



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Palisade Civic Center)

July 8, 2025

6:00 pm Regular Meeting

A live stream of the meeting may be viewed at:

<https://us06web.zoom.us/j/3320075780>

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. AGENDA ADOPTION
- V. ANNOUNCEMENTS
 - A. **PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.
 - B. **GET INVOLVED WITH OUR COMMUNITY! UPCOMING PUBLIC MEETINGS (Palisade Civic Center, 341 W 7th Street):**
 1. **Planning Commission** – Tuesday, July 15, 2025, at 6:00 pm
 2. **Tourism Advisory Board** – Wednesday, July 16, 2025, at 9:00 am
 3. **Board of Trustees** – Tuesday, July 22, 2025, at 6:00 pm
- VI. TOWN MANAGER REPORT
- VII. 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 any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

 - A. **Expenditures**
 - Approval of Bills from Various Town Funds – June 11, 2025 – June 24, 2025
 - B. **Minutes**
 - Minutes from June 24, 2025, Regular Board of Trustees Meeting

C. Memorandum of Understanding (MOU) EXTENSION With Mesa County Fire Authority

- The Palisade Board of Trustees will consider extending the Memorandum of Understanding with the Mesa County Fire Authority through December 31, 2025.

VIII. NEW BUSINESS

A. RESOLUTION 2025-20: Fee Schedule Update – Fire Suppression Water Tap Fees

The Board of Trustees will consider Resolution 2025-20, amending the fee for Fire Suppression Water Taps.

1. Staff Presentation
2. Board Discussion
3. Decision - Motion, Second, and Rollcall Vote to: Approve or deny Resolution 2025-20, amending the fee for Fire Suppression Water Taps.

B. Extrication Equipment for the Fire Department

The Board of Trustees will consider approving the purchase of equipment for the Fire Department. This equipment was budgeted for 2025 in Capital Equipment.

1. Staff Presentation
2. Board Discussion
3. Decision - Motion, Second, and Rollcall Vote to: Approve or deny Purchase of Extrication Equipment.

C. Land Use Code Revision Update

Presentation to the Board on what has been completed and the remaining revisions to the Land Use Code. The DOLA grant for this project is complete as of July 30, 2025. The revisions will be completed by end of summer.

IX. PUBLIC COMMENT

***All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors. Please keep comments to 3 MINUTES OR LESS and state your name and address.** Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting; however, the Board reserves the right to clarify information from comments that are factually incorrect.*

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Capital Projects to Date

Waste-Water Consolidation to Clifton	\$24 million
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- Winter Construction (canal drained) – Fall 2025 – Fall 2026
- Abandonment of existing lagoons – 1 year – Summer 2026 – 2027

DOLA Grant – Engineering Waste-Water Consolidation	\$2 million
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- Submitted Grant Request of \$1million for engineering on water-consolidation project – 50% match for \$2 million – complete Fall 2025

Roundabout Highway 6 – CDOT	CDOT Project
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- Construction Begin Fall 2025
- Town working closely with CDOT – Town responsible for lighting, landscaping, irrigation, bike lane definition

Multi-Modal Sidewalk Grant Award for Elberta – 1st Street to Wine Cty Rd.	\$2 million
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- Town awarded \$1.8 million in grant funds from CDOT for multi-modal path
- Town match 20% at \$200,000 - Includes 2 bridges over canal
- Construction Fall 2025 – April 2026

Land Use Code Update	\$40,000
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- DOLA grant \$20,000 - Town \$20,000 total \$40,000
- Project being completed with grant 7/29/2025

Boat Ramp – River Path Access	\$150,000
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- Design/ Engineering Plans complete
- Waiting Approval of Army Corp Permit
- Fall/ Winter Construction 2026-2026

WRAP – Wildfire Ready Action Plan – Regional Watershed Planning	\$ Regional Grant Fund
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- The Town of Palisade is part of a regional grant to plan wildfire management in the town's watershed. When complete the opportunity for grant funding to implement infrastructure.

Community Center	\$ Estimate????
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- The building has been closed for use due to the failing HVAC system and structural damage.
- To date architectural and construction review has been completed. This report is an analysis of the updates needed to the building.
- Asbestos reports are complete.

Palisade Irrigation	\$
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- The Town took over Palisade Pipes & Lateral Irrigation System.
- This infrastructure provides irrigation water to roughly half of the town from the Price Ditch.
- The mapping of the infrastructure is 90% complete.
- Next step is a rate study for the system.
- A study also needs to be conducted on how much water from the Price Ditch can be utilized.

Palisade Swimming Pool	\$15,000
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- The Trustees have directed to begin a preliminary design on a swimming pool remodel.

Recently Completed Capital Projects

Fiber	50% DOLA Grant - 50% Town	\$450,000
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- Project Complete 6/2025 - CDOT fiber going live – Town connected

TAP Grant Sidewalks –	80% Grant – 20% Town	\$1 million
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- Project Complete – remaining funds to CDOT roundabout project

<u>Troyer Sewer Lift Station</u>

- DOLA grant 80% - Town 20% - total \$346,645.00
- Project Complete 6/2025

<u>Hydraulic Model Study</u>

- DOLA grant \$20,000 - Town \$30,000 total \$50,000
- Project Complete 1st Quarter 2024

Veterans Park Playground	\$75,000
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- \$75,000 Lotto & Trailer Park Development Funds
- Completed Fall 2023

Clinic	\$5 million
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- Project Construction Complete – Town owns the building and leases
- Project 100% grant funded at \$5 million

<u>Renovation Historic Gym</u>

- A new south wall and indoor staircases were constructed, opening the historic bleachers back into the gym space.

<u>MMOF Safety Improvements to Highway 6</u>
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- Highway 6 was remodeled with left hand turn lanes, the removal of a lane and the addition of pedestrian safety refuge and detached sidewalks with landscaping



PALISADE BOARD OF TRUSTEES

Meeting Date: July 08, 2025

Re: Consent Agenda

The Consent Agenda has been attached as a separate document for ease of reading.

Included in the consent agenda are:

- A. **Expenditures**
 - Approval of Bills from Various Town Funds – May 14, 2025 – May 27, 2025
- B. **Minutes**
 - Minutes from May 27, 2025, Regular Board of Trustees Meeting
- C. **Memorandum of Understanding EXTENSION With Mesa County Fire Authority**
 - The Palisade Board of Trustees will consider extending the Memorandum of Understanding with the Mesa County Fire Authority through December 31, 2025.



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: **July 08, 2025**

Presented By: **Public Works Director**

Department: **Public Works**

Re: **Fee Schedule Amendment – Water Fees**

SUBJECT:

Resolution 2025-20 amends the Town's fee schedule to restore the unmetered fire suppression line fee to \$6,500.00.

The town has multiple projects that will be installing fire suppression systems. Staff recommends approval of the resolution amending the Town's fee schedule to add the unmetered fire suppression line fee at \$6,500.00. This fee came from research of other water districts and rate structures.

DIRECTION:

Approve or Deny Resolution 2025-20, amending the fee schedule to include Unmetered Fire Suppression Lines.

**TOWN OF PALISADE, COLORADO
RESOLUTION NO. 2025-20**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO,
AMENDING THE TOWN'S FEE SCHEDULE REGARDING VARIOUS TOWN FEES**

WHEREAS, the Board of Trustees is authorized to establish fees charged by the Town, and

WHEREAS, the Board of Trustees recognizes a need for changes to the current fee schedule for the Town of Palisade.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE
TOWN OF PALISADE, COLORADO, THAT**

Section 1. The fee schedule to be amended to add the following:

Water Fees

Water Tap Fees

Unmetered Fire Suppression Line \$ 6,500.00

RESOLVED, APPROVED, AND ADOPTED this 8th day of July 2025.

TOWN OF PALISADE, COLORADO

Greg Mikolai, Mayor

ATTEST:

Keli Frasier, CMC
Town Clerk



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: July 8, 2025

Presented By: Charles K. Balke, Fire Chief

Department: Fire Department

Re: Extrication and Stabilization Equipment

SUBJECT:

Purchase of new extrication equipment

SUMMARY:

The current extrication equipment that the fire department is utilizing is now 21 years old. We can no longer find replacement parts nor a certified technician for maintenance. The unit is underpowered resulting in additional time and effort to use which delays the time it takes to get access to and remove a patient from entanglement at motor vehicle accidents. The current equipment consists of a “powerplant” with long hoses and heavy tools. This requires a minimum of two people to transfer from the apparatus to the point of need. We can only operate one tool at a time i.e., the cutter or spreader with the hoses being dragged on the ground creating further trip hazards for our personnel. The limited stabilization equipment consists of 2x4 blocks that have to be replaced if exposed to any chemicals and old plastic blocks that show signs of fracture.

This was included in our Capital Budget plan for 2025.

The request is for a total of **\$35,593.80** which covers a battery-operated cutter and spreader with charger and extra batteries and new chemical resistant stabilization blocks. This will eliminate the powerplant and hoses and allow multiple tools to be used by more than one responder. These items will bring Palisade Fire Department into compliance with NFPA 1936: Standard on Rescue Tools.

BOARD DIRECTION:

Approving the purchase of new extrication and stabilization equipment not to exceed \$36,000.





PALISADE BOARD OF TRUSTEES

Agenda Item Cover Sheet

Meeting Date: **July 08, 2025**

Presented By: **Community Development Director**

Department: **Community Development & Planning**

Re: **LDC Update**

SUBJECT:

The Town of Palisade has been systematically updating its Land Development Code to align with community values and strategic goals outlined in the 2022 Game Plan. These updates directly implement community feedback and support the Town's vision for sustainable growth while preserving small-town character. Staff will provide an update on the Land Development Code revision process, including completed amendments and upcoming priorities that implement the 2022 Game Plan strategic objectives.

COMPLETED LDC AMENDMENTS (2024-2025)

2024-02: Consolidating Zoning Districts

- Implements Game Plan Action 2.1D.3 to create clearer planning framework
- Facilitates better land use decision-making

2024-04: Building Height Amendments

- Preserves community character and viewsheds
- Responds to community priorities from 2022 Comp Plan

2025-01: Accessory Structures

- Implements Game Plan Action 2.1D.4 for housing options
- Encourages ADUs as use-by-right in single-family homes

2025-02: Short-Term Vacation Rentals

- Addresses community concerns about housing impact
- Limits vacation rentals with enforceable penalties

2025-05: Sign Code

- Maintains small-town charm
- Addresses community concerns about flashing signs and light pollution

UPCOMING LDC PRIORITIES

1. **Residential District Standards** - Support diverse housing types for community members
2. **Non-Residential District Standards** - Encourage locally-owned businesses over national chains
3. **Zoning Map Updates** - Align with community needs and desires
4. **Use Regulations and Specific Use Standards** - Address non-conforming uses and create consistency
5. **Parking Standards** - Address parking challenges and support both vehicle and pedestrian needs
6. **Landscape Standards** - Align with drought tolerant and native species



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COMMUNITY DEVELOPMENT LDC UPDATE

What have we done?

2024-02 Consolidating Zoning Districts

This directly supports the Game Plan's overall objective to guide future land use decisions and facilitate clearer planning. Additionally, Action 2.1D.3 explicitly calls to "Create new zoning districts and update the land use table within the Land Development Code to reflect the land use designations identified in this chapter and on the Future Land Use Map

2024-04 Amending building height in various zoning districts

Amending building height standards aligns with preserving the town's character and viewsheds, as desired by the community expressed in the 2022 Comp Plan.

2025-01 Accessory Structures

This LDC change directly implements a stated goal and strategy of the Game Plan related to housing options. Action 2.1D.4 recommends to "Encourage accessory dwelling units (ADUs) in all zone districts and allow ADUs as a use-by-right in all single-family homes".

2025-02 Short-Term Vacation Rentals

Community input also highlighted the desire to "limit the number of vacation (short term) rentals" and for "houses within walking distance of town... should be reserved for residents and not be overnight rentals". While short-term rentals are currently allowed in certain districts, the LDC amendment allows the Town to address community concerns regarding their impact on housing and local quality of life.

2025-05 Sign Code

The Game Plan emphasizes maintaining "small-town charm". Public feedback directly pointed to issues like "flashing video signs" and "Bright lights! (Require dark sky compliance)". Our Sign Code update aimed to align with these goals by regulating aesthetics, light pollution, and ensuring signs are compatible with the desired community character.

What is coming up?

Residential District Standards

The Game Plan dedicates a section to "Existing Residential Zoning Districts" and discusses "Future Land Use Needs" that includes a desire for a "mix of housing types that will support community members who want to

buy or rent their homes". Updating these standards is crucial for implementing the vision for future residential development.

Non-Residential District Standards

The Game Plan aims to "Preserve, enhance, and transform" non-residential properties to meet changing demands and encourages "locally owned small businesses" over "national chains". Revisions to these standards will help guide the type and form of commercial development to align with the community's values, such as "Supporting year-round businesses over seasonal tourism" and "Conserve small-town charm".

Zoning Map

The Game Plan Action 2.1D.3 directs to "Create new zoning districts and update the land use table within the Land Development Code to reflect the land use designations identified... on the Future Land Use Map".

Use Regulations and Specific Use Standards

The Game Plan's Land Use Form chapter discusses "allowable uses" within various zoning districts and highlights that "existing land uses are inconsistent with the underlying zone districts," creating "non-conforming uses". Updating these regulations will bring consistency, manage impacts, and help achieve the desired balance of uses outlined in the Game Plan.

Parking Standards

The Game Plan acknowledges "challenges with parking and traffic during special events" and public input requested "additional bike parking downtown and limiting the length of parking stays around the downtown". Updated parking standards would directly address these identified issues to improve circulation and reduce congestion. Excessive parking requirements can add significantly to development costs, creating barriers to affordable housing and mixed-use projects. The goal is to find harmony between our car-oriented and pedestrian-oriented zoning districts, ensuring both mobility needs are met while supporting economic development and community accessibility.

Landscape Standards

Updating landscape standards, supporting the broader goals of water conservation, native habitat, community resiliency, and maintaining the community's aesthetic character

The LDC text amendments are not isolated actions, but a direct implementation of the strategic direction and community values articulated in the 2022 Game Plan. They are essential for translating the community's vision into enforceable regulations and guiding future development. Even after these changes are complete, our LDC is a living document and text amendments may arise as time progresses to address evolving community needs and development patterns.