



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
August 13, 2024**

A work session of the Board of Trustees for the Town of Palisade began at 6:00 pm to discuss the proposed language for the 2024 coordinated election to ask the voters for an increase in sales tax. Present were Mayor Greg Mikolai, Mayor Pro-Tem Jamie Somerville, Trustees Stan Harbaugh, Jeff Snook, Sarah Matchett, and Rick Fox. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Community Development Director Devan Aziz.

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:30 pm by Mayor Greg Mikolai with Trustees present: Nicole Maxwell, Stan Harbaugh, Jeff Snook, Sarah Matchett, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Finance Director Gregg Mueller, and Community Development Director Devan Aziz.

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

Town Manager Janet Hawkinson introduced Jim Hinkle with Hinkle & Company, PC, who gave a brief presentation on the 2023 Audit.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed 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 – July 16, 2024 – August 7, 2024
- **Minutes**
Minutes from July 23, 2024, Regular Board of Trustees Meeting

Motion #2 by Mayor Pro-Tem Somerville, second by Trustee Snook, 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 2024-04 – Palisade Land Development Code Amendment to Building Height Maximums

Mayor Mikolai opened the hearing at 6:40 pm.

Community Development Director Devan Aziz gave a brief presentation reviewing the proposed changes.

Mayor Mikolai opened the hearing to public comment.

Misty Fenison of Palisade read a letter written by Joh and Beth Busch. NOTE: *This letter will be a permanent attachment to these minutes.*

Mayor Mikolai opened the hearing to Board comment.

Members of the Board discussed the height of existing downtown businesses, questioned the idea of limiting the ability for the town to grow, and resident's desires reflected in the 2023 Comprehensive Plan.

Motion #3 by Mayor Pro-Tem Somerville, second by Trustee Harbaugh, to approve Ordinance 2024-04 as presented.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 7:17 pm.

NEW BUSINESS

ORDINANCE 2024-05 – Temporary Moratorium on the Establishment of Electric Scooter Rental Businesses

Community Development Director Devan Aziz gave a brief presentation reviewing the proposed moratorium.

Motion #4 by Trustee Matchett, seconded by Trustee Fox, to approve Ordinance 2024-05 placing a temporary moratorium on the establishment of electric scooter rental businesses in the Town of Palisade and declaring it an emergency.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Resolution 2024-18 – Appointing the Election Official for a November 2024 Coordinated Election

Town Clerk Keli Frasier reviewed the staff report and cited the Palisade Municipal Code section that states the Town Clerk is responsible for conducting all regular and special elections.

Motion #5 by Trustee Maxwell, seconded by Trustee Fox, to approve Resolution 2024-18 appointing the Town Clerk as the Designated Election Official for the November 5, 2024, Coordinated Election.

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.

Resolution 2024-19 – Approving an Intergovernmental Agreement (IGA) With the Mesa County Clerk & Recorder’s Office for a November 2024 Coordinated Election

Town Clerk Keli Frasier briefly reviewed the staff report and proposed agreement.

Motion #6 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to approve Resolution 2024-19 entering into an IGA with the Mesa County Clerk & Records Office for a November 2024 Coordinated Election to ask the voters of the Town of Palisade for an increase in sales tax.

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.

Award Contract for Fiber CNL Equipment

Town Manager Hawkinson reviewed the staff report and proposed contract.

Motion #7 by Trustee Maxwell, seconded by Mayor Pro-Tem Somerville, to direct the Town Manager to enter into contract for the purchase of CNL equipment for \$151,929.12 plus shipping.

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

Rickie Howie of Grand Junction brought concerns to the Board of Trustees regarding safety for senior citizens with mobility struggles at the Palisade Sunday Farmer’s Market.

Rebecca Seres of Palisade expressed concerns regarding Lincoln Woodworks on North River Road. As Ms. Seres ran out of time, she asked that the Board review the notes she brought to the meeting.

COMMITTEE REPORTS

Trustee Snook gave a brief update on the Tourism Advisory Board, and Mayor Pro-Tem Somerville updated the Board on the Chamber of Commerce.

ADJOURNMENT

Motion #8 by Mayor Pro-Tem Somerville, second by Trustee Maxwell, to adjourn the meeting at 7:43 pm.

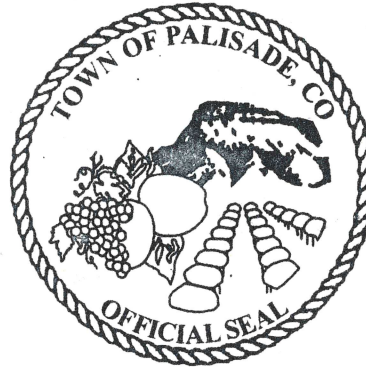
A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli Frasier
Town Clerk



Board of trustees, my name is Misty Fenison, I live at 550 W Eighth St, and I am the property manager for Western Hospitality, a small palisade business that owns the building downtown that holds Slice of Life Bakery, Harlow's, and Fidel's. The owners, John and Beth Busch, who could not be here, have asked me to read this letter.

Dear Board of Trustees,

I am writing to respectfully request that you postpone the vote on ORDINANCE 2024-04, which proposes amendments to the Palisade Land Development Code regarding building height maximums. Specifically, I urge you to reconsider the section relating to the Town Center zoning district and maintain the current height limit of 50 feet.

The proposed ordinance provides several reasons for reducing building heights, and I would like to address these using the same rationale to support my position:

One stated goal of the ordinance is to "promote a consistent building scale across the Town, enhancing aesthetics." True consistency in building scale should account for the distinct purposes of different zoning districts - all of the allowed uses in Hospitality Retail are included, in addition to others, in the Town Center district. The Town Center, being the hub of our community, naturally deserves the ability to accommodate taller structures. These structures are essential for housing the diverse range of businesses and services that make our downtown vibrant. It is typical for downtown districts to have the tallest buildings, as they often symbolize the heart of the town. By allowing taller buildings with historical characteristics and aesthetically pleasing architecture, we can actually enhance the visual appeal of our downtown.

Another reason given for the proposed change is to "create a more human-scaled built environment, improving the pedestrian experience, particularly in the Town Center District, and encourage street-level activity." However, the most effective way to achieve this is by permitting taller buildings. Taller buildings enable a mix of street-level businesses—restaurants, shops, art galleries—that are open year-round and contribute to a lively pedestrian atmosphere. Meanwhile, upper floors can be used for office spaces (engineering firms, real estate offices, and insurance offices), residential units, or hospitality services. This not only enriches the pedestrian experience but also addresses a

long-standing need in our community: year-round business activity that sustains our local economy.

Our own building currently houses eight small businesses on the upper floor. As these businesses grow, they need space to expand—space that is limited under the proposed height restrictions. We have already lost one local business to Grand Junction due to a lack of available space, and we have been unable to accommodate others interested in moving to Palisade. Limiting building heights downtown will only exacerbate this issue, driving businesses away and hindering Palisade's economic growth. By maintaining the 50-foot height limit, we can provide the necessary space for these businesses to thrive, thereby boosting our town's tax base and ensuring year-round economic stability.

Additionally, the potential for adding residential or hospitality spaces in downtown is significant. These uses would directly contribute to the vitality of our street-level businesses by increasing foot traffic and consumer spending. However, such developments are only financially viable if the buildings can be constructed on a larger scale than what the proposed height limit would allow. Restricting building heights would limit Palisade's ability to meet its future needs and stifle the thoughtful enhancements that our community desires.

We are currently investing in an outside consultant to guide us on achieving economic diversification and vitality in our downtown. But we already know part of the solution: attract executive-level businesses and enhance hospitality offerings downtown. We've made progress in this direction, as evidenced by our broadband implementation. Limiting building heights would be a step backward, hindering our ability to continue moving forward.

Thank you for your consideration.

Sincerely,
John and Beth Busch