



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
April 22, 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, Jeff Snook, Rick Fox, and Mayor Pro-Tem Jamie Somerville. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Devan Aziz, and Chief of Police 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.

TOWN MANAGER REPORT

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

The consensus of the Board is to publish a Request for Proposal (RFP) for a new one-day spring special event to fill the vacancy from the Honeybee Festival moving, and to set the deadline in May.

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 – March 27, 2025 – April 16, 2025.
- **Minutes**
Minutes from the April 8, 2025, Regular Board of Trustees Meeting.

Motion #2 by Mayor Pro-Tem Somerville, seconded by Trustee Matchett, 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.

PUBLIC HEARING I**ORDINANCE 2025-02 A text amendment to section 7.01 of the Palisade Land Development Code concerning short-term vacation rentals.**

Mayor Mikolai opened the public hearing at 6:09 pm.

Community Development Director Devan Aziz gave a brief presentation for the Board to consider an ordinance that amends Section 7.01 of the Land Development Code to establish new regulations for Short Term Vacation Rentals (STVRs) in Palisade.

Mayor Mikolai opened the hearing to public comment.

Jay Miller of Palisade appreciated all of the work on the proposed Ordinance; however, he feels that the negative impacts on residents have not been fully considered. Mr. Miller also encouraged the Board to make the fees higher.

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

- The number of current active licenses
- The ability to revisit the Ordinance a year from now if additional changes become necessary
- People potentially using campers as rentals on residential property
- The importance of public education
- How many permits should be allowed under this Ordinance

Motion #3 by Trustee Matchett, seconded by Trustee Maxwell, to adopt Ordinance 2025-02 amending Section 7.01 of the Palisade Land Development Code concerning Short-Term Vacation Rentals (STVRs).

Motion #4 by Mayor Pro-Tem Somerville, seconded by Trustee Maxwell, to amend the motion to include changing the total number of permits allowed in Section 2A of the Ordinance to 24, change Section 2C and 2D to 12 permits each, and change the public notice requirements in Section 5A of the Ordinance to 150 ft radius and add certified mailing as a requirement.

A roll call vote was requested.

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

No: Trustee Snook

Absent:

Motion carried.

Motion #3 by Trustee Matchett, seconded by Trustee Maxwell, to adopt Ordinance 2025-02 amending Section 7.01 of the Palisade Land Development Code concerning Short-Term Vacation Rentals (STVRs) as amended.

A roll call vote was requested.

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

No: Trustee Snook

Absent:

Mayor Mikolai closed the public hearing at 6:47 pm.

Motion carried.

NEW BUSINESS

RESOLUTION 2025-11 Amending the Fee Schedule for Short-Term Vacation Rentals

Community Development Director Aziz reviewed Resolution 2025-11 amending the fee schedule for the Short-Term Vacation Rental fees and fines, as discussed at work sessions of the Board of Trustees and Planning Commission.

The Board of Trustees had a brief discussion about the fees and whether they were high enough to encourage compliance.

Motion #5 by Trustee Matchett, seconded by Trustee Snook, to approve Resolution 2025-11 amending the Town of Palisade fee schedule to implement short-term vacation rental fees and fines.

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.

Technical College of the Rockies Law Academy Vehicle Donation Proposal

Palisade Chief of Police Jesse Stanford gave a brief review and led Board discussion regarding the proposed agreement with the Technical College of the Rockies Law Academy.

Motion #6 by Mayor Pro-Tem Somerville, seconded by Trustee Snook, to approve donating two older patrol vehicles from the Palisade Police Department to the Technical College of the Rockies Law Academy in exchange for two (2) law enforcement academy spots in a future academy session, and one (1) newer light bar.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Event Police & Fire Fees

Town Manager Hawkinson and Trustee Snook led discussion regarding the expenses incurred by the Town for Police and Fire overtime fees for special events, and who should be responsible for paying for those services.

Motion #7 by Trustee Matchett, seconded by Mayor Pro-Tem Somerville, to postpone the discussion of billing Anchor Events for extra Police & Fire Services needed for their events to a future work session.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

PUBLIC COMMENT

None was offered.

COMMITTEE REPORTS

Mayor Pro-Tem Somerville gave a brief update on the Palisade Chamber of Commerce, Trustee Snook reviewed the Tourism Advisory Board meeting, and Trustee Matchet reflected on the recent Grand Junction Economic Partnership (GJEP) meeting.

ADJOURNMENT

Motion #8 by Mayor Pro-Tem Somerville, seconded by Trustee Maxwell, to adjourn the meeting at 7:13 pm.

A voice vote was requested.
Motion carried unanimously.

X

Greg Mikolaj
Mayor

X

Keli L. Frasier, CMC
Town Clerk

