



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
October 28, 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, Jeff Snook, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Absent was Trustee Nicole Maxwell. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Devan Aziz, Police Chief Jesse Stanford, and Finance Director Gregg Mueller.

AGENDA ADOPTION

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

A voice vote was requested.

Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Hawkinson announced the Town of Palisade was awarded a \$45,000 grant from the Mesa County Federal Mineral Lease District (FMLD) for a Palisade Police Department K-9 Unit.

The consensus of the Board of Trustees is to accept the grant award and move forward with the Palisade Police Department K-9 Unit.

Community Development Director Devan Aziz presented an opportunity to enroll in the State Proposition 123 program to unlock affordable housing resources for residents..

The consensus of the Board of Trustees is to submit a Commitment Letter regarding Proposition 123 to the Department of Local Affairs for the first 3-year commitment cycle before November 1, 2025

Town Manager Hawkinson reviewed the new efforts to increase communication with the public regarding meeting agenda items. The Board appreciated the efforts and offered suggestions to improve public communication.

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.

- **Minutes**

Minutes from the October 14, 2025, Regular Board of Trustees Meeting.

NOTE: Expenditures were not included in this Consent Agenda, as the Board of Trustees will have its next meeting on November 4, 2025 (next week). The November 4 Consent Agenda will include expenditures for three weeks instead of the regular two weeks.

Motion #2 by Mayor Pro-Tem Sommerville, seconded by Trustee Harbaugh, to approve the consent agenda as presented.

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell

Motion carried.

PUBLIC HEARING I

ORDINANCE 2025-09 A Text Amendment to the Palisade Land Development Code Adopting Residential Use Standards

Mayor Mikolai opened the public hearing at 6:18 pm.

Community Development Director Aziz reviewed the proposed comprehensive text amendment to the Land Development Code addressing residential use standards, infill development, and agricultural preservation.

Mayor Mikolai opened the public hearing to public comment.

Dave Walker of Palisade supported the Ordinance, but raised concerns about corner lot setbacks creating development challenges and suggested reducing setbacks for non-residential and mixed-use development.

Mayor Mikolai opened the public hearing to Board comment.

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

- Non-conforming properties and property owner flexibility on agricultural land
- Non-conforming uses can continue with regular maintenance
- The Planned Development (PD) process is available for agricultural development
- Planning Commission recommendation of approval 5-0 on October 21, 2025
- Exploration of a separate ordinance to address corner lot setback issues

Motion #3 by Mayor Pro-Tem Somerville, seconded by Trustee Matchett, to approve Ordinance No. 2025-09 amending Section 5.03 of the Palisade Land Development Code concerning Residential Use Standards.

A roll call vote was requested.

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

No:

Absent: Trustee Maxwell

Motion carried.

Mayor Mikolai closed the public hearing at 6:38 pm.

PUBLIC COMMENT

Lauri Welch of Palisade, CO; addressed the Board of Trustees with concerns about proposed 100-acre commercial solar developments on East Orchard Mesa.

COMMITTEE REPORTS

Mayor Pro-Tem Somerville gave a brief update on the Palisade Chamber of Commerce events, Trustee Matchett reviewed upcoming items possibly impacting Palisade from the Colorado Municipal League (CML) and the Grand Junction Economic Partnership (GJEP) meetings, and Trustee Fox gave an update on the Palisade Rural Fire District meeting.

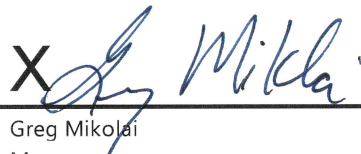
ADJOURNMENT

Motion #4 by Mayor Pro-Tem Somerville, seconded by Trustee Matchett, to adjourn the meeting at 6:48 pm.

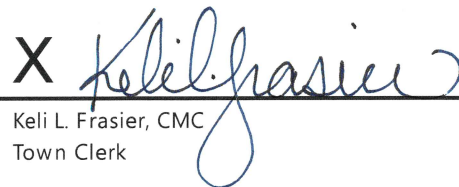
A voice vote was requested.
Motion carried unanimously.

WORK SESSION

A work session of the Board of Trustees for the Town of Palisade began at 7:00 pm to discuss the draft 2026 Town of Palisade Budget. Present were: Mayor Greg Mikolai, Trustees Stan Harbaugh, Sarah Matchett, Jeff Snook, Rick Fox, and Mayor Pro-Tem Jamie Somerville. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Finance Director Gregg Mueller.

X 

Greg Mikolai
Mayor

X 

Keli L. Frasier, CMC
Town Clerk

