



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
May 10, 2022**

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: Jamie Sommerville, Thea Chase, Bill Carlson, Nicole Maxwell, Stan Harbaugh, and Mayor Pro-Tem Ellen Turner. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development (CD) Director Brian Rusche, Events & Parks (EP) Director Troy Ward, and Police Chief Jesse Stanford.

AGENDA ADOPTION

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

A voice vote was requested
Motion carried unanimously

PRESENTATIONS

Trustee Chase presented a Proclamation for National Police Week to Palisade Police Chief Stanford and Deputy Chief Matt Smith with the Grand Junction Police Department.

Trustee Maxwell presented a Proclamation for Emergency Medical Services (EMS) Week to Interim Fire Chief Joe White and members of the Palisade Fire Department.

Mayor Mikolai presented a Proclamation for Colorado Public Lands Day to EP Director Troy Ward.

PUBLIC COMMENT

John Barbier, 820 Cabernet Court, Palisade; explained that he is applying for a Public Utilities Commission (PUC) common-carrier permit to transport people on wine tours. He went on to say that other businesses are opposing his application and asked the Board for a letter of support for his application.

Ronda Hummel, 598 Preserve Lane, Grand Junction; announced that she is applying for a Public Utilities Commission (PUC) common-carrier permit to transport people via a trolley bus. She went on to say that other businesses are opposing her application and asked the Board for a letter of support for her application.

Rick Hummel, 598 Preserve Lane, Grand Junction; echoed Mrs. Hummel's request for a letter of support for their application for a common-carrier PUC permit for the "Palisade Trolley."

Corinna Scott, 937 Logan Court, Palisade; announced that she is the manager of the Palisade Dino Mart on Highway 6. She described her frustrations with the Highway 6 project as a whole, the landscaping, and the interactions with the construction crews that she's experienced.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson updated the Board of Trustees on an AGNC Grant awarded for NOLA cameras and a CDPHE Grant awarded for new benches.

Utilities Director Matt Lemon gave an update on water runoff and the current state of the Palisade watershed. *The consensus of the Board is to schedule a tour of the watershed.*

EP Director Troy Ward gave an update on Bluegrass ticket sales and reminded the Board and audience that the festival is still seeking volunteers.

CD Director Brian Rusche gave a brief update on the Conditional Use Permits (CUPs) that the Board of Trustees have granted over the last year and a half.

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 – April 22, 2022 – May 3, 2022
- **Minutes**
Minutes from the April 26, 2022, Regular Board Meeting
- **One Riverfront Appointments**
Per the One Riverfront Interview Committee's recommendation, the Palisade Board of Trustees agrees to appoint Lou Patterson, George Manning, Stefanie Harville, Nicole Grider, and Kate Ramsay to the One Riverfront Commission with Eric Flukey as a backup in the event of a mid-year vacancy.
- **Request to Auction Town Equipment**
The Board of Trustees directs staff to auction or sell the following Town-owned equipment that is inoperable or unused
 - 1981 Brown Dump Truck
 - Fire Engine #42
 - Fire Ladder Truck
 - HVAC System from Old PHS

Motion #2 by Trustee Somerville, seconded by Trustee Chase, to approve the consent agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Maxwell, Trustee Chase, Trustee Harbaugh, Mayor Pro-Tem Turner, Trustee Somerville, Trustee Carlson

No:

Absent:

Motion carried.

PUBLIC HEARING I**Beer and Wine Liquor License Application for Palisade Street Eats, LLC**

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

Town Clerk Keli Frasier reviewed her staff report, reiterating the results of the investigation and reminding the Board of the criteria they need to consider with approving or denying the application.

Before entering any decision, approving or denying the application, the local licensing authority shall:

- Consider the facts and evidence gathered as part of its investigation, as well as any other facts, the reasonable requirements of the neighborhood for the type of license being considered
- The desires of the adult inhabitants of the neighborhood
- The number, type, and availability of alcohol beverage outlets located in or near the neighborhood under consideration
- Any other pertinent matters affecting the qualifications of the applicant for the conduct of the type of business proposed.

Applicant Karina Parenteau explained that she would like to change the requested licensed premises by fencing the whole area instead of a small portion on the interior of the property. She added that the feedback she has gotten from the public is very positive.

Mayor Mikolai opened the hearing to public comment.

Ronda Hummel 598 Preserve Lane, Grand Junction; encouraged the Board to accept the application, explaining that the applicant has brought an amazing venue to Palisade and that she has been a responsible business owner.

Mayor Mikolai opened the hearing to Board comment.

Trustee Somerville asked if complaints about smells are relevant to the application, as noted in the staff report. Town Clerk Frasier stated that the concern would fall under the *Neighborhood Needs and Desires* portion of the approval criteria. Trustee Somerville went on to express his concerns about selling alcohol during school hours. Ms. Parenteau responded that modifying the hours to not sell alcohol during school hours would not be an issue.

Trustee Chase inquired about parking and how many parking spaces were required with her original application. CD Director Rusche explained that food trucks are difficult to define the required number of spaces, and that it is his understanding that the applicant has verbal agreements with neighboring businesses for overflow parking. He recommended that the applicant makes those agreements formalized to protect the applicant and the Town.

Mayor Mikolai also inquired about the existing parking spaces and asked the staff if it would be better to hold off on approving the application until the requested formal parking agreements are completed. CD Director Rusche stated that the Board could make the agreements a condition of approval and not have to wait for the approval. Mayor Mikolai went on to request that a condition of approval be a review of the license in one year.

Trustee Turner asked if Mrs. Parenteau or a manager is at the property during business hours monitoring the parking issues and asking customers not to park on the frontage road? The applicant stated that she is there most of the time, but she can't be available 24/7. She agreed to have/hire a manager to be present at all times during business hours.

Trustee Maxwell commented that the number of signatures obtained for the Neighborhood Needs and Desires petition was so few compared to the number provided by the Clerk's office and that none of the signatures were from the direct neighbors of the property. She went on to state she feels that the Board did not receive a good feel of how the people directly affected by the business feel about the proposed license. Trustee Maxwell was also unsure where the beer and wine would be sold from, according to the diagram provided. Mrs. Parenteau advised the Board that the 10x20 box on the diagram will be alcohol sales.

Trustee Carlson stressed that according to liquor license laws, the dimensions of the proposed licensed area must be on the map.

Motion #3 by Trustee Chase, seconded by Trustee Harbaugh to table the application for a beer and wine liquor license as applied for by Palisade Street Eats, LLC, located at 702 37 1/10 Road, to the next meeting in order to get a complete application with the information regarding the dimensions of the proposed licensed area as well as clarification on the agreements for parking and some discussion about the hours in terms of limits so we can ensure our high school students are not in session when there's liquor being served.

A roll call vote was requested.

Yes: Trustee Maxwell, Trustee Chase, Trustee Harbaugh, Mayor Pro-Tem Turner, Trustee Somerville, Trustee Carlson, Mayor Mikolai

No:

Absent:

Motion carried.

UNFINISHED BUSINESS

Broadband

Town Manager Hawkinson explained that the Board gave her direction to submit a grant to DOLA for Broadband in February. The grant was submitted with a tentative partnership of the 50% grant match with Mesa County.

At this time, the Town needs to support the entire 50% of the grant match, not 25%. She went on to state that the Town is receiving \$365,000 from the American Rescue Plan Funds and that these funds can be used for Broadband infrastructure. The total grant match will be \$408,000.00.

Motion #4 by Trustee Harbaugh, seconded by Trustee Maxwell to authorize the Town Manager to commit a 50% grant match to DOLA for broadband.

Motion #5 by Trustee Somerville, seconded by Maxwell to amend the motion to include a stipulation that \$365,000.00 of ARPA funding is used toward the grant match.

A roll call vote was requested.

Yes: Trustee Carlson, Mayor Mikolai, Trustee Chase, Mayor Pro-Tem Turner, Trustee Somerville

No: Trustee Harbaugh

Absent:

Motion carried.

Motion #4, as amended to authorize the Town Manager to commit a 50% grant match to DOLA contingent upon utilizing \$365,000.00 of ARPA funding toward the match for broadband.

A roll call vote was requested.

Yes: Trustee Chase, Trustee Harbaugh, Mayor Pro-Tem Turner, Trustee Somerville, Trustee Carlson, Mayor Mikolai, Trustee Maxwell

No:

Absent:

Motion carried.

NEW BUSINESS

Interviews and Appointments for the Palisade Planning Commission

Applicants were called up individually before the Board to give a one-minute explanation of why they would like to serve on the Palisade Planning Commission.

Mayor Mikolai explained that the Board of Trustees would fill out a ballot by ranking each applicant by priority (5 being the highest priority), and the applicant with the highest total priority would be appointed to a three-year term, and the applicant with the lowest priority would be appointed to a one-year term (*Results of this silent vote will be a permanent attachment to these minutes*).

Motion #5 by Trustee Somerville, seconded by Trustee Chase to appoint Donald Bosch, Amy May Gekas, Riley Parker, and Leora Ruzin to a three-year term and to appoint Penny Prinster to a one-year term.

A roll call vote was requested.

Yes: Trustee Harbaugh, Mayor Pro-Tem Turner, Trustee Somerville, Trustee Carlson, Mayor Mikolai, Trustee Maxwell, Trustee Chase

No:

Absent:

Motion carried.

Re-Establishing Town Management of Palisade Fire Department

Town Manager Hawkinson reviewed her staff report, explaining that the Town of Palisade is down four part-time positions and seven volunteers, who are the operations of the fire department, and that the Town can re-establish Town Management of its Fire Department while still continuing with the Steering Committee to create the DRAFT IGA for the Fire Authority.

She offered the Board three options for moving forward with the Fire Department:

1. Continue with the current MOU and continue the efforts to create a Fire Authority with Clifton Fire Protection District and Palisade Rural Fire Protection District.
2. End the employment of a Fire Chief and Deputy Fire Chief with the Clifton Fire Protection District, hire a Fire Chief for the Palisade Fire Department and continue the efforts to create a Fire Authority with Clifton Fire Protection District and Palisade Rural Fire Protection District.
3. End the MOU entirely, hire a Fire Chief for the Palisade Fire Department and seek opportunities to create a Fire Authority with other Fire Protection Districts.

After a lengthy conversation amongst the Board, the consensus was to move forward with option #2.

Motion #6 by Mayor Pro-Tem Turner, seconded by Trustee Somerville to end the employment of a Fire Chief and Deputy Fire Chief with the Clifton Fire Protection District, hire a Fire Chief for the Palisade Fire Department, and continue the efforts to create a Fire Authority with Clifton Fire Protection District and Palisade Rural Fire Protection District.

A roll call vote was requested.

Yes: Mayor Pro-Tem Turner, Trustee Somerville, Trustee Carlson, Mayor Mikolai, Trustee Maxwell, Trustee Chase, Trustee Harbaugh

No:

Absent:

Motion carried.

Chip & Seal Town of Palisade Streets in Partnership with Mesa County

Utilities Director Matt Lemon reviewed his staff report, noting that Mesa County assists Palisade with a chip & seal project for town-managed streets every three years. Staff proposes beginning the project on 3rd Street and Iowa Avenue south to Highway 6, then moving to South Iowa to Pendleton Street, west to Logan Avenue, and then north to the frontage road. He added that the project would be expected to begin on May 12, 2022, and be completed on May 16, 2022, depending on weather and equipment.

Motion #5 by Trustee Somerville, seconded by Trustee Harbaugh to approve the chip & seal project as proposed with the estimated cost coming from the Streets budget.

A roll call vote was requested.

Yes: Trustee Somerville, Trustee Carlson, Mayor Mikolai, Trustee Maxwell, Trustee Chase, Trustee Harbaugh, Mayor Pro-Tem Turner,

No:

Absent:

Motion carried.

OPEN DISCUSSION

Mayor Mikolai requested that the Board discuss the request of Mr. Barbier and the Hummels for a letter of support for their proposed transportation businesses. ***The consensus of the Board is to have the Mayor sign a letter of support for competition, Palisade tour operators, and tourism as a whole, and give the same letter to both businesses that made the request during public comment.***

Trustee Chase announced that she attended the Palisade Bluegrass Bash and that it seemed very successful and was very well done.

Trustee Somerville gave his condolences to Jack Hays and his family for the recent passing of Thelma Hays.

COMMITTEE REPORTS

Board members briefly explained the various meetings they had recently attended.

ADJOURNMENT

Motion #6 by Trustee Chase, seconded by Trustee Maxwell to adjourn the meeting at 8:45 pm.

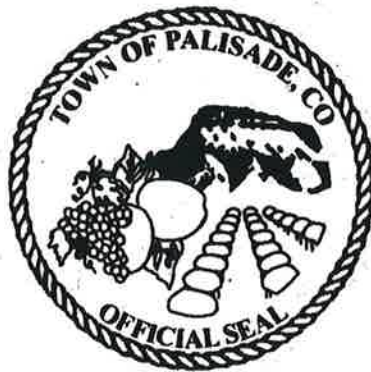
A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli Frasier
Town Clerk



Mayor Pro-Tem Ellen Turner

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

5	Bosch, Donald
3	Gekas, Amy May
4	Parker, Riley
1	Prinster, Penny
2	Ruzin, Leora A.

Mayor Greg Mikolai

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

1	Bosch, Donald
5	Gekas, Amy May
3	Parker, Riley
2	Prinster, Penny
4	Ruzin, Leora A.

Trustee Thea Chase

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

3	Bosch, Donald
4	Gekas, Amy May
1	Parker, Riley
2	Prinster, Penny
2.5	Ruzin, Leora A.

Trustee Jamie Somerville

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

2	Bosch, Donald
5	Gekas, Amy May
3	Parker, Riley
1	Prinster, Penny
4	Ruzin, Leora A.

Trustee Bill Carlson

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

2	Bosch, Donald
3	Gekas, Amy May
5	Parker, Riley
1	Prinster, Penny
4	Ruzin, Leora A.

Trustee Nicole Maxwell

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

4	Bosch, Donald
2	Gekas, Amy May
5	Parker, Riley
3	Prinster, Penny
1	Ruzin, Leora A.

Vote 1

Trustee Stan Harbaugh

Planning Commission Appointment

05/10/2022

Vote 1-5 for priority
(5 being highest priority)

2	Bosch, Donald
4	Gekas, Amy May
5	Parker, Riley
3	Prinster, Penny
1	Ruzin, Leora A.



Board of Trustees Regular Meeting

Planning Commission Board Appointments Tally Sheet

(Individual Board Member Votes Will Be Attached to This Sheet as a Permanent Attachment to the 9/28/2021 Minutes)

Vote 1

	<i>3 1/2 year</i> <u>Bosch, Donald</u>	<i>3 1/2 year</i> <u>Gekas, Amy May</u>	<i>3 year</i> <u>Parker, Riley</u>	<i>1 year</i> <u>Prinster, Penny</u>	<i>1 year</i> <u>Ruzin, Leora</u>
	3	4	1	2	5
	2	4	5	3	1
	1	5	3	2	4
	5	3	4	1	2
	2	5	3	1	4
	4	2	5	3	1
	2	3	5	1	4
Total:	19	26	26	13	21

Vote 2

	<u>Bosch, Donald</u>	<u>Gekas, Amy May</u>	<u>Parker, Riley</u>	<u>Prinster, Penny</u>	<u>Ruzin, Leora</u>
Total:					

Votes Counted and Verified By:

Keli Frasier

 Keli Frasier, Town Clerk

Janet Hawkinson

 Janet Hawkinson, Town Manager