



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
March 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: Nicole Maxwell, Stan Harbaugh, Sarah Matchett, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Trustee Jeff Snook was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Devan Aziz, and Parks, Events & Facilities Director Troy Ward.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Parks, Events & Facilities Director Troy Ward presented a thank you certificate to Commissioner Brandon Burke for facilitating the donation of gym equipment.

TOWN MANAGER REPORT

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 15, 2025 – February 28, 2025, and March 1, 2025 – March 14, 2025.
- **Minutes**
Minutes from the February 25, 2025, Regular Board of Trustees Meeting and from the March 4, 2025, Special Board of Trustees Meeting.
- **Intergovernmental Agreement (IGA) With the City of Grand Junction** for the management of the Palisade Municipal Swimming Pool in 2025.
- **Extend the On-Call Engineering Contract With J-U-B Engineers, Inc.**

- **ORDINANCE 2025-03** A text amendment to Chapter 2, Article II of the Palisade Municipal Code Regarding Trustee Attendance of Meetings

Motion #2 by Mayor Pro-Tem Somerville, second by Trustee Maxwell, 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 Fox

No:

Absent: Trustee Snook

Motion carried.

PUBLIC HEARING I

ORDINANCE 2025-01 A text amendment to section 7.05 of the Palisade Land Development Code concerning specific accessory use and structure standards.

Mayor Mikolai opened the public hearing at 6:07 pm.

Community Development Director Devan Aziz gave a brief presentation about the proposed text amendments.

Mayor Mikolai opened the hearing to public comment.

Dave Walker of Palisade applauded the Planner and Staff for the work on the proposed Ordinance; however, he still had issues with the two-foot setbacks.

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

- The possibility of future variances
- Legal nonconformities
- Easements

Motion #3 by Trustee Maxwell, second by Mayor Pro-Tem Somerville, to postpone the Agenda item of Ordinance 2025-01 for additional discussion during a future work session.

A roll call vote was requested.

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

No:

Absent: Trustee Snook

Motion carried.

Mayor Mikolai closed the public hearing at 6:36 pm.

PUBLIC HEARING II

ORDINANCE 2025-02 A text amendment to section 7.01 of the Palisade Land Development Code concerning short-term vacation rentals (STVRs).

Mayor Mikolai opened the public hearing at 6:36 pm.

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Mayor Mikolai opened the hearing to public comment.

JoAnn Rasmussen of Palisade supports what was presented but questions the wording of homeowners being required to be present during the rental period.

Jaida McKeever of Palisade commented that if a Palisade resident owns a second home in Palisade, that should be considered a local as well.

Michelle Walker of Palisade noted that STVRs should have to pay commercial property tax just like Bed & Breakfasts do.

Dave Walker of Palisade agreed that STVRs should have to pay commercial property tax and that municipalities have made owning an STVR so easy that no one wants to open a Bed & Breakfast anymore.

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

- Expressed appreciation for the work of the Palisade Planning Commission
- All felt there was still more work to be done to complete the Ordinance

Motion #4 by Mayor Pro-Tem Somerville, second by Trustee Matchett, to postpone the Agenda item of Ordinance 2025-02 to the April 22, 2025 meeting for additional discussion.

A roll call vote was requested.

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

No:

Absent: Trustee Snook

Motion carried.

Mayor Mikolai closed the public hearing at 6:58 pm

NEW BUSINESS

RESOLUTION 2025-09 - Authorizing Sewer Transfer Project Property Acquisitions

Town Manager Hawkinson gave a brief presentation regarding the proposed Resolution.

The Board of Trustees asked for clarification on the \$50,000. Town Manager Hawkinson explained.

Motion #5 by Trustee Matchett, second by Trustee Harbaugh, to adopt Resolution 2025-09 authorizing the Town Manager and Mayor to execute the documents necessary for property acquisition up to \$50,000 along the route of the Palisade to Clifton Sewer Transfer Project.

A roll call vote was requested.

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

No:

Absent: Trustee Snook

Motion carried.

Intergovernmental Agreement (IGA) with Mesa County Fire Authority

Town Manager Hawkinson explained the process for the IGA and requested authority for negotiations.

Motion #6 by Trustee Matchett, second by Mayor Pro-Tem Somerville, directing the Mayor to sign an Intergovernmental Agreement (IGA) with the Mesa County Fire Authority for administrative services provided by the Palisade Fire Chief, AND authorize the Fire Committee to make any necessary changes to the MOU during negotiations.

A roll call vote was requested.

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

No:

Absent: Trustee Snook

Motion carried.

Planning Commission Interviews and Appointments

Mayor Mikolai asked all applicants to leave the room for individual interviews. Interviews were held in the following order:

- Bishop, Karen
- Gekas, Amy
- McKeever, Jaida
- Pinder, LisaMarie
- Sparks, Alex
- West, Andrew
- Zahrte, Brett

Applicant Katoka Case was absent.

A silent ballot vote was held. *Note: all ballot votes will be a permanent attachment to these minutes.

Motion #7 by Trustee Harbaugh, second by Trustee Maxwell, appointing Amy Gekas, LisaMarie Pinder, Alex Sparks, and Brett Zahrte to the Palisade Planning Commission for a four-year term ending in February 2029.

A roll call vote was requested.

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

No:

Absent: Trustee Snook

Motion carried.

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.

COMMITTEE REPORTS

Mayor Pro-Tem Somerville gave a brief update on the Palisade Chamber of Commerce, and Trustee Harbaugh reflected on the Associated Governments of Northwest Colorado (AGNC) meeting.

ADJOURNMENT

Motion #8 by Mayor Pro-Tem Somerville, second by Trustee Matchett, to adjourn the meeting at 7:37 pm.

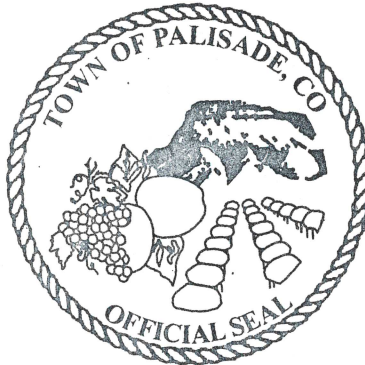
A voice vote was requested.
Motion carried unanimously.

X

Greg Mikolaj
Mayor

X

Keli L. Frasier, CMC
Town Clerk





Board of Trustees Regular Meeting March 25, 2025

Planning Commission Appointment Tally Sheet

(Individual Board Member Votes Will Be Attached to This Sheet as a Permanent Attachment to the 05/25/2025 Minutes)

Vote 1

	<u>Bishop, Karen</u>	<u>Case, Katoka</u>	<u>Gekas, Amy</u>	<u>McKeever, Jaide</u>	<u>Pinder, LisaMarie</u>	<u>Sparks, Alex</u>	<u>West, Andrew</u>	<u>Zahrte, Brett</u>
<u>Mayor Greg Mikolaj</u>	1		1		1	1		1
<u>Mayor Pro-Tem Jamie Somerville</u>			1		1	1		
<u>Trustee Nicole Maxwell</u>	1		1		1			1
<u>Trustee Stan Harbaugh</u>	1		1		1	1		
<u>Trustee Sarah Matchett</u>			1		1		1	1
<u>Trustee Rick Fox</u>			1		1	1		
<u>Trustee Jeff Snook</u>								
<u>Total:</u>	3		6		6	4	1	4

Vote 2

	<u>Bishop, Karen</u>	<u>Case, Katoka</u>	<u>Gekas, Amy</u>	<u>McKeever, Jaide</u>	<u>Pinder, LisaMarie</u>	<u>Sparks, Alex</u>	<u>West, Andrew</u>	<u>Zahrte, Brett</u>
<u>Mayor Greg Mikolaj</u>								
<u>Mayor Pro-Tem Jamie Somerville</u>								
<u>Trustee Nicole Maxwell</u>								
<u>Trustee Stan Harbaugh</u>								
<u>Trustee Sarah Matchett</u>								
<u>Trustee Rick Fox</u>								
<u>Trustee Jeff Snook</u>								
<u>Total:</u>								

Votes Counted and Verifieded By:

Kell Fraser
Kell Fraser, Town Clerk

Mayor Greg Mikolai

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input checked="" type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input checked="" type="checkbox"/>	Sparks, Alex
<input type="checkbox"/>	West, Andrew
<input type="checkbox"/>	Zahrte, Brett

Mayor Pro-Tem Jamie Somerville

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input checked="" type="checkbox"/>	Sparks, Alex
<input type="checkbox"/>	West, Andrew
<input checked="" type="checkbox"/>	Zahrte, Brett

Trustee Nicole Maxwell

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input checked="" type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input type="checkbox"/>	Sparks, Alex
<input type="checkbox"/>	West, Andrew
<input checked="" type="checkbox"/>	Zahrte, Brett

Trustee Stan Harbaugh

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input checked="" type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input checked="" type="checkbox"/>	Sparks, Alex
<input type="checkbox"/>	West, Andrew
<input type="checkbox"/>	Zahrte, Brett

Trustee Sarah Matchett

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input type="checkbox"/>	Sparks, Alex
<input checked="" type="checkbox"/>	West, Andrew
<input checked="" type="checkbox"/>	Zahrte, Brett

Trustee Rick Fox

Planning Commission Appointment

03/25/2025

Vote for FOUR (4)

<input type="checkbox"/>	Bishop, Karen
<input type="checkbox"/>	Case, Katoka
<input checked="" type="checkbox"/>	Gekas, Amy
<input type="checkbox"/>	McKeever, Jaida
<input checked="" type="checkbox"/>	Pinder, LisaMarie
<input checked="" type="checkbox"/>	Sparks, Alex
<input type="checkbox"/>	West, Andrew
<input checked="" type="checkbox"/>	Zahrte, Brett