



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
February 25, 2025**

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: Stan Harbaugh, Sarah Matchett, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Trustees Nicole Maxwell and Jeff Snook were absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Public Works Director Brian Flenniken, Community Development Director Devan Aziz, and Police Chief Jesse Stanford.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Amanda Perez, Community Navigator at LaPlaza, gave a brief history of the organization, and asked for a \$2,000.00 donation to create a safe area to store bicycles for migrant workers. *The consensus of the Board is to discuss it during the next workshop.*

TOWN MANAGER REPORT

Public Works Director Brian Flenniken gave a brief presentation on the accomplishments and goals of the Public Works Department.

Police Chief Stanford introduced new Palisade Police Officers Oz Ay and Chris Kambish.

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 – February 6, 2025 – February 14, 2025
- **Minutes**
Minutes from February 11, Regular Board of Trustees Meeting
- **Resolution 2025-05 Adopting the 2025 Special Event Calendar and Blackout Dates**

- **Resolution 2025-06 Sewer Consolidation to Clifton Sanitation District Capital Project: Wastewater Enterprise Reimbursement**

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

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell, Trustee Snook

Motion carried.

PUBLIC HEARING I

Variance Request for Accessory Structure (Garage) Height at 398 West First Street

Mayor Mikolai opened the public hearing at 6:21 pm.

Community Development Director Aziz gave a brief presentation, including findings of fact, to discuss a request for a variance request to allow the construction of a garage with a maximum height of 29 feet, which exceeds the current 15-foot height limitation by approximately 14 feet at 398 W 1st Street as applied for by Tony Ware.

Applicant Tony Ware gave a presentation about his history, as well as why the proposed height variance is needed in order to match the existing historic home.

Mayor Mikolai opened the hearing to public comment.

Bill McDonald of Palisade spoke in opposition to the variance request, citing the Planning Commission's recommendation to deny the application and that it does not fit within the Palisade Land Development Code's criteria for approval.

Matt Payne of Palisade, Carissa Authier of Palisade, and Mark Authier of Palisade spoke in favor of approving the application, citing the following:

- The application design fits the Palisade Game Plan
- Improves the viewshed
- It's a well-thought-out plan
- The Town is Agriculture heavy, and having a structure that looks like a barn fits the community

The Board of Trustees discussed the application at length, including the following topics:

- The design matches the historical character of the other structure on the property
- The application fits the vision and spirit of the Comprehensive Plan
- This seems like a reasonable request
- The application seems to be two variance requests in one
- Zoning codes should support smart growth, not infringe on property owner's rights
- Neighboring accessory structures are similar in height
- The Planning Commission recommended the denial of the application

The applicant declined to make any closing remarks.

Motion #3 by Mayor Pro-Tem Somerville, second by Trustee Matchett, to approve the Variance Request for Accessory Structure (Garage) Height at 398 West First Street as presented, 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 Matchett, Mayor Pro-Tem Somerville, Trustee Fox, Mayor Mikolai

No: Trustee Harbaugh

Absent: Trustee Maxwell, Trustee Snook

Motion carried.

Mayor Mikolai closed the public hearing at 7:13 pm

PUBLIC COMMENT

JoAnn Rasmussen, Chair of the Palisade Historical Society, gave a brief update on the society's visitor and volunteer numbers, as well as upcoming events.

Sherry McKay of Palisade spoke about the Little Blossoms Early Learning Center's building going up for sale and asked the Board to help save the childcare center by either purchasing the property or finding a new place for her business. *The consensus of the Board is to put this item on the March 4th work session agenda.*

Bill McDonald of Palisade announced that the Palisade International Honeybee Festival is coming up in April and asked the Board to consider legalizing two honeybee hives in Town limits.

Mark Authier of Palisade spoke about the trouble he foresees in our country, and asked the Board to take a stance.

COMMITTEE REPORTS

Mayor Pro-Tem Somerville gave a brief update on the Palisade Chamber of Commerce, Mayor Mikolai reviewed the recent Grand Valley Regional Transit Commission (GVRTC) bus facility tour, Trustee Harbaugh reflected on the Associated Governments of Northwest Colorado (AGNC) meeting, and Trustee Matchett summarized the latest Grand Junction Economic Partnership (GJEP) meeting.

ADJOURNMENT

Motion #4 by Mayor Pro-Tem Somerville, second by Trustee Matchett, to adjourn the meeting at 7:31 pm.

A voice vote was requested.

Motion carried unanimously.

X 

Greg Mikolai
Mayor

X

Keli L. Frasier
Keli L. Frasier, CMC
Town Clerk

