



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
January 28, 2025**

A work session of the Board of Trustees for the Town of Palisade began at 6:00 pm to discuss proposed domestic water rate increases. Present were Mayor Greg Mikolai, Mayor Pro-Tem Jamie Somerville, Trustees Stan Harbaugh, Jeff Snook, and Rick Fox. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Finance Director Gregg Mueller.

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 7:40 pm by Mayor Greg Mikolai with Trustees present: Stan Harbaugh, Jeff Snook, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Absent were Trustees Nicole Maxwell and Sarah Matchett. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Parks, Facilities & Events Director Troy Ward, Public Works Director Brian Flenniken, Community Development Director Devan Aziz, and Finance Director Gregg Mueller.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Dr. Nathan Perry presented the 2024 Economic Development Study report.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson announced that the Town was awarded a \$3 Million grant for remediation of the sewer lagoons.

Town Manager Hawkinson then asked the Board if they were interested in entering an IGA with the Mesa County Fire Authority for administrative services to be provided by the Palisade Fire Chief.

The consensus of the Board is to move forward with Mayor Mikolai and Trustee Fox discussing terms of the IGA with the Mesa County Fire Authority Board.

CONSENT AGENDA

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

- **Expenditures**
Approval of Bills from Various Town Funds – January 1, 2025 – January 16, 2025
- **Minutes**

Minutes from January 14, Regular Board of Trustees Meeting

- Direct the Town Manager to **purchase two new Meridian Barriers** for an amount not to exceed \$16,022.50 as budgeted in the 2025 Town of Palisade Budget.

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

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Matchett

Motion carried.

PUBLIC HEARING I

Conditional Use Permit for Food Manufacturing in Light-Industrial (LI) Zone.

Mayor Mikolai opened the Public Hearing at 7:07 pm.

Community Development Director Aziz gave a brief presentation, including the findings of fact, to discuss a proposed Conditional Use Permit (CUP) to allow the processing of food and food-related products at 3810 North River Rd as applied for by Monumental Mushrooms.

Applicant Rhysa Ferris gave a presentation regarding why the proposed CUP is being requested and what kinds of products they grow and sell.

Mayor Mikolai opened the hearing to public comment.

Matt Payne of Palisade spoke in support of the application, stating that the proposed business will benefit all fruit growers in the Valley.

Mayor Mikolai opened the hearing to Board comment.

Members of the Board discussed the following items and concerns:

- Will the area support parking for potential retail
- Length of time the business plans to operate
- Time business has been in operation
- Residual impacts of the business

Motion #3 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to approve a Conditional Use Permit for Monumental Mushrooms, located at 3810 North River Rd, to allow the processing of food and related products with conditions recommended by staff.

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Matchett

Motion carried.

Mayor Mikolai closed the Public Hearing at 7:28 pm.

PUBLIC HEARING II**Variance Request for Accessory Structure (Garage) Height at 398 West First Street**

Mayor Mikolai opened the Public Hearing at 7:29 pm.

Community Development Director Devan Aziz announced the the Planning Commission continued the public hearing regarding the variance request for accessory structure (garage) height at 398 West First Street to the February 4, 2025 Planning Commission meeting, and requested the Board of Trustees follow suite and continue the hearing to February 25, 2025.

Mayor Mikolai opened the hearing to public comment.

Mark Payne of Palisade spoke in favor of continuing the hearing in order to gather additional information based upon the strategic vision of the Town.

Mayor Mikolai opened the hearing to Board comment. None were offered.

Motion #4 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to continue the public hearing for the variance request for accessory structure (garage) height at 398 West First Street to the regularly scheduled Board of Trustees meeting on February 25, 2025.

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Matchett

Motion carried.

Mayor Mikolai closed the Public Hearing at 7:32 pm.

NEW BUSINESS**Purchase of a New Skid-Steer**

Public Works Director Brian Flenniken reviewed the request, including the budget amendment needed to purchase the requested skid-steer.

Motion #5 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, directing the Town Manager to purchase a new skid steer for the Public Works Department for an amount not to exceed \$81,184.00 with \$51,592 from the General Fund and \$29,592.00 from the Water Fund.

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Matchett

Motion carried.

RESOLUTION 2025-02

Town Manager Hawkinson reviewed the proposed Resolution and grant application request.

Motion #6 by Trustee Fox, seconded by Mayor Pro-Tem Somerville, to approve Resolution 2025-02 supporting a Colorado Parks and Wildlife Wetlands for Wildlife Grant application for planning, public engagement, and professional expertise for the 19 acres of the Palisade sewer lagoons for \$100,000.00 with a match of \$20,000.00 (for a total \$120,000.00).

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Matchett
Motion carried.

PUBLIC COMMENT

Matt Payne of Palisade spoke on multiple topics, including possible private funds to aid creating a park within the proposed wetland area at Riverbend Park, additional research that includes area drowers for the Economic Development Study, and winter tourism opportunities.

Curt Lincoln of Palisade spoke in favor of short term vacation rentals as a good way to host visitors in our community, and provide an income source for local families.

COMMITTEE REPORTS

Trustee Snook gave a brief update on the Tourism Advisory Board, Mayor Pro-Tem Somerville reported on the Palisade Chamber of Commerce, Mayor Mikolai reviewed the recent Grand Valley Regional Transportation Committee (GVRTC) meeting, Trustee Harbaugh reflected the Associated Governments of Northwest Colo-rado (AGNC) meeting, Trustee Fox reviewed the recent Palisade Rural Fire Board meeting, and.

ADJOURNMENT

Motion #9 by Mayor Pro-Tem Somerville, second by Trustee Snook, to adjourn the meeting at 7:50 pm.

A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli L. Frasier, CMC
Town Clerk

