



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
January 14, 2025**

A work session of the Board of Trustees for the Town of Palisade began at 6:00 pm to discuss a 2023 water rate study. Present were Mayor Greg Mikolai, Mayor Pro-Tem Jamie Somerville, Trustees Nicole Maxwell, Stan Harbaugh, Jeff Snook, Sarah Matchett, and Rick Fox. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Parks, Facilities & Events Director Troy Ward, Finance Director Gregg Mueller, and Community Development Director Devan Aziz.

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Greg Mikolai with Trustees present: Nicole Maxwell, Stan Harbaugh, Jeff Snook, Sarah Matchett, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Parks, Facilities & Events Director Troy Ward, Finance Director Gregg Mueller, and Community Development Director Devan Aziz.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

TOWN MANAGER REPORT

Parks, Facilities & Events Director Troy Ward gave a brief presentation regarding the accomplishments of the Parks, Facilities & Events Department in 2024.

Town Manager Janet Hawkinson reviewed the current and ongoing projects led by the Town of Palisade.

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 28, 2024 – December 31, 2024
- **Minutes**
Minutes from December 10, 2024, Regular Board of Trustees Meeting
- **Direct the Town Manager to purchase the following vehicles as budgeted in the 2025 Town of Palisade Budget**
 - 2 Police Department Vehicles for an amount not to exceed \$149,674.00
 - 2 Trucks for Public Works for an amount not to exceed \$70,000.00

Motion #2 by Mayor Pro-Tem Somerville, second by Trustee Snook, to approve the consent agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Maxwell, Trustee Harbaugh, Trustee Matchett, Mayor Pro-Tem Somerville, Trustee Snook, Trustee Fox

No:

Absent:

Motion carried.

NEW BUSINESS

Change in Scope of Work to TRS Property Acquisition Contract

Town Manager Hawkinson reviewed the history of the contract with TRS Property Acquisition and the Board discussion at the November 2024 work session.

Motion #3 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to approve directing the Town Manager to enter a change of scope of work and contract amount with TRS Property through JUB Engineering for an amount not to exceed an additional \$122,600.00 to the contract as presented.

A roll call vote was requested.

Yes: Trustee Maxwell, Trustee Harbaugh, Trustee Matchett, Mayor Pro-Tem Somerville, Trustee Snook, Trustee Fox, Mayor Mikolai

No:

Absent:

Motion carried.

Reimbursement Agreement with Grand Valley Irrigation Canal Sewer Project

Town Manager Hawkinson reviewed the requested changes to the agreement proposed by Grand Valley Irrigation Company (GVIC) for reimbursement for costs associated with the Sewer Transfer project.

Motion #4 by Trustee Matchett, seconded by Trustee Maxwell, directing the Mayor to sign an Intergovernmental Agreement (IGA) with Grand Valley Irrigation Company (GVIC) for reimbursement of review and administrative costs for the Sewer Transfer Project for an amount not to exceed \$30,000.00 as presented.

A roll call vote was requested.

Yes: Trustee Harbaugh, Trustee Matchett, Mayor Pro-Tem Somerville, Trustee Snook, Trustee Fox, Mayor Mikolai, Trustee Maxwell

No:

Absent:

Motion carried.

RESOLUTION 2025-01 – Amending the Property Tax Levy for the 2025 Budget for the Town of Palisade

Finance Director Gregg Mueller reviewed the proposed Resolution and clarified that the tax levy of 17.5 mills remains the same as in previous years. The request is because the Mesa County Assessor's Office released the updated Certification of Valuation report, and this Resolution is general housekeeping to ensure the 2025 budget numbers are accurate.

Mayor Mikolai opened the item discussion to Public Comment. None were offered.

Motion #5 by Trustee Snook, seconded by Mayor Pro-Tem Somerville, to approve Resolution 2025-01 Amending the Property Tax Levy for the 2025 Budget for the Town of Palisade as presented.

A roll call vote was requested.

Yes: Trustee Matchett, Mayor Pro-Tem Somerville, Trustee Snook, Trustee Fox, Mayor Mikolai, Trustee Maxwell, Trustee Harbaugh

No:

Absent:

Motion carried.

PUBLIC HEARING I

Conditional Use Permit Modification – The Happy Camper Cannabis Company

Mayor Mikolai opened the hearing at 7:02 pm.

Community Development Director Aziz gave a brief presentation, including the findings of fact, to discuss a proposed amendment to a conditional use permit to allow a pole sign for Happy Camper Cannabis Company on the I-70 Corridor located at 420 Wine Valley Road, Palisade, CO 81526.

Applicant Colleen Scanlon gave a presentation regarding why the proposed amendment was necessary for a pole sign to be placed along the I-70 Corridor for Happy Camper Cannabis Company located at 420 Wine Valley Road. Ty Johnson, owner of Mesa Planning & Design, followed with a presentation regarding the placement of the proposed sign.

Mayor Mikolai opened the hearing to public comments.

Matt Payne of Palisade, Laura Hughes of Grand Junction, Julia Coffee of Palisade, and Dave Walker of Palisade, all spoke in opposition to the application, expressing concerns about:

- The negative effects of light pollution on the surrounding agricultural land
- The agricultural view shed
- The Palisade Comprehensive Plan promoting the desire for dark-sky elements
- Previous public meetings where citizens spoke in opposition to marijuana-related signs along the I-70 corridor entering the town

Melody Henni of Clifton, Jessica Burford, CEO of the Palisade Chamber of Commerce, Dave Voorhees of Palisade, and James Sanders of Palisade expressed support of the application, specifying:

- Support of the business and the need for them to grow their clientele
- The opportunities that this sign may bring more visitors to town
- Light pollution already exists, and a new sign won't add to the problem
- Happy Camper Cannabis Company has been a good neighbor
- The applicant has promised that the sign will be turned off at 10:00 pm each night

Mayor Mikolai opened the hearing to Board discussion.

Members of the Board and staff discussed the following items and concerns:

- Previous decisions by previous Boards do not impact the current Board's consideration or decision
- The impact the pole sign will have on the surrounding residents and businesses

- Reminders that the hearing is regarding a pole sign, not the design elements of said sign
- Any other business would be allowed a pole sign on the proposed property by right

Applicant Ty Johnson closed by reiterating that any other business located on the same parcel would be allowed to have a pole sign by right, without a Conditional Use Permit hearing.

Motion #6 by Trustee Maxwell, seconded by Trustee Snook, to approve the request to modify the sign restrictions in the Conditional Use Permit to allow the Happy Camper Cannabis Company to install a pole sign at 420 Wine Valley Road with the conditions suggested by staff.

A roll call vote was requested.

Yes: Mayor Pro-Tem Somerville, Trustee Snook, Mayor Mikolai, Trustee Maxwell, Trustee Harbaugh, Trustee Matchett

No: Trustee Fox

Absent:

Motion carried.

Mayor Mikolai closed the hearing at 7:55 pm.

PUBLIC HEARING II

Variance for Pole Sign Height-Happy Camper

Mayor Mikolai opened the hearing at 7:55 pm

Community Development Director Aziz gave a brief presentation, including findings of fact, to discuss a proposed variance to allow a 40-foot pole sign for the Happy Camper Cannabis Company, located at 420 Wine Valley Road, Palisade, CO 81526.

Applicant Colleen Scanlon gave a presentation regarding why the proposed height variance is needed along the I-70 Corridor. Ty Johnson, Owner of Mesa Planning & Design, followed with a presentation regarding why their proposal meets all criteria for the height variance. Colleen Scanlon closed with a presentation on how the Happy Camper Cannabis Company can attract new customers with the elevated 40-foot sign.

Mayor Mikolai opened the hearing to public comments.

Dave Walker and Matt Payne, both of Palisade, expressed concerns about light pollution & the effects it would have on agriculture and the history behind the decisions of previous Boards to limit sign height on the I-70 corridor.

Mayor Mikolai opened the hearing to Board discussion.

Members of the Board and staff discussed the following items and concerns:

- Previous decisions by previous Boards were made for valid reasons
- The impact the pole sign will have on the surrounding residents and businesses

Applicant Colleen Scanlon closed by stating that the South side of the sign will be blank so that residents won't see it from that direction and that it will only be lit up until the store closes at 10:00 pm.

Motion #7 by Trustee Snook, seconded by Trustee Maxwell, to approve the variance request by Happy Camper Cannabis Company for a 40-foot pole sign at 420 Wine Valley Road,

finding that the application meets the criteria for variance approval under Section 4.12.F of the Land Development Code.

A roll call vote was requested.

Yes: Trustee Snook, Mayor Mikolai, Trustee Maxwell, Trustee Harbaugh, Trustee Matchett

No: Trustee Fox, Mayor Pro-Tem Somerville

Absent:

Motion carried.

Mayor Mikolai closed the hearing at 8:41 pm.

PUBLIC COMMENT

Matt Payne and Julia Coffeef of Palisade spoke about the negative effects of artificial lights on agricultural growing conditions and possible opportunities for future uses of canal corridors as parks space.

COMMITTEE REPORTS

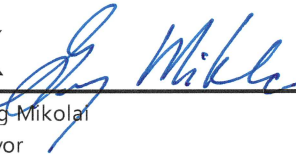
Mayor Pro-Tem reviewed the Palisade Chamber of Commerce’s upcoming events, Trustee Snook gave a brief update on the Tourism Advisory Board, Mayor Mikolai reviewed the recent Grand Valley Regional Transit Committee (GVRTC) meeting, and Trustee Matchett gave an update regarding the Grand Junction Economic Partnership (GJEP).

ADJOURNMENT

Motion #8 by Mayor Pro-Tem Somerville, second by Trustee Matchett, to adjourn the meeting at 8:49 pm.

A voice vote was requested.
Motion carried unanimously.

X



Greg Mikolai
Mayor

X



Keli L. Frasier, CMC
Town Clerk

