	.00		
5607								
5607	YOUR SIGN COMPANY	21719	DISC GOLF SIGNS	12/04/2019	648.00	.00		
Total 5607:					648.00	.00		
Grand Totals:					166,154.16	1,563.80		

Finance Director: [Signature]
(Finance Department Review and Approval for Payment)

Date: 1/10/20

Town Manager: [Signature]
(Administrative Review and Approval for Payment)

Date: 1-10-2020

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

Date: _____

Town Clerk: _____
(Document Recorded)

Date: _____

MINUTES OF MEETING
PALISADE BOARD OF TRUSTEES
December 10th, 2019

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 p.m. by Mayor Granat with Trustees present: Sundermeier, Somerville, Mikolai, and L'Hommedieu. Trustees Bonds and Chase were absent. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, Planning Technician Lydia Reynolds, Finance Director Travis Boyd, Utilities Director Matt Lemon, Police Chief Deb Funston, Community Development Director Allyson Shellhorn, Parks Recreation and Event Director Troy Ward, and Fire Chief Richard Rupp.

AGENDA ADOPTION

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

A voice vote was requested
Motion carried unanimously

Trustee Sundermeier left the meeting.

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 – November 9th, 2019 – December 6th, 2019
- Minutes
Minutes from November 26th, 2019 Board Meeting
- **Resolution #2019-28**
Should the Board of Trustees for the Town of Palisade, Colorado, approve Resolution #2019-28 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Setting Time, Place and Designated Posting Location for Public Meetings for the Town of Palisade, Colorado."?
- Grand Valley Regional Transportation Committee Bylaws Update

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

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu

No: None

Absent: Trustee Bonds, Trustee Chase, Trustee Sundermeier

Motion carried.

Trustee Sundermeier returned to the meeting.

PUBLIC COMMENT

None was offered.

PUBLIC HEARING

Peach Street Distillery Liquor License

Should the Board of Trustees for the Town of Palisade, Colorado, approve a Distillery Pub Liquor License for Peach Street Distillery located at 144 Kluge Avenue, Building 2?

Mayor Granat opened the Public Hearing at 6:03 p.m.

The Town Manager stated that in November 10th, 2019, the owners of Peach Street Distillery submitted an application for a Distillery Pub Liquor License for 144 Kluge Avenue, Building 2, in Palisade, Colorado. The application has been deemed complete, the appropriate fees of \$650.00 have been paid to the Town of Palisade and notice of Public Hearing was published in the Daily Sentinel on Sunday, November 24th, 2019 and posted on the property on or before November 24th, 2019 as well.

The results of the investigation of this application are as follows:

- The applicant has requested concurrent review of the application with the State of Colorado. The application was forwarded to the State of Colorado on November 27th, 2019 so that they may begin their review process of the application while the Town does the same. Generally, the State will take approximately 60-90 days before approval or denial is given. By allowing concurrent review of the application, it will hopefully allow Peach Street Distillery to begin operating under their new license in February or March of 2020.
- The building plans and specifications appear to be a true representation of the facilities. A full inspection will be conducted by Town staff upon approval by the Colorado Department of Revenue Liquor Licensing Authority to verify that the premise complies with applicable building, health, and fire regulations.
- Proof of possession of the premises has been provided in the form of a Commercial Lease entered into by the Landlord Angry Gnome, LLC. and the tenant Peach Street Distillery.

According to Section 44-3-426 of the Colorado Revised Statutes:

- (e) The main focus of a distillery pub business authorized by CRS is to operate a local pub in which food and alcohol beverages, including a small quantity of spirituous liquors fermented and distilled on site, are sold and served for on-premises consumption;
- (f) While a distillery pub is allowed to produce, serve, and distribute its own spirituous liquors, unlike a licensed spirituous manufacturer, the production level for a distillery pub is capped, and the ability to distribute to retail outlets is greatly restricted, thereby establishing a new business model that is distinct from, and serves a different clientele than, a licensed spirituous manufacturer.
- (g) Additionally, unlike a licensed spirituous manufacturer, which is only required to obtain a license from the state licensing authority, a distillery pub must obtain both a state and local license after demonstrating that the distillery pub meets the reasonable requirements and the desires of the adult inhabitants of the neighborhood in which it will be situated;
- (2) A distillery pub license may be issued to any person operating a distillery pub and also selling food and alcohol beverages for consumption on-premises. At least 15% of the gross on-premises food and alcohol beverage income of the licensed distillery pub must be from the sale of food.
- Although not required, the owners of Peach Street Distillery did circulate a petition to determine the needs and desires of the neighborhood regarding this application.

Staff finds that the application is complete, meets the requirements set forth in the Colorado Liquor Code and therefore recommends approval of the application for a Distillery Pub Liquor License as applied for by Peach Street Distillery, 144 Kluge Avenue, Building 2, in Palisade, Colorado.

Dustin LaMoine, Sales and Marketing Director for Peach Street Distillery, and Beth Graham, were before the Board to give an update on future plans for the Distillery with the following points being made:

- In 2005 when the Distillery opened, a Distillery Pub license was not available through the State of Colorado.
- Would like to be able to serve a full bar including other local business' products
- Would like to promote a lower alcohol option
- Would like to provide food

Mayor Granat asked for public comment.
None was offered.

Mayor Granat asked for Board comment.
None was offered.

Motion #3 by Mayor Pro-Tem Mikolai, seconded by Trustee Somerville, to approve a Distillery Pub Liquor License for Peach Street Distillery located at 144 Kluge Avenue, Building 2.

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu
No: None

Absent: Trustee Bonds, Trustee Chase

Mayor Granat closed the Public Hearing at 6:13p.m.

PUBLIC HEARING II

Resolution #2019-29

Should the Board of Trustees for the Town of Palisade, Colorado, approve Resolution # 2019-29 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Appropriating Sums of Money to the Various Funds in the Amounts of and for the Purpose Set Forth Below, for the Town of Palisade, Colorado, for the 2020 Budget."?

Resolution #2019-30

Should the Board of Trustees for the Town of Palisade, Colorado, approve Resolution #2019-30 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Entire Town of Palisade, Colorado, for the Calendar Year Beginning on the First Day of January, 2020 and Ending for the Calendar Year on the Last Day of December 2020."?

Resolution #2019-31

Should the Board of Trustees for the Town of Palisade, Colorado, approve Resolution #2019-31 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Levying General Property Taxes for the Year 2019 to Help Defray the Costs of Government for the Town of Palisade, Colorado, for the 2020 Budget Year."?

Mayor Granat opened the public hearing at 6:13p.m.

The Town Manager presented the 2020 Proposed Annual Budget as required by the Town of Palisade Municipal Code and created by a professional team of Town coworkers.

Staff researched many budget platforms to find one that best describes department goals for 2020, describes the budget process and lists projects and funding sources in a descriptive layout. The Town Manager thanked and acknowledged the hard work of the Board of Trustees, the Finance Director and Department Directors in working together to create the budget. It is our goal that the new format creates easier understanding and greater transparency for our citizens.

The budget includes introduction to governmental accounting, budget highlights, project highlights, financial position and a list of special projects. Each department budget includes a description of the functions and goals for the department. The budget is designed with an orientation map which guides the reader through each fund.

Mayor Granat opened the Public Hearing to public comment for Resolution #2019-29.

Jesse Loughman thanked the Board for all of the work putting together the budget, but is disappointed that staff is moving forward with the remodel of the Civic Center instead of focusing on more important projects like sewer.

Desa Loughman, stated that she feels that the Board should consider what the Town's needs are such as sewer and sidewalks before the Town's wants.

Mayor Granat opened the Public Hearing to Board comment.

The Board thanked staff for the work on the budget.

Motion #4 by Mayor Granat, seconded by Mayor Pro-Tem Mikolai to approve Resolution # 2019-29 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Appropriating Sums of Money to the Various Funds in the Amounts of and for the Purpose Set Forth Below, for the Town of Palisade, Colorado, for the 2020 Budget" as presented.

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu,

No: None

Absent: Trustee Bonds, Trustee Chase

Mayor Granat opened the Public Hearing to public comment for Resolution #2019-30.

None was offered.

Mayor Granat opened the Public Hearing to Board comment for Resolution #2019-30.

None was offered.

Motion #5 by Mayor Pro-Tem Mikolai, seconded by Trustee Sundermeier, to approve Resolution #2019-30 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Entire Town of Palisade, Colorado, for the Calendar Year Beginning on the First Day of January, 2020 and Ending for the Calendar Year on the Last Day of December 2020" as presented.

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu,

No: None

Absent Trustee Bonds, Trustee Chase

Mayor Granat opened the Public Hearing to public comment for Resolution #2019-31.

None was offered.

Mayor Granat opened the Public Hearing to Board comment for Resolution #2019-31.

None was offered.

Motion #6 by Mayor Pro-Tem Mikolai, seconded by Trustee Sundermeier, to approve Resolution #2019-31 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Levying General Property Taxes for the Year 2019 to Help Defray the Costs of Government for the Town of Palisade, Colorado, for the 2020 Budget Year" as presented.

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu,

No: None

Absent Trustee Bonds, Trustee Chase

Mayor Granat closed the Public Hearing at 6:33p.m.

PUBLIC HEARING III

Project #2019-21

Should the Board of Trustees for the Town of Palisade, Colorado, approve Project #2019-21 – An Application for a Major Subdivision/Preliminary Plat for the Bella Palizzata Townhomes?

Mayor Granat opened the Public Hearing at 6:33p.m.

The Community Development Director stated that the Town of Palisade received an application for a major subdivision – preliminary plat at 3691 G Rd. (Parcel # 2941-041-00-079) as applied for by Kim Kerk, Land Consulting & Development, LLC. The application is for a major subdivision with fifteen townhomes. The property is currently zoned Hospitality Retail (HR) and townhomes are permitted under HR zoning.

The applicant had a pre-application conference on June 26th, 2019. The major subdivision – concept plan was presented to the Palisade Board of Trustees on July 23rd, 2019 at their public hearing. The application for a major subdivision was then received and processed. The application was sent out to review agencies on October 24th, 2019. The review comments were sent to the applicant on November 15th, 2019. This application was presented to the Planning Commission on December 2nd, 2019 for a recommendation. The Planning Commission passed a motion to recommend approval of project #2019-21.

This application was presented to the Planning Commission on December 2nd, 2019. The Planning Commission passed a motion to recommend approval of PRO 2019-21 with a vote of 5-1. Staff is asking the Board of Trustees to review the application and make a decision regarding the application for a major subdivision – preliminary plat located at 3691 G Rd. for Bella Palizzata Townhomes.

Town of Palisade Land Development Code Section 4.05 Major Subdivision – Preliminary Plat
Section 4.07.B.5 Findings of Fact

No preliminary plat may be approved unless all of the following findings are made concerning the subdivision:

- a) Consistency with the adopted plans of the Town.

This application is consistent with the adopted plans of the Town, The Comprehensive Plan, and the Land Development Code. It follows the required regulations of a Hospitality Retail zoning district. It will follow the required regulations for subdivisions.

This parcel is currently zoned Hospitality Retail (HR). Regulations for HR zoning can be found under the Land Development Code, section 5.04.D Nonresidential Districts – Hospitality Retail. The application for a major subdivision shall be consistent with regulations for HR zoning to include lot, setback, and building requirements. The applicants are proposing a Tuscan theme for the proposed subdivision to compliment the wine and agritourism businesses within Town.

- b) The subdivision meets all required specifications of Article 9, Subdivision Regulations, and other applicable requirements of this LDC.

The subdivision meets all required specifications of Article 9 of the Land Development Code. There have been no requested waivers of this section of the LDC.

Other applicable requirements include section 5.04.D Nonresidential Districts – Hospitality Retail. This subdivision shall meet the requirements of Hospitality Retail zoning. This application is also subject to LDC section 10.01 Off-Street Parking. The LDC requires townhomes to have two off-street parking spots per unit.

- c) The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

- d) The subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure and will not materially endanger the environment, public health, safety or the general welfare.

The subdivision design will provide for the distribution of traffic in a manner that will avoid congestion within the immediate area. It will also provide for an orderly use of public infrastructure and will not materially endanger the environment, public health, safety, or the general welfare. The applicant provided a traffic impact study for the proposed application completed by Apex Consulting Engineers.

RECOMMENDATION:

Staff is asking the Board of Trustees to make a decision on the application for a major subdivision – preliminary plat. Staff is recommending approval of the Bella Palizzata major subdivision - preliminary plat per the above findings of fact.

The applicant provided a brief presentation regarding the proposed Bella Palizzata project.

Mayor Granat opened the Public Hearing to public comment.

A number of citizens gave input with the following points being made:

- Palisade should have smart growth
- Palisade needs to look at affordable housing
- Traffic mitigation in the area
- Parking issues in the area
- Arsenic issues
- There are not enough homes in Palisade currently

Mayor Granat opened the Public Hearing to Board comment.

A brief discussion ensued with the following points being made:

- Concerns about parking on Shiraz Drive
- Concerns about emergency vehicles being able to enter the subdivision due to the parking issues
- The possibility of a separator to force one-way traffic
- The possibility of eliminating the single-family home that is currently in the area for greenspace and parking

- Landscaping concerns

Motion #7 by Mayor Pro-Tem Mikolai, seconded by Trustee Sundermeier to continue this public hearing until the regularly scheduled Board meeting on January 14th, 2020 in order to gather more information regarding landscaping and soil testing.

A roll call vote was requested.

Yes: Trustee Sundermeier, Trustee Somerville, Mayor Granat, Mayor Pro-Tem Mikolai, Trustee L'Hommedieu,

No: None

Absent Trustee Bonds, Trustee Chase

Mayor Granat closed the Public Hearing at 7:34p.m.

PUBLIC HEARING IV

Ordinance #2019-17

Should the Board of Trustees for the Town of Palisade, Colorado, approve Ordinance #2019-17 entitled, "An Ordinance of the Board of Trustees for the Town of Palisade, Colorado, Vacating a Public Easement at 451 Wine Valley Road."?

Mayor Granat opened the Public Hearing at 7:34p.m.

The Community Development Director stated that an application was submitted to the Town of Palisade for the vacation of a public easement at 451 Wine Valley Rd. (Parcel # 2937-092-42-003) as applied for by Palisade Peach Shack, LLC. The owner of this parcel is requesting the vacation of a 15' drainage easement along the western area of the property. The applicant has received a Town of Palisade Right-of-Way permit to remove the existing storm drain and relocate it into Wine Valley Rd. The applicant is requesting this easement be vacated in order to construct a permanent commercial facility on the property.

This application was presented to the Planning Commission on December 2nd, 2019. The Planning Commission passed a motion to recommend approval with a vote of 7-0. Staff is asking the Board of Trustees to review the application and make a decision regarding the application to vacate a public easement located at 451 Wine Valley Rd.

Town of Palisade Land Development Code Section 4.17 Vacation of Right-of-Way or Public Easement
Section 4.17.E. Approval Criteria

No Vacation may be approved unless all of the following criteria are satisfied:

1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the Town;

The vacating of this public easement is consistent with all adopted plans and policies of the Town Vacating this easement will not go against the Town Comprehensive plan.

2. No parcel shall be landlocked as a result of the vacation;

No parcel will be landlocked as a result of vacating this public easement.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Access to any parcel will not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation. The vacation of this public easement will not restrict access to any parcel.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

There will be no adverse impacts on the health, safety, and welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced. Moving the storm drain must be in condition that is as good or better than current conditions. Police, fire, and utility services will not see any reduction in services provided due to the vacation of the public easement.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in this LDC; and

The provision of adequate public facilities and services will not be inhibited to any property as required in the Land Development Code.

6. The proposal shall provide benefits to the Town such as reduced maintenance requirements, improved traffic circulation, etc.

The proposal provides no changes to traffic circulation, maintenance requirements, or safety. Vacating the public easement will result in a commercial space that will increase tax revenue for the Town.

RECOMMENDATION:

Since the storm drain is being moved into the Town right-of-way, the 15' public drainage easement is no longer of use to the Town. Staff is asking the Board of Trustees to make a decision regarding Ordinance 2019-17 for the vacation of the public easement at 451 Wine Valley Rd.

Mayor Granat opened the Public Hearing to public comment.
None was offered.

Mayor Granat opened the Public Hearing to Board comment.
None was offered.

Motion #8 by Mayor Pro-Tem Mikolai, seconded by Trustee Sundermeier to approve Ordinance #2019-17 entitled, "An Ordinance of the Board of Trustees for the Town of Palisade, Colorado, Vacating a Public Easement at 451 Wine Valley Road." as presented.

A roll call vote was requested.

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

The Mayor closed the Public Hearing at 7:39p.m.

NEW BUSINESS

Resolution #2019-33

Should the Board of Trustees for the Town of Palisade, Colorado, approve Resolution #2019-33 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Authorizing the Dissolution of the 521 Drainage Authority."?

Trustee Somerville stated that the 521 Drainage Authority is responsible for water clarity and salinity, and flood mitigation. The local entities that participate in 521 believe that this authority is an unnecessary level of government. With the passing of this resolution, the 521 Drainage Authority will dissolve, and the Town will enter into an Intergovernmental Agreement with Mesa County to take over.

Motion #9 by Mayor Pro-Tem Mikolai, seconded by Trustee Somerville, to approve Resolution #2019-33 entitled, "A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Authorizing the Dissolution of the 521 Drainage Authority." as presented.

A roll call vote was requested.

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

ADJOURNMENT

Mayor Granat, stating that there was no further business before the Board, adjourned the meeting at 7:43 p.m.

X

Roger L. Granat
Mayor

ATTEST:

X

Lindsey Chitwood
Town Clerk



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

Date: January 14, 2020

To: Town of Palisade Board of Trustees

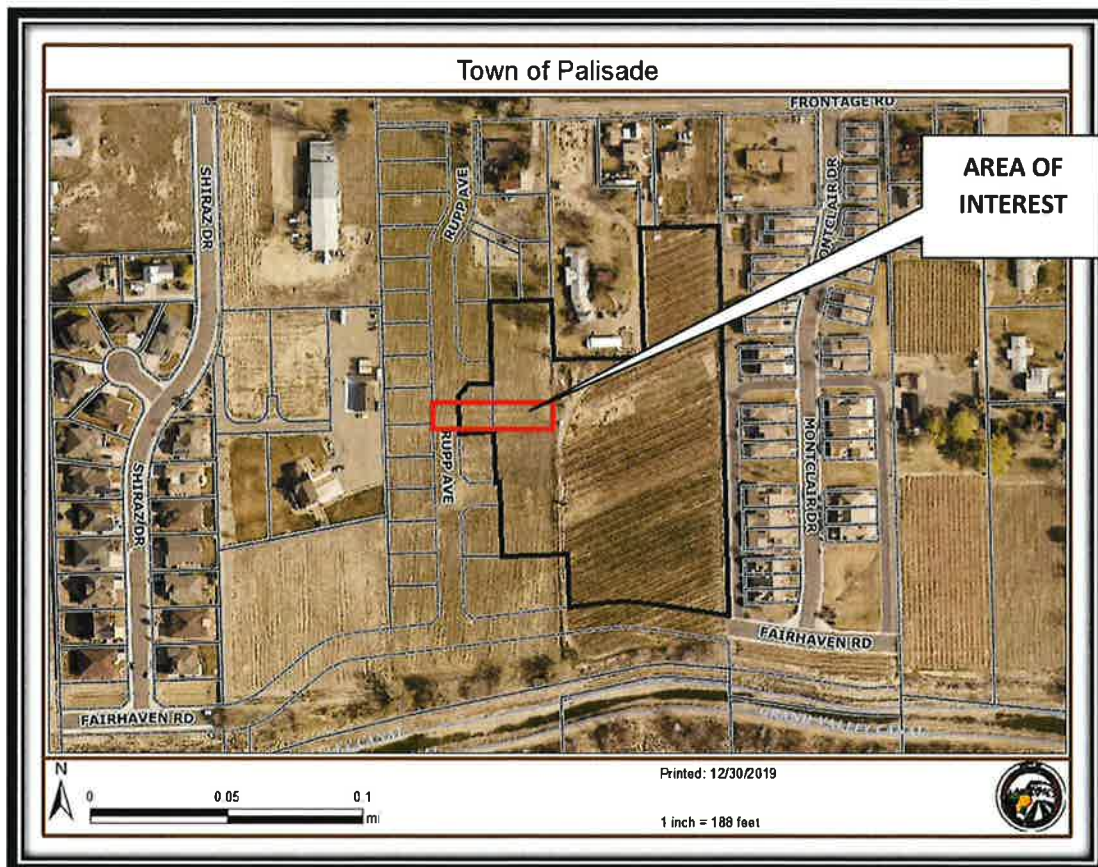
From: Allyson Shellhorn, Community Development Director

RE: Ordinance 2020-01: Application for the vacation of a public sewer easement at Cresthaven Acres, Parcel # 2941-032-21-025 and Parcel # 2941-032-21-100.

APPLICATION SUMMARY

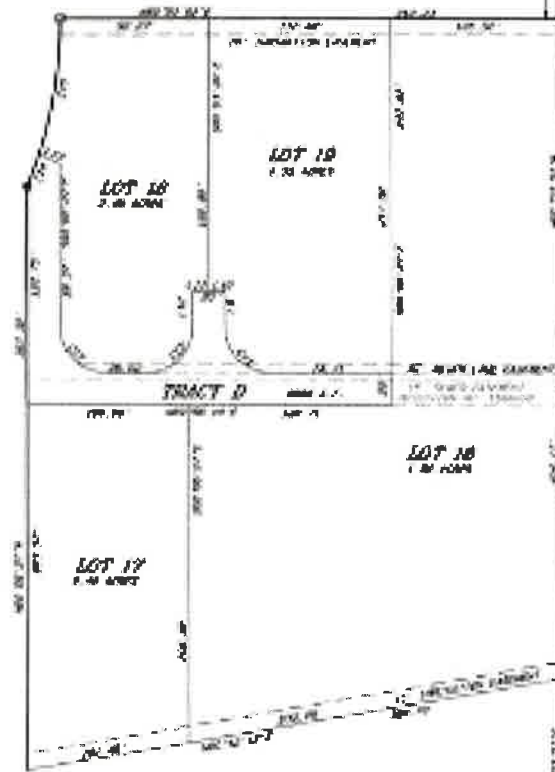
An application was submitted to the Town of Palisade for the vacation of a public sewer easement at Cresthaven Acres, Parcel # 2941-032-21-025 and Parcel # 2941-032-21-100. The owner of these parcels is requesting the vacation of a 15' sewer easement. The 8" sewer line that existed in the public easement has been moved to Town right-of-way. The applicant had a pre-application conference on November 20th, 2019. The application was then sent out to review agencies.

Planning Commission reviewed this application on January 7th, 2020 and made a recommendation to approve the application for a vacation of the public easement with a vote of 6-0. Staff is asking the Board of Trustees to make a decision regarding the application to vacate a public sewer easement.

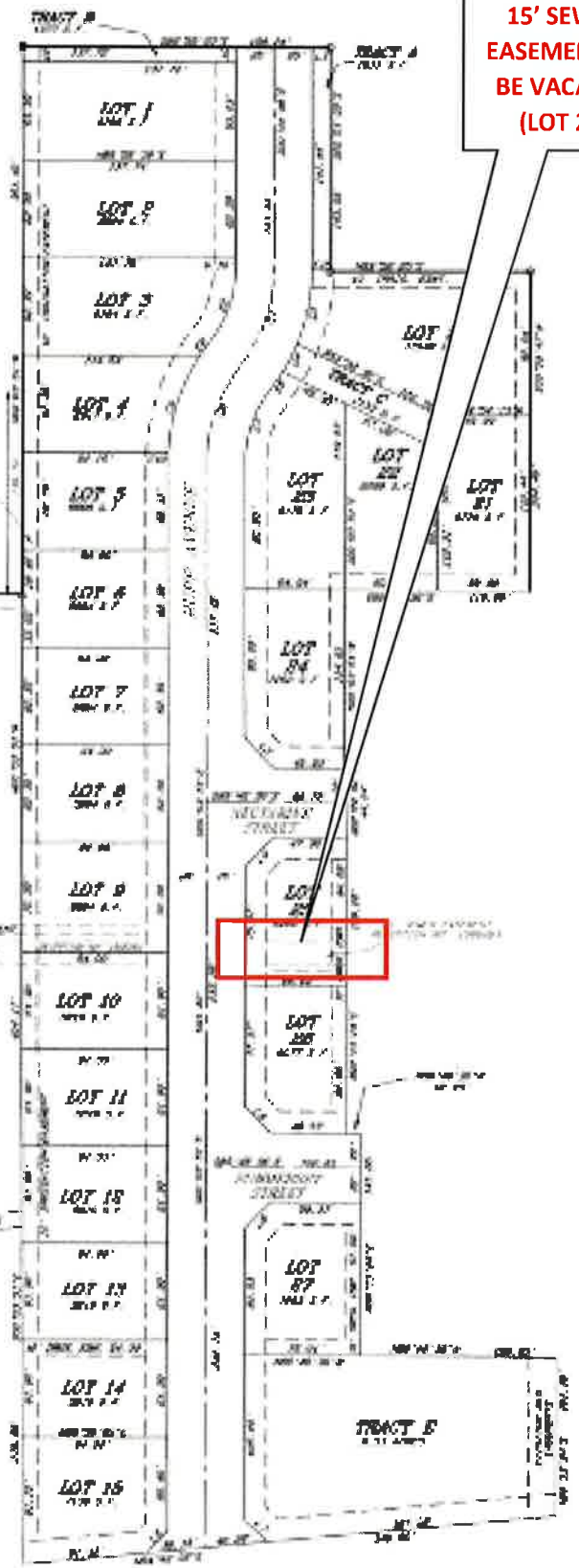




SECURITY MAP
N.T.S.



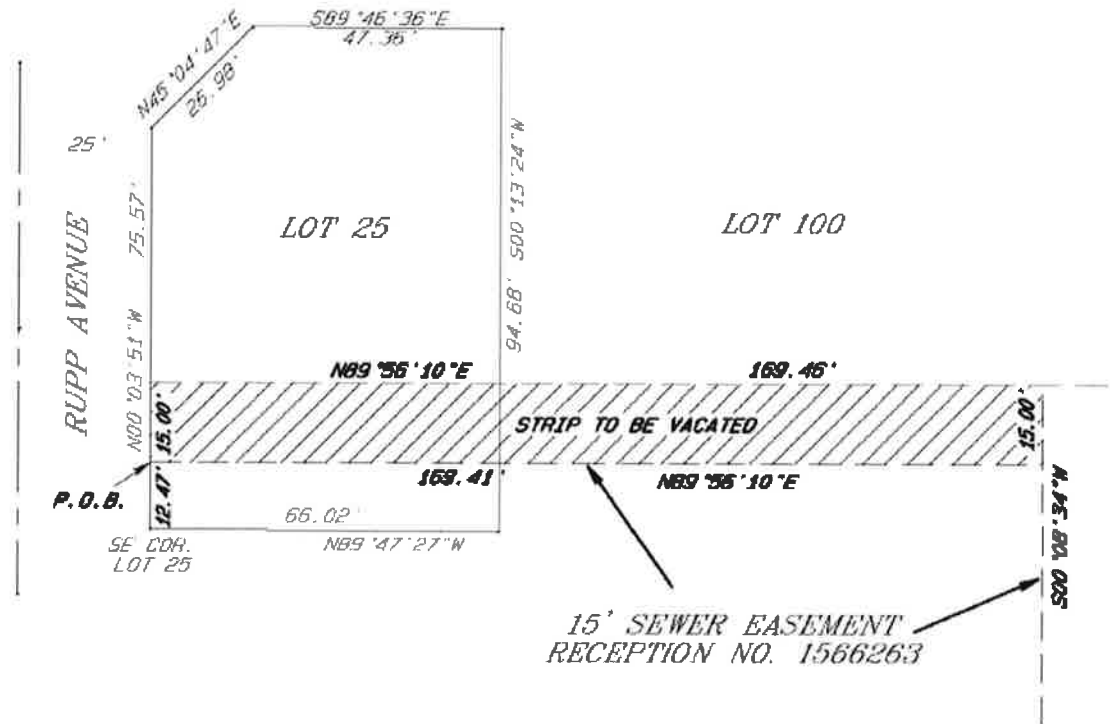
LOT 101
1.20 ACRES



15' SEWER
EASEMENT TO
BE VACATED
(LOT 25)

EXHIBIT A

A VACATED PART OF A 15' SEWER EASEMENT
 RECORDED UNDER RECEPTION NO. 1566263
 LOCATED IN LOT 25 AND LOT 100, CRESTHAVEN ACRES FILING 1
 RECORDED UNDER RECEPTION NO. 2872924



GRAPHIC SCALE 1"=20'
 LINEAR UNITS - U.S. SURVEY FEET
 P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
 970-245-8749
 JOB #198-17-88

Town of Palisade Land Development Code Section 4.17 Vacation of Right-of-Way or Public Easement

Section 4.17.E. Approval Criteria

No Vacation may be approved unless all of the following criteria are satisfied:

1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the Town;

The vacating of this public easement is consistent with all adopted plans and policies of the Town. It is consistent with the Land Development Code regulations. Vacating this easement will not go against the Town Comprehensive plan.

2. No parcel shall be landlocked as a result of the vacation;

No parcel will be landlocked as a result of vacating this public easement.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Access to any parcel will not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation. The vacation of this public easement will not restrict access to any parcel.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

There will be no adverse impacts on the health, safety, and welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced. Moving the storm drain must be in condition that is as good or better than current conditions. Police, fire, and utility services will not see any reduction in services provided due to the vacation of the public easement.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in this LDC; and

The provision of adequate public facilities and services will not be inhibited to any property as required in the Land Development Code.

6. The proposal shall provide benefits to the Town such as reduced maintenance requirements, improved traffic circulation, etc.

The proposal provides no changes to traffic circulation, maintenance requirements, or safety. Vacating the public easement will result in the construction of residential properties. This will bring school dedication fees and tax revenue to the Town.

RECOMMENDATION:

Since the sewer system has been moved into the Town right-of-way, the 15' public sewer easement is no longer of use to the Town. Staff is recommending approval of the application to the Board of Trustees.

ATTACHMENTS:

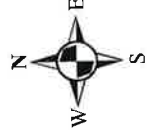
1. Location Zoning / Mailed Map
2. Applicant Letter of Intent



PRO 2019-23

REQUEST:
Vacation of
a Public
Easement

LOCATION:
Parcel Numbers:
2941-032-21-025
2941-032-21-100



250 125 0 250 Feet



**Letter of Intent
for
Cresthaven Acres
Sewer Easement Vacation**

Date: December 04, 2019

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051
VEI# F17-058

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

Land Use Request: Sewer Easement Vacation request

Owner: Chronos Property, LLC
Cody Davis
637 25 Road
Grand Junction, CO 81505

Property Address: 743 Nectarine Street and one parcel with no assigned address
Palisade, CO 81526

Tax Schedule No: 2941-032-21-025
2941-032-21-100 (no assigned address)

1. Project Intent

This application is made to request a vacation of a portion of an existing sewer easement located on Lot 25 in the Cresthaven Acres subdivision (743 Nectarine Street) and an adjacent parcel with no assigned address, because this portion of the easement is no longer needed.

2. Project Background and Description

The existing sewer easement is located within the Cresthaven Acres subdivision which was given Preliminary Plan approval on May 7, 2018 by the Palisade Planning Commission (Resolution 2018-01) for a single-family residential subdivision of 71 lots known as Cresthaven Acres, to be constructed in two filings.

The existing sewer easement is located on two parcels: Lot 25/743 Nectarine Street, and Lot 100 in Cresthaven Acres (with no assigned address).

Legal Descriptions

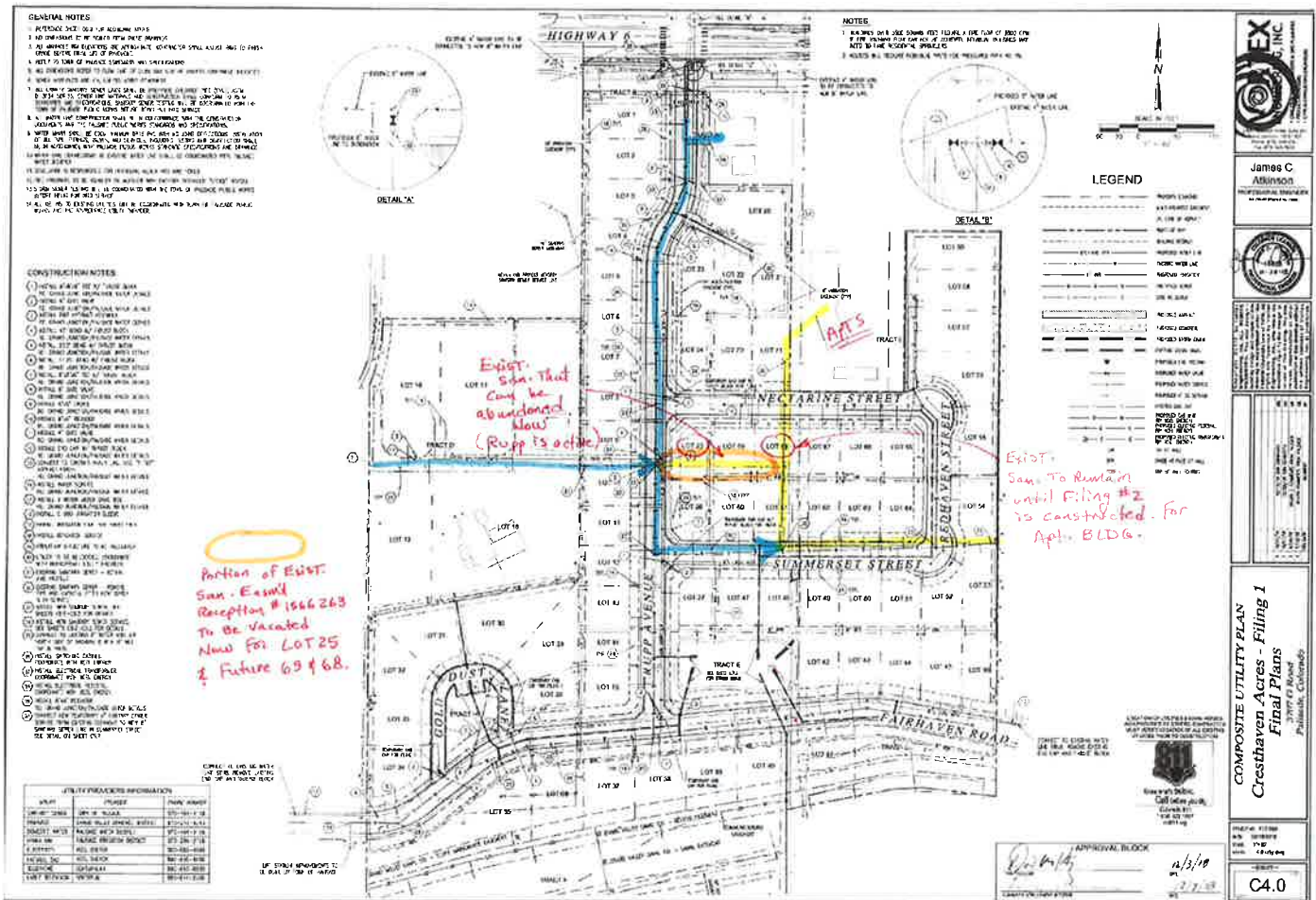
The legal description for **2941-032-21-025** (Lot 25/743 Nectarine Street) is:
LOT 25 CRESTHAVEN ACRES FILING 1 LOC WITHIN SEC 3 1S 2E UM RECD 1212/2018 R-2864235 CORRECTED BY CRESTHAVEN ACRES FILING 1 CORRECTION PLAT RECD 3/15/2019 R-2872924 & AN UND INT IN TRACTS A THRU E MESA CO RECDS - 0.14AC

The legal description for **2941-032-21-100** (Lot 100, Cresthaven Acres) is:
LOT 100 CRESTHAVEN ACRES FILING 1 LOC WITHIN SEC 3 1S 2E UM RECD 1212/2018 R-2864235 CORRECTED BY CRESTHAVEN ACRES FILING 1 CORRECTION PLAT RECD 3/15/2019 R-2872924 & AN UND INT IN TRACTS A THRU E MESA CO RECDS - 5.75AC

Construction of Filing 1 public improvements have almost been completed. As part of Filing 1 construction, a new sewer line was installed for use by the new homes, the existing single-family home located at 735 W. 8th Street and the apartment units located at 3713 G Road. The graphic below shows the location of the new sewer line (blue) and the portion of the existing sewer line to be vacated (circled in orange) because it is no longer needed.

The applicant would like to construct homes on 743 Nectarine Street and 742 Summerset Street but is not able to without vacating the portion of the existing sewer easement that currently runs through the building envelope for each of the lots.

When all improvements have been constructed with Filing 2, including the new streets and sewer lines in Nectarine Street and Summerset Street, another portion of the existing sewer easement will be vacated because it will also no longer be needed.



The legal description of the portion of the existing sewer easement to be vacated and Exhibit A which graphically depicts the easement are attached to this report.

3. Comprehensive Plan

The Palisade Comprehensive Plan’s Future Land Use Map shows the subject property as Low Density Residential and Medium Density Residential. Recent development trends have been medium to high density for single family residential homes in this area, as evidenced by the development of properties to the west and east. New development is expected to provide urban services such as sewer which has been done with the Cresthaven Acres subdivision.

5. Public Notice

Public notice shall be provided in accordance with Section 3.08 of the Land Development Code.

6. Utility Providers

Utility providers for the property have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are also available to serve development on this site. All utilities shall be constructed to current specifications and standards in accordance with the Town of Palisade or the specific utility provider.

Sewer

There is an existing 8" sanitary sewer line that runs in an east-west alignment through the middle of the project. This has been re-aligned to be placed within public rights-of-way to allow development of the residential lots. The new 8" sewer line provides sanitary sewer service to the new lots in Filing 1 in addition to 735 W. 8th Street and 3713 G Road apartments. The sewer line will be extended as part of Filing 2 improvements to complete the sewer line.

A portion of the original east-west sewer easement located on Lot 25/743 Nectarine Street and on Lot 100 of Cresthaven Acres has been requested to be vacated because it is no longer needed. A Pre-Application meeting was held on November 20, 2019 with planning staff to initiate the easement vacation application.

A similar application will be filed with planning staff for the last portion of the existing sewer easement that connects an apartment complex north of the development site to the sewer line in Filing 2. The abandoned sewer line will be removed when the new sewer line has been constructed in Filing 2.

7. Approval Criteria

Section 4.17, Vacation of Right-of-Way or Public Easement

No vacation may be approved by the Town Board unless all of the following criteria are satisfied:

1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the Town;

Response: The requested vacation for a portion of an existing sewer easement is consistent with the Palisade Comprehensive Plan, the Land Development Code and other related development regulations. The request to vacate a portion of the sewer easement

is made in order to provide more effective and efficient sewer service to home and property owners in the Cresthaven Acres subdivision, as well as adjacent property owners who are utilizing the new sewer line that has been constructed with Filing 1 improvements. All required utilities and services shall be provided to each lot with no reduction in service.

This criterion has been met.

2. No parcel shall be landlocked as a result of the vacation;

Response: Access to Lot 25/743 Nectarine Street and the adjacent properties are not impacted by the request to vacate a portion of the existing sewer easement. Access shall remain the same for Lot 25 and new streets shall be constructed to provide access to future lots in Filing 2. Access to 735 W. 8th Street and 3713 G Road will not change or be impacted by the sewer easement vacation.

This criterion has been met.

3. Access to any parcel shall not be restricted to the point where access unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Response: Access to all parcels shall not be impacted by the request to vacate a portion of the existing sewer easement. Only the existing sewer easement will be impacted by the request. Access shall remain unchanged for all parcels.

This criterion has been met.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services);

Response: Sewer service to existing users and the new home owners in the Cresthaven Acres subdivision shall be improved by the new sewer line that is more effective in delivering service and more efficient to maintain. There will be no adverse impacts on the health, safety and/or welfare of the general community and the quality of public facilities and services provided shall not be reduced.

This criterion has been met.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in this LDC; and

Response: The provision of all required and necessary utilities and services shall be provided to all (new and existing) lots and property as required by this LDC. The entire purpose for requesting that a portion of the existing sewer easement be vacated is for the sole purpose of providing efficient sewer service to all properties.

This criterion has been met.

6. The proposal shall provide benefits to the Town such as reduced maintenance requirements, improved traffic circulation, etc.

Response: The Town will benefit from the vacation with the elimination of an unnecessary portion of sewer line that will no longer need to be maintained. The vacated portion of the sewer line shall be removed.

This criterion has been met.

8. Conclusion

After demonstrating compliance with the Palisade Comprehensive Plan, Land Development Code and approval criteria, the applicant respectfully requests approval of the request to vacate a portion of an existing sewer line as described in this report.

9. 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.

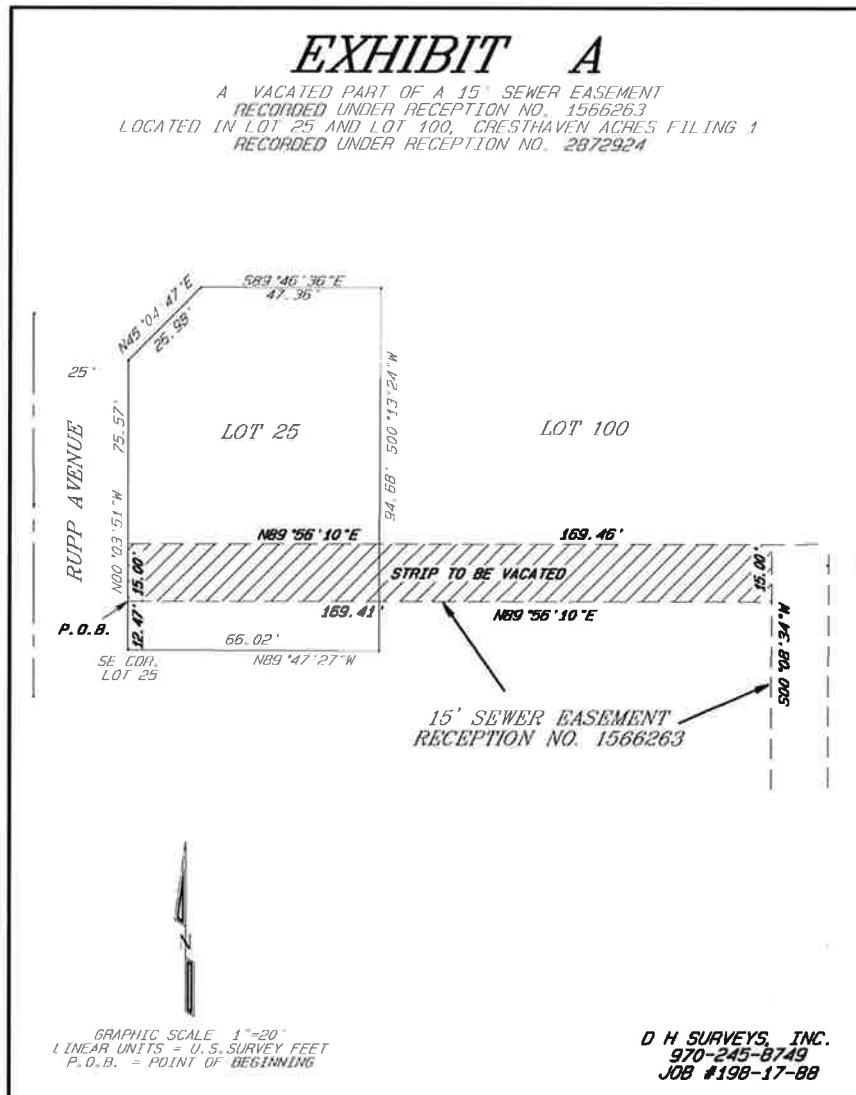
Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report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

EXHIBIT A

VACATION DESCRIPTION

A portion of a strip of land for a Sewer Easement as recorded under Reception No. 1566263 and lying within Lot 25 and Lot 100, Cresthaven Acres Filing 1 as recorded under Reception No. 2872924, Town of Palisade, County of Mesa, State of Colorado, said portion being described as follows:

Commencing at the southwest corner of said Lot 25,
thence N00°03'51"W a distance of 12.47 feet along the west line of said Lot 25 to the point of beginning;
thence N00°03'51"W a distance of 15.00 feet along said west line;
thence N89°56'10"E a distance of 169.46 feet;
thence S00°08'34"W a distance of 15.00 feet;
thence S89°56'10"W a distance of 169.41 feet to the point of beginning.
Said strip contains 2,542 square feet, more or less.



**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2020-01**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO
VACATING A PUBLIC EASEMENT LOCATED AT PARCEL #2941-032-
21-025 AND PARCEL #2941-032-21-100.**

WHEREAS, Section 31-15-702(1)(a)(I) CRS., and Section 43-2-303(1)(a), C.R.S., permit the Town of Palisade to vacate any platted or dedicated public street, road or other public way whether or not it has been used as such, following certain findings of fact; and

WHEREAS, Section 4.17 of the Palisade Land Development Code sets forth the procedure and approval criteria for the vacation of a right-of-way or public easement and the Town received an application to vacate a 15' public sewer easement located at parcel #2941-032-21-025 and parcel #2941-032-21-100 described and shown on Exhibit A attached hereto and incorporated herein by this reference (the "Public Easement"); and

WHEREAS, public notice has been given as required by Section 3.08 of the Palisade Land Development Code for the review of the application; and

WHEREAS, said application was reviewed before the Planning Commission on January 7th, 2020, as required by Section 4.17 of the Palisade Land Development Code; and

WHEREAS, the Planning Commission has recommended to the Board of Trustees that the Public Easement be vacated; and

WHEREAS, it has been determined by the Board of Trustees of the Town of Palisade that the Public Easement is no longer of need to the Town.

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

Section 1. Pursuant to Section 4.17 of the Palisade Land Development Code, the Board of Trustees of the Town of Palisade finds and determines that the Public Easement described and shown on Exhibit A need not be reserved because an alternate drainage structure has been constructed in publicly dedicated easements or right-of-way.

Section 2. The Public Easement burdening that portion of the real property located at parcel #2941-032-21-025 and parcel #2941-032-21-100, described and shown on Exhibit A is hereby vacated.

Section 3. Upon adoption of this Ordinance, the Town Clerk shall, within thirty (30) days file for record in the office of the Mesa County Clerk and Recorder a certified copy of the within ordinance.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on January 14th, 2020.

TOWN OF PALISADE, COLORADO

By: _____
Roger L Granat, Mayor

ATTEST:

Lindsey Chitwood, Town Clerk

EXHIBIT A

Vacation Description: A portion of a strip of land for a Sewer Easement as recorded under Reception No. 1566263 and lying within Lot 25 and Lot 100, Cresthaven Acres Filing 1 as recorded under Reception No. 2872924, Town of Palisade, County of Mesa, State of Colorado, said portion being described as follows:

Commencing at the southwest corner of said Lot 25,
thence N00°03'51" W a distance of 12.47 feet along the west line of said Lot 25 to the point of beginning;

thence N00°03'51" W a distance of 15.00 feet along the said west line;

thence N89°56'10" E a distance of 169.46 feet;

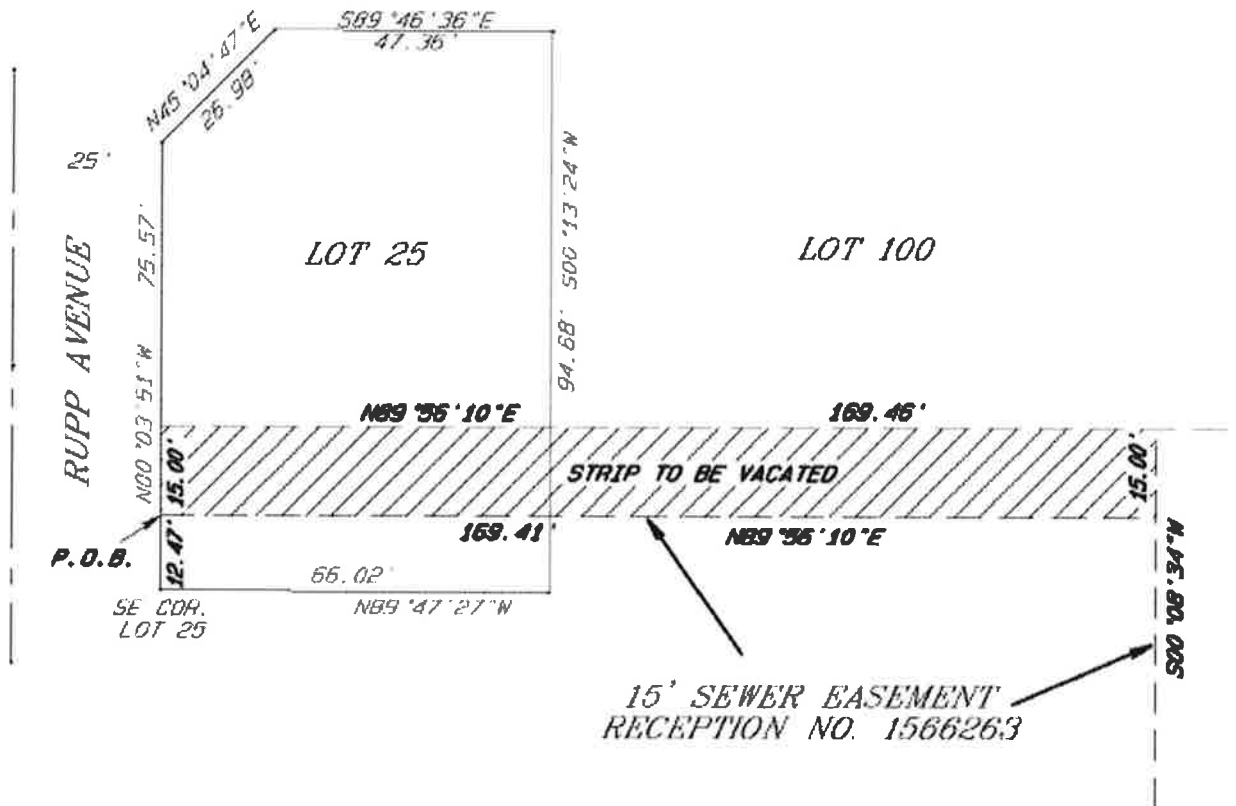
thence S00°08'34" W a distance of 15.00 feet;

thence S89°56'10" W a distance of 169.41 feet to the point of beginning.

Said strip contains 2,542 square feet, more or less.

EXHIBIT A

A VACATED PART OF A 15' SEWER EASEMENT
 RECORDED UNDER RECEPTION NO. 1566263
 LOCATED IN LOT 25 AND LOT 100, CRESTHAVEN ACRES FILING 1
 RECORDED UNDER RECEPTION NO. 2872924



GRAPHIC SCALE 1"=20'
 LINEAR UNITS - U.S. SURVEY FEET
 P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
 970-245-8749
 JOB #198-17-88



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

Date: January 14, 2020

To: Town of Palisade Board of Trustees

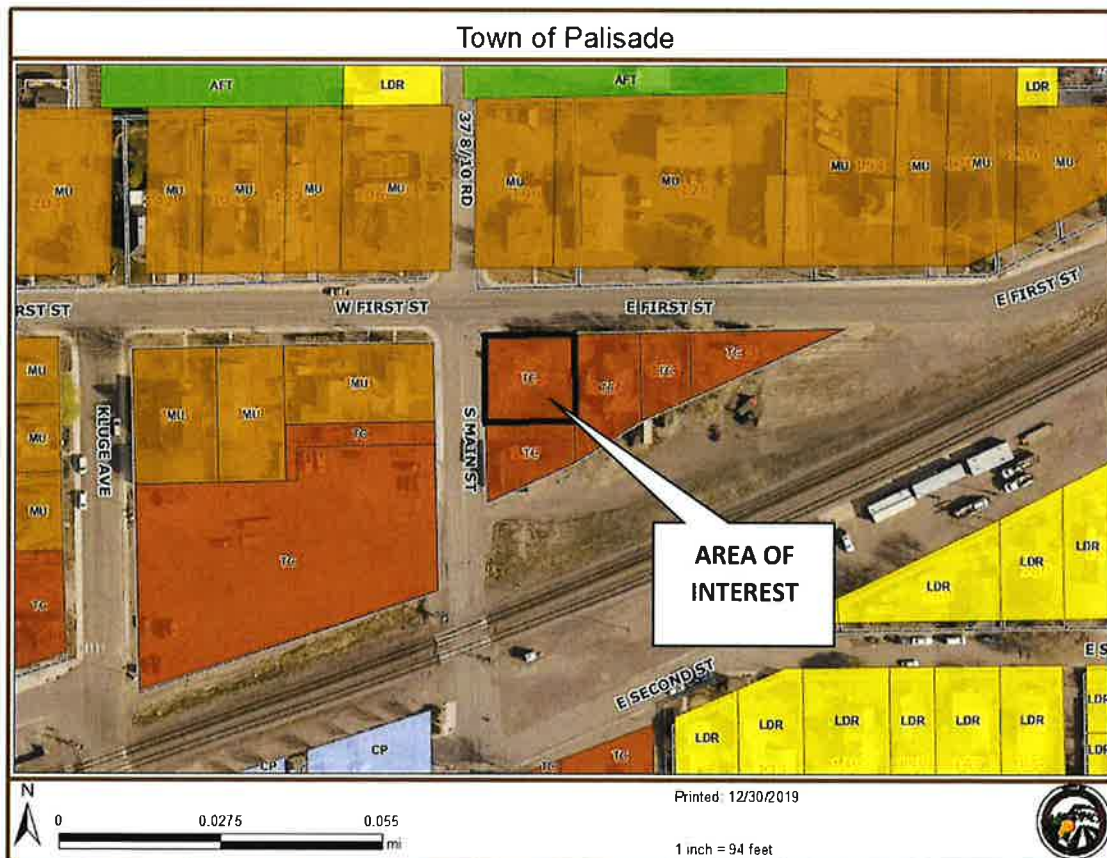
From: Allyson Shellhorn, Community Development Director

RE: Ordinance 2020-02: Application to rezone 105 Main St. (Parcel # 2937-091-00-034) from Town Center (TC) to Mixed Use (MU)

APPLICATION SUMMARY:

The Town of Palisade received an application to rezone the property located at 105 Main St. from Town Center (TC) to Mixed Use (MU) as applied for by Wood Properties, LLC. Currently, under Town Center, single family and townhome units are not allowed uses. The applicant would like to rezone the property with the intent of using it for residential purposes.

Planning Commission reviewed this application on January 7th, 2020 and made a recommendation to approve the application to rezone the property at 105 Main St. from Town Center to Mixed Use with a vote of 6-0. Staff is asking the Board of Trustees to make a decision regarding the application to rezone the parcel located at 105 Main Street.



Application Site Overview:

Aerial view
of property

View of property
from 1st Street



View of property
from Main Street



Town of Palisade Land Development Code Section 4.02 Rezoning

Section 4.02.E. Approval Criteria

No rezoning may be approved unless all of the following approval criteria are made concerning the property:

1. Consistency with the adopted plans and policies of the Town;

This application is consistent with the Land Development Code and the regulations set forth for the process of rezoning a parcel of land. The future land use for this parcel is zoned as low density residential in the Comprehensive Plan. However, many sites surrounding the discussed parcel are zoned as mixed use and would therefore be consistent with the surrounding zoning.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The subject property is suitable for the permitted uses for the proposed mixed use district. Attached is the use table including permitted uses for mixed use zoning (see *attachment 3*).

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

The proposed change would meet a specific demand of the Town. The applicant is proposing to rezone the subject property with the intent of residential use. This would meet a specific housing demand in the Town of Palisade. The current zoning does not meet this demand.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Public facilities can adequately serve the proposed rezoning district. Rezoning this parcel to mixed use zoning will not be detrimental to the capacity of schools, roads, wastewater treatment, water supply facilities, stormwater drainage facilities, or recreation.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists is not contravened.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

There will be no adverse effect upon adjoining property owners. Properties to the north and west are currently zoned as mixed use zoning. This will not be detrimental to the properties to the east and south that are zoned as town center.

7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

By rezoning this property, the property owners will not benefit materially from the change to the detriment of the general public.

RECOMMENDATION:

Planning Commission made a recommendation of approval. Staff is asking the Board of Trustees **make a decision** regarding the application to rezone property located at 105 Main Street. Staff is recommending approval of the application to rezone the property at 105 Main St. from Town Center to Mixed Use.

ATTACHMENTS:

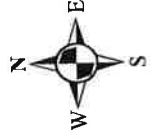
1. Mailed Site Map
2. Applicant Letter of Intent and Site Plan
3. Land Development Code, section 6.01 Use Table



PRO 2019-25

REQUEST:
Rezone from
Town Center to
Mixed Use

LOCATION:
105 Main St.



Wood Properties, LLC

Marty and Stacey Wood
970 640-5427
(Builder: Big Dog Builders, LLC)

Letter of Intent for 105 Main Street, Palisade, CO 11/7/2019

Wood Properties, LLC would respectfully like to propose: Building a townhome complex with 2 units.

They will be in the same theme of Palisade as a whole. They will be modern yet discrete and affordable.

There is currently a significant shortage of this type of housing in Palisade. We believe these townhomes, as proposed, will enhance the balance and current demands of the TOP more than another commercial building. There will be no adverse effect on surrounding homes/properties like a commercial building may. In fact, it will likely increase property values. This property is on a corner lot and there is plenty of parking to easily accommodate the desired townhomes.

We would like to rezone from Town Center to Mixed Use/Residential Category .

The approval criteria it meets are:

1. It fits in well with current surrounding area of residential properties. There would be no inconsistency of use.
2. This area is already in a mixed use type of area, with current buildings and use, so nothing really would be changing. It is surrounded by an apartment complex, primary homes and one commercial building.
3. It enhances the balance of uses and meets a specific demand in town. It helps with the lack of affordable housing in the area. One conservative primary home will help. A condo/townhome with 2-3 units will help even more.
4. The capacity for public facilities and services to allow for this change is already set up from previous property (private home)
5. There are no legal issues that would be contravened with a primary residence(s).
6. There will be no adverse effect upon neighboring property owners with the replacement of new home/units.
7. No one will benefit financially from this re- zoning change to the detriment of the general public.

If we are not given the “blessing of the TOP” to move forward with building 2-3 condos, we are at the very least, asking to build a single family home, replacing the one already there in the past.

{Town Center allows for: Group home, nursing home, upper story residence, child care center, civic center, hospital, park, or public facility, or place of worship}

We believe a few simple, yet modern townhomes would have a much better ‘feel’ than a commercial establishment in this area. This property is at the end of the TC region and is surrounded by private homes and a large apartment complex across the street.

We will be needing a rezoning and a variance per our understanding. Thank you for your consideration in this manner.

Stacey Wood, Marty Wood

Respectfully submitted, Marty and Stacey Wood, owners

Big Dog Builders, contractor

ARTICLE 6 USE REGULATIONS

Section 6.01 Use Table

A. Permitted

A "P" indicates that a use is allowed subject to all other applicable regulations of this LDC.

B. Conditional

A "C" indicates that a use is allowed only if approved by a conditional use permit in accordance with the procedures of [Section 4.07](#).

C. Uses Not Allowed

A blank cell indicates that a use is not allowed.

D. Specific Use Standards

The final column titled "Specific Use Standards" contains a cross-reference to standards that apply to specific uses. Where no cross-reference is shown, no additional use standard shall apply.

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P	C	P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					C		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P				P		Section 7.01F
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house				P	P	P						Section 7.01D
Public and Civic Uses												
Airport, heliport									P		P	
Child care center					C	C	C	P		P	P	Section 7.02A
Civic club						P	P	P	P	P	P	
Hospital						C	C	P	P		C	
Museum, library		C			C	P	P	P	P	P	P	
Park, open area*	Tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; areas suitable for concerts, festivals, and special events or any similar use.	P	P	P	P	P	P	P	P	P	P	
Place of worship		P	P	P	P	P	P	P	P	P	P	
Public facility		C					P	P	P	C	P	

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
School (public or private)							P	P			P	Section 7.02B
Technical, trade, business school						P	P	P	P		P	
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	P	P	P	P	P	P	P	P	P	P	
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	C									C	
Commercial Uses												
Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables, produce stand; processing of fruits or vegetables or any similar use.	P									P	Section 7.03B
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	P	P	P	P	P		P		Section 7.03C
Brewpub							P	P	P	P		Section 7.03D
Club, private					C	P	P	P				
Distillery							C	P	P			Section 7.03D
Funeral home								P	P			
Gas station with convenience retail							P	P	P	P		Section 7.03E
Hemp Growing Establishment		P								P		Section 7.03F
Hemp Processing Establishment		P								P		Section 7.03G
Hotel, motel							P	P	P	P		
Indoor recreation*	Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club or any similar use.					C	P	P	P			
Kennels		C										Section 7.03H
Lumberyard, wholesale								C	P			
Medical marijuana center							C	C	C			
Medical marijuana infused products manufacturer center							C	C	C			
Medical Marijuana Optional premises cultivation operation		C					C	C	C			Section 7.03L
Microbrewery							C	P	P	P		Section 7.03D

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Newspaper publisher						P	P	P	P			
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				C	P	P	P	P			
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P			
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, motocross tracks, batting cages, swimming pool, driving range or any similar use.	C					C	C	P			
Outdoor storage, general										P		Section 7.03I
Radio or television studio						P	P	P	P			
Recreational club or lodge, private							C	P				Section 7.03J
Restaurant		C			C	P	P	P	P	P		
Restaurant, drive through										P	P	
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					C	P	P		P	C	
Retail Marijuana Cultivation Facility, Contiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Products Manufacturer		C					C	P	P	P		Section 7.03M
Retail Marijuana Testing Facility							C	P	P	P		Section 7.03M

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Retail Marijuana Store							C	C	C	C		Section 7.03M
Retail, neighborhood*	Selling, leasing or renting of the following goods: books; health and beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.			C	C	P	P	P		P	C	
Self-storage facility								C	P			
Service, general*	Personal services that include: animal grooming; dance, martial arts, photographic, music studio or classroom; photocopy, blueprint, quick-sign service; tattoo parlor; security service; catering service or any similar use. General services shall also include the following repair services: bicycles; mopeds; canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; furniture; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith							P	P			
Service, neighborhood*	Personal care services such as hair, nail, tanning, massage therapy or any similar use.				C	P	P	P		P		
Sexually oriented business									C			
Tasting room		P		C	P	P	P	P	P	P		
Tattoo parlor							P	P	P			
Vehicle sales*	A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats or any similar use.							P	P			
Vehicle service, heavy*	Repair services or auto body work to tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment or any similar use.	C						C	P			

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Vehicle service, passenger	Service to passenger vehicles and other small consumer vehicles such as: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing, tire sales and mounting or any similar use.	C					C	P	P			
Veterinarian, animal hospital		C					C	C	C			Section 7.03K
Warehouse/freight movement*	Bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred or any similar use.							P	P			
Wholesale storage and/or sales							C	P	P			
Winery		P					C	P	P	P		Section 7.03D
Industrial Uses												
Crematorium								C	C			
Main line railroad facilities, shed, yards							P	P				
Manufacturing, general*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items, printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; laundry or dry cleaning plant; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.								P			

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Manufacturing, limited*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items; printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.	P						C	P			Section 7.04B
Processing of food and related products		C						C	C			Section 7.04A
Gravel pits		C										
Research & development*	Laboratories, offices and other facilities used for research and development by or for any individual, organization or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product or any similar use.								C			
Waste service*	Animal waste processing; landfill, incinerator; manufacture and production of goods from composting organic material; outdoor recycle processing center; outdoor storage of recyclable material, including construction material; transfer station; oil and gas facilities or any similar use.								C		C	

*As set forth in the Use Table, certain uses are grouped together based on common functional, product or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered and likely impact on surrounding properties and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate base zoning districts. Any use not specifically set forth in this LDC is expressly prohibited, unless determined otherwise as set forth in Section 6.02 below.

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2020-02**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,
AMENDING THE ZONE DISTRICT MAP OF THE TOWN BY
ZONING CERTAIN PROPERTY KNOWN AS 105 MAIN
STREET (PARCEL #2937-091-00-034) FROM TOWN CENTER
(TC) TO MIXED USE (MU)**

WHEREAS, the Board of Trustees received a zoning request from Wood Properties, LLC, the owner for the property located at 105 Main Street, to amend the zone district map in the particulars hereinafter set forth for the property herein described; and

WHEREAS, public notice has been given as required by Article 3, section 3.08 of the Palisade Land Development Code; and

WHEREAS, said application was reviewed before the Planning Commission on January 7th, 2020 as required by Article 4, section 4.02 of the Palisade Land Development Code; and

WHEREAS, the Planning Commission has recommended to the Board of Trustees that the applicant's request that the Mixed Use (MU) zone be granted; and

WHEREAS, the Board of Trustees finds and determines that the applicants have provided sufficient evidence that the proposed amendment is desirable, based on the criteria set forth in Section 4.02 of the Land Development Code; and

WHEREAS, the Board of Trustees finds and determines that the applicant has met the burden of providing evidence that the area in question possesses geological, physiological, and other environmental conditions compatible with and characteristic of the use requested, and the advantages of the use requested outweigh the disadvantages of the use requested occasioned by the proposed amendment.

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

Section 1. That Article 1 of the Palisade Land Development Code, as well as the zone district map of the Town of Palisade, established by and incorporated into said Article, be and the same hereby is, amended so as to provide that the property known as 105 Main Street in the Town of Palisade, County of Mesa, and State of Colorado as shown on attached Exhibit A and more particularly described in Exhibit B be and the same hereby is zoned from Town

Center (TC) to Mixed Use (MU).

Section 2. Upon adoption of this Ordinance, the zoning amendment herein contained shall be promptly entered on the appropriate page of the Official Zone District Map, showing general location, effective date, and nature of the change. One copy of the approved application shall be retained in the records of the Building Official, in order to ensure that development proceeds in conformance with the requirements of the approved zone district designation and this Ordinance.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Palisade, Colorado, held on January 14, 2020.

TOWN OF PALISADE, COLORADO

By: _____
Roger L. Granat, Mayor

ATTEST:

Lindsey Chitwood, Town Clerk

Beginning 30.00 feet East and 30.00 feet South of Northwest corner lot 03, section 9, thence South 76.80 feet, East 80.00 feet, North 76.80 feet, West 80.00 feet to beginning



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

Date: January 14, 2020

To: Town of Palisade Board of Trustees

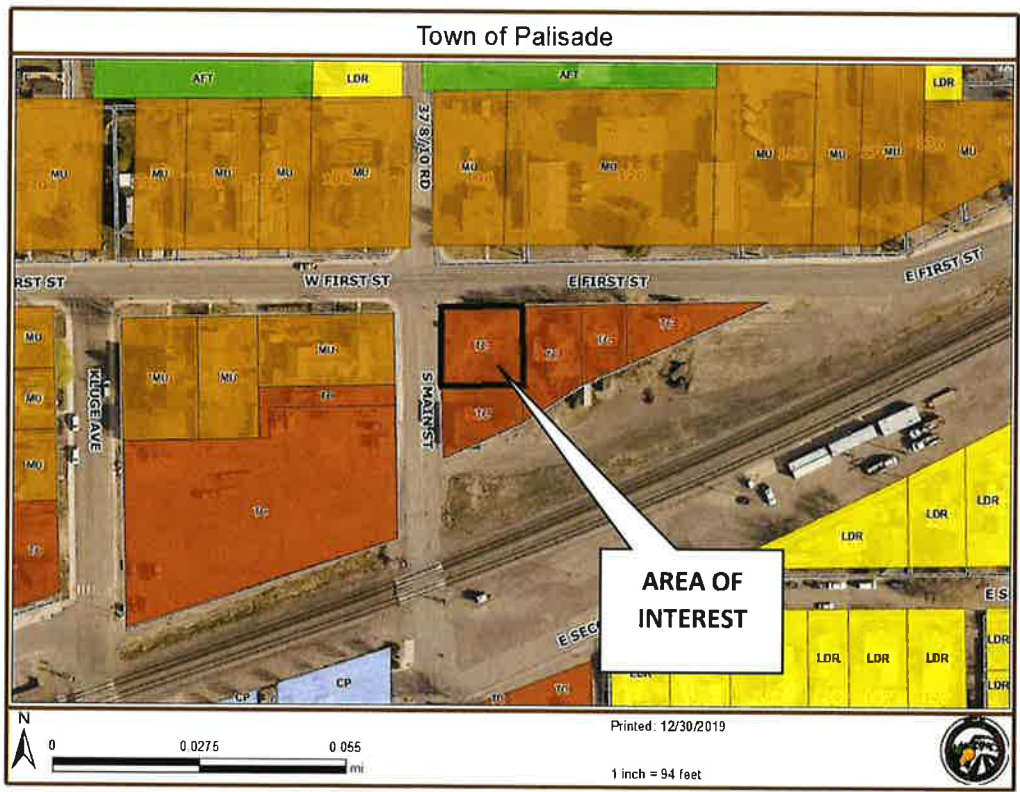
From: Allyson Shellhorn, Community Development Director

RE: PRO 2019-26 Application for variance for number of dwelling units allowed under Mixed Use zoning, conditional upon approval of Ordinance 2020-02, located at 105 Main St. (Parcel # 2937-094-00-034)

APPLICATION SUMMARY:

The Town of Palisade received an application for a variance on the maximum number of allowable units under Mixed Use zoning. This application is conditional upon the approval of Ordinance 2020-02 (an application to rezone 105 Main St. from Town Center to Mixed Use and will be presented to the **Board of Adjustment**. Under Mixed Use zoning, the maximum number of dwelling units is seven per acre. Since the proposed acre is 0.14 acres, that only allows for one dwelling unit on this parcel ($7 \text{ units per acre} \times 0.14 \text{ acres} = 0.98 \text{ units}$). The applicant is requesting a density variance to allow for two dwelling units rather than the one. This would allow for two townhomes on the parcel, as proposed by the applicant.

Staff is asking the Board of Adjustment to make a decision on the application for a variance for number of dwelling units allowed under Mixed Use zoning at 105 Main Street.



Land Development Code, section 5.03.E Residential Districts – Mixed Use Zoning

Mixed Use zoning, under the Town of Palisade Land Development Code allows for a maximum number of seven dwelling units per acre for residential uses. This lot, under Mixed Use zoning, would only allow for one dwelling unit. The applicant is seeking a variance from the maximum density to allow for two dwelling units on this lot. If the variance application is approved, the applicant’s site plan will still be required to meet all other Mixed Use district standards. The variance application is for density only.

E. Mixed Use (MU)

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts.

The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

Table 5.6: MU District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development ⁽¹⁾
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	5,000	5,000	5,000	10,000	2,000	5,000
Lot width (feet)	55	55	45	80	25	50
Setback Requirements⁽²⁾						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10	10	0	10	15	10
Side yard – separation (feet) ⁽³⁾	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	75%

⁽¹⁾As set forth in the Principal Use Table (see [section 6.01](#)) certain nonresidential uses are permitted.

⁽²⁾Setbacks are for primary structures only. Setbacks for accessory structures are located under [section 7.05.B](#).

⁽³⁾A total side yard separation between buildings is required (see [section 7.01.D](#)).

Town of Palisade Land Development Code section 4.12 Variance

Section 4.12.F. Findings of Fact

No Variance shall be approved by the Board of Adjustment unless all of the following findings are made:

1. There are exceptional conditions pertaining to the particular piece of property in question because of its shape, size or topography that are not applicable to other lands or structures in the same district, or there is a peculiar characteristic of an establishment which makes the parking and/or loading requirements of this LDC unrealistic.

The exceptional condition pertaining to this particular lot is the size. Due to the small size of the lot, it only allows for one dwelling unit which would not accommodate the housing need. The size of this parcel is not applicable to the other Mixed Use parcels in the same district located to the north and west of this property. The Mixed Use parcels to the north and west are larger in area and therefore allow for a higher number of units.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.

Granting this variance will not confer upon the applicant any special privileges that are denied to other residents. Other Mixed Use properties already contain a residence or multiple residences. Allowing for the variance on this property would not grant any special privileges.

3. A literal interpretation of the provisions of this LDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

A literal interpretation of the maximum number of dwelling units allowed would deprive the applicant of providing an additional dwelling unit to the property.

4. The requested variance will be in harmony with the purpose and intent of this LDC and will not be injurious to the neighborhood or to the general welfare.

The variance requested would be in harmony with the purpose of the LDC to promote public health, safety, and general welfare of the citizens of Palisade. It would not negatively affect the harmony and intent of the LDC. The requested variance would not be injurious to the neighborhood or adjoining properties.

5. The special circumstances are not the result of the actions of the applicant.

The special circumstances of a small lot are not a result of the applicant. The applicant has not had any effect on the lot size. Additionally, the lot size could decrease in the future if the Town widens Main Street. The applicant has provided a site plan that has planned to accommodate any future widening.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance is the minimum variance requested. Requesting two dwelling units instead of one is the minimum the applicant could ask for while increasing the maximum number of dwelling units. This is a reasonable request that will make possible the legal use of the land, building, or structure.

Note: If the variance for two townhomes is approved, the applicant would then move forward with a site map application. This site map review would consider setbacks, height, off-street parking and other applicable Land Development Code regulations that were not discussed during the rezone or variance application. This application would be reviewed and approved or denied by staff. The site map proposed in this variance application is not an approved site map, but a proposed site map to illustrate how the applicant is planning to use the lot if the variance is approved.

RECOMMENDATION:

Staff is asking the Board of Adjustment to **make a decision** on the application for a variance for number of dwelling units at 105 Main Street. Staff is recommending approval of the variance application, PRO 2019-26.

ATTACHMENTS:

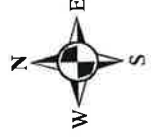
1. Mailed Site Map
2. Letter of Intent
3. Applicant Site Plan with Proposed Design Images



PRO 2019-26

REQUEST:
Variance from
Number of Units
Allowed

LOCATION:
105 Main St.



Wood Properties, LLC

Marty and Stacey Wood
970 640-5427
(Builder: Big Dog Builders, LLC)

Letter for Variance for 105 Main Street, Palisade, CO 11/7/2019

Wood Properties, LLC would respectfully like to propose: Building a townhome complex with 2 units. They will be in the same theme of Palisade as a whole. They will be modern yet discrete and affordable. There is currently a significant shortage of this type of housing in Palisade. We believe these townhomes, as proposed, will enhance the balance and current demands of the TOP more than another commercial building. There will be no adverse effect on surrounding homes/properties like a commercial building may. In fact, it will likely increase property values.

The following "Findings of facts" are addressed below:

1. There are no exceptional conditions pertaining to this particular piece of property in question because of its shape, size, or topography that would impact the district. There is no peculiar characteristic which would affect parking or loading. (Residential/Mixed Use would have less parking issues than a busy commercial business, since parking will be on the property itself).
2. There would be no special privileges received that would be denied to other residents of this district that we are aware of.
3. There are no rights that are affected by this party or neighboring residents that we are aware of.
4. The requested variance will be in harmony with the purpose and the intent of the LDC. There will be no adverse consequences to the neighborhood or the general welfare. In fact, this variance will likely enhance the neighborhood and general community.
5. The special circumstances requested are not the result of the actions of this party.
6. The variance requested is the minimum variance that will make possible the legal use of this land, building, or structure that we are aware of.

We believe a few simple, yet modern townhomes would have a much better "feel" than a commercial establishment in this area. This property is at the end of the TC region and is surrounded by private homes and a large apartment complex across the street.

Thank you for your consideration in this manner.

Respectfully submitted, *Marty and Stacey Wood*, owners

(Big Dog Builders, contractor)



Palisade Board of Trustees

Regular Meeting

Meeting Date: January 14, 2020

Presented By: Janet Hawkinson, Town Manager

Information

SUBJECT: Marketing Contract with Ryan Sawyer Marketing to market through social media, radio, tv and publication of the Palisade Bluegrass Festival for contract amount of \$30,000.00.

The Town of Palisade did put out an RFP for this work. The Town received 2 bids. Ryan Sawyer Marketing bid is consistent with the last 5 years the town has paid for marketing this festival.

ACTION: Does the Board of Trustees give direction to the Town Administrator to enter into contract for \$30,000.00 for the marketing of Bluegrass Festival?

SUGGESTED MOTION:

I move to *Authorize the Town Administrator to enter into a contract with Ryan Sawyer for Bluegrass Festival Marketing in the amount of \$30,000.*



**Palisade Bluegrass & Roots Festival - 2020
Marketing & Communications Proposal**

November 11, 2019

Troy Ward
Town of Palisade
PO Box 128
Palisade, CO 81526

Dear Troy Ward and the Town of Palisade,

We appreciate the opportunity to submit our proposal for the 2020 Palisade Bluegrass & Roots Festival marketing services. Ryan/Sawyer Marketing has been serving the Grand Valley for 30 years, providing professional marketing and advertising services to both local and national businesses. As Grand Junction's longest running agency, our experience with maximizing campaign outcomes and utilizing resources efficiently speaks for itself through the volume of successful clients we serve. It is our number one priority to add value to our clients through setting measurable goals and providing consistent, strategic communications.

As the Account Executive primarily responsible for the Palisade Bluegrass & Roots Festival for the last three years, I have worked closely with the Town of Palisade to increase reach, frequency and conversion rates every single year. Each year, we have reported success, showing a significant increase in ticket sales without requesting any increases in the overall advertising budget. In 2019, the Visit Grand Junction team restructured how they support local events and did not reward any cash media support to any local events. This reduced the media budget by a total cash amount of \$2,250, cutting approx. 10% from the total advertising dollars. In spite of the reduction in advertising dollars, the 2019 Palisade Bluegrass & Roots Festival showed a 17% increase in total ticket sales and a 23% increase in the number of online tickets sold.

You will find from the included proposal that our approach to events management and marketing utilizes a cohesive mix of various media. Maximizing online reach through a combination of Google ad campaigns, email marketing, re-targeting campaigns, social media, FB ads, event directories, PR, media outreach and targeted online campaigns. In addition to the consistent online efforts, our firm works closely with radio, television and print outlets to create as much added value as possible, designing giveaways, special promotions, on-air live interviews and increasing trade values. These consistent efforts and partnerships have helped the festival gain additional support throughout the region and led to an increase in loyal followers and influencers.

We appreciate your time and consideration of the attached proposal. We look forward to the opportunity to continue our work for the Town of Palisade and to create new opportunities for future growth.

Sincerely,

Bridgett Gutierrez
Ryan/Sawyer Marketing

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Summary of Experience

Since 1990, Ryan/Sawyer Marketing has built a strong reputation in the Grand Valley for providing professional, top-of-the line marketing services. Our firm looks at all aspects of your marketing efforts to create an integrated communications plan that is purposeful and targeted. Our client list includes many companies that face the same marketing challenges as the Palisade Bluegrass & Roots Festival, and our experience in managing tight budgets, providing useful campaign information and maximizing results is unmatched in the Grand Valley.

Our standard of quality services and outstanding customer relations is evident by our local client list, which includes some of the most well-known companies and organizations in the area, such as: SLC Health/St. Mary's, Rocky Mountain Orthopedics, The Business Incubator, Bray Real Estate, Grande River Vineyards, School District 51, Marillac Health, Riverfront Commission and many more.

In 2019, Ryan/Sawyer Marketing acquired the Palisade Bluegrass & Roots Festival contract from Cranium 360 through an agreement arranged via. Bridgett Gutierrez and the Town of Palisade's Board of Trustees. For the 2019 festival year, The Palisade Bluegrass & Roots Festival reported a 17% increase in ticket sales, with a 23% increase in online sales. Our current website acquisition charts demonstrate that our ticket sale conversions are coming from organic, social, referral and paid advertising, maximizing our online efforts through a variety of tools and strategies. Our team has worked with the Town of Palisade to suggest and integrate additional website features i.e. integration of FB tracking pixels, updates to Google search console and the integration of social media Instagram feeds for festival goer interaction.

Due to our experience working with the Palisade Bluegrass & Roots Festival, we understand that improvements must be done each year, but can not usually be completed all at once due to budget limitations. Should the Town of Palisade continue its work with Ryan/Sawyer Marketing in 2020, our budget this year includes the next-step of online integration, which is to assist the town in converting vendor applications and volunteer information from PDF items to useful online forms. This update would alleviate some of the need for additional communications from Town employees and provide a streamlined, easy location for the Town to send interested applicants.

The team at Ryan/Sawyer Marketing is comprised of experienced, educated professionals who have local knowledge and understand what it takes to maximize campaign results. Please see next page for individual staff bios and key personnel.

Key Personnel

Dan Ryan - President, Creative Director

As founder of Ryan & Associates Advertising, managing partner of Ryan, Whitney & Company, and now president of Ryan/Sawyer Marketing, Dan has worked for nearly 30 years emphasizing the effective execution and delivery of creative production across all traditional and digital media.

Dan brings specialized expertise in brand development and brand management to our clients, and his work can be seen across a broad base of industries. On the creative side, Dan's philosophy is simple: meet our clients' marketing and communication needs by giving lucid statements to strong ideas. Over the years, Dan has applied this philosophy steadily and effectively for the benefit of literally hundreds of businesses in western Colorado and beyond.

In his spare time, Dan can be found on the golf course, the handball court, in his living room playing guitar with his adult children, and in the wilderness of Colorado's high country. Dan also holds a private pilot's license and has been known to dabble in community theater.

Bridgett Gutierrez - Account Manager, Digital Strategist

Bridgett has been helping customers maximize their media budgets, increase overall business reach and create compelling advertising campaigns for over ten years. She received her Bachelor's degree in Business/Marketing from Colorado Mesa University in 2006 and quickly began work as an Account Executive and Media Manager at a local, Colorado agency. Throughout her career, Bridgett has become a digital marketing expert, completing Google Analytics certification, multiple social media workshops, implementing results driven SEO programs and establishing successful online marketing strategies for local and national customers.

Bridgett's approach to marketing revolves around establishing measurable, clear goals from the start of each business relationship and looking for opportunities to add quantifiable, noticeable value to each client's marketing efforts.

John Martin - Art Director

John has crafted a long and distinguished career in the graphic arts, working for advertising agencies, art departments of manufacturers and retailers, and as a freelance illustrator. He won an Edison Best New Product Award for his work on Wild Oats Markets' private label line of products. John has been a stabilizing force at RSM for nearly two decades, anchoring our graphic design department in the deep expertise that comes only from experience.

A passionate gardener, dedicated bicycle commuter and lover of the red rock canyons of the Colorado Plateau, John has called Grand Junction home since 2000.

Julie Hober - Client Services Manager

Julie got her start in advertising and marketing during college when she realized that she had an annoying habit of remembering commercials and jingles from her childhood. So, after college, she took a job at an ad agency outside Detroit where she cut her teeth in the ways of agency life. Working with a team of people focused on bringing her up through the ranks, she learned the importance of digging to the heart of the client's issues and goals and meeting those desires via strategically designed messaging and critical evaluation of all work for the client.

After moving to Grand Junction and working the client-side for several years, Julie learned more clearly what drives client decisions. She got her hands dirty handling everything from soup to nuts for the marketing of the company.

Julie brings account management experience along with critical thinking and strategy development to RSM. Julie received her Bachelor's degree in Communication from The American University in Washington, DC and her Master of Science in Advertising from Boston University.

Tom Sawyer - Consultant/Marketing Strategist

Though no longer a principal of RSM, Tom Sawyer still applies his marketing and business development acumen to our clients on a project basis. A serial entrepreneur, business strategist, author, inventor and coach, Tom has led a variety of successful product development, product positioning and product introduction projects with special emphasis on applying the sales and marketing process to profitability goals.

Tom also has extensive experience in developing and implementing sales systems that integrate Internet marketing technologies with Customer Relationship Management (CRM) systems and processes. He has a deep understanding of 'what works' when it comes to leveraging technology to achieve the marketing, sales and customer relationships that organizations deem necessary for their success.

Scope of Work/Approach/Time-line

The Town of Palisade has posted an RFP for marketing services for the 2020 Palisade Bluegrass & Roots Festival. Based on the “Project Scope of Work” outlined in the RFP and the goals indicated for increased awareness and audience interaction, the Ryan/Sawyer Marketing Team proposes the following tasks and time-line for communications:

Nov. 27 - Dec. 7: Develop Marketing Materials - This includes creating necessary artwork, scanning original artwork/adjusting and editing the event materials into multiple formats that can be utilized across all online media channels.

Dec. 2 - 7: Update website - Remove old artists info, create compelling content for 2020 BUZZ, update links to tickets, volunteer and vendor information. Update plugins & data to include new keywords for the 2020 year and maximize search engine optimization.

Dec. 9: Start “blind faith” early online campaigns - Create and run Google Ads, FB event, Social Media Ads and posts. email campaigns and PR to maximize holiday gifting opportunities and increase our bluegrass audience. **Over the last three years the Palisade Bluegrass & Roots Festival has shown an increase in Blind Faith Ticket Sales from 191 total tickets in 2016 to 555 total tickets in 2019, our best year yet.** “Blind Faith” represents the number of tickets sold prior to the lineup being announced. These tickets are purchased by our most loyal fans and help to create important buzz around the upcoming event.

Dec. 9 - 31: Continued Promotions for Blind Faith - Update online calendars and event listings across the state of CO, send press release announcing the festival dates and ticket availability to media across the state as well as through online PR Web listings, work with promoter to define details and plan lineup announcements, begin media negotiations for upcoming campaign. Continued social media posts for audience engagement.

Jan. 1 - 15, 2020: Release lineup and Early Bird Ticket Sales - Utilizing statewide and targeted media contacts across the country as well as PR Web services, the Ryan/Sawyer Marketing team will release the lineup as determined by the Town of Palisade and the promotional team. This will require additional website updates, photo editing, directory updates, changes to the poster and artwork, as well as links to all artists information and albums. Marketing strategies will include Social Media contests for increased promotion/engagement and an additional email blast to announce the lineup to existing contacts. At this phase, we submit all contracts and applications to the Visit Grand Junction team to receive additional campaign support and links.

Jan. 15-30: Finalize poster artwork - Finalize art and negotiate print sponsorship deals for poster and hand-bills.

Feb. 1 - 15: Production - Script radio and television spots and work with local media production teams to create radio and video ads for campaign use.

Feb. 15-March 30: Finalize All Media/Continue Online Ads and Social Media - Radio and television spots are produced, edited and distributed as needed. Online advertising and PR efforts will continue as we work with area media outlets to maximize reach, frequency and added value for each campaign. Arrangements for on-air giveaways, live interviews, and trade spots are completed. Posters are sent to all partners, including media sponsors, out-of-town representatives, promoters, Colorado bands and other outlets.

April 1 - May 1: Design and layout program - Gather content, write band bios based on provided press kits and online information, work with the Town of Palisade to complete events, sponsorship info., maps and additional information for program production. Complete edits and proofing no later than May 20, 2020 to ensure production timeline.

April 1 - Festival Date: Media Increases/Radio + TV begin - These two months are spent saturating the target audience with multiple opportunities to buy tickets. All advertising ramps up across multiple media outlets, increasing frequency and conversions. Website updates and online ads continue as sponsors change and new information becomes available.

Festival Weekend: Live Social Media Posts/Video - The festival weekend is spent sharing photos and videos of the bands via. FB, Instagram and Twitter as well as other activities throughout the festival to generate audience engagement, social value and last minute ticket sales.

Project Costs

Account Management: This includes strategy, content development, meetings, website updates, online management, social media scheduling and reporting -	50 hours
Design work- This includes online ads, social media content and all other design work needed outside of program layout and poster design	10 hours
Radio and television spots - Work with stations to develop one television spot and two radio spots -	10 hours
Cost of PR Web - Releases for national distribution (pass through cost) -	\$588
Media management - Negotiating and planning media, arranging interviews and added value sponsorships	20 hours
Direct media budget including digital promotions and traditional media -	\$19,800
Program design and printing/estimated budget only, real numbers to be determined after a print sponsor is committed:	
Design of Program - This includes all layout and design except the individual ads from sponsors which should be submitted in print-ready format completed by Palisade staff in-house	
Printing budget estimated from previous year's numbers - managed in-house by Palisade staff	
Live festival social media support - Donated	\$0
Total billable hours for marketing/communications -	90 hours
Total cost of services -	\$9,000
Total cost of media & PR -	\$21,000
Total cost of bid -	\$30,000

Project Costs

Additional Costs to Consider:

Postage - Shipping posters via FedEx to sponsors throughout CO either through the Town of Palisade's personal account or the RSM FedEx Account. **\$250**

Recommended Additional Contingency Budget - This could include a possible increase in printing because Peczuh Printing is no longer in business, the requested post-festival survey that is sometimes requested, or unforeseen website repairs that require programming charges. Any charges applied to the contingency budget would be preapproved by the Town of Palisade. **\$2,000**

References/Experience

SCHOOL DISTRICT 51

Emily Shockley
emily.shockley@d51schools.org
970.254.7912

RSM has contracted with School District 51 to provide ongoing public relations, community outreach, PR training for leadership, and video production services on a variety of topics ranging from the District's new learning model to school bullying to new teacher recruitment.

ST. MARY'S MEDICAL CENTER

Teri Cavanaugh
teri.cavanaugh@sclhealth.org
970.298.1975

RSM provides a variety of creative, media placement and public relations services to SCL Health/ St. Mary's. These include publishing St. Mary's get well! magazine; television, outdoor, and print ad creative production; local media strategy and placement; and public relations support with the acquisition of physician practices.

SUMMITWEST CARE

Charleen Raaum
charleen@summitwestcare.com
970.263.0202

Formerly known as Home Care of the Grand Valley, SummitWest Care came to RSM for assistance in rebranding the organization as it expands its geographic footprint. Work included a comprehensive public relations campaign followed by video production, television production, outdoor creative and media placement.

MARILLAC HEALTH

Kristy Schmidt
kristy.schmidt@sclhealth.org
970.298.2877

RSM played an instrumental role in rebranding Marillac Clinic to Marillac Health. Beginning with our proprietary Brand Analysis Workshop, we took the organization through the process of renaming and the creation of brand assets including new name, slogan, logo and subsequent communications media including website, video, print, and outdoor advertising.

521 DRAINAGE AUTHORITY

Trent Prall
trentonp@gjcity.org
970.256.4047

RSM worked with the 521 Drainage Authority Board in 2018/2019 to develop and share educational messages regarding stormwater and public responsibility. RSM provided campaign messaging, design, video production, online campaign management, media buying, community event support and website development services.



References/Experience

Thank you for the opportunity to bid this project. Please let us know if you have any questions regarding this proposal.

Contact:

Bridgett Gutierrez
Account Executive/Digital Strategist
Ryan/Sawyer Marketing
652 White Ave.
Grand Junction, CO 81501
970+257-4583
bridgett@ryansawyermarketing.com



Palisade Board of Trustees

Regular Meeting

Meeting Date: January 14, 2020

Presented By: Janet Hawkinson, Town Manager

Information

SUBJECT: Contract to Buy and Sell Real Estate for a Portion of Parcel #2937-092-01-017 Between Main Street and Kluge Avenue for Palisade Plunge Parking Utilizing GOCO Grant Funds

ACTION: The Town of Palisade partnered with Mesa County in submitting a grant to Great Outdoors Colorado, GOCO, April 2019, for the second phase construction of the Palisade Plunge Trail.

This grant includes the purchase of land in downtown Palisade for trail head parking for the Palisade Plunge Trail. The amount in the grant for the purchase is \$100,000.00.

The contract to purchase this land is \$100,000.00.

Does the Board of Trustees give direction to the Town Administrator to enter into contract to purchase this land with general funds, to then be reimbursed by the Palisade Plunge Trail GOCO grant funding?

SUGGESTED MOTION:

I move to give direction to the Town Administrator to enter into contract to Buy and Sell Real Estate for a Portion of Parcel #2937-092-01-017 Between Main Street and Kluge Avenue for Palisade Plunge Parking Utilizing GOCO Grant Funds in the amount of \$100,000.

**CONTRACT TO BUY AND SELL REAL ESTATE
IN LIEU OF CONDEMNATION FOR TOWN PURPOSES**

THIS CONTRACT is made and entered into effective this 14th day of January 2020, by and between **TOWN OF PALISADE, COLORADO**, a political subdivision of the State of Colorado, whose address is P.O. Box 128, Palisade, Colorado 81526 (“Buyer”), and **SEAN O’BRIEN**, whose address is P.O. Box 1444, Palisade, Colorado 81526 (“Seller”).

RECITALS

- A. Buyer desires to acquire real property for public purposes in Palisade, Colorado (the “Project”); and
- B. Seller owns and has title to certain vacant real property, a portion of which is required by Buyer for the Project located north of the railroad tracks between Kluge Avenue and Main Street, Palisade, Colorado, known as Mesa County Assessor Parcel No. 2937-092-01-017 (“Seller’s Property”); and
- C. Buyer has authority pursuant to the laws of the State of Colorado to acquire by eminent domain proceedings any property or property interest necessary for public purposes; and
- D. The parties desire that Buyer acquire the necessary property through negotiation rather than by the exercise of the powers of eminent domain; and
- E. The amount of money and/or other considerations set forth herein have been mutually established as just compensation.

NOW, THEREFORE, in consideration of the promises and other consideration, set forth herein, the receipt and adequacy of which is acknowledged, Buyer and Seller agree as follows:

1. Transfer of Title: At Closing, subject to the tender of payment as required herein, Seller shall execute and deliver a good and sufficient Special Warranty Deed to Buyer, conveying fee title interest in the real property described on **Exhibit A** which is attached hereto and incorporated herein by this reference (the “Property”), free and clear of all liens. Buyer or closing title company shall prepare the Special Warranty Deed. Title shall be conveyed subject to specific Exceptions described by reference to recorded documents as reflected in the Title Documents, utility easements, and the inclusion of the Property within any special taxing district as reference in a title commitment with a title policy issued in Buyer’s name at Buyer’s sole expense.

2. Purchase Price: At Closing, Buyer shall pay Seller **\$100,000.00** which shall constitute full satisfaction and full consideration of this Contract (the “Purchase Price”). No earnest money, prepayment, or other consideration of any kind is required. Seller acknowledges that Buyer has been awarded a GoCo Grant for payment of the Purchase Price; therefore, in the event GoCo for any reason does not provide the Grant funds to Buyer, Buyer may terminate this

Contract up until Closing.

3. Settlement of Damages: The payment by Buyer of the Purchase Price constitutes full settlement of all and any damages, including any damages to the remainder, occurring to Seller or Seller's property, and includes full compensation for Seller's interest, either present or future, the interest of Lienors, and any and all interests, legal or equitable which are or may be outstanding. Seller shall pay any encumbrance required to be paid at or before closing from the proceeds of this transaction or from any other source.

4. Taxes: Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of closing, based on taxes for the calendar year immediately preceding closing, shall be paid by Seller at Closing.

5. Closing Costs: Buyer shall pay all closing service fees, transfer fees and other closing costs, if any.

6. Evidence of Title: Buyer, at Buyer's sole expense, will obtain a title commitment and purchase title insurance. Buyer reserves the right to object to the status of title to the Property at any time prior to Closing, and if Buyer objects to title, Buyer may, at Buyer's sole option, terminate this Contract up until Closing.

7. Releases and Subordination: Seller shall take all required actions and execute all documents necessary to secure releases of any outstanding liens or encumbrances against, or affecting, the Property. This Contract is expressly subject to the execution of releases or subordinations pertaining to any interests relating to the Property by all outstanding lienors, lessees, or any others with legal or equitable interests in the Property. Failure of Seller to secure the release or subordination of all outstanding interests to the satisfaction of Buyer prior to Closing, Buyer may, at Buyer's sole option, terminate this Contract.

8. Closing: Closing shall occur on or before April 30, 2020, at such date, time and location as may be mutually agreed upon in writing by the Parties.

9. Default: If Buyer is in default, Seller may elect to treat this Contract as canceled and Seller may recover such damages as may be proper. If Seller is in default, Buyer may elect to treat this Contract as canceled, and Buyer may recover such damages as may be proper, or Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance.

10. Entire Agreement: This Contract, together with the grant and conveyance documents and covenants referenced herein, constitute the entire agreement between the parties and supersedes and cancels any and all prior contracts, agreements or proposals, whether written or oral, between the parties relating to the subject matter hereof. Time is of the essence in the performance of this Contract.

11. Choice of Law, Venue and Attorney's Fees: This Contract shall be construed according to the laws of the State of Colorado and venue for any dispute hereunder shall be in District Court of the County of Mesa, Colorado. In the event any legal action is instituted to interpret or enforce this Contract, the substantially prevailing party shall be entitled to payment from the other party of its reasonable attorney's fees and costs incurred therein.

12. Binding Effect: When this Contract is executed by Seller and thereafter approved by resolution of the Board of Trustees of Buyer, which date of approval shall constitute the Effective Date, this Contract shall be binding upon Seller and Seller's heirs, devisees, executors, administrators, legal representatives, successors and assigns.

13. Possession: Possession of the Property shall be delivered at Closing.

WHEREFORE, the parties have executed this Contract as of the date and year first above written.

BUYER:
TOWN OF PALISADE, COLORADO

By: Janet Hawkinson, Town Administrator

ATTEST:

Lindsey Chitwood, Town Clerk

SELLER:

Sean O'Brien

PARCEL NUMBER: 2937-092-01-017
MAILING ADDRESS: P.O. BOX 1444, PALISADE, CO 81526
OWNER: SEAN O'BRIEN
AREA: 0.98 ACRES
ZONING: TOWN CENTER
MAXIMUM BUILDING HEIGHT: 50'-0"
SIDE & REAR YARD SETBACKS: 10'-0"
NOTE: Upper story residential units are allowed per Town Of Palisade Land Development Code (LDC), Table 6.1.

HUMMEL
ARCHITECTURE &
DESIGN LLC
 612 E. Aspen Ave
 Suite, Colorado 81521
 719.791.8259

OWNER: SEAN O'BRIEN
 (845) 417-7406

PARCEL
2937-092-01-017

PALISADE, COLORADO

No.	Description	Date

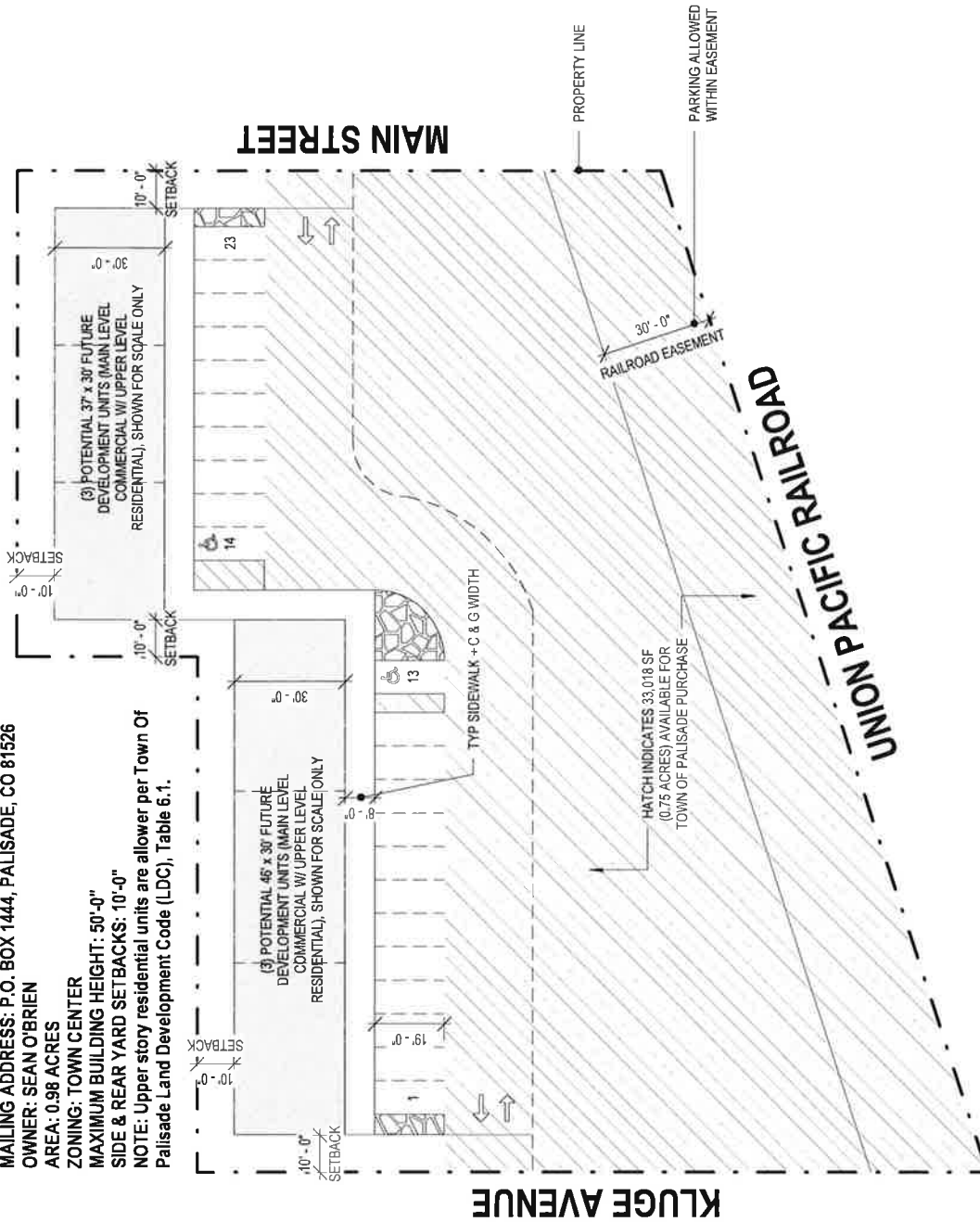
Project Number 1903
Date 07/16/2019
Drawn By PBH
Checked By PBH

SITE PLAN

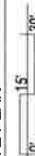
A100

Scale 1" = 30'-0"

7/18/2019 11:14:15 AM



1 SITE PLAN



A100



List of on-going long term projects: highlight is new information

Capital Improvement Projects	
Old High School Building	
DOLA Grant Tier 1: Remodel fire department, addition for administration and police	Applying for tier 1 grant with DOLA due November 1, 2019 for architectural construction plans. Applying April 1, 2020 for construction grants for the project
Master Sewer Plan Study	DOLA has awarded TOP funding, Palisade has signed contract at study has begun
MPPO GRANT SUBMITTED for Highway 6 between Main street and Iowa	TOP has submitted a grant – selection will be February 2020
Sidewalk on Kluge from distillery to downtown	Completing design and RFP – awaiting approval with Railroad
Palisade Comprehensive Plan	Submitting Administrative grant request 1/17/2020 for \$20,000 with 50% town match – needed to be awarded funding before we can begin. Possible February start date.
TAP Grant – Transportation Alternative Pedestrian Grant -	TOP is submitting TAP grant for sidewalks from Lincoln to the high school on the south side of Highway 6 - it is due 1-20-2020
Administration	
Bluegrass Festival	June 12,13,14 - staff has begun planning
CPDHE Grant Wood Chipper	TOP has been awarded a commercial grade wood chipper – no cost to the town – for \$37,000 to purchase the new equipment – will assist with the tamarisk and Russian olive mitigation
Palisade Plunge Trail	Construction has stopped for the winter season. The county will be publishing RFP for Phase 2 construction in the next few weeks.



Staff Report: Allyson Shellhorn - Community Development Department

Town of Palisade

January 14, 2020

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

1. Planning & Development

a. Planning Commission

- i. Previous meeting: This public hearing was scheduled for January 7th, 2020. Agenda items included an application for the vacation of a public sewer easement in Cresthaven Acres and a rezoning application to rezone property 105 Main St. from Town Center to Mixed Use. Both items were recommended for approval by the Planning Commission and the items will be presented to the Board of Trustees on January 14th, 2020.
- ii. Next meeting: The next meeting is scheduled for January 21st, 2020. Discussion topics will include Hospitality Retail zoning. There are no scheduled agenda items.
- iii. Beginning in January of 2020, Planning Commission meetings will be scheduled the first and third Tuesday of every month.

- b. Currently working with Town administration and the U.S. Bureau of Reclamation to grant an easement, in Cameo, to allow for the BLM to access the roller dam through property owned by the Town.

2. Grant Applications

- a. **AWARDED.** End-Market Development to Support Colorado's Closed-Loop Economy: Application for funding for a woodchipper for the Parks, Rec., & Events department through the CDPHE's Recycling Resources Economic Opportunity Program.
- b. **Draft submitted.** Multimodal Options Fund (MMOF): Application for funding for multi-modal transportation along Highway 6 through the Grand Valley Transportation Planning Region.
- c. **Submitted.** EIAF Tier I Grant: Application for funding for architecture and design of a new Town civic center through DOLA.
- d. **Draft submitted.** Transportation Alternatives Program (TAP) Grant: Application for funding for engineering and implementation of sidewalk routes along Highway 6 through the Colorado Department of Transportation (CDOT).
- e. Energy Impact Assistance Fund (EIAF) Administrative Grant: Application for funding to update the Town's current Comprehensive Plan through DOLA.
- f. EIAF Tier II Grant: Application for funding for construction of a new Town civic center through DOLA.

3. Geographic Information Systems

- a. Worked with Utilities Director to update the Town's walking and biking critical paths map for future sidewalk and improvement projects.
- b. Working with Utilities Director and staff to update the leaf pickup map for 2020.
- c. Looking to work with Town Manager and department leads to map and prioritize projects within departments as preparation for Comprehensive Plan updating.
- d. Looking to work with Utilities Department to map priority areas for street, sewer line, and water line maintenance and improvements.

DEPARTMENTAL GOALS FOR 2020:

- A large project goal for the Community Development Department is to update the Town Comprehensive Plan. Staff is applying for grant funding through DOLA as part of this process. This project will include multiple open houses for public input as well as working with Planning Commissioners and Board of Trustee Members to ensure the Town has a thorough plan to move into the future.
- Moving forward, staff will continue to work on improving, updating, and enforcing the Land Development Code.
- The Town's GIS system is also in need of updating. Staff will work to update land use and utility maps to ensure that this information is accurate and up-to-date.
- Staff will continue to look for training and educational opportunities and workshops. Previously staff attended grant writing and planning workshops, and this is a practice we would like to continue next year.
- As always, staff will strive to adhere to the core values and structures of the Town of Palisade. We will focus on teamwork and providing quality customer service.

If you have any questions or comments, please let me know. Thank you and Happy New Year!

Sincerely,

Allyson Shellhorn

Town of Palisade – Community Development Director



Staff Report: Clerk's Department - Town of Palisade

January 14th, 2020

Board of Trustee Elections and Term Limits

The Town will be holding a regular municipal election on April 7th, 2020 in order for the citizens to vote for a new Mayor and three Trustee seats. Below is an explanation of our current Trustee seats and term limits:

- Trustee Bonds – Appointed by the Board of Trustees on April 24th, 2018 to finish out the current term. Appointments do not count toward term limits. The Board chose to select Trustee Bonds because she had the next highest number of votes in the recent election however, the Board did not have to do that. The Board could have advertised and filled the vacancy with whoever they chose, but selected Trustee Bonds. If Trustee Bonds wants to remain on the Board, a nomination petition will have to be circulated, her name placed on the ballot and the citizens vote. Trustee Bonds may run for two terms.
- Trustee Sundermeier was elected during the April 1st, 2014 election to a two-year term. Trustee Sundermeier was elected again during the April 5th, 2016 election to a four-year term. The Colorado Constitution states that no elected official shall serve more than two consecutive terms. Trustee Sundermeier is term limited unless she decides to run for the Mayor seat because it is a different seat.
- Trustee Somerville was elected during April 3rd, 2018 election to a four-year term. Can run again in April, 2022 if he chooses to.
- Mayor Granat was elected during a recall election to the Mayor seat in April, 2010. Mayor Granat was again elected in a regular municipal election in April 3rd, 2012 to a four year term and again during the April 5th, 2016 election. He is term limited and may not run again for the Mayor seat. Mayor Granat may choose to run for a Trustee seat if he chooses to.
- Mayor Pro-Tem Mikolai was elected during the April 3rd, 2018 election to a four year-term. Can run again in April, 2022 if he chooses to.
- Trustee Chase was elected during the April 5th, 2016 election to a four-year term. Can run again in the April, 2020 election.
- Trustee L'Hommedieu was elected during the April 1st, 2014 election to a four-year term and again in the April 3rd, 2018 to a four-year term. She is term limited in 2022.

Planning Commission Terms and Moving Forward

The Board of Trustees recently passed Ordinance #2019-16 that provides compensation for the Planning Commission and also puts term limits in place. Below is an explanation of our current Planning Commission seats and term limits:

- Planning Commissioner Betsy McLaughlin – Term expires April, 2020
- Planning Commissioner Charlotte Wheeler – Term expires April, 2022
- Planning Commissioner Ron Gearheart – Resigned, seat is empty
- Planning Commission Stan Harbaugh – Term expires April, 2022
- Planning Commissioner Don Bosch – Term expires April, 2020
- Planning Commissioner Penny Prinster – Term expires April, 2022
- Planning Commissioner Riley Parker – Term expires April, 2022

To accomplish the transition for the appointment of Planning Commission members in February in odd-numbered years from the current seats expiring in April of even-numbered years, the terms of any appointments made shall accommodate this transition: Appointments made in April 2020 for those expiring seats shall terminate in February 2023 and appointments made in April 2022 for those expiring seats shall expire in February 2025, and any appointments for vacant seats shall be for terms to expire in February in odd-numbered years so there are 3 and 4 seats expiring, respectively staggered, each odd-numbered year. Thereafter, all appointed Planning Commission members shall serve terms as provided in Code section 2-203.



Staff Report: Palisade Police Department - Town of Palisade

January 14, 2020

The Police Department has been working towards some of the 2020 projects ahead of us. We are preparing a comprehensive department training program designed to schedule out our mandatory POST certification requirements over the next year to insure our training requirements are met. Included in this plan are additional trainings to supplement officer knowledge such as legislative updates, search and seizure, building searches and traffic stops.

Our firearms instructor has begun the process of gathering orders for the new service weapons for officers and scheduling trainings on the new equipment. Officers must be trained and qualified prior to being issued the new weapon for service.

Stats for November and December

November

362 Calls for Service, 34 less than October.

December

359 Calls for Service, 3 less than November

November/ December Reports and Summons

45 Case Reports

62 Supplemental Reports

3 Arrests: 1- Harassment/ Domestic Violence

2 - Fugitive from Justice Warrant.

39 - Summons: 8 Criminal, 31 Traffic

8 Criminal:

1- Criminal Mischief under \$300.00

1-Disorderly Conduct

1-Theft less than \$50.00

1-Confinement of Biting Dogs and Animals

1- Inoculation Required

1-Vicious Dogs and Animals

1-Possession of Tobacco by an Under Aged Person (Juvenile)

1- Possession of Marijuana by and Under Aged Person (Juvenile).

31 Traffic Summons:

- 1- Driving Under Revocation
- 1- Driving Under Restraint
- 1- driving Under Denial
- 1-Failure to Notify Police of an Accident
- 1-Left the Scene of an Accident
- 2-No insurance
- 6-Speeding 10-19 over the posted speed limit
- 8-Speeding 5-9 Over the Posted speed limit
- 1-Displayed Fictitious Plates
- 5-Displayed Expired Plates
- 1- Failed to Yield the Right of Way
- 1-No License Plate Lamps
- 1-Careless Driving
- 1- Drove Vehicle the Wrong way on a One-Way Road.

Total for 2019

4047 Calls year to date in 2019. 1036 calls up from 2018

Year to date: 51 Criminal Summons Issued in 2019

Year to date: 321 Traffic Summons Issued in 2019

Year to date: 283 Reports Written

Year to date: 302 Supplemental Reports Written

Code Compliance

Year to date for 2019

Open Issues from 2018: 7

2019 Issues

- Abandon/Towed Vehicle: 15
- Animal: 28
- Burning 2
- Business Complaint 1
- Business License: 11

- Clean-up Day Notifications 4
- Fence: 5
- Information: 2
- Lighting: 3
- Lost Item: 1
- Noise: 3
- Nuisance: 60
- Parking: 73
- Planning Clearance: 15
- Public Way Blocked: 9
- Recreation Vehicle Camping/Living: 8
- Referred 14
- Short Term Vacation Rental: 5
- Sewer 3
- Signs: 15
- Smoking: 2
- Snow Removal: 8
- Trees/Bushes Trimmed: 14
- Trespass: 1
- Water-irrigation, storm & waste: 1
- Weeds: 44

2019 Total Issues: 347

Open issues remaining from 2019: 11

Weed Warning Notices: Weed Warning where handled different from other code compliance issues. Tom went out on 11 days and issued 117 weed warnings. 34 properties were not compliant and became Code Compliance cases.

Good Yard Notices: During the spring weed violation inspections Tom issued 'Good Yard' notices to those homes and businesses that took good care of their yards. 331 'Good Yard' notices were given out.

Sidewalk Snow Removal was handled very similar to weed violations. Tom went out on four days to check for snow-covered sidewalks. He gave out 46 warnings. Tom followed-up on 2 properties.

First Aid Kits: Sgt. Cooper asked Tom to assemble First Aid kits for all Palisade Police Vehicles. He worked through the Palisade Fire Department for EMS supplies and put together the kits. This was followed up with first aid kit training at a police department staff meeting.

Palisade Mobile Home Park: A long-standing issue with the Palisade Mobile Home Park was ended. He inherited this issue from the previous Code Compliance Officer. The Palisade Mobile Home Park was renting spaces to recreational vehicles. This is in violation of the Palisade Municipal Code. After a letter to the owner from the Town attorney, the RVs were finally removed.

Palisade Clean Up Day: Tom drove the Town and gave notices about Clean Up Day to the properties that looked like they could use it.

Fowl Permits: Tom contacted the properties that had fowl permits the previous year. I also contacted any new chicken owners about the need for a Town Fowl Permit.

Community Development Interviews: Tom assisted Town Manager Hawkinson with interviews for a new Community Development Director.

Code Enforcement Certification: Tom attended a three-day Basic Code Enforcement training and certification testing put on by the Colorado Association

TRAINING

December 17, 2019 Officer James Baker and Sgt. Stanford hosted a de-escalation training for Town Employees. This training was 1.5 hours and numerous town employees with Utilities Department attended.

December 3-5, Records Manager Carrie Benham attended Law Enforcement Records Management Systems training at the Old Court House in Grand Junction.

December 18, 2019 all police personnel attended the TASER Training/ recertification at the PPD.

Reserve Program

Nothing to report.

Significant Events

December 6, 2019 Old Fashion Christmas Parade. Sgt. Cooper, Chief Funston, Officer Matt Surad and Officer Tyson Olsen assisted with the parade

The police department had a very busy year! Handling 1036 additional calls than the previous year. With little turn over, we have had a fully trained staff on duty all year. Our School Resource Officer finished out the year in 2019 and will be completing his first full year at the high school in the spring of 2020. Code Compliance remained busy as well and managed to gain compliance on most code compliance issues. Reports and Supplemental reports were up as well. Our records manager kept our agency up to date handling the reporting requirements for our agency and managed our evidence department and sex registry applicants.

We are proud of the accomplishments of our town police officers and supporting services that all work towards a safer place to live in Palisade!



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

Date

Water (Treatment and Distribution):

- Water leak at 140 Victoria Drive on December 20, 2019, into the early hours of the 21st. The leak was for an emergency repair on a 4-inch line. 3 employees worked most of the night with a fourth employee joining the force about 4 am. Corroded pipe developed a beam break that encompassed most of the circumference of the pipe. The crew cut approximately 4-foot section out and replaced with PVC pipe and 2 Hymax repair clamps. Service for 140 was reattached to the new PVC pipe. The excavation was backfilled entirely on Monday, December 23.
- Two additional meters were installed for Cresthaven subdivision
- Two room heaters at WTP are not working correctly. This issue is being addressed by Brian C., who is working with a contractor to replace the units
- water is replacing a 36-inch transmission line on Rapid Creek Rd. This line crossed under the TOP 18-inch line on December 18. To accommodate their crossing, we were asked to de-water our line where their project was due to worker safety. **(Pictures included)** A welder is required to enter the 36-inch pipe and weld from the inside for about an hour and a half. There is a safety concern of water engulfment with a pressurized water line directly above their work zone.
 - We were on Ute water for about 48 hours.
 - We had staff on site watching to make sure our pipe was not damaged in the process.
- Ute water lab fees will be increasing by about 25 percent based on the cost of Helium gas to perform the tests needed.



Ute water pipe is white



(Ute Water line in trench before the joints were welded.)



(You can see the weld along with a small pipe. After pipe is welded inside and out, they pressure test the joints for 5 min. If it fails, they grind the entire weld and start over.)

Sewer (Collection and Treatment):

- Fats, Oil, and Grease: We contracted to remove a FOG blanket in the sewer lagoon headworks. This project took several days to complete. The estimated 8-inch blanket is first broken down into manageable sizes to be vacuumed out. This blanket was interfering with the float level system that operates the on/off cycle of the pumps
- Lift station alarms. Troyer Avenue alarmed due to a faulty relay that was hot to the touch. Moss Way most likely was condensation in a connector, but not able to confirm the condition. Iowa Avenue required a more efficient vacuum pump. The old pump was operating poorly and required high sludge levels before the main pump would start to lower the sludge level in the basin.

Letter for non-compatible waste in sewer lagoon system: will be posted on website and Facebook page several times

Attention: Town of Palisade sewer system users. This letter is for all town residents and businesses, connected to the Town's sewer system, to educate everyone as to what should not be flushed down into the sewer system.

We have experienced increasing alarms and clogged pumps at our lift stations and lagoon headworks recently, because of foreign material being flushed down the toilets or poured down drains. The pumps in these stations are designed to handle water, human waste and tissue paper only.

Despite many household products being labeled and marketed as **DISPOSABLE and/or FLUSHABLE**; many baby and adult personal hygiene products, along with household wipes and cleaning towelettes are **not** flushable. Unlike toilet paper these products **DO NOT** break down once they are flushed. They can cause blockages in your on-site sewer, **especially older pipelines that may have greases, roots, or other obstructions**. A repair of the onsite sewer line can leave homeowners and business owners with a very costly sewer repair.

On a larger scale when these products make their way into the public sewer system they collect, causing very large obstructions and clogs in the main collector lines and get tangled in pumps requiring repair or replacement of equipment.

What we all can do to help...Only flush toilet paper, no matter what the packaging says.

The following items should never be flushed into the sewer system:

Disinfecting/surface wipes	Mop or "Swiffer" type refills
Baby wipes	Paper towels
Jewelry wipes	Pet care wipes
Cosmetic wipes	First Aid wipes
Disposable diapers or diaper liners	Bio-pads (nursing home, home health care, etc)
Cotton swabs	Feminine hygiene products
Toilet cleaning pads	FOG (Fats, Oils, Grease)
ANY CONSUMER ITEM THAT IS NOT TOILET PAPER!	

Matt Lemon

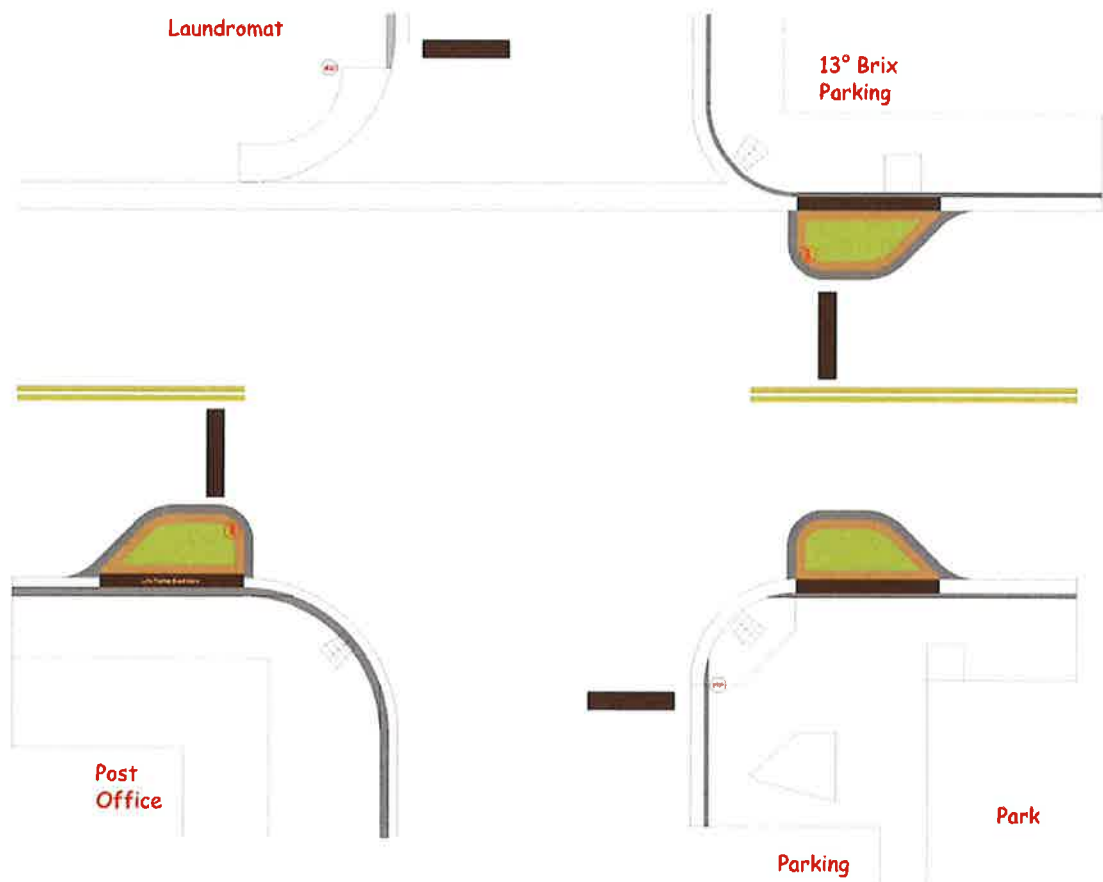
Utilities Director

Streets Sidewalk and Signage:

- Snow removal on December 28 and January 1
- Street signs replaced at Heritage and Brentwood from an accident
- Forty-six storm grates cleaned of leaves and miscellaneous debris in preparation for winter.
- Improved the Alley off Peach Street north of the Colorado Weedery heading up to First street. We brought in milled asphalt from the lagoons to improve grade away from building and encourage drainage out to Peach Street. (**Pictures included on next page**)
- Patched five asphalt areas from three water leaks, one gas leak and one upgrade from multiple potholes at 8th and Peach v-pan
- Plaza area has several lights out that will be replaced at the same time Holiday lighting is removed from the plaza.

3rd and Kluge bump-out

- An RFP was first published in Sunday, January 12, newspaper. The RFP was also mailed to contractors who have had contact with the Town since I have been the director.
- Concept drawing where Bulb out will be placed.





(Before, most of potholes are hard to see.)



(After with a smooth grade away from the building and slight grade to Peach Street.)

Plunge trail:

- Discussed wording for signage across all of phase 1 construction
- I provided wording for watershed sections with input from Grand Junction.
- Phase 2 will be out to bid in late January 2020.

Storm Water:

- December 10, 2019, we completed our required yearly training with both Parks and Utility Departments. Facility Inspections were excellent, with only two minor issues needing to be corrected.
- 5-2-1 Drainage Authority voted to no longer address stormwater issues in the future. The expected future would be Mesa County holding our Storm Water Discharge permit and contract with them through an IGA to be created in the future.

Reginal Transportation:

- 2045 regional transportation plan is in the review stage to be completed in early Feb. Currently, the team has contracted with Fehr and Peers to create scenarios that will test the modeled transportation system.

Reginal Utility items:

- The utility coordination committee is beginning to review the 15-foot multipurpose easement. The main concern is how Xcel's desire to place their gas and power in a separate trench, and how that affects the other utility providers.
- Town staff has contacted Chris Wild with Xcel about Cresthaven streetlight regulation and overall TOP utility department relationship with Xcel.

Training:

- I was presented with the topic of conflict resolution based on situations Utility department employees encounter with water leak management, street repair projects, and overall daily conflicts in the workplace. December 10, 2019, Palisade Police Department presented on Conflict resolution attended by the Utility Department, Parks Department, and a few police officers. The training was well-received by everyone who attended.



**Town of Palisade, Colorado
MINUTES
PLANNING COMMISSION
January 7th, 2020**

1. CALL TO ORDER

Chairman Bosch called the regular meeting of the Palisade Planning Commission to order at 6:00pm.

2. ROLL CALL

Present were: Chairman Don Bosch, Commissioners; Betsy McLaughlin, Charlotte Wheeler, Stan Harbaugh, Penny Prinster and Riley Parker. Commissioner, Ron Gearhart was absent. Also, in attendance were Town Manager Janet Hawkinson, Community Development Director Allyson Shellhorn, and Planning Technician Lydia Reynolds and Matt Lemon, Utilities Director. A quorum was declared.

3. APPROVAL OF AGENDA

Motion #1 by Commissioner Prinster, seconded by Commissioner Parker, to approve the Agenda.

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

4. APPROVAL OF MINUTES

Motion #2 by Commissioner Prinster, to approve the minutes, seconded by Commissioner Wheeler to approve the Minutes from the December 2nd, 2019 Planning Commission meeting as written.

A voice vote was requested, and the motion carried.

5. ANNOUNCEMENTS

Allyson Shellhorn, Community Development Director announced the Town has been awarded a grant of \$37,000 for a new woodchipper.

2020 is a Census year, so there will be advertising coming soon.

Ms. Hawkinson announced a DOLA grant the Town has received for a sewer study that will start immediately. In addition, the Town is applying to DOLA for a grant to update a Comprehensive Plan.

The Town applied for a \$750,000 MPO grant for Highway 6 improvements. Ms. Hawkinson noted that the town asked for a 25% grant relief for the match. Ms. Hawkinson stated that Palisade falls into a poverty category (with 20% in poverty). If the relief is granted there will be \$900,000 available. This grant will be announced the end of the month.

The Community Center basement was painted at the suggestion of the Grey Gourmet.

Matt Lemon, Utilities Director explained the water line repairs that have been completed in coordination with Ute water. Mr. Lemon also explained there were some asphalt repairs completed that were a result of water and sewer line repairs. Mr. Lemon stated that the RFP for the 3rd and Kluge bump outs was about ready to go out in the coming days. Ms. Hawkinson added that the stop signs were not in alignment at 3rd and Kluge and there was a need for bump-outs. One of the corners does not need a bump-out.

Ms. Hawkinson stated that citizens can now pick up applications for the Board of Trustees and the available Planning Commission seats will be in April.

6. PUBLIC COMMENT

None

7. PUBLIC HEARINGS

I PRO 2019-23 Application for the vacation of a public sewer easement at Cresthaven Acres, Parcel # 2941-032-21-025 and Parcel # 2941-032-21-100

STAFF PRESENTATION

Allyson Shellhorn, Community Development Director, explained that there was a sewer line moved as part of the Cresthaven subdivision infrastructure. The old pipe is no longer being used and they are requesting to vacate the old easement since it is now abandoned. Ms. Shellhorn reviewed the Land Development Code approval criteria for a vacation of a public easement. Ms. Shellhorn stated the applicant's representative was present.

APPLICANTS PRESENTATION

Lisa Cox, Vortex Engineering, displayed an illustration of the location of the old and new sewer lines. If the old line is vacated, they will remove the old sewer line. Ms. Cox explained that there is a portion of the old line that will also need to be vacated during the construction of phase II of the subdivision.

Commissioner Parker asked if there was an actual sewer line being abandoned or just an easement. Ms. Cox clarified that this was the old sewer line that is no longer being used. Commissioner Harbaugh asked if the developer would be taking out the old pipe. Ms. Cox verified that the developer would be doing the work.

PUBLIC COMMENT

Rande Fay, 848 Montclair Dr., did not understand why he was notified for comment on this type of project. Ms. Cox responded that the easement is a public easement, for use by the public, therefore it needs to go through a public process. Mr. Fay asked if there was a downside. Ms. Cox explained that the liability is only if they were to leave it in place.

Motion #3 by Commissioner Prinster, seconded by Commissioner McLaughlin, to approve item PRO-2019-23 as presented.

COMMISSIONER DISCUSSION

Commissioner Harbaugh suggested, as a point of order, that the word "recommend" replace "approved" in the motion. Commissioner Prinster did not want to change her motion.

A roll call vote was requested.

YES: Chairman Bosch, Commissioners: Harbaugh, McLaughlin, Prinster, Parker and Wheeler
NO: none
ABSENT: Commissioner Gearhart

The motion passed 6-0

II PRO 2019-25: Application to rezone 105 Main St. (Parcel # 2937-091-00-034) from Town Center (TC) to Mixed Use (MU)

STAFF PRESENTATION

Ms. Shellhorn gave an overview of the approval criteria for this proposal.

APPLICANTS PRESENTATION

Karina and Nate Parenteau, 3289 C 1/2, Palisade explained that they are the builders and would like to build two townhomes on the vacant lot. Ms. Parenteau stated the townhomes would have a one car garage. Commissioner Prinster stated that she admires the homes the Parenteau's have remodeled around town. Ms. Parenteau noted that their site plan accommodates for the 12' of right-of-way that is on the property should the street be widened in the future. Ms. Shellhorn displayed a site plan provided by the applicant. Ms. Parenteau stated that they plan for 2 two-story, 1,600 sq. ft. townhomes. They would also like to add a 3rd story loft if possible. Commissioner Parker asked if she would be selling the units. Ms. Parenteau stated she would be the realtor as well.

Commissioner Harbaugh noted that the application is for a rezone and not for what they plan to put on the property. Ms. Hawkinson explained that the Planning Commission should know what they are planning on doing with the property. Commissioner Bosch asked for clarification of the process. Ms. Shellhorn stated that there is a concurrent variance request for this development that will be heard before the Board of Trustees per Land Use Code. If that is approved, the site plan review for height, setbacks etc. will be administrative.

Ms. Hawkinson noted that she will propose that site plans are reviewed by the Planning Commission in a text amendment to the Land Development Code if the Commission wants to request that.

PUBLIC COMMENT

Nichole Maxwell, 102 Davis Circle, stated she drives down 1st Street every day and wanted to know where the driveways would be.

Sandy North, 392 W 5th Street, noted that she thinks the builders have done great jobs in the town. Ms. North thought changing a Town Center zone to residential does not make sense.

Chairman Bosch asked the applicant to address the location of access. Ms. Hawkinson noted that it should not be a consideration because they could change it. Chairman Bosch requested that they report what the current plan is for access. Ms. Parenteau stated that the plan is to have the driveways off of Main. St.

Commissioner Prinster asked about the Marijuana Free Zone. Ms. Shellhorn stated that the Marijuana Free Zone will stay the same.

Motion #4 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve item PRO-2019-25 as presented.

A roll call vote was requested.

YES: Chairman Bosch, Commissioners Harbaugh, McLaughlin, Prinster, Wheeler and Parker
NO: None
ABSENT: Commissioner Gearhart

The motion passed 6-0.

Commissioner Harbaugh asked about the variance in the packet for the proposal. Ms. Shellhorn explained that the public notice map had a variance noted, however, the variance just goes to the Board of Trustees.

Ms. Hawkinson asked if the Commission would like to be involved in site plan approval process. Commissioner Prinster stated she would like to see that text amendment. Ms. Hawkinson said maybe variances should go before both the Planning Commission and the Board of Trustees. Commissioner McLaughlin said two meetings also gives the public more opportunities for input. Commissioner Harbaugh asked about the design variance for the Pressed Fence that went before the Planning Commission. Ms. Shellhorn clarified that the design variances presently go before the Planning Commission.

Commissioner Harbaugh asked about the HR zoning discussion. Ms. Shellhorn stated that the discussion can be done during the next Planning Commission meeting in two weeks since there are no public hearings that day. Commissioner Harbaugh asked when the Comprehensive Plan will start. Ms. Shellhorn stated that we need to apply and receive the DOLA grant before starting the plan. That will probably happen in February.

8. NEW BUSINESS

None

9. ADJOURNMENT

Motion #5 by Commissioner Prinster, seconded by Commissioner Wheeler, to adjourn the meeting.

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

Meeting was adjourned at 6:50 p.m.

X

Don Bosch
Planning Commission Chairman

ATTEST:

X

Lydia Reynolds
Planning Technician