



**AGENDA**  
**for the Board of Trustees**  
**of the Town of Palisade, Colorado**  
**341 W 7<sup>th</sup> Street (Palisade Civic Center)**

**April 13, 2021**

**6:00 pm Regular and Virtual Meeting w/ Limited In-Person Seating**

- 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 (virtually or in-person) at the meeting and make said statements to the Board directly.
  - B. **Town of Palisade Clean-Up Day - Saturday, April 24, 2021, from 8:00 am to 12:00 pm at Riverbend Park.**
  - C. **The Planning Commission has one upcoming vacancy. The deadline to submit a letter of interest is April 23, 2021, and interviews will be held before the Board of Trustees at a work session before the regular meeting on April 27, 2021.**
- 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 – March 20, 2021 – April 9, 2021
  - B. **Minutes**  
Minutes from March 23, 2021, Regular Board Meetings

## VIII. PUBLIC COMMENT

*Please keep comments to 3 minutes or less, and state your name and address. IF ATTENDING VIRTUALLY, PLEASE TURN ON YOUR CAMERA WHEN SPEAKING TO THE BOARD. 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.*

## IX. PUBLIC HEARING

### A. Ordinance 2021-05 – Turley Rezone

*The Board will consider a request for a rezone at 724 37 3/10 Rd. (2937-092-00-035) from a High-Density Residential (HDR) Zone District to a Hospitality Retail (HR) Zone District, as applied for by Richard Turley.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (Please keep comments to 3 minutes or less and state your name and address. **If attending virtually, please turn on your camera when speaking to the Board.**)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision – Motion, Second, Rollcall Vote

## X. NEW BUSINESS

### A. Permission to auction Fire Truck

*The Board will consider allowing the Town Manager to auction off a fire truck.*

1. Staff Presentation
2. Board Discussion
3. Decision – Motion, Second, Rollcall Vote

### B. Palisade Chamber of Commerce Memorandum of Understanding (MOU)

*The Board will consider entering into an MOU with the Palisade Chamber of Commerce.*

1. Staff Presentation
2. Chamber of Commerce Representative Presentation
3. Board Discussion
4. Decision – Motion, Second, Rollcall Vote

### C. Supplemental Budget Appropriation for Bower Sewer Project

*The Board will consider amending the 2021 Budget by adding the Bower Avenue sewer and water line project that was approved in 2020.*

1. Staff Report
2. Board Discussion
3. Decision – Motion, Second, Rollcall Vote

**D. Supplemental Budget Appropriation for Waste Management**

*The Board will consider amending the 2021 Budget by adding additional revenue and increase expenditures in the Garbage Fund.*

1. Staff Presentation
2. Board Discussion
3. Decision – *Motion, Second, Rollcall Vote*

**E. Ordinance 2021-04 Amending Chapter 7, Article VI Of The Palisade Municipal Code Repealing The Fowl Permit Requirement**

*The Board will consider repealing the requirement for a fowl permit in Town Limits.*

1. Staff Presentation
2. Board Discussion
3. Decision – *Motion, Second, Rollcall Vote*

**F. Award of the Main Street Grant**

*The Board will consider directing the Town Manager to enter into contract with CDOT Main Street Grant and Western Precision Manufacturing for the construction and installation of 2 parklets to support local business recovery from the COVID19 pandemic.*

1. Staff Presentation
2. Board Discussion
3. Decision – *Motion, Second, Rollcall Vote*

**XI. OPEN DISCUSSION**

*This is a chance for the Board of Trustees to voice concerns, opportunities, or other important topics, not on the Agenda. Each Trustee will be held to a limit of three minutes apiece to speak.*

**XII. COMMITTEE REPORTS**

**XIII. ADJOURNMENT**



**TOP Board of Trustees Regular Scheduled Virtual Meeting Electronic Participation Instructions**

*Due to the COVID-19 (coronavirus) pandemic in Mesa County, the Town of Palisade has decided to continue virtual public attendance at meetings with limited in-person seating in accordance with current restrictions*

**Regular meeting starts at 6:00 pm**

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

**Meeting ID Number: 332 007 5780**

To Join Zoom Meeting:

**BY COMPUTER/SMARTPHONE:** Click on the link above and follow the instructions. Participants from the audience will be able to speak during public comment. **There is a hand symbol to push that will allow the meeting moderator to see who wants to speak.** Please remember to state your name before speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes. **If using a smartphone, you must download the app.**

**\*BY TELEPHONE:** Members of the public who wish to provide public comment on any specific agenda item or during general public comment must call the number provided below between 5:15 pm and 5:29 pm. During that time, the **moderator of the call will ask your name and the agenda item or if you wish to speak to an item not on the Agenda.** Once that information has been provided, your line will be muted. When it is time to talk during the meeting, the moderator will unmute the line, state the person's name who will be speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes.

To participate, dial the following phone number: **1 (253) 215 8782**, then there will be a prompt to enter the meeting **ID. Number Noted Above**, and the User ID is the pound (#) sign.

**BY ELECTRONIC MAIL:** Members of the public may also provide public comments or comment on a specific agenda item by sending an email to [kfrasier@townofpalisade.org](mailto:kfrasier@townofpalisade.org). The email must be received by 2:00 pm on the day of the meeting. **The Town Clerk will FORWARD THE EMAIL TO THE BOARD OF TRUSTEES.** *Any member of the public who wishes to have a statement read into the Minutes is required to appear (virtually) at the meeting and make said statements to the Board directly.*



**\$100,000 Awarded to Palisade for Revitalizing Main Street Grants:** The Town has submitted 2 Main Street Grants for \$50,000 each. These grants are to assist Towns with social distancing with COVID19 pandemic. One grant is for 2 parklets and the second is for sidewalk expansion in the downtown area. The Town has been awarded both of these grants.

**Bus & Plunge Shelter:** Staff has completed the bus shelter at the Main Street Parking Lot. This shelter was paid for with the Palisade Plunge GOCO grant. Sidewalks, historical feature and sign and Plunge kiosk to be added soon!

**COVID19 Relief Funds** – US Senator for Colorado, Michael Bennet – American Plan:  
 Grants are being created to assist Towns with recovery from the COVID19 pandemic.  
 Staff is researching grants becoming available and projects that can be associated with them.  
 Town Manager working with Mesa County municipalities on possible county wide projects to submit for grant funding.

Grants available now:

- \$2 million dollar infrastructure grant – improve road ways – staff is working on hierarchy of streets to present to the Board and direction to apply for this grant.
- High Speed Broad Band for Rural Areas Grant – no information yet
- Drought Resilience Grant – no information yet
- Rural Infrastructure Grant – no information yet

The State has reported that Palisade will receive \$600,000 for COVID19 recovery to be used towards water & medical infrastructure. The staff is working on possible projects to present to the Board for the use of these funds.

Palisade Clinic – (diagram attached) – The Town is working with Community Hospital on various layouts for new clinic and site. The direction is to still move forward with removing the old high school – leaving the gym. Drawings not complete.

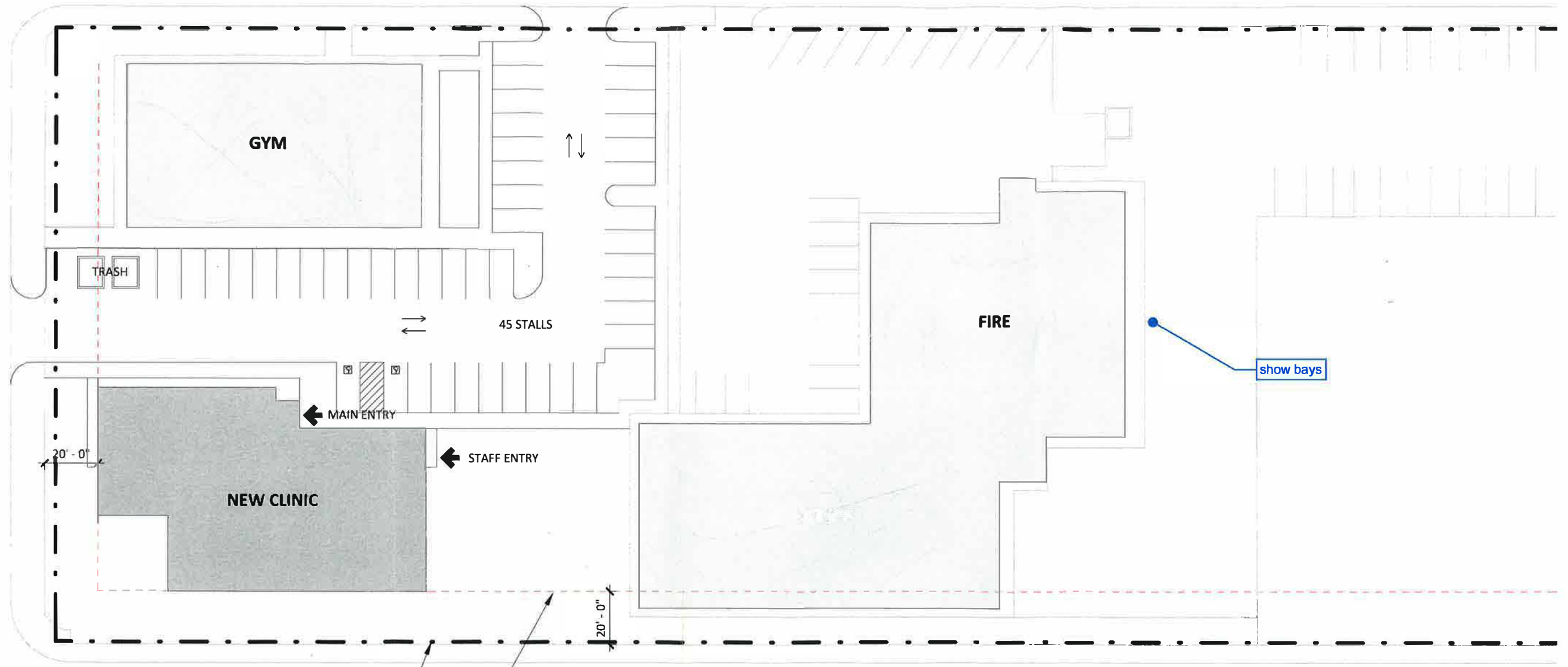
**List of Calendar Year Projects:**

<b><u>Capital Improvement Projects</u></b>	
Main Street Revitalization Grant \$50,000	Build 2 parklets for social distancing – Peche’ and Di Orios’ for COVID19 recovery

<p>Main Street Revitalization Grant \$50,000</p>	<p>Construct bulb outs and sidewalk expansion in downtown area</p>
<p>EPA Brownfields Grant – Asbestos Remediation</p>	<p>Grant submitted Wednesday 10.28.2020 for asbestos remediation at the old high school – grant request is +/- \$500,000 with 20% match</p> <p>Announcement of winners in June 2021</p>
<p>Master Sewer Plan Study Completed</p>	<p>Completing portal application with USDA for possible funding on sewer design and construction – there is a lot of information to submit for the grant/ loan application.</p> <p>Staff working on IGA with Clifton Sewer to present to the Board for approval</p>
<p>Palisade – Clifton Fire Department</p>	<p>Entered into IGA with Clifton Fire. Steering committee appointed to work on moving fire authority forward.</p>
<p>DOLA Tier 1 – Fire Department Tender Truck Submittal</p>	<p>Staff to submit grant in April 2021 for a 50% grant request to purchase a Fire Tender at total cost of \$300,000</p>
<p>MPPO GRANT AWARD: \$912,000 Highway 6 between Main street and Iowa COVID 19 – CARES Act Funding</p>	<p>30% Completion of design work submitted to CDOT for comment. Staff is working with Landscape Architect to complete 3 concept plans to present to the public at open houses – to be scheduled.</p> <p>JUB Engineering Firm was selected to perform design/engineering for this project.</p> <p>TOP has been awarded the total grant with the match relief: \$912,000.00 for work on highway 6 – completed IGA and RFQ with CDOT – Town received 3 RFQ’s for design and engineering work</p>
<p>TAP Grant Awarded: \$1 million dollars –</p> <p>Build sidewalks from Lincoln St to High School.</p>	<p>Committee selected Stolfus Engineering as Design Firm for the project.</p> <p>TOP awarded \$1 million dollar grant for sidewalks from Lincoln to the high school on the south side of Highway 6</p> <p>Have hired and completed the ICE – Independent Contractor Estimate for design work required by grant</p>

IOWA AVENUE

W 7TH STREET



PROPERTY LINE

TOWN REQUESTED SETBACK

W 8TH STREET / G ROAD

MINIMUM PARKING REQUIREMENT: 1 STALL / 300 SF = 26 STALLS  
 SUGGESTED PARKING: 4-5 PER 1,000 SF = 30-36\* STALLS  
 \* FOR CLINIC ONLY, EXCESS RECOMMENDED FOR GYM PARKING

# 1 SITE PLAN

A-1 1" = 40'-0"

### CONCEPTUAL DESIGN

**BOULDER ASSOCIATES ARCHITECTS**  
 Boulder Associates, Inc.  
 Architecture + Interior Design  
 1426 Pearl Street, Suite 300  
 Boulder, Colorado 80302  
 303.499.7795 F 303.499.7767  
 www.boulderassociates.com

PROJECT:	PALISADE CLINIC	
PROJECT NO.:	214712.00	SHEET: SITE PLAN
DATE:	2/17/21	SHEET NUMBER:
DRAWN BY:	W. Vollink	

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## **PALISADE BOARD OF TRUSTEES Staff Report**

**Meeting Date:** April 13, 2021

**Department:** Police Department

**Department Director:** Chief Debra Funston

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### **STATS FOR MARCH**

255 Calls for Service, 4 less than February

#### **February Reports and Summons**

18 Case Reports

22 Supplement Reports

2 Arrests

1-Fugative From Justice

1- Domestic Violence, 3<sup>rd</sup> Degree Assault, Child Abuse, and Obstruction of Phone Service

32 Summons written

3 Criminal Summons (Municipal)

1 – Defacing of Property

1 – Possession of Marijuana Under 21

1 - Harassment

29 Traffic Summons (4 Municipal)

11 County

3- DUI

3-License Under Restraint

1-License Plate Improperly Displayed

2-Owner Required to Have Insurance

1-Speeding 10-19 Over



1- Failed to Obtain CO Registration

18 Municipal

1-Disregarded Traffic Control Device

3-Speeding 10-19 MPH Over

1-Speeding 1-4 MPH Over

1- Speeding 25+ MPH Over

11-Speeding 5-9 MPH Over

1-Operated Uninsured Motor Vehicle

## **Totals**

**680 Call for Service to date in 2021**

## **TRAINING**

- Trainee Officer McVay completed his first of four phases in the Field Training Officer program.
- All staff completed inhouse training and policy review on use of Body Worn Cameras. Cameras have been issued and are now in full use.

## **NOTEWORTHY INVESTIGATIONS:**

Investigations has two (2) active sex offense cases, (2) Fraud cases, (2) DHS referrals from Adult Protection Services (APS) for financial exploitation. All cases are active at this time.

Investigations currently working on a shooting that occurred on Iowa Avenue on April 2, 2021. Victim suffered non-life threatening injuries during the incident. Investigations is on-going with assistance from Colorado Bureau of Investigation.

## **SIGNIFICANT EVENTS:**

March 25, 2021 Officers working day shift assisted Garfield County Sheriff's Office and Mesa County Sheriff's Office with locating suspects involved felony eluding and other charges. Suspects abandoned the vehicle in Palisade and then attempted flee on foot but Palisade Officers located the suspects and detained them.



175 E 3<sup>rd</sup> Street  
P.O. Box 128  
Palisade, CO 81526

Phone: (970) 464-5602  
Fax: (970) 464-5609  
[www.townofpalisade.org](http://www.townofpalisade.org)

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## EXPENDITURES - APPROVAL BY DEPT

Council Meeting Date – April 13, 2021

Date Range of Payables – 03/20/21 – 04/09/21

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.Input date = 03/20/2021-04/09/2021

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0320210	AFLAC After-Tax Pay Period: 3/2	03/25/2021	55.80	.00		
AFLAC INSURANCE	PR0320210	AFLAC Pre-tax Pay Period: 3/20/	03/25/2021	230.70	.00		
COLORADO DEPT OF REVENU	PR0320210	State Withholding Tax Pay Period	03/25/2021	2,573.00	.00		
FICA/MED/ P/R TAXES	PR0320212	Federal Withholding Tax Pay Peri	03/25/2021	6,756.05	.00		
FICA/MED/ P/R TAXES	PR0320212	Social Security Pay Period: 3/20/	03/25/2021	3,311.14	.00		
FICA/MED/ P/R TAXES	PR0320212	Social Security Pay Period: 3/20/	03/25/2021	3,311.14	.00		
FICA/MED/ P/R TAXES	PR0320212	Medicare Pay Period: 3/20/2021	03/25/2021	1,291.79	.00		
FICA/MED/ P/R TAXES	PR0320212	Medicare Pay Period: 3/20/2021	03/25/2021	1,291.79	.00		
FIRE AND POLICE PENSION	PR0320210	FPPA 457 Pay Period: 3/20/2021	03/25/2021	50.00	.00		
FIRE AND POLICE PENSION	PR0320210	FPPA Fire DD Pay Period: 3/20/2	03/25/2021	95.08	.00		
FIRE AND POLICE PENSION	PR0320210	Police Pension Pay Period: 3/20/	03/25/2021	2,463.50	.00		
FIRE AND POLICE PENSION	PR0320210	Police Pension Pay Period: 3/20/	03/25/2021	1,820.87	.00		
FIRE AND POLICE PENSION	PR0320210	Fire Pension Pay Period: 3/20/20	03/25/2021	364.46	.00		
FIRE AND POLICE PENSION	PR0320210	Fire Pension Pay Period: 3/20/20	03/25/2021	269.38	.00		
FIRE AND POLICE PENSION	PR0320210	FPPA Police DD Pay Period: 3/20	03/25/2021	642.65	.00		
ICMA TRST 401 - 107074	PR0320210	ICMA 401K Pay Period: 3/20/202	03/25/2021	1,976.97	.00		
ICMA TRST 401 - 107074	PR0320210	ICMA 401K Pay Period: 3/20/202	03/25/2021	1,976.97	.00		
ICMA TRST 457 - 304721	PR0320210	ICMA 457 Pay Period: 3/20/2021	03/25/2021	100.00	.00		
UTILITY REFUNDS	TRAN 1305320	REFUND CHECK	03/11/2021	10.00	10.00	04/02/2021	
FAMILY SUPPORT REGISTRY	PR0320211	FIPS 056888833 Garnishment P	03/25/2021	227.08	227.08	03/25/2021	
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	144.83	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	6,347.05	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	5,426.58	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	125.76	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	4,045.05	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	613.15	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	21,312.15	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	92.28	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	1,259.60	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	139.60	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	1,906.83	.00		
CIGNA HEALTHCARE	PR0320211	Health and Dental Insurance Cig	03/25/2021	154.45	.00		
ANTHEM BLUE CROSS AND BL	PR0320211	Vision Insurance Vision Employe	03/25/2021	24.67	.00		
ANTHEM BLUE CROSS AND BL	PR0320211	Vision Insurance Vision Employe	03/25/2021	11.99	.00		
ANTHEM BLUE CROSS AND BL	PR0320211	Vision Insurance Vision Employe	03/25/2021	11.48	.00		
ANTHEM BLUE CROSS AND BL	PR0320211	Vision Insurance Vision Employe	03/25/2021	81.99	.00		
ALPINE BANK CC	TB MAR 3111 -	EVENTBRITE REFUND	03/18/2021	2,601.80	.00		
<b>Total :</b>				<b>73,117.63</b>	<b>237.08</b>		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>ADMINISTRATION</b>							
CAPITAL BUSINESS SYSTEMS	29047153	COPIER LEASE	04/01/2021	553.00	.00		
IMPACT PROMOTIONAL PRODU	70507	UNIFORMS - ADMIN	03/19/2021	546.38	546.38	04/02/2021	
LINCOLN NATIONAL	4211577592	Life Insurance - Admin	02/19/2021	27.75	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Admin	03/20/2021	37.00	.00		
OFFICE DEPOT	163627161001	OFFICE SUPPLY - ADMIN	03/23/2021	58.82	58.82	04/02/2021	
OFFICE DEPOT	164089900001	OFFICE SUPPLY - ADMIN	03/18/2021	118.56	118.56	04/02/2021	
OFFICE DEPOT	164254978001	OFFICE SUPPLY - ADMIN	03/30/2021	102.61	.00		
OFFICE DEPOT	166078906001	OFFICE SUPPLY - ADMIN	03/31/2021	20.83	.00		
OFFICE DEPOT	166078906002	OPERATING SUPPLY-ADMIN	04/01/2021	299.99	.00		
PROVELOCITY LLC	30286	INFORMATION TECHNOLOGY	04/01/2021	6,534.06	.00		
XCEL ENERGY	723556294	ADMINISTRATION LIGHTS	03/12/2021	767.93	.00		
CHARTER COMMUNICATIONS	000082003212	INTERNET GYM	03/21/2021	141.97	141.97	04/02/2021	
MUNICIPAL CODE CORPORATI	00355679	CODIFYING the PALISADE MUNI	03/22/2021	1,736.00	1,736.00	04/02/2021	
J-U-B ENGINEERS	0141513	GENERAL ENGINEERING	03/23/2021	1,019.41	.00		
J-U-B ENGINEERS	0141513	ADMIN PRO SERVICES - USDA	03/23/2021	1,575.50	.00		
HOLE IN THE WALL SHIRT SHO	23377	EMBROIDERY - JACKETS	03/23/2021	75.00	75.00	04/02/2021	
KARP NEU HANLON, PC	29641	PROFESSIONAL SERVICES	04/02/2021	6,173.60	.00		
KARP NEU HANLON, PC	29906	PROFESSIONAL SERVICES	04/05/2021	900.00	.00		
MUELLER, GREGG	FBP03302021	FBP REIMBURSEMENT	03/30/2021	738.50	738.50	04/02/2021	
ALPINE BANK CC	JH MAR 3061 -	DUES	03/18/2021	14.99	.00		
ALPINE BANK CC	JH MAR 3061 -	DUES	03/18/2021	52.99	.00		
ALPINE BANK CC	KF MAR 3160	ADMIN - OPERATING	03/18/2021	11.98	.00		
ALPINE BANK CC	KF MAR 3160	TRAINING	03/18/2021	49.00	.00		
ALPINE BANK CC	KF MAR 3160	OFFICE SUPPLIES	03/18/2021	41.13	.00		
ALPINE BANK CC	KF MAR 3160	PRINTING - BUSINESS CARDS	03/18/2021	165.99	.00		
ALPINE BANK CC	TB MAR 3111 -	ADMIN - OPERATING - UNIFOR	03/18/2021	525.00	.00		
ALPINE BANK CC	TRAVEL 1 MA	ADMIN - OPERATING	03/18/2021	172.22	.00		
ALPINE BANK CC	TWARD MAR 0	ADMIN - OPERATING	03/18/2021	31.12	.00		
ALPINE BANK CC	TWARD MAR 0	TRAINING	03/18/2021	3.79-	.00		
ALPINE BANK CC	TWARD MAR 0	TRAINING	03/18/2021	4.32-	.00		
COLUMN	4E284DA7-003	PUBLIC HEARING NOTICE - BU	04/07/2021	13.55	.00		
COLUMN	4E284DA7-003	PUBLIC HEARING NOTICE - BU	04/07/2021	14.04	.00		
Total ADMINISTRATION:				22,510.81	3,415.23		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>COMMUNITY DEVELOPMENT</b>							
LINCOLN NATIONAL	4211577592	Life Insurance - Comm Dev	02/19/2021	9.25	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Comm Dev	03/20/2021	6.01	.00		
UNITED REPROGRAPHIC SUPP	IN260792	PLOTTER INK	03/31/2021	504.66	.00		
J-U-B ENGINEERS	0141513	CRESTHAVEN ACRES - 2	03/23/2021	785.68	.00		
REYNOLDS, LYDIA	FBP03302021	FLEX PLAN REIMBURSEMENT	03/30/2021	171.76	171.76	04/02/2021	
COLUMN	4E284DA7-002	COMM DEV - NOTICE	03/18/2021	15.97	15.97	04/02/2021	
COLUMN	4E284DA7-003	COMM DEV - NOTICE	04/01/2021	15.49	.00		
COLUMN	4E284DA7-003	COMM DEV - NOTICE	04/01/2021	16.46	.00		
COLUMN	4E284DA7-003	COMM DEV - NOTICE	04/07/2021	13.07	.00		
COLUMN	4E284DA7-003	COMM DEV - NOTICE	04/07/2021	13.55	.00		
Total COMMUNITY DEVELOPMENT:				1,551.90	187.73		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>TOURISM FUND</b>							
ALPINE BANK CC	KF MAR 3160	MAILCHIMP - ONLINE MARKETI	03/18/2021	66.99	.00		
ALPINE BANK CC	KF MAR 3160	TOURISM - ON LINE MARKETIN	03/18/2021	110.00	.00		
ALPINE BANK CC	TB MAR 3111 -	TOURISM - ON LINE MARKETIN	03/18/2021	72.68	.00		
EARTH DIVER LLC DBA/	14721	TAB - ONLINE MARKETING	02/26/2021	1,500.00	.00		
MILES PARTNERSHIP LLLP	47708	TAB - OFFLINE/PRINT MARKETI	02/17/2021	3,175.39	.00		
Total TOURISM FUND:				4,925.06	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POLICE</b>							
CITY OF GRAND JUNCTION	2021-0007805	911 CHARGES PD	04/01/2021	8,799.50	.00		
DRANGINIS, DAN	FBP03302021	FLEXIBLE BENEFIT PLAN REIM	03/30/2021	70.92	70.92	04/02/2021	
JIM DIBLE OIL COMPANY	111802	POLICE DEPT - GAS / DIESEL	03/04/2021	90.47	.00		
JIM DIBLE OIL COMPANY	111876	POLICE DEPT - GAS / DIESEL	03/12/2021	135.08	135.08	04/02/2021	
JIM DIBLE OIL COMPANY	111955	POLICE DEPT - GAS / DIESEL	03/19/2021	124.99	124.99	04/02/2021	
JIM DIBLE OIL COMPANY	112020	POLICE DEPT - GAS / DIESEL	03/26/2021	77.05	.00		
JIM DIBLE OIL COMPANY	112093	POLICE DEPT - GAS / DIESEL	04/01/2021	89.28	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Police	02/19/2021	64.75	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Police	03/20/2021	64.75	.00		
VERIZON WIRELESS	9875590588	POLICE DEPT. CELL PHONES	03/15/2021	529.24	.00		
VERIZON WIRELESS	9875590588	POLICE DEPARTMENT MODEM	03/15/2021	360.09	.00		
COOP COUNTRY	240000	PD CAR WASH	03/24/2021	2.00	2.00	04/02/2021	
COOP COUNTRY	240001	PD CAR WASH	03/24/2021	2.64	2.64	04/02/2021	
COOP COUNTRY	240307	PD CAR WASH	04/07/2021	2.59	.00		
AXON ENTERPRISE, INC.	SI-1702327	PD - BODY CAMERAS	12/11/2020	8,187.74	.00		
AXON ENTERPRISE, INC.	SI-1702353	PD - BODY CAMERAS	12/11/2020	8,177.68	.00		
AXON ENTERPRISE, INC.	SI-1725710	PD - BODY CAMERAS	03/19/2021	1,035.00	1,035.00	04/02/2021	
Total POLICE:				27,813.77	1,370.63		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>CEMETERY</b>							
JIM DIBLE OIL COMPANY	111802	CEMETERY - GAS / DIESEL	03/04/2021	28.81	.00		
JIM DIBLE OIL COMPANY	111876	CEMETERY - GAS / DIESEL	03/12/2021	38.51	38.51	04/02/2021	
JIM DIBLE OIL COMPANY	111955	CEMETERY - GAS / DIESEL	03/19/2021	26.21	26.21	04/02/2021	
JIM DIBLE OIL COMPANY	112020	CEMETERY - GAS / DIESEL	03/26/2021	16.16	.00		
JIM DIBLE OIL COMPANY	112093	CEMETERY - GAS / DIESEL	04/01/2021	32.63	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Cemetery	02/19/2021	9.25	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Cemetery	03/20/2021	9.25	.00		
XCEL ENERGY	723556294	CEMETERY LIGHTS	03/12/2021	223.31	.00		
Total CEMETERY:				384.13	64.72		



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FIRE / EMS</b>							
BOUND TREE MEDICAL, LLC	83992603	MEDICAL SUPPLIES/EMS	03/18/2021	55.74	55.74	03/25/2021	
BOUND TREE MEDICAL, LLC	84005883	MEDICAL SUPPLIES/EMS	03/30/2021	256.22	256.22	04/02/2021	
BOUND TREE MEDICAL, LLC	84015519	MEDICAL SUPPLIES/EMS	04/07/2021	533.08	.00		
CITY OF GRAND JUNCTION	2021-0007805	911 CHARGES FD	04/01/2021	2,407.41	.00		
CLIFTON FIRE PROTECTION	21-02-004	CONTRACT ADMIN SERVICES	02/25/2021	5,000.00	.00		
JIM DIBLE OIL COMPANY	111802	FIRE/EMS GAS & DIESEL	03/04/2021	172.25	.00		
JIM DIBLE OIL COMPANY	111876	FIRE/EMS GAS & DIESEL	03/12/2021	183.59	183.59	04/02/2021	
JIM DIBLE OIL COMPANY	111955	FIRE/EMS GAS & DIESEL	03/19/2021	16.13	16.13	04/02/2021	
JIM DIBLE OIL COMPANY	112020	FIRE/EMS GAS & DIESEL	03/26/2021	9.94	.00		
JIM DIBLE OIL COMPANY	112093	FIRE/EMS GAS & DIESEL	04/01/2021	238.44	.00		
TWO-WAY COMMUNICATIONS	20-00521	FD- RADIO MAINTENANCE	03/29/2021	142.50	142.50	04/02/2021	
VERIZON WIRELESS	9875590588	FIRE DEPT / CHIEF	03/15/2021	97.54	.00		
WESTERN IMPLEMENT	IN23292	VEHICLE REPAIR & MAINT - FD	03/18/2021	53.70	53.70	04/02/2021	
XCEL ENERGY	723556294	FIRE/EMS LIGHTS	03/12/2021	881.19	.00		
ALPINE BANK CC	DJ MAR 4424 -	FD - VEHICLE REPAIR & MAINT	03/18/2021	4.99	.00		
JUSTICE FAMILY ENTERPRISES	21-0730	PERSONNEL ACCOUNTABILITY	03/09/2021	334.50	334.50	04/02/2021	
OKLAHOMA STATE UNIVERSITY	178364	HAZMAT/FF ACADEMY BOOKS	03/23/2021	490.05	.00		
Total FIRE / EMS:				10,877.27	1,042.38		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>EMS</b>							
BOOKCLIFF AUTO PARTS INC	222060	STREETS / PARKS SHARED CO	03/17/2021	183.08	183.08	04/02/2021	
BOOKCLIFF AUTO PARTS INC	224843	STREETS / PARKS SHARED CO	03/23/2021	59.80	59.80	04/02/2021	
HONNEN EQUIPMENT CO.	1255976	SHARED DEPT EXPENSES	03/24/2021	1,046.02	1,046.02	04/02/2021	
HONNEN EQUIPMENT CO.	1257646	SHARED DEPT EXPENSES	03/30/2021	59.86	59.86	04/02/2021	
COOP COUNTRY	240154	PW CAR WASH	03/31/2021	8.32	8.32	04/02/2021	
MCCANDLESS TRUCK CENTER	S105007595-0	SHARED COST - DOT INSPECTI	03/12/2021	23.55	23.55	04/02/2021	
ALPINE BANK CC	DJ MAR 4424 -	SHARED EXPENSES	03/18/2021	17.17	.00		
ALPINE BANK CC	DJ MAR 4424 -	SHARED EXPENSES	03/18/2021	266.97	.00		
ALPINE BANK CC	DJ MAR 4424 -	SHARED EXPENSES	03/18/2021	5.98	.00		
ALPINE BANK CC	DJ MAR 4424 -	SHARED EXPENSES	03/18/2021	8.00	.00		
Total EMS:				1,678.75	1,380.63		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>STREETS</b>							
JIM DIBLE OIL COMPANY	111802	STREETS - GAS / DIESEL	03/04/2021	72.03	.00		
JIM DIBLE OIL COMPANY	111876	STREETS - GAS / DIESEL	03/12/2021	96.27	96.27	04/02/2021	
JIM DIBLE OIL COMPANY	111955	STREETS - GAS / DIESEL	03/19/2021	65.52	65.52	04/02/2021	
JIM DIBLE OIL COMPANY	112020	STREETS - GAS / DIESEL	03/26/2021	40.39	.00		
JIM DIBLE OIL COMPANY	112093	STREETS - GAS / DIESEL	04/01/2021	81.57	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Streets	02/19/2021	27.75	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Streets	03/20/2021	27.75	.00		
WEST COLORADO AG-SERVICE	8131	WEED CONTROL- SO HWY 6	03/18/2021	650.00	650.00	04/02/2021	
XCEL ENERGY	721796819	STREET LIGHTS	03/01/2021	3,350.49	.00		
XCEL ENERGY	723471062	307 MAIN ST. (CHARGING STATI	03/11/2021	11.47	.00		
XCEL ENERGY	723556294	STREET LIGHTS	03/12/2021	194.14	.00		
J-U-B ENGINEERS	0141518	HWY 6 MMOF GRANT	03/23/2021	12,515.99	.00		
ALPINE BANK CC	BF MAR 4622 -	STREETS - SUPPLIES	03/18/2021	12.98	.00		
ALPINE BANK CC	BF MAR 4622 -	STREETS - SUPPLIES	03/18/2021	13.92	.00		
ALPINE BANK CC	BF MAR 4622 -	STREETS - SUPPLIES	03/18/2021	13.92-	.00		
ALPINE BANK CC	BF MAR 4622 -	STREETS - SUPPLIES	03/18/2021	7.75	.00		
ALPINE BANK CC	BF MAR 4622 -	STREETS - SUPPLIES	03/18/2021	6.87-	.00		
ALPINE BANK CC	ML MAR 3103 -	STREETS - SUPPLIES	03/18/2021	16.99	.00		
ALPINE BANK CC	ML MAR 3103 -	STREETS - SUPPLIES	03/18/2021	14.99	.00		
ALPINE BANK CC	TODDW MAR	STREETS - SUPPLIES	03/18/2021	4.59	.00		
SYNERGY PROMO	2170	UNIFORMS - STREETS	03/02/2021	368.06	.00		
Total STREETS:				17,551.86	811.79		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>WATER</b>							
CASTINGS, INC.	65912	METER PARTS	03/25/2021	483.00	483.00	04/02/2021	
DANA KEPNER COMPANY	1537271-00	PW - METERS	03/23/2021	599.88	599.88	04/02/2021	
JOHN DEERE FINANCIAL	I72213	WATER - UNIFORMS	02/04/2021	184.97	184.97	04/02/2021	
JOHN DEERE FINANCIAL	I77903	WATER - UNIFORMS	02/12/2021	175.00	175.00	04/02/2021	
JOHN DEERE FINANCIAL	I81826	BOOTS - CHAVEZ	02/19/2021	99.99	99.99	04/02/2021	
FERGUSON US HOLDINGS, INC	1200561	HYDRANT REPAIRS	03/23/2021	439.02	439.02	04/02/2021	
FERGUSON US HOLDINGS, INC	1202284	METER REPAIR	03/23/2021	892.62	892.62	04/02/2021	
GRAND JUNCTION WINWATER	058119-01	FIRE HYDRANT REPAIR	03/20/2021	4,484.45	.00		
JIM DIBLE OIL COMPANY	111802	WATER - GAS / DIESEL	03/04/2021	100.84	.00		
JIM DIBLE OIL COMPANY	111876	WATER - GAS / DIESEL	03/12/2021	134.78	134.78	04/02/2021	
JIM DIBLE OIL COMPANY	111955	WATER - GAS / DIESEL	03/19/2021	91.73	91.73	04/02/2021	
JIM DIBLE OIL COMPANY	112020	WATER - GAS / DIESEL	03/26/2021	56.55	.00		
JIM DIBLE OIL COMPANY	112093	WATER - GAS / DIESEL	04/01/2021	114.20	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Water	02/19/2021	37.00	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Water	03/20/2021	37.00	.00		
PEACHTREE HARDWARE AND	445627	WATER - VISE FOR SHOP	03/26/2021	105.00	.00		
FERGUSON US HOLDINGS, INC	0187399	WATER DIST - FIRE HYDRANT	03/30/2021	1,572.63	.00		
U S POSTOFFICE	MARCH UTILIT	WATER	04/01/2021	171.70	171.70	04/01/2021	
UTE WATER CONSERVANCY	PAL21TM	WATER - LAB TESTS - TRACE M	03/30/2021	225.00	225.00	04/02/2021	
UTILITY NOTIFICATION	221031076	RTL TRANSMISSIONS	03/31/2021	106.92	.00		
VERIZON WIRELESS	9875590587	PUBLIC WORKS CELL PHONES	03/15/2021	146.42	.00		
VERIZON WIRELESS	9875590588	PUBLIC WORKS CELL PHONES	03/15/2021	156.37	.00		
WEST COLORADO AG-SERVICE	8132	WEED CONTROL- STREETS	03/18/2021	1,725.50	1,725.50	04/02/2021	
XCEL ENERGY	723475267	175 1/2 E. 3RS - BULK WATER S	03/11/2021	173.03	.00		
XCEL ENERGY	723556294	WATER LIGHTS	03/12/2021	398.21	.00		
GRAND JUNCTION BRICKYARD	0176852-IN	CINDER BLOCKS	03/30/2021	80.76	.00		
DPE, LLC	6520	SITE LEASE-PAL PT.	03/31/2021	75.00	.00		
TECHNOLOGY CREDIT CORPO	173755	2020 PROP. TAX- 865 RAPID CR	02/11/2021	1,402.04	.00		
J-U-B ENGINEERS	0141513	CABIN RESERVOIR	03/23/2021	854.00	.00		
J-U-B ENGINEERS	0141513	BOWER AVE - WATER	03/23/2021	1,347.40	.00		
ALPINE BANK CC	DJ MAR 4424 -	WATER REPAIR & MAINT - VEHI	03/18/2021	.99	.00		
ALPINE BANK CC	DJ MAR 4424 -	WATER REPAIR & MAINT - VEHI	03/18/2021	.46	.00		
ALPINE BANK CC	DJ MAR 4424 -	WATER REPAIR & MAINT - VEHI	03/18/2021	4.59	.00		
ALPINE BANK CC	FM MAR 3145	WATER - BACKFLOW PREVENT	03/18/2021	18.30	.00		
ALPINE BANK CC	FM MAR 3145	WATER - SUPPLIES	03/18/2021	39.99	.00		
ALPINE BANK CC	FM MAR 3145	WATER - BACKFLOW TESTING	03/18/2021	149.16	.00		
ALPINE BANK CC	ML MAR 3103 -	WATER REPAIR & MAINT - VEHI	03/18/2021	32.99	.00		
ALPINE BANK CC	ML MAR 3103 -	WATER - TRAINING	03/18/2021	45.00	.00		
ALPINE BANK CC	ML MAR 3103 -	WATER - HEATING/COOLING U	03/18/2021	851.00	.00		
OPTIMUS COMMUNICATIONS, L	15333	INTERNET SERVICE	03/19/2021	87.00	87.00	04/02/2021	
SYNERGY PROMO	2170	UNIFORMS - WATER	03/02/2021	368.07	.00		
Total WATER:				18,068.56	5,310.19		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER PLANT</b>							
CITY OF GRAND JUNCTION	2021-0007406	LAB TESTING	04/01/2021	198.00	.00		
JIM DIBLE OIL COMPANY	111802	SEWER - GAS / DIESEL	03/04/2021	28.82	.00		
JIM DIBLE OIL COMPANY	111876	SEWER - GAS / DIESEL	03/12/2021	38.50	38.50	04/02/2021	
JIM DIBLE OIL COMPANY	111955	SEWER - GAS / DIESEL	03/19/2021	26.20	26.20	04/02/2021	
JIM DIBLE OIL COMPANY	112020	SEWER - GAS / DIESEL	03/26/2021	16.16	.00		
JIM DIBLE OIL COMPANY	112093	SEWER - GAS / DIESEL	04/01/2021	32.62	.00		
U S POSTOFFICE	MARCH UTILIT	TRASH	04/01/2021	42.92	42.92	04/01/2021	
USA BLUEBOOK	504401	SEWER PLANT MAINTENANCE	02/16/2021	39.58	39.58	04/02/2021	
USA BLUEBOOK	548316	PLANT SUPPLIES	03/23/2021	77.09	77.09	04/02/2021	
XCEL ENERGY	722900052	661 BRENTWOOD DR	03/08/2021	11.23	.00		
XCEL ENERGY	723556294	SEWER LIGHTS	03/12/2021	1,224.38	.00		
J-U-B ENGINEERS	0141513	BOWER AVE SEWER	03/23/2021	1,347.40	.00		
Total SEWER PLANT:				3,082.90	224.29		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>SEWER COLLECTION</b>							
U S POSTOFFICE	MARCH UTILIT	SEWER	04/01/2021	42.92	42.92	04/01/2021	
USA BLUEBOOK	504401	SEWER COLLECTION - SUPPLI	02/16/2021	86.54	86.54	04/02/2021	
MOCKLER, LAURA	1127 - SEWER	REIMBURSE SEWER DAMAGE	02/01/2021	2,374.87	2,374.87	04/02/2021	
ALPINE BANK CC	FH MAR 4614 -	SEWER COLLECTION SUPPLIE	03/18/2021	7.69	.00		
ALPINE BANK CC	FH MAR 4614 -	SEWER PLANT SUPPLIES	03/18/2021	2.77-	.00		
SYNERGY PROMO	2170	UNIFORMS - SEWER	03/02/2021	368.06	.00		
PALISADE VINEYARDS HOMEO	METER 00004	LIFT STATION REIMBURSEMEN	02/07/2021	2,433.09	2,433.09	04/02/2021	
Total SEWER COLLECTION:				5,310.40	4,937.42		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
U S POSTOFFICE	MARCH UTILIT	SOLID WASTE	04/01/2021	85.85	85.85	04/01/2021	
WASTE MANAGEMENT INC -	1695186-0576-	DUMPSTER SERVICE	03/29/2021	1,706.64	.00		
WASTE MANAGEMENT INC -	1695404-0576-	GARBAGE SERVICE	04/01/2021	14,952.02	.00		
Total :				16,744.51	85.85		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>PARKS</b>							
BOOKCLIFF AUTO PARTS INC	226211	PARKS - VEHICLE REPAIRS	03/26/2021	74.14	74.14	04/02/2021	
JOHN DEERE FINANCIAL	198886	PARK SUPPLIES	03/15/2021	22.98	22.98	04/02/2021	
GOODWIN SERVICE, INC.	93189	PORTABLE TOILET RENTAL	03/15/2021	240.00	240.00	04/02/2021	
JIM DIBLE OIL COMPANY	111802	PARKS - GAS / DIESEL	03/04/2021	57.62	.00		
JIM DIBLE OIL COMPANY	111876	PARKS - GAS / DIESEL	03/12/2021	77.02	77.02	04/02/2021	
JIM DIBLE OIL COMPANY	111955	PARKS - GAS / DIESEL	03/19/2021	52.42	52.42	04/02/2021	
JIM DIBLE OIL COMPANY	112020	PARKS - GAS / DIESEL	03/26/2021	32.31	.00		
JIM DIBLE OIL COMPANY	112093	PARKS - GAS / DIESEL	04/01/2021	65.26	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Parks	02/19/2021	18.50	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Parks	03/20/2021	18.50	.00		
WEST COLORADO AG-SERVICE	8133	WEED CONTROL- RIVERBEND	03/15/2021	1,225.30	1,225.30	04/02/2021	
WEST COLORADO AG-SERVICE	8134	PEACH BOWL WALKING TRACK	03/15/2021	250.50	250.50	04/02/2021	
XCEL ENERGY	723556294	PARKS LIGHTS	03/12/2021	98.89	.00		
SYNERGY PROMO	2170	UNIFORMS - PARKS	03/02/2021	368.06	.00		
Total PARKS:				2,601.50	1,942.36		



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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>POOL</b>							
XCEL ENERGY	723556294	POOL LIGHTS	03/12/2021	240.06	.00		
Total POOL:				240.06	.00		

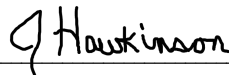
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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>FACILITIES</b>							
ALL METALS WELDING &	76094	FACILITIES - PD REMODEL	03/11/2021	38.85	.00		
ALL SEASONS RENTAL	92194	SCAFFOLDING RENTAL - TOWN	03/18/2021	180.18	180.18	04/02/2021	
ALL-PHASE	2688-1002674	ELECTRIC BUILDING MAINTEN	03/16/2021	105.40	105.40	04/02/2021	
GRAND MESA MECHANICAL	20350	BUILDING - REPAIRS & MAINT	03/17/2021	260.80	260.80	04/02/2021	
HOME DEPOT CREDIT SERVCE	1102649	PAINT - BUILDINGS AND ANNEX	03/12/2021	23.96-	.00		
HOME DEPOT CREDIT SERVCE	1523899	PAINT - BUILDINGS AND ANNEX	03/12/2021	305.16	.00		
LINCOLN NATIONAL	4211577592	Life Insurance - Facilities	02/19/2021	9.25	.00		
LINCOLN NATIONAL	4225376520	Life Insurance - Facilities	03/20/2021	9.25	.00		
MESA COUNTY LANDFILL	1311758	LOOSE TRASH - FACILITIES	03/31/2021	16.83	.00		
PEACHTREE HARDWARE AND	441927	BUILDING MAINTENANCE - AN	02/04/2021	135.24	135.24	04/02/2021	
PEACHTREE HARDWARE AND	441931	BUILDING MAINTENANCE - AN	02/04/2021	10.16	10.16	04/02/2021	
PEACHTREE HARDWARE AND	443206	BUILDING MAINTENANCE - AN	02/23/2021	132.66	132.66	04/02/2021	
PEACHTREE HARDWARE AND	443924	BUILDING MAINTENANCE - AN	03/04/2021	63.98	63.98	04/02/2021	
PEACHTREE HARDWARE AND	444155	BUILDING MAINTENANCE - AN	03/08/2021	59.96	59.96	04/02/2021	
PEACHTREE HARDWARE AND	444465	BUILDING MAINTENANCE - VM	03/11/2021	56.97	56.97	04/02/2021	
PEACHTREE HARDWARE AND	445096	BUILDING MAINTENANCE - VM	03/19/2021	23.15	23.15	04/02/2021	
PEACHTREE HARDWARE AND	445836	BUILDING MAINTENANCE	03/30/2021	52.28	.00		
PEACHTREE HARDWARE AND	777740	BUILDING MAINTENANCE - AN	02/05/2021	2,179.56	2,179.56	04/02/2021	
PEACHTREE HARDWARE AND	777741	BUILDING MAINTENANCE - AN	02/12/2021	737.00	737.00	04/02/2021	
PEACHTREE HARDWARE AND	777777	BUILDING MAINTENANCE - AN	02/10/2021	649.99	649.99	04/02/2021	
PEACHTREE HARDWARE AND	778746	BUILDING MAINTENANCE - PAR	02/09/2021	1,665.00	1,665.00	04/02/2021	
PEACHTREE HARDWARE AND	788359	BUILDING MAINTENANCE - AN	03/04/2021	548.06	548.06	04/02/2021	
PEACHTREE HARDWARE AND	797225	PD REMODEL	03/24/2021	225.33	.00		
PEACHTREE HARDWARE AND	806268	BUILDING MAINTENANCE - AN	03/26/2021	63.75	.00		
PLAZA REPROGRAPHICS	276719	TOWN HALL PICTURES - FACILI	03/29/2021	792.00	.00		
SIMMONS LOCK & KEY, INC	275309	BLDG. KEYS	03/12/2021	49.50	49.50	04/02/2021	
XCEL ENERGY	723436247	711 IOWA - GYM	03/11/2021	923.49	.00		
XCEL ENERGY	723556294	FACILITIES LIGHTS	03/12/2021	548.01	.00		
COOP COUNTRY	239974	FACILITIES	03/23/2021	6.99	6.99	04/02/2021	
COOP COUNTRY	240125	FACILITIES	03/30/2021	10.98	.00		
COOP COUNTRY	240148	FACILITIES	03/31/2021	34.78	.00		
WESTERN PAPER DISTRIBUTO	3994786	CLEANING SUPPLIES	04/01/2021	1,269.30	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	29.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	69.99	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	23.57	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	30.58	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	82.18	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	16.97	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	24.40	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	2.37	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	31.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	13.20	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	26.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	16.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	15.99	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	37.97	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	9.57	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	28.55	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	8.78	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	15.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	20.58	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	28.98	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	4.99	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	24.36	.00		
ALPINE BANK CC	BC MAR 3152 -	BLDG - REPAIR & MAINT - ANNE	03/18/2021	38.97	.00		
ALPINE BANK CC	DJ MAR 4424 -	FACILITIES - CLEANING SUPPLI	03/18/2021	5.18	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	51.32	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	12.95	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	38.35	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	29.98	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	9.18	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	11.83	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	15.58	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	29.58	.00		
ALPINE BANK CC	DM MAR 4309	BLDG - REPAIR & MAINT - ANNE	03/18/2021	9.18	.00		
ALPINE BANK CC	FM MAR 3145	BLDG - REPAIR & MAINT	03/18/2021	9.99	.00		
ALPINE BANK CC	FM MAR 3145	BLDG - REPAIR & MAINT	03/18/2021	9.58	.00		
ALPINE BANK CC	FM MAR 3145	BLDG - REPAIR & MAINT	03/18/2021	15.63	.00		
ALPINE BANK CC	FM MAR 3145	BLDG - REPAIR & MAINT	03/18/2021	73.04	.00		
ALPINE BANK CC	FM MAR 3145	BLDG - REPAIR & MAINT	03/18/2021	29.76	.00		
ALPINE BANK CC	JH MAR 3061 -	BLDG - REPAIR & MAINT - FACIL	03/18/2021	1,535.64	.00		
ALPINE BANK CC	TB MAR 3111 -	FINANCE OFFICE REMODEL	03/18/2021	174.47	.00		
ALPINE BANK CC	TB MAR 3111 -	BLDG - REPAIR & MAINT - FINA	03/18/2021	63.76	.00		
ALPINE BANK CC	TB MAR 3111 -	BLDG - REPAIR & MAINT - FINA	03/18/2021	66.49	.00		
ALPINE BANK CC	TB MAR 3111 -	BLDG - REPAIR & MAINT - FINA	03/18/2021	259.98	.00		
ALPINE BANK CC	TB MAR 3111 -	BLDG - REPAIR & MAINT - FINA	03/18/2021	339.96	.00		
ALPINE BANK CC	TB MAR 3111 -	BLDG - REPAIR & MAINT - FINA	03/18/2021	451.25	.00		
ALPINE BANK CC	TODDW MAR	BLDG - REPAIR & MAINT - FACIL	03/18/2021	21.51	.00		
GLOBAL EQUIPMENT COMPAN	117384534	FACILITIES - BABY CHANGING	03/13/2021	234.76	234.76	04/02/2021	
WESTERN SLOPE IRON & SUP	159667	BLDG - REPAIR & MAINT - PD R	03/12/2021	120.12	120.12	04/02/2021	
ALSCO INC	LGRA2461287	BUILDING - REP & MAINT - FLO	02/05/2021	45.91	.00		
ALSCO INC	LGRA2476915	BUILDING - REP & MAINT - FLO	03/19/2021	45.91	45.91	04/02/2021	
ALSCO INC	LGRA2479606	BUILDING - REP & MAINT - FLO	03/26/2021	45.91	45.91	04/02/2021	
ALSCO INC	LGRA2482288	BUILDING - REP & MAINT - FLO	04/02/2021	46.60	.00		
Total FACILITIES:				15,547.20	7,311.30		
Grand Totals:				222,006.31	28,321.60		

Finance Director:   
 (Finance Department Review and Approval for Payment)

Date: 04/09/2021

Town Manager:   
 (Administrative Review and Approval for Payment)

Date: 4.9.2021

Mayor: \_\_\_\_\_  
 (Board of Trustees Review and Approval for Payment)

Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_  
 (Document Recorded)

Date: \_\_\_\_\_

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 03/20/2021-04/09/2021

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**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE  
PALISADE BOARD OF TRUSTEES  
March 23, 2021**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 PM by Mayor Mikolai with Trustees Somerville, Turner, Carlson, Maxwell, and Mayor Pro-Tem Chase present in person. Trustee L'Hommedieu appeared via Zoom. Also present in person were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Town Attorney Jim Neu, Community Development Director Brian Rusche, Police Chief Deb Funston, and Parks, Recreation, and Events Director Troy Ward.

**AGENDA ADOPTION**

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

A voice vote was requested.  
Motion carried unanimously.

*Mayor Mikolai asked for a moment of silence in memory of Palisade citizen Harry Talbott who recently passed away, as well as in honor of the fallen police officer in Boulder, Colorado.*

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson announced that to date, the Town had been awarded \$2.5 million in grants for capital improvements, that staff is currently working with the Colorado Department of Transportation (CDOT) for potential additional funding for Highway 6 sidewalks from Iowa Avenue to Palisade High School, the Town is moving forward with two additional parklets thanks to a Main Street Grant award of \$100,000.00, Palisade Fire conducted a successful training burn with the Bureau of Land Management (BLM) and Clifton Fire, staff is continuing to move forward with working with Clifton Sanitation to come to an agreement to connect Palisade sewer and Clifton sewer, and gave an update on the proposed new clinic in Palisade. Town Manager Hawkinson went on to announce that Palisade is joining other area water districts in a Drought Response Information Project (DRIP) to monitor the valley drought conditions and come up with a united plan for response and that the Palisade Plunge ribbon-cutting ceremony is being planned for some time in July, and she will keep the Board updated as new information is announced.

**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 6, 2021 – March 19, 2021

- **Minutes**

Minutes from the March 9, 2021 Board Meeting

*Motion #2* by Trustee Somerville, seconded by Trustee Turner, to approve the Consent Agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Trustee Maxwell

No:

Absent:

Motion carried.

**PUBLIC COMMENT**

None was offered.

**PUBLIC HEARING I**

**PRO 2021-3 – Colorado Weedery Conditional Use Permit (CUP)**

*Before opening the public hearing, Mayor Mikolai asked for clarification on Palisade Municipal Code Article 5, Section 6-106 "Conversions of licenses and co-locations of marijuana businesses: (a) A licensee of a medical marijuana business that was licensed, open and lawfully operating on the effective date of this Article pursuant to Article IV of the Palisade Municipal Code may submit an application to convert the license to a retail marijuana store license by submitting an application for a retail marijuana store or an application to be co-located with the existing medical marijuana business, paying all applicable fees, and complying with all other requirements of this Article V applicable to retail marijuana stores. However, an application to convert an existing medical marijuana business license to a retail marijuana store license or an application to be co-located with an existing medical marijuana business is not required to go through the full review and selection process described in Section 6-108 and shall not be subject to the limitation on the number of retail marijuana store licenses described in Section 6-105 above. In the case of a conversion, the previously issued license for the medical marijuana business must be surrendered to the Town before the retail marijuana store license will be issued. The term of the new license shall be the same as the existing medical marijuana business license." The specific clarification Mayor Mikolai was requesting from Town Attorney (TA) Jim Neu was if the retail marijuana store applying for the CUP under consideration was to move, would the associated medical marijuana store need to move with it – or vice versa if the medical moved would the retail also need to go with it? TA Neu responded that looking at the Code as written, there was an exception to the existing medical marijuana license when the retail/recreational Code was adopted, and they were given the opportunity to either convert to retail/recreation or co-locate. They chose co-location so they have both medical and retail/recreational marijuana in the same location, but it does need to stay in the same location. He doesn't believe they are asking to move the medical to the new location, so the question becomes: do they need to stay together – yes, or the medical marijuana license can be surrendered. He stated that this does not have any bearing on the decision before the Board at this meeting.*

*Mayor Mikolai went on the ask for clarification on Article 4 Section 6-85 (b) of the Palisade Municipal Code, which states, "Permitted locations. All medical marijuana business licenses shall be issued for a specific location which shall be designated as the licensed premises. Except as permitted by law, all sales, deliveries, and other transfers of medical marijuana products by a*

*licensee shall be made at the licensed premises. Medical marijuana businesses that include medical marijuana centers and medical marijuana-infused products manufacturers shall only be located in the Town Center (TC), Commercial Business (CB) and Light Industrial (LI) Zone Districts pursuant to a conditional use permit issued in accordance with the requirements contained in the Town's Land Development Code. Optional premises cultivation operations shall only be located in the Agriculture, Forestry Transitional (AFT), Town Center (TC), Commercial Business (CB) and Light Industrial (LI) Zone Districts pursuant to a conditional use permit issued in accordance with the requirements contained in the Town's Land Development Code." Mayor Mikolai stated that this CUP that is before the Board is asking to move the retail business to the location up by the interstate, and they would be required to move the medical with it; the proposed property is not zoned for medical dispensary use. TA Neu responded that in reviewing the CUP application, the applicant isn't asking to move the medical dispensary. Mayor Mikolai asked that if the CUP was successful, if the applicant wanted to move the retail to that location, would they then have to surrender their medical license? TA Neu agreed that the current Code does state that they would.*

*Mayor Mikolai clarified that he agreed that these questions do not have an influence on the proposed CUP, but he wanted to make sure all involved were clear on what the outcome of the vote, approval or denial, would be.*

*Trustee Chase also asked TA Neu if the retail license be void if the applicant decided to surrender their medical license in order to move because the retail license was approved due to the existence of the medical facility, and without the medical, the retail would not exist? TA Neu responded that under the current Code, they can surrender the medical if the CUP is approved and still keep their retail license.*

*Trustee Turner requested confirmation from TA Neu that she was interpreting the Municipal Code correctly when she reads that an owner can have only one location, regardless if they may have two different licenses. TA Neu stated that two licenses may be co-located.*

Mayor Mikolai opened the public hearing at 6:22 PM.

Community Development Director (CDD) Brian Rusche began by reading a statement from the applicants Jesse and Desa Loughman stating, "*Per our conversation today (Friday, March 19), and for further clarification, we have requested that parcel number 2937-054-55-002 be removed from the CUP since it is not being used for cannabis-related business. All of our documents submitted reflect parcel 2937-054-55-001 for the CUP. Please update the packet for the Board of Trustees' upcoming meeting. We appreciate your time.*" He then reviewed his staff report citing the Conditional Use Permit (CUP) Criteria (aka Findings of Fact):

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

*The proposed use would utilize an existing winery building that will no longer operate at this location. The property consists of a large building and associated parking area, along with vineyards and outdoor gathering spaces. The proposed use is limited to a retail marijuana store and does not include any growing of marijuana on site. Its location is served by a shared, private access road that is immediately accessible to I-70, as this type of use attracts visitors from out of Town. The site includes parking areas that provide a greater amount than the required number of spaces under the Land Development Code. One of the proposed conditions would include the approval of a landscape design, including any changes to the existing vineyard areas on site.*

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

*The applicant shall comply with all required specifications and standards within the Land Development Code and Municipal Code. The retail marijuana store shall comply with the above required standards for a retail marijuana establishment. Additionally, the proposed use shall comply with parking, landscaping, trash containments, lighting, and all other required sections of the Land Development Code.*

*The application shall comply with all requirements of the Town of Palisade Marijuana Code and all applicable regulations of the State of Colorado.*

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

*The property is located near other businesses that cater to regional customers, including a hotel and another winery. The building is located within the center of the property and is buffered by vineyards. There will not be marijuana grown onsite. The LDC requires the property to remain free of odors. The proposed circulation will utilize the existing routes used to access the winery, with all parking happening onsite – no parking is permitted on the shared drive per the covenants.*

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

*The Future Land Use designation of this property is Commercial-Agricultural-Lodging. The duly adopted Hospitality Retail zone was established to provide hospitality and retail development along I-70 in the vicinity of Exit 42, compatible with the character of the adjacent historic neighborhoods and existing uses. A retail marijuana store may be considered via this conditional use permit process in this zone. All retail marijuana applications must comply with all necessary standards within the adopted Marijuana Code and Land Development Code. The proposed use will be located within an existing winery building on the west side of Elberta, which will not increase in size but will be remodeled as necessary to accommodate the proposed store.*

*There are two distinct neighborhoods at Exit 42, with the west side of Elberta being more agricultural in look and feel (i.e., gravel roads, large acreage sizes, active agricultural uses) and the east side of Elberta being more highway convenience-oriented (i.e., a new road with sidewalk, ample paved parking, new buildings but with historical aesthetics).*

*Beyond this intersection are residential subdivisions (south of the canal) and a mix of uses continuing south on Elberta, with historical agriculture on the west and residential on the east giving way to a park and a commercial node at the intersection of Highway 6. Different parts of the Town exhibit different characters, such as the original grid of streets south and west of downtown, exclusively residential subdivisions south of Highway 6 up to Riverbend Park, with commercial frontage along the highway itself.*

Trustee Maxwell inquired about recommendation #9 found in the staff report "The owner or operator of the retail marijuana store shall adhere to the "Right to Farm" ordinance -



specifically Section 7-173 of the Municipal Code," and how that applied to the requested CUP. CDD Rusche replied that the idea of this condition (which is in the Municipal Code, regardless of the type of development) shows that the applicant understands that they are in a farming community and that any nuisances that are generated (within reason) that fall under that standard cannot be complained about.

Applicant Jesse Loughman briefly explained that he and co-owner Desa Loughman have owned and operated their businesses in Palisade (Colorado Alternative Health Care and Colorado Weedery) for over 11 years, in which time they have seen immense changes in not only their business but the entire Town of Palisade. Going through several municipal elections, a majority of residents have stated that they want his business and the industry in Palisade.

Mr. Loughman spoke at length about his growing business, addressing the following highlights:

- His businesses have not only stayed open but were also deemed critical businesses by the State of Colorado during the COVID pandemic.
- Because of this, the businesses continued to grow and add value to not just customers but to the Town as a whole by continuing to create commerce.
- According to Mr. Loughman, it is apparent that they are ready and need to take their business to the next step. To stay competitive, as the market continues to change and continue to bring commerce to the Town of Palisade, they feel that they are at an important crossroads. They need better accessibility for their customers, and exposure would help move forward, and they are looking to rebrand their customer experience to keep their business competitive.
- Local business is important to the citizens of Palisade, and Mr. Loughman stated that he and Desa are as local as anyone can get. They created a business, and they look to the Town to help support their local business so that they can continue to push forward with their 32 employees.
- What is currently on the proposed property, and will the proposed use be similar? Currently, there is a retail facility (Grande River Vineyards Winery) that produces small-batch Colorado products to be consumed by adults. The proposed use is very much in line with the current use. They are a retail facility that produces small batches of Colorado products intended for adult consumption.
- As the Town continues to grow, what are the public safety issues? In its current location, there is nowhere to park. Most of their customers visit their store and leave, and by moving, they will reduce some of the traffic flow into downtown alleviating public hazard/health risks.
- As Grand Junction considered allowing retail marijuana sales, it's huge to be able to put their best foot forward as an economic driver. The proposed facility is larger than their current space and gives the opportunity to produce a better experience for their customers and to put a better light on what cannabis can be in Palisade.
- The advantage of his business in Palisade is that they have been operating for 11 ½ years, and they have not shown to bring a negative impact to the Town or their neighbors. He feels they show more of a positive impact and bring value instead of anything negative.
- Mr. Loughman is committed to doing a traffic study for the conditional use.
- He addressed that they will not have two locations. Under the retail cannabis ordinances, they own one location, and they intend to move it to the proposed parcel.
- They understand the value of their potential neighbor Wine Country Inn, and many of their guests are customers of Mr. Loughman as well, and it seems advantageous for him to do everything he can to make sure that the hotel is full all of the time.

- Current property values where his existing businesses are located have increased and show that the requested move will not negatively impact the new location's surrounding properties.
- Odors are regulated by existing ordinances, and there will be no grow or manufacturing at the proposed location, and odor is the least of his concerns.
- The mission of the Town is to grow tourism, and even though they are not included in the Tourism Advisory Board's vision/mission, studies show that 16 % of Colorado travelers make a purchase at retail cannabis facilities, which is a significant economic driver.
- Mr. Loughman showed a website (<https://www.highroadstudio.com/portfolio/dispensary-design>) of existing work from a design contractor that they will use to build their new establishment if the CUP was to be approved to show that the proposed facility's image would fit into the area.
- He addressed signage by stating that under the current Code, he is unable to use his store's name on any signs.
- Mr. Loughman ended by stating they love Palisade, and they are good business owners and citizens and are the type of business owners that Palisade wants in Town. He hopes the Board recognizes the value they add and will support their business's growth by approving the CUP.

Mayor Mikolai opened the hearing to public comment.

*Jeff Snook 424 W 8<sup>th</sup> Street, Casey Sunnicht 229 W 1<sup>st</sup> Street, Patricia Smith 930 Iowa Avenue, Hanna Odneal 175 Sunset Circle, Lisa Houston 720 38 2/10 Road, Matt Pitman 3781 G 7/10 Road, Tammy Craig 150 E 3<sup>rd</sup> Street (real estate agent for property seller), Michelle Walker 588 W 1<sup>st</sup> Street, Dave Walker 588 W 1<sup>st</sup> Street, Sandy North 392 W 5<sup>th</sup> Street, Steven Smith owner of Grande River Vineyards (property seller), Keith Ehlers 985 North River Road, and Tim Wedel 3815 North River Road all expressed support of the proposed CUP to allow the Colorado Weedery to move to the proposed location stating the following:*

- Happy to have another successful business in Town, and the applicant has done his due diligence in meeting the criteria required.
- Tourists do come to Palisade for wine, agritourism as well as marijuana – this is a one-stop shop for a lot of travelers.
- The move will relieve a lot of traffic problems from the downtown area
- The move would significantly improve the quality of life for the residents who are impacted by the traffic generated by the Weedery's current location
- The new large property would create a great buffer between the shop and surrounding residences
- The smell shouldn't be an issue due to the grow and manufacturing not moving to the location
- The move will not negatively impact Palisade's image or the feel of Palisade
- Both the wine industry and the marijuana industry are alluring to locals and tourists
- The applicants do not plan to rip out the vines that are currently on the property; the look will remain agricultural
- Jesse and Dessa are exemplary business owners and have done wonderful things for the Town
- This business should be treated the same as any other business
- The property has been on the market for a long time, and this is the only solid contract that has been submitted

- The Comprehensive Plan promotes this business – high volume business should be moving up to the area that can handle that activity
- Marijuana customers have to pass children's bus stops, churches, homes, and a dangerous bridge at their current location. By moving, they would get off the interstate and then get right back on in a much safer location.
- Retail marijuana store by Basecamp Resort has not had a negative effect on the business

*Juliann Adams 3839 G Road, Brian Bielby 3695 G 4/10 Road, Ron West 405 W 1<sup>st</sup> Street, Charlie Talbott 497 34 3/4 Road, Dave Talbott (bullet points), Shelly Dackonish (attorney for Wine Country Inn), Ian Kelly – General Manager of Wine Country Inn, Brett Goff 3873 Hwy 6 & 24, Curt Lincoln 683 38 3/8 Road, Nathan Talbott 3806 F 1/4 Road, Diann Cox 3641 E 1/2 Road, and Peter Brekalo 1023 Grand River Drive* were opposed to the proposed CUP stating:

- Not about Jesse and Dessa as people or being for or against marijuana
- The traffic and safety issues caused by approving the CUP may become a significant problem
- Concern for the safety of cyclists and horse-drawn carriages going to and from Grand River Drive
- Other locations in Palisade could be better
- The vision of the Palisade Comprehensive Plan "preserve and enhance the agricultural village atmosphere of Palisade while fostering tourism, economic growth, and prosperity to create an attractive and vibrant community for residents and visitors."
- The application does not meet three of the four findings of fact.
- Letters read into public comment will be attached to these minutes
- When marijuana was first approved, it was citizens' understanding that Exit 42, as the gateway of the Town, was off the table for locations of marijuana establishments
- Marijuana customers are disrespectful of other local businesses
- It will have a negative impact on surrounding orchards and vineyards
- Approval will change the family-friendly culture of Palisade in a negative way
- A traffic study is required by the Municipal Code and has not been completed
- The application does not meet the findings of fact; specifically, "the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses." Odor and traffic will negatively impact the neighboring business.
- This applicant was granted a retail store because they already owned a medical store and moving them to a separate building is not fair

Mayor Mikolai opened the hearing to Board comment.

**Trustee Somerville** began by stating that marijuana as a whole will not be addressed at this meeting – the discussion is solely regarding the requested CUP. Jesse and Dessa have earned the benefit of the doubt as far as the business goes in terms of the character of the business. There is no doubt that if the CUP passes, whatever they build will not only fit the character of Palisade but enhance it as well. The traffic problems will not be solved by moving the business; the problems will just be moved around. *With that in mind, he felt that the application should be tabled until a traffic study and solutions could be completed.* That intersection is direct access for first responders – ambulances and police cars access the interstate all the time, and the situation could be detrimental.

**Trustee Carlson** agreed that a traffic study that includes bicycle traffic needs to be done before a decision can be made. The owner's point of sales reports could aid the traffic study and should be included as well.

**Trustee L'Hommidieu** stated that CDOT (Colorado Department of Transportation) would regulate what will happen at that intersection, and the applicants will have no choice but to follow CDOT's recommendations no matter what a traffic study says. That shouldn't affect the CUP.

**Trustee Maxwell** asked for a point of clarification on the traffic study only being contingent on part of the CUP. Mayor Mikolai stated that if the CUP is approved, then the traffic study would occur, and at that point, CDOT would determine what would happen. CDD Rusche confirmed that what the Mayor stated was correct. Trustee Maxwell asked if they could table the application until the traffic study was done and then revisit it once complete. Mayor Mikolai confirmed that they were allowed to do so.

She went on to agree that the Loughman's have done a really good job in the Town of Palisade with their business. What stood out to her was *requirement number four "That the application will not adversely affect the adopted plans and policies of the Town..."* She noted that there is a second in *Chapter three of the Comprehensive Plan that speaks about desired future conditions, policies, and action items, and under policy number seven it states clearly "the area near I-70 Exit 42 should encourage commercial development on vacant or undeveloped land that is consistent with preserving the agricultural character and an attractive entry into Palisade."* The draft minutes from the Planning Commission meeting reflect that the applicant wishes to keep the neighboring parcel as a development property and potentially develop the property into another hotel, showing that they don't plan on keeping it agriculture in the long run. For that reason, *she supports denying the application.*

**Mayor Pro-Tem Chase** agreed with Trustee L'Hommidieu that the traffic study would not really impact the CUP. She went on to state that she thought that the I-70 location was not allowed for marijuana sales after initial discussions when marijuana ordinances were originally discussed, and after review, the minutes from those meetings and a town survey reflected that desire. She commented that *she would sit on the side of not supporting the application because the character of the location and adjoining properties and the community's historic nature promotes fruit and wine, and that's what people should think of when they drive into Town.* She supports the growth of the business, but not in that location.

**Trustee Turner** also has an *issue with requirement number four for the same reason as Trustee Maxwell.* She also reiterated that this hearing is not about the applicants personally, nor about the seller of the property. It is solely about allowing retail marijuana to be sold at this specific location.

**Mayor Mikolai** agreed with Trustees Carlson and Somerville regarding the *need for a traffic study* before moving forward with a decision on this application. The study would impact not only the proposed location but the surrounding businesses as well, and until they see the results study and what impacts it may require, *he is not in favor of moving forward.*

Closing remarks from applicant Jesse Loughman included reiterating that a traffic study will definitely be performed if the CUP is approved. If this application fails, he feels the CUP process needs to be revisited to save the applicant's time and money. If Grand Junction approves retail

marijuana sales and they don't get the opportunity to move, it will kill their business. In May of 2017, a map of approved locations was approved, and the proposed property is allowed. He is doing everything asked from the Town of Palisade to grow his business and has followed all of the rules, and has met all of the four standards required. Mr. Loughman asked again for the Town's support of his business by approving the requested CUP.

**Mayor Mikolai** asked why there wasn't a traffic study done within this application. Town Manager Hawkinson stated that this application was asked to be put in front of the Board as soon as possible, and so was put in as a condition.

**Trustee Maxwell** and **Trustee Turner** asked if they could make a condition that the existing agriculture remains as a buffer between the two businesses? Town Manager Hawkinson stated that the applicant withdrew that particular parcel from the application, so the Board cannot make any conditions that affect it.

**Trustee L'Hommedieu** asked if the Board tables the application for a traffic study to be completed, would the CDOT recommendations be included? If one is required, then both should be (Traffic study and CDOT requirements).

*Motion #3* by Mayor Pro-Tem Chase, seconded by Trustee Turner to deny PRO 2021-3 – Colorado Weedery Conditional Use Permit (CUP) on the basis that the application does not meet condition number four "That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties."

A roll call vote was requested.

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

No: Trustee L'Hommedieu

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 8:42 PM.

### **NEW BUSINESS**

#### ***Palisade Swimming Pool Intergovernmental Agreement (IGA) with the City of Grand Junction***

Town Manager Hawkinson reviewed her staff report, reiterating that this agreement is one that the Board reviews yearly, and no changes have been made since last year.

*Motion #4* by Trustee Maxwell, seconded by Trustee Turner to direct the Town Manager to enter into an IGA with the City of Grand Junction for swimming pool services.

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner

No:

Absent:

Motion carried.

***Memorandum of Understanding (MOU) with the Colorado Bureau of Land Management (BLM) and the City of Grand Junction for Fire Mitigation on the Palisade Watershed***

Town Manager Hawkinson reviewed her staff report, reiterating that this agreement is also one that the Board reviews yearly, and no changes have been made.

**Motion #5** by Trustee Turner, seconded by Trustee Somerville to authorize the Mayor to enter into an MOU with the City of Grand Junction and the BLM.

A roll call vote was requested.

Yes: Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville

No:

Absent:

Motion carried.

**OPEN DISCUSSION**

**Trustee Turner** acknowledged how nice it was to see most Board members at the meeting in person and how much easier discussions were because of it.

**Mayor Pro-Tem Chase** announced that there are a lot of grant funds that are flowing that could impact the Town and requested a mini-retreat to discuss shovel-ready projects. ***The consensus of the Board is to set up an hour workshop soon.***

**Trustee Maxwell** announced a free *fundamentals of computers* class taught by Chris Portell and asked staff to help get the word out.

**Trustee Carlson** mentioned that the Food Bank of the Rockies is rebranding and that they are under contract for a new location that will have a full kitchen and a food bank for pets.

**Mayor Mikolai** explained that after reviewing the Town's marijuana ordinances for this meeting, we have to start working on cleaning them up. ***The consensus of the Board is to direct Town Attorney Neu to start looking into what is needed to start fixing the ordinances.***

**COMMITTEE REPORTS**

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

**ADJOURNMENT**

**Motion #6** by Mayor Pro-Tem Chase, seconded by Trustee Turner to adjourn the meeting at 9:12 PM.

A voice vote was requested.

Motion carried unanimously.

X

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Greg Mikolai  
Mayor

X

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Keli L. Frasier  
Town Clerk

DRAFT

To: The Town of Palisade Board of Trustees

From: Brian Bielby at 3695 G 4/10 RD

Re: CUP for Colorado Weedery

Submitted: 3/23/2020

I think it's good that Palisade has some dispensary options for visitors and locals. I don't think moving a location next to the interstate is advantageous. If you've ever been downtown, people go to the distillery or brewery and then wander over to the dispensary. For some it's a thrill or a rush to go to a pot shop while they are visiting. It currently helps keep people downtown near other local businesses, off the road driving, and is part of the tourist experience.

**Ask yourselves: What will the Colorado weed market look like in ten years? Will it be oversaturated? Will Palisade look like just another common weed stop along I-70? How many other wine valleys are in Colorado? Is a wine region a proven draw for people? Do people from other countries, states and backgrounds have the same tolerance for weed that we do in Colorado? Certainly people are aware of the Colorado weed connection, but do they know about our wine country?**

In the previous meeting last Wednesday, the weed proprietor mentioned that GJ might adopt legalized marijuana and that we should try to get ahead of that expansion and competition. But you could also look at it from the other perspective: if everyone's doing it, then how can we continue to set ourselves apart?

**What we currently communicate with our fruit and vine platform to passerby's:** we're different and have something refined and traditional to offer. Winemaking is a thousands of year old practice with international appeal. We should cherish and promote what makes us different from the other I-70 towns in between GJ and Denver.

**On Friday, March 19th I surveyed 25 people who visited the Palisade Weedery** and I asked them two simple questions. Are you visiting any other businesses in Palisade while you're here buying marijuana, and if so where?

22 out of 26 respondents said they were only here to visit the dispensary, and of the three that responded no, they lived in town. One person I surveyed said they were also picking up a pizza.

I also surveyed people leaving the Golden Gate service station and the vast majority were either heading home or were jumping back on the interstate. I think it would be correct to assume that if the dispensary location were moved adjacent to the interstate, it would have even less of an economic impact on local Palisade businesses.

That led me to the conclusion and realization that it's inaccurate to compare pot tourism to wine tourism. Most people visiting for the wineries make a day or weekend out of it. Most pot customers buy their weed and leave. And I also believe that the dispensaries benefit from the winery business; as folks who are here for a wine tour getaway, might have someone in their party that is interested in the dispensary as well.

I think the economic impact and emotional aspect are valid, but the philosophical piece of what we are promoting in our area and to our children is worth considering.

Why would you want to move closer to the interstate unless to sell to people off the interstate? How does that benefit other local businesses in Palisade?

Thank you,  
Brian Bielby



**Palisade Land Use Code: Section 4.07 Conditional Use Permit Criteria**

**2) Conforms to standards and practices of sound land use planning.**

- This is arguably the **most iconic property in Palisade** and possibly the Valley, placing a **pot house** at the “**head waters**” of our much-respected **Fruit and Wine Byway** would be destructive to the character of, our town and the **long-term** vision of our community.
- Peach and Wine industry are well established and have **put Palisade on the map** as a **unique area**. This gives a very **upscale feel** to our community.
- **Marijuana is not unique** to our valley and is a very **short-term proposition**.
- **Legalization in multiple states**.
- The future of the industry is to be taken over by **Corporate America**.

**3) Will NOT substantially injure the value of adjoining or abutting property and will NOT be detrimental to the use of development of adjacent properties or other neighborhood uses.**

- A pot house will **change the culture and tarnish** the towns pristine image.
- Fruit and wine industries are perceived as very **upscale**, drugs are not.
- This will not only **harm the Wine Country Inn both in business and property value** but other local businesses.

**4) Application will NOT adversely affect – violate the character of existing standards for development of the adjacent properties. Diminish other property owners’ value in the area.**

- It will discourage other industries from investing in our town.
- decrease the **family friendly perception of our town**.
- There is a **dark and costly downside** to prolific use of drugs.
- Putting a **pot shop as the “crown jewel”** of our town will soon **relegate exit 42 to any town USA. Do we really want marijuana to be the Legacy of Palisade?**

Respectfully, David Talbott, MD, DC, MBA, FAAEM



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
341 W 7<sup>th</sup> Palisade Civic Center  
(Also Virtual Participation Via ZOOM)  
April 6, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Riley Parker with Commissioners present: David Hull, Charlotte Wheeler, Penny Prinster, Stan Harbaugh, Andy Hamilton, and Chris Curry. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson and Community Development Director Brian Rusche. Planning Technician Lydia Reynolds attended via Zoom.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Wheeler, to approve the Agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS and PRESENTATIONS**

Town Manager Janet Hawkinson announced that Spring Clean-Up Day is Sat. April 24 from 8 am to 12 pm at Riverbend Park. The Town can provide assistance to those unable to get to the park if needed. Ms. Hawkinson gave a PowerPoint presentation that included slides of the current grant projects and potential grant opportunities on the horizon. Ms. Hawkinson announced that there will be a ribbon-cutting for the Palisade Plunge on Friday, July 23, in the downtown area with music and festivities. She also noted that the Town is applying to DOLA this spring for a fire tender and in the fall for a Comprehensive Plan.

**MINUTES**

*Motion #2* by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes of March 16, 2021.

A voice vote was requested.  
Motion carried unanimously.

**PUBLIC COMMENT**

Gail Evans, 129 Majestic, informed the Commission that the sound was bad (for those on Zoom). Mr. Rusche reported that there was an internet bandwidth issue and asked everyone attending in person to speak clearly and into the microphone.

## PUBLIC HEARING

### **PRO 2021-4 – Turley Rezone**

*This is a request for a rezone as applied for by Richard Turley for the property located at 724 37 3/10 Rd (Parcel # 2937-092-00-035).*

### **STAFF PRESENTATION**

Community Development Director Brian Rusche informed the Commission that the Town of Palisade had received a request for a rezone of the property located at 724 37 3/10 Road (a.k.a. Elberta Avenue) (Parcel # 2937-043-42-002). The property consists of approximately one (1) acre with about 213 feet of street frontage. The property is currently zoned High-Density Residential (HDR), and the request is for Hospitality Retail (HR) zoning, with the intent of establishing a tasting room and retail sales outlet for Colorado Cellars on the property.

Mr. Rusche noted that this property had previously been approved for a bank with drive-through in 2018. The property has been undeveloped since the residence was demolished in anticipation of the proposed bank. Mr. Rusche explained that the current applicant had submitted concept drawings of the proposed tasting room, which would be reviewed in more detail pending the outcome of the requested rezone.

Mr. Rusche reported that a tasting room is one of the several uses allowed in the Hospitality Retail zone district. He gave an overview of the seven criteria that need to be met for a rezone and explained how this project meets each of the criteria.

### **APPLICANT PRESENTATION**

Richard Turley introduced his wife Patty and stated they are the owners of the oldest winery in the valley, Colorado Cellars Winery, located on East Orchard Mesa. Mr. Turley explained that over the years, the development of new wineries had impacted their business. Having a tasting room closer to the interstate would allow them to sell their wine to those who come off the interstate who don't make the trip to their winery on East Orchard Mesa.

### **PUBLIC COMMENT**

Zack McLean, 727 37 3/10 Rd., stated he felt there were already too many alcohol-related businesses in Town and did not see the benefit of adding more. Mr. McLean was also concerned about the other allowable uses in this zone, such as ice cream, sodas, and retail, that would be in direct competition to his business.

Mike McLean, 729 37 3/10 Rd., noted that the surrounding area is residential, and he feels the asking price of the property is too high to expect residential interest. Mr. McLean said the property had previously been on septic, and they would have to hook up to sewer. Mr. McLean believes that if they were going to hook into the sewer, they would have to come over to their property, and depending on the time of year, it may interfere with their business. Mr. McLean felt that the rezone would be an upgrade (value added) to the property.

Leslie Swett, 525 Crawford, asked if having a commercial property at that location would have an impact on the value of the surrounding properties.

### COMMISSIONER DISCUSSION

Commissioner Prinster noted that the property is located directly adjacent to the railroad, and it is doubtful there would ever be interest in residential development. Chairman Parker agreed and stated that commercial would be the highest and best use of that property. Commissioner Curry expressed concern about the traffic movements right by the tracks. Commissioner Prinster stated there was a traffic study completed for the previous bank proposal. Commissioner Harbaugh reminded the Commissioners that this is just a rezone review and not a review of a particular use. Town Administrator Hawkinson stated that the Town does need to know why an applicant is rezoning. Community Development Director Rusche clarified that the rezone would limit the applicant/owner to only the uses allowed in that zone, and a tasting room is one of them. Chairman Parker pointed out that the size of this parcel will further dictate what would be feasible with regards to parking and other considerations. Commissioner Hamilton stated he is generally in agreement with the rezone and has seen this property sit vacant for a long time.

Based on public comments at the last meeting, it is clear that the community has a strong feeling about wine and tasting rooms and is in character with what the community is basing a lot of its identity around. Commissioner Wheeler agreed with Chairman Parker.

### APPLICANTS CLOSING REMARKS

Mr. Turley explained that they anticipated a one-way in and one-way out traffic flow pattern. Mr. Turley stated he had been contacted by residential neighbors to the north because they share irrigation with them and will be meeting with them next week to discuss cost-sharing. Mr. Turley asked about the sewer tap as he thought there was one there. Mr. Rusche stated the requirement is that sewer is available, and the next phase of the review would include the provision for sewer. Mr. Turley stated that he feels the traffic may be about the same as a bank in that they plan to be open from 9 am to 5 pm. He does not intend to stay open late at night or have bands.

**Motion #3** by Commissioner Prinster and seconded by Commission Harbaugh to approve item PRO-2021-4 as presented.

A roll call vote was requested, and the vote on the motion was as follows:

**YES:** Chairman Parker, Commissioners: Harbaugh, Prinster, Hamilton, Hull, Harbaugh, and Wheeler

**NO:**

**ABSENT:** None

**The motion passed unanimously**

### UNFINISHED BUSINESS

None

### NEW BUSINESS

None

ADJOURNMENT

Motion #4 by Commissioner Prinster and seconded by Commission Harbaugh to adjourn.

The motion passed unanimously

The meeting was adjourned at 6:44 pm.

X

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Riley Parker  
Planning Commission Chairman

X

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Lydia Reynolds  
Planning Technician

DRAFT



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** April 8, 2021  
**Presented By:** Brian Rusche, Community Development Director  
**Department:** Planning  
**Re:** PRO-2021-4 Turley Rezone

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**SUBJECT:** PRO-2021-4 – TURLEY REZONE, located at 724 37 3/10 ROAD (PARCEL # 2937-092-00-035)

**SUMMARY:** The Town of Palisade has received a request for a rezone of the property located at 724 37 3/10 Road (a.k.a. Elberta Avenue) (Parcel # 2937-043-42-002). The property consists of approximately one (1) acre with about 213 feet of street frontage. The property is currently zoned High Density Residential (HDR), and the request is for Hospitality Retail (HR) zoning, with the intent of establishing a tasting room and retail sales outlet for Colorado Cellars on the property.

Prior to the current owner, the property had been approved for a bank with drive-through (2018). The property has been undeveloped since the residence was demolished in anticipation of the proposed bank.

The applicant has submitted concept drawings of the proposed tasting room, which would be reviewed in more detail as part of a Site Plan review (pending the outcome of the requested rezone).

**BOARD DIRECTION:** The Planning Commission conducted a Public Hearing on April 6, 2021 and the Commission forwards a unanimous recommendation of approval to the Board of Trustees.

Concurrently with adopting, denying or remanding any rezoning, the Town Board shall adopt a statement describing whether its action is consistent with the adopted plans and policies of the Town and explaining why the Town Board considers the action taken to be reasonable and in the public interest (LDC Section 4.02.D.7.b – Rezoning – Town Board action)

# PRO 2021-4, TURLEY REZONE

LOCATED AT 724 37 3/10 ROAD, PARCEL # 2937-092-00-035

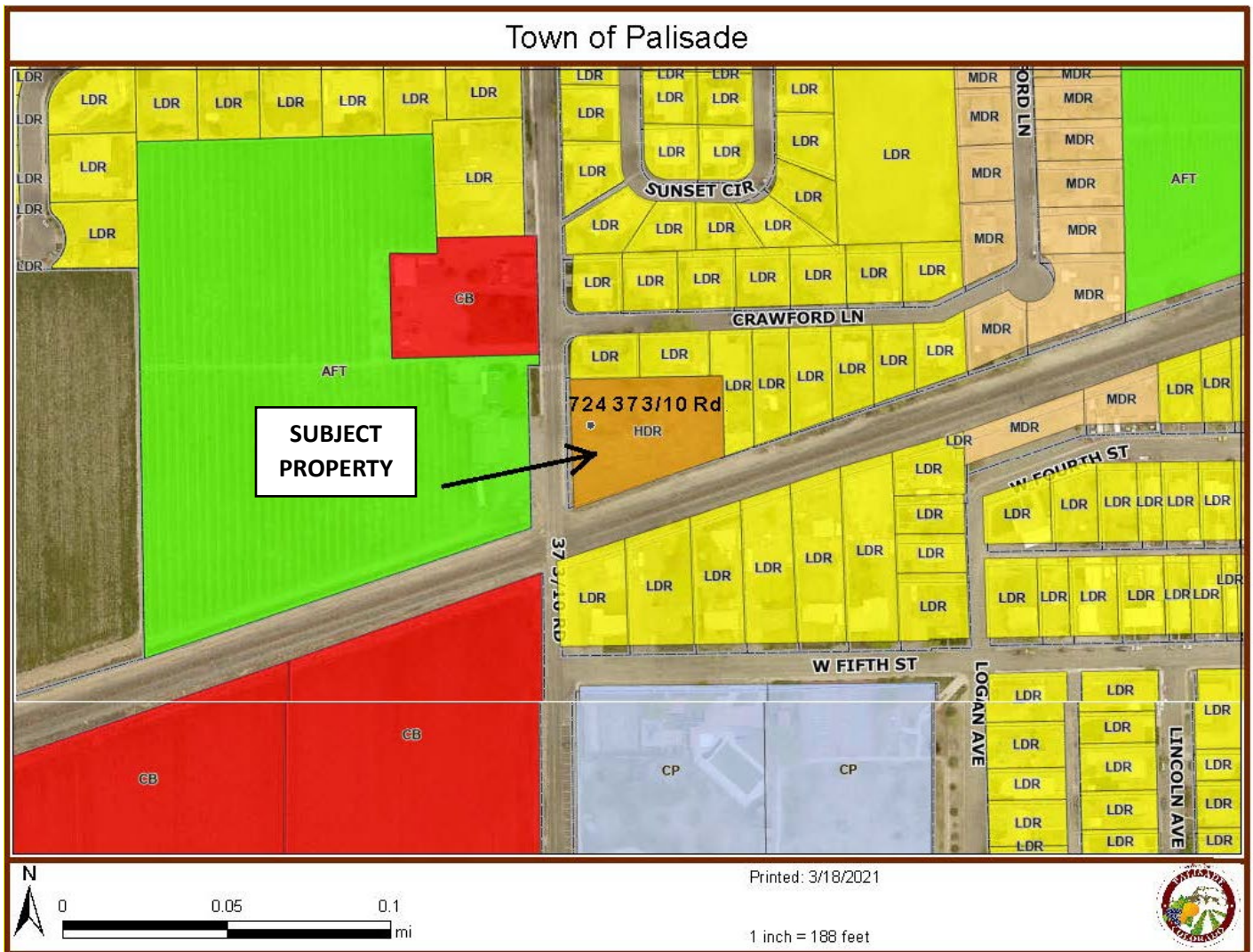
## SUMMARY

The Town of Palisade has received a request for a rezone of the property located at 724 37 3/10 Road (a.k.a. Elberta Avenue) (Parcel # 2937-043-42-002). The property consists of approximately one (1) acre with about 213 feet of street frontage. The property is currently zoned High Density Residential (HDR), and the request is for Hospitality Retail (HR) zoning, with the intent of establishing a tasting room and retail sales outlet for Colorado Cellars on the property.

Prior to the current owner, the property had been approved for a bank with drive-through (2018). The property has been undeveloped since the residence was demolished in anticipation of the proposed bank.

The applicant has submitted concept drawings of the proposed tasting room, which would be reviewed in more detail pending the outcome of the requested rezone.

This project was presented to the Planning Commission on April 6, 2021 and the Commission forwards a unanimous recommendation of approval to the Board of Trustees.



## **LAND DEVELOPMENT CODE**

### **Section 4.02 Rezoning (Zoning Map amendment):**

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

#### **Section 4.02.E. Approval Criteria:**

No rezoning may be approved by the Town Board unless all of the following criteria are satisfied:

##### **1. Consistency with the adopted plans and policies of the Town;**

*The Comprehensive Plan – Future Land Use Map (2007) designates the property as low density residential, which reflected its use at the time the plan was developed. However, the residence has been demolished and the property is zoned for high density residential, which also permits a range of small-scale commercial uses. The most recent action on the property was approval of a bank with a drive-through in 2018, which was not constructed.*

*The Hospitality Retail (HR) zone was created after the adoption of the Comprehensive Plan to provide hospitality and retail development compatible with the character of adjacent historic neighborhoods with a design complementary to the existing wineries and agricultural uses (which exist across the street from the subject property).*

*Since the property is no longer being used for residential purposes, and no residential use has been proposed, and a commercial use has previously been approved, there has been a change in condition and public policy that warrants consideration of the proposed rezone as an action that would advance the welfare of the Town.*

##### **2. Suitability of the subject property for uses permitted by the current versus the proposed district;**

*A tasting room, as distinguished from a winery, requires a Conditional Use Permit (CUP) within the current HDR (High Density Residential) zone. A tasting room is permitted within the AFT (which is the zoning across the street), MU, TC, CB (also across the street), LI, and HR (Hospitality Retail) zones. In addition, neighborhood retail, including the sale of gifts or souvenirs, and the preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products (whose preparation does not require installation of an exhaust hood) requires a CUP in the HDR (current zoning), but is permitted within the MU, TC, CB, and HR (Hospitality Retail) zones – note that this is not allowed (at least under the matrix) in an AFT zone.*

*The applicant has provided concept drawing (attached to this report) that show how a tasting room, along with associated parking and landscaping, would fit within upon the one-acre lot.*

##### **3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;**

*The current property owner operates a winery outside of the Town limits and is intending on developing a tasting room at this location, which would provide access to customers who might not otherwise venture directly to the winery. Tasting rooms are an important part of the Town's commercial and tourist appeal. This property is on a visible street across from an established agricultural business (McLean Farms) that offers products to locals and visitors traveling the corridor between I-70 and Highway 6. The property has not attracted interest in residential development, potentially because it would be difficult to subdivide and is located directly adjacent to the railroad tracks.*



**4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;**

*Unlike a residential use, a commercial use does not impact school enrollment or parks and recreation facilities. The site is only accessible by 37 3/10 Road (a.k.a. Elberta Ave.) which has other commercial uses across the street and to the south. There is an existing sidewalk adjacent to the property as well. It is bordered on one side by the Union Pacific Railroad, which can be a detriment to residential uses. The property does have an existing water tap, though any new use may require an upgrade to both the water and sewer tap, along with the appropriate fees. Water, sewer and stormwater facilities are accessible within the public roadway.*

**5. It has been determined that the legal purposes for which zoning exists are not contravened;**

*The legal purposes for which zoning exists are not contravened by this request.*

**6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and**

*While there is a residential neighborhood adjacent to the property on the north and east, there is no access to this property from that neighborhood, meaning that traffic will not traverse a residential neighborhood, but rather utilize an existing collector road (Elberta). The Land Development Code (LDC) requires a landscape buffer of between 10 and 15 feet for development in the HR zone (proposed) adjacent to development in the LDR (neighboring zone on the north and east); the applicant's concept plan includes a garden area on the east side of the potential building site that would serve as this buffer.*

Google Maps 727 37 3/10 Rd



Image capture: Jun 2018 © 2021 Google

**7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.**

*The public would benefit from the increase in revenue generated by a commercial use, particularly one that is consistent with the predominant market of the region (fruit/wine) and contributes sales taxes, as well as property taxes, to the Town.*

## **RECOMMENDATION**

**The Planning Commission conducted a Public Hearing on this rezone request on April 6, 2021 and forward a unanimous recommendation of approval.**

## **ATTACHMENTS**

Letter of Intent

Concept Plans

Zoning Abbreviations

Land Use Table(s)



# COLORADO CELLARS WINERY

3553 E Road ☎ Palisade, Colorado 81526  
Phone (970) 464-7921 ☎ Fax (970) 464-0574 ☎ 1-800-848-2812

February 2nd, 2021  
Town of Palisade  
Commercial Development Department

## Planning Clearance Application

I wish to REZONE my PROPERTY  
at 724 37<sup>th</sup> Road (Elberta Avenue)  
to HR zoning, in ORDER to build  
a winery tasting room / retail sales  
outlet for my winery - Colorado Cellars.  
Our design plan will exhibit a design  
continuity, compatible and complementary  
to the town's existing wineries and agri-  
cultural uses. We feel our intended use  
of our property will correspond to the  
Comprehensive Plan's "Commercial /  
Agricultural / Lodging" land use design.

Thank You,  
Richard Turler  
Richard Turler  
OWNER

0° 20' 12" E. BASIS OF BEARING FROM 6° V.A.L.C.S.

1066.74'

37 3/10 ROAD - A.K.A. EIBERTA AVE.

N 1/16 COR. SEC. 9

30.00'

589° 39' 48" E  
30.00'

5' IRRIGATION EASEMENT RECEPTION NO. 171939

212.46'

N00°10'18"E

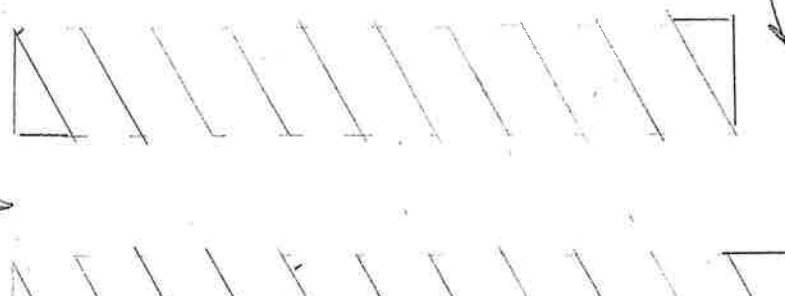
PARKING 29 SPACES

589°01'34"E

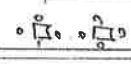
2937-092-24-009  
545 CRAWFORD LN  
SALLEGGUS DANIEL

20,000 SF

100' →



BUILDING  
approx 5000  
sq. ft.



GARDEN

253.94'

2937-092-24-009  
537 CRAWFORD LN  
WILLIAMS DANIEL

5,600 SF

60' →

NOOD  
5' ESD

15,500 SF

90' →

500°35'16"W

190.47'

2937-092-24-010  
529 CRAWFORD LN  
MALNEE, ERIK & VICTORIA

2657295

NO. 2657295

NO. 158497

NO. 158497

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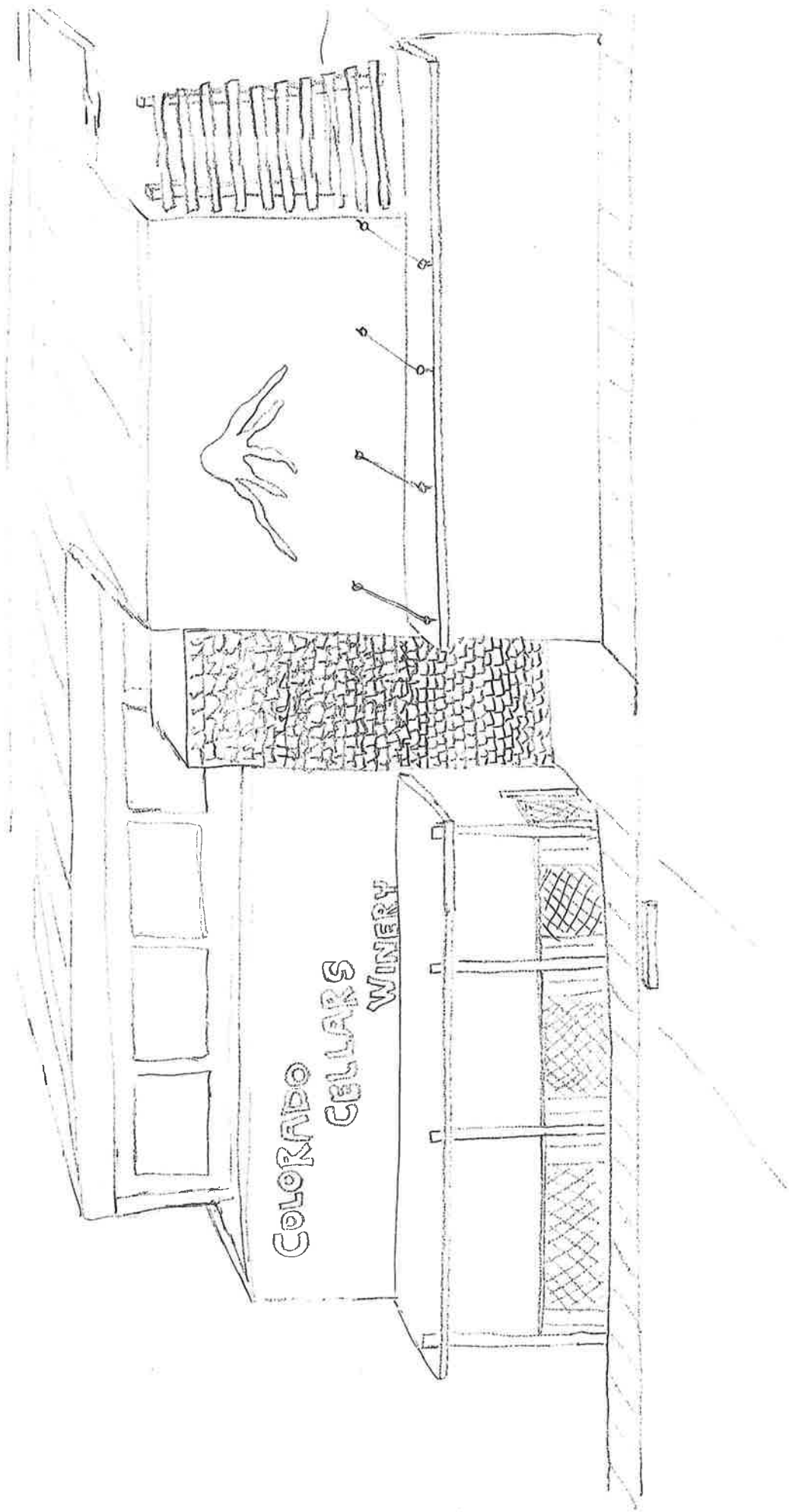
572°59'01"W

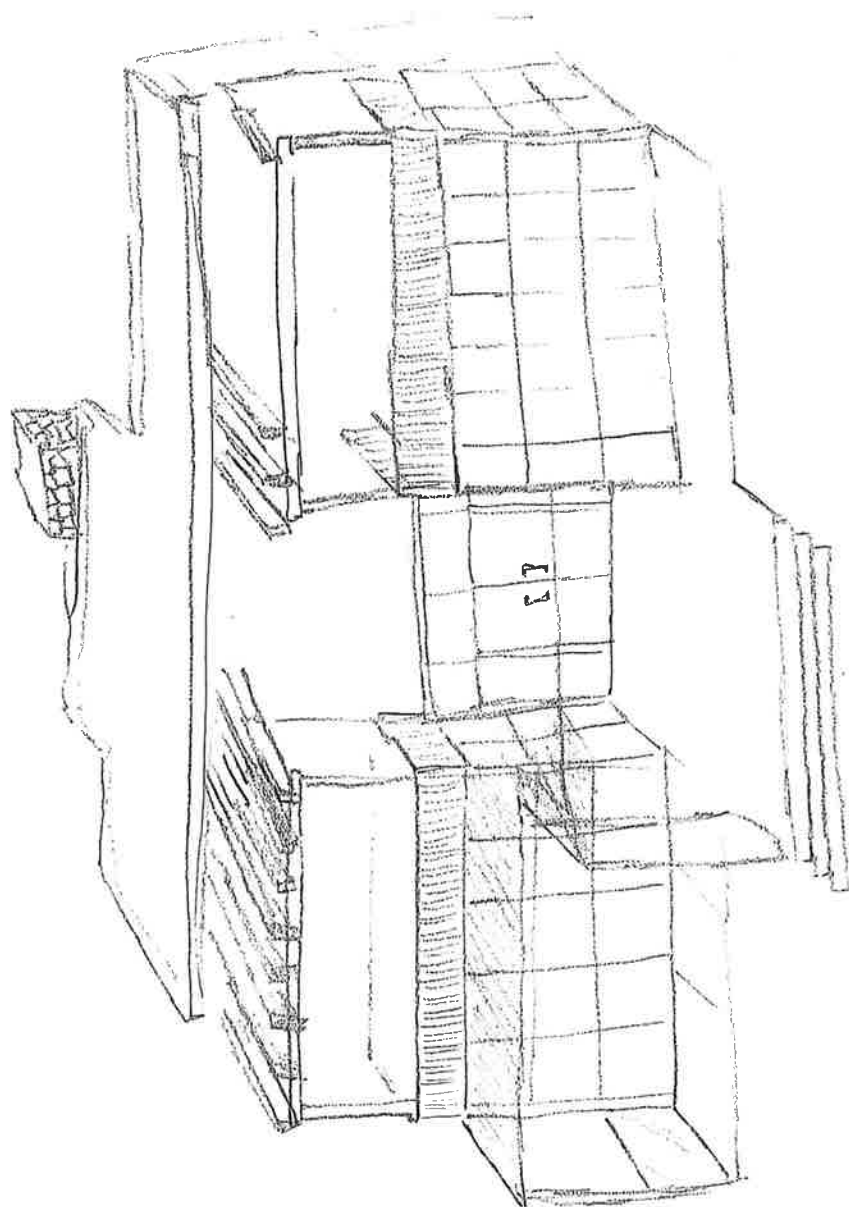
50.0'

265.38'

589° 39' 48" E  
30.00'

100'  
RIO GRANDE WESTERN RAILROAD





## **TOWN OF PALISADE ZONING DISTRICTS**

### **AFT – AGRICULTURAL AND FORESTRY TRANSITIONAL**

Provides for wineries, vineyards and related lodging and commercial activity compatible with Town's rural and agricultural character.

### **LDR – LOW DENSITY RESIDENTIAL**

Provides for orderly residential development, intended to maintain and protect residential areas at moderate densities, characterized predominantly by single-family detached units.

### **MDR – MEDIUM DENSITY RESIDENTIAL**

To maintain and protect residential areas of higher density which include a variety of small lot residential development options – proximity to public parks and open space is an asset.

### **HDR – HIGH DENSITY RESIDENTIAL**

Provides for orderly high density residential areas which include multifamily dwellings mixed with other housing types – appropriate as a transitional district between low density residential and MU, TC and CB districts.

### **MU – MIXED USE**

Facilitates adaptive re-use and preservation of older residential structures and compatible new nonresidential uses, which are encouraged to occupy existing structures without changing the residential character and to emphasize pedestrian rather than vehicular access.

### **TC – TOWN CENTER**

Provides for business and civic functions that make up the Town core – has a strong pedestrian character and provides buildings that cover the entire street frontage.

### **CB – COMMERCIAL BUSINESS**

Provides for commercial uses such as offices, services, and retail for the community as a whole – provides for auto-oriented uses with site design standards to mitigate impacts on adjacent residential neighborhoods.

### **LI – LIGHT INDUSTRIAL**

Promotes the retention and growth of employment opportunities in areas with industrial uses that are relatively clean and quiet.

### **HR – HOSPITALITY RETAIL**

Provides for hospitality and retail along I-70 and in pedestrian-oriented village or mall environments that are complementary to the historic Town and existing wineries and agricultural uses.

**CP – COMMUNITY PUBLIC**

Designates areas for public uses, including recreation, within the Town.

**PD – PLANNED DEVELOPMENT**

A development option to encourage and incorporate innovations in residential, commercial and industrial development that represent a more efficient use of land and relate to the site's natural characteristics.

Source: Article 5 – Zoning (Land Development Code – LDC)



**C. Medium Density Residential (MDR)**

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MDR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MDR district development.

The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

Table 5.4: MDR District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>						
Density	7 dwelling unit per acre					N/A
<b>Lot Requirements (minimum)</b>						
Lot area (square feet)	5,000	5,000	5,000	10,000	2,000	6,000
Lot width (feet)	55	55	45	80	25	60
<b>Setback Requirements (minimum)<sup>(2)</sup></b>						
Street yard (feet)	20	15	15	15	15	20
Side yard – interior (feet)	10	10	0	10	10	10
Side yard – separation (feet) <sup>(3)</sup>	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	20
Rear yard (feet)	20	20	20	20	20	20
<b>Building Requirements (maximum)</b>						
Height (feet)	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	50%

<sup>(1)</sup>As set forth in the Principal Use Table (see [Section 6.01](#)) certain nonresidential uses are permitted.

<sup>(2)</sup>Setbacks are for primary structures only. Setbacks for accessory structures are located under [Section 7.05.B](#).

<sup>(3)</sup>A total side yard separation between buildings is required (see [Section 7.01.D](#)).

**D. High Density Residential (HDR)**

Established to provide orderly high density residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density which include multifamily dwellings mixed with other housing types. Proximity to public parks and open space is an asset for HDR district. The HDR district is appropriate for use as a transitional district between low density residential districts and MU, TC and CB districts.

The HDR district is intended to implement and correspond in part to the Comprehensive Plan's "High Density Residential" land use designation.

Table 5.5: HDR District Standards							
Use							
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Multi-family	Nonresidential Development <sup>(1)</sup>
<b>Density (maximum)</b>							
Density	11 dwelling unit per acre						N/A
<b>Lot Requirements (minimum)</b>							
Lot area (square feet)	3,500	3,500	3,500	7,000	2,000	11,000	6,000
Lot width (feet)	65	65	40	80	25	110	60
<b>Setback Requirements (minimum)<sup>(2)</sup></b>							
Street yard (feet)	20	15	15	15	15	15	20
Side yard – interior (feet)	5	5	0	5	10	15	10
Side yard – separation (feet) <sup>(3)</sup>	N/A	N/A	10	N/A	N/A	N/A	N/A
Side yard – street (feet)	15	15	15	15	15	15	20
Rear yard (feet)	15	15	15	15	20	20	20
<b>Building Requirements (maximum)</b>							
Height (feet)	35	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	75%	60%

<sup>(1)</sup>As set forth in the Principal Use Table (see [Section 6.01](#)) certain nonresidential uses are permitted.

<sup>(2)</sup>Setbacks are for primary structures only. Setbacks for accessory structures are located under [Section 7.05.B](#).

<sup>(3)</sup>A total side yard separation between buildings is required (see [Section 7.01.D](#)).

**C. Light Industrial (LI)**

Established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities and research facilities. The regulations of this district are intended to prohibit the use of land for industries, which by their nature, may create some nuisance to surrounding properties. Unless separated by a principal arterial, the LI district is not appropriate adjacent to any residential district.

The LI district is intended to implement and correspond in part to the Comprehensive Plan's "Industrial" land use designation.

<b>Table 5.9: LI District Standards</b>	
<b>Lot Requirements</b>	
Lot area (minimum square feet)	8,000
Lot width (minimum feet)	60
<b>Setback Requirements</b>	
Street yard (minimum feet)	35
Street yard (maximum feet)	None
Side yard – interior (minimum feet)	20
Side yard – street (minimum feet)	15
Rear yard (minimum feet)	40
<b>Building Requirements</b>	
Height (maximum feet)	45
Impervious surface (maximum)	75%

**D. Hospitality Retail (HR)**

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HR district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.

The HR district is intended to implement and correspond in part to the Comprehensive Plan's "Commercial—Agricultural/Lodging" land use designation.

<b>Table 5.10: HR District Standards</b>			
<b>Use</b>			
Allowed Uses	Nonresidential Development	Town-house	Multi-family
<b>Density</b>			
Density (maximum)	N/A	11 dwelling unit per acre	
<b>Lot Requirements</b>			
Lot area (square feet)	20,000	2,000	11,000
Lot width (minimum feet)	N/A	25	110
<b>Setback Requirements<sup>(2)</sup></b>			
Street yard (minimum feet)	0 <sup>(1)</sup>	N/A	N/A
Street yard (maximum feet)	10	20	20
Side yard – interior (minimum feet)	0	15	5
Side yard – street (minimum feet)	10	15	15
Rear yard (minimum feet)	10	10	15
<b>Building Requirements</b>			
Height (maximum feet)	50	25	25
Impervious surface (maximum)	80%	80%	75%

<sup>(1)</sup>Minimum distance from the street must allow for ten-foot sidewalk.

<sup>(2)</sup>Setbacks are for primary structures only. Setbacks for accessory structures are located under [Section 7.05.B.](#)

**ARTICLE 6 USE REGULATIONS**

**Section 6.01 Use Table**

**A. Permitted**

A "P" indicates that a use is allowed subject to all other applicable regulations of this LDC.

**B. Conditional**

A "C" indicates that a use is allowed only if approved by a conditional use permit in accordance with the procedures of [Section 4.07](#).

**C. Uses Not Allowed**

A blank cell indicates that a use is not allowed.

**D. Specific Use Standards**

The final column titled "Specific Use Standards" contains a cross-reference to standards that apply to specific uses. Where no cross-reference is shown, no additional use standard shall apply.

**Table 6.1: Use Table**

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
<b>Residential Uses</b>												
Alley-loaded house			P	P	P	P						<a href="#">Section 7.01C</a>
Group home (8 or more)		C	C	C	P	P	C	P				<a href="#">Section 7.01J</a>
Manufactured home park or subdivision			C	C								<a href="#">Section 7.01I</a>
Multifamily					C					C		<a href="#">Section 7.01G</a>
Nursing home or assisted living center		C			P	C	P	P	P			<a href="#">Section 7.01K</a>
Single-family detached		P	P	P	P	P						<a href="#">Section 7.01A</a>
Short term vacation rental		P	P	P	P	P						<a href="#">Section 7.01M</a>
Townhouse				P	P	P				P		<a href="#">Section 7.01F</a>
Two-family dwelling (duplex)				P	P	P						<a href="#">Section 7.01B</a>
Upper-story residential		P				P	P	P	P	P		<a href="#">Section 7.01H</a>
Zero lot line house				P	P	P						<a href="#">Section 7.01D</a>
<b>Public and Civic Uses</b>												
Airport, heliport									P		P	
Child care center					C	C	C	P		P	P	<a href="#">Section 7.02A</a>
Civic club						P	P	P	P	P	P	
Hospital						C	C	P	P		C	
Museum, library		C			C	P	P	P	P	P	P	
Park, open area*	Tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; areas suitable for concerts, festivals, and special events or any similar use.	P	P	P	P	P	P	P	P	P	P	
Place of worship		P	P	P	P	P	P	P	P	P	P	
Public facility		C					P	P	P	C	P	

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
School (public or private)							P	P			P	<a href="#">Section 7.02B</a>
Technical, trade, business school						P	P	P	P		P	
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	P	P	P	P	P	P	P	P	P	P	
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	C									C	
Commercial Uses												
Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables, produce stand; processing of fruits or vegetables or any similar use.	P									P	<a href="#">Section 7.03B</a>
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	P	P	P	P	P		P		<a href="#">Section 7.03C</a>
Brewpub							P	P	P	P		<a href="#">Section 7.03D</a>
Club, private					C	P	P	P				
Distillery							C	P	P			<a href="#">Section 7.03D</a>
Funeral home								P	P			
Gas station with convenience retail							P	P	P	P		<a href="#">Section 7.03E</a>
<b>Hemp Growing Establishment</b>		<b>C</b>								<b>C</b>		<a href="#">Section 7.03F</a>
<b>Hemp Processing Establishment</b>		<b>C</b>								<b>C</b>		<a href="#">Section 7.03G</a>
Hotel, motel							P	P	P	P		
Indoor recreation*	Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club or any similar use.					C	P	P	P			
Kennels		C										<a href="#">Section 7.03H</a>
Lumberyard, wholesale								C	P			
<b>Medical marijuana center</b>							C	C	C	<b>C</b>		
<b>Medical marijuana infused products manufacturer center</b>		<b>C</b>					C	C	C	<b>C</b>		
<b>Medical Marijuana Optional premises cultivation operation</b>		C					C	C	C	<b>C</b>		<a href="#">Section 7.03L</a>
Microbrewery							C	P	P	P		<a href="#">Section 7.03D</a>

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Newspaper publisher						P	P	P	P			
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				C	P	P	P	P			
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P			
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, motocross tracks, batting cages, swimming pool, driving range or any similar use.	C					C	C	P			
Outdoor storage, general									P			<a href="#">Section 7.03I</a>
Radio or television studio						P	P	P	P			
Recreational club or lodge, private							C	P				<a href="#">Section 7.03J</a>
Restaurant		C			C	P	P	P	P	P		
<b>Restaurant, drive through</b>									<b>C</b>	<b>C</b>		
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					C	P	P		P	C	
Retail Marijuana Cultivation Facility, Contiguous		C					C	C	C	C		<a href="#">Section 7.03M</a>
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		<a href="#">Section 7.03M</a>
<b>Retail Marijuana Products Manufacturer</b>		<b>C</b>					C	<b>C</b>	<b>C</b>	<b>C</b>		<a href="#">Section 7.03M</a>
<b>Retail Marijuana Testing Facility</b>		<b>C</b>					C	<b>C</b>	<b>C</b>	<b>C</b>		<a href="#">Section 7.03M</a>

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Retail Marijuana Store							C	C	C	C		<a href="#">Section 7.03M</a>
Retail, neighborhood*	Selling, leasing or renting of the following goods: books; health and beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.				C	C	P	P		P	C	
Self-storage facility								C	P			
Service, general*	Personal services that include: animal grooming; dance, martial arts, photographic, music studio or classroom; photocopy, blueprint, quick-sign service; tattoo parlor; security service; catering service or any similar use. General services shall also include the following repair services: bicycles; mopeds; canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; furniture; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith							P	P			
Service, neighborhood*	Personal care services such as hair, nail, tanning, massage therapy or any similar use.				C	P	P	P		P		
Sexually oriented business									C			
Tasting room		P			C	P	P	P	P	P		
Tattoo parlor							P	P	P			
Vehicle sales*	A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats or any similar use.							P	P			
Vehicle service, heavy*	Repair services or auto body work to tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment or any similar use.	C						C	P			

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Vehicle service, passenger	Service to passenger vehicles and other small consumer vehicles such as: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing, tire sales and mounting or any similar use.	C					C	P	P			
Veterinarian, animal hospital		C					C	C	C			<a href="#">Section 7.03K</a>
Warehouse/freight movement*	Bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred or any similar use.							P	P			
Wholesale storage and/or sales							C	P	P			
Winery		P					C	P	P	P		<a href="#">Section 7.03D</a>
Industrial Uses												
Crematorium								C	C			
Main line railroad facilities, shed, yards							P	P				
Manufacturing, general*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items, printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; laundry or dry cleaning plant; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.								P			

**TOWN OF PALISADE, COLORADO  
ORDINANCE NO. 2021-05**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,  
AMENDING THE ZONE DISTRICT MAP OF THE TOWN BY ZONING  
CERTAIN PROPERTY KNOWN AS 724 37 3/10 ROAD (MESA COUNTY  
PARCEL NO. 2937-092-00-035) FROM HIGH DENSITY RESIDENTIAL  
(HDR) TO HOSPITALITY RETAIL (HR) ZONE DISTRICT.**

**WHEREAS**, the Town of Palisade received an application to amend the zone district map for the Town for property located at 724 37 3/10 Road, Palisade, Colorado legally described below (the “Property”) from High Density Residential (HDR) to Hospitality Retail (HR) Zone District; and

**WHEREAS**, public notice has been given as required by Article 3, Section 3.08 of the Palisade Land Development Code; and

**WHEREAS**, said application was reviewed before the Planning Commission on April 8, 2021 as required by Article 4, Section 4.02 of the Palisade Land Development Code; and

**WHEREAS**, the Planning Commission has recommended to the Board of Trustees that it grant the applicant’s request to rezone the Property from High Density Residential (HDR) to Hospitality Retail (HR Zone District); and

**WHEREAS**, the Board of Trustees finds and determines that the applicants have provided sufficient evidence that the proposed amendment is desirable, based on the criteria set forth in Section 4.02 of the Land Development Code, and it desires to grant the request and rezone the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO THAT:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The zone district map of the Town of Palisade is hereby amended so as to provide that the Property located at 724 37 3/10 Road in the Town of Palisade legally described below is zoned from High Density Residential (HDR) to Hospitality Retail (HR)

Beginning at the Southwest corner of Lot 9 in Palisade Fruit Tracts Subdivision,  
thence North 0°20' East 212.45 feet;  
thence South 89°24' East 254 feet;  
thence South 0°20' West 130.7 feet;  
thence South 72°44' West 266.47 feet to the Point of Beginning.  
County of Mesa, State of Colorado also known by street address as: 724 37 3/10 Road, Palisade, CO 81526. For  
identification purposes only: Parcel no.: 2937-092-00-035



**INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY  
TITLE**, at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held  
on April 13, 2021.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_  
Greg Mikolai, Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** April 13, 2021

**Presented By:** Janet Hawkinson, Town Manager  
Chief Balke, Fire – Matt Lemon, Utilities Director,  
Troy Ward, Events & Parks Director

**Department:** Administration

**Re:** Permission to Auction Fire Engine 42, Old Rescue, Fire Tender,  
Grader, Dozer, Leaf Vac, Pick up Truck, 510 Back-ho

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**SUBJECT:** Town policy is to auction off any equipment that when originally purchased was valued over \$10,000 to be auctioned off at the end of equipment's useful life with the Town

**SUMMARY:**

Town Directors have researched and analyzed equipment that is no longer running, has surpassed safety requirements, and/or no longer operates and/or the value of equipment does not warrant repairs to get it back to operate.

The equipment to be auctioned is: Fire Tender, Engine 42, Old Rescue, Grader, Dozer, Leaf Vac, Pick-up, 510 Back-ho

**BOARD DIRECTION:** To approve auction of equipment



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** April 13, 2021

**Presented By:** Nichole Maxwell, Trustee Representative to Chambers of Commerce  
Janet Hawkinson, Town Manager

**Department:** Administration

**Re:** Palisade Chamber of Commerce Memorandum of Understanding (MOU)

---

**SUBJECT:** Memorandum of Understanding with the Palisade Chamber of Commerce.

**SUMMARY:** Attached for the Board of Trustee's consideration is an MOU with the Palisade Chamber of Commerce.

**BOARD DIRECTION:**

Enter into an MOU with the Palisade Chamber of Commerce.

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE TOWN OF PALISADE**  
**& THE PALISADE CHAMBER OF COMMERCE**

**THIS MEMORANDUM OF UNDERSTANDING**, dated April 13, 2021 and made by and between the Town of Palisade, P.O. Box 128, Palisade, CO 81526, hereinafter referred to as the Town and the Palisade Chamber of Commerce, P.O. Box 729, Palisade, CO, hereinafter referred to as the Chamber,

**WHEREAS** the Town of Palisade recognizes the importance of local commerce and a healthy business climate to maintaining and enhancing the quality of life in Palisade; and

**WHEREAS** the Chamber recognizes the importance of local commerce and a healthy business climate to maintain and enhance the quality of life in Palisade; and

**WHEREAS** close cooperation and coordination between the Town, Tourism Advisory Board and the Chamber will avoid duplication and allow for the most efficient utilization of resources; and

**WHEREAS** the Town of Palisade desires to work cohesively and enter into agreement with the Palisade Chamber of Commerce for membership/sponsorship services and the conduct of certain business development activities; and

**WHEREAS** the Chamber of Commerce has agreed to provide certain benefits and services to the Town of Palisade and its businesses, including planning and operating the following events annually: PCOC Peachfest, PCOC Brews & Crews, July 4<sup>th</sup> Parade and PCOC Olde Fashioned Christmas; and

**WHEREAS** the Town sees benefit to the taxpayers and businesses of Palisade by supporting the efforts of the Chamber,

**NOW, THEREFORE**, the parties agree as follows through the following services and actions for 2021:

1. The Town supports the Chambers by becoming an Executive Level Member at \$1,500. The Chambers extends to the Town of Palisade all the benefits afforded the Executive Level membership.

2. All events by the Chambers will be advertised and marketed as *Palisade Chamber of Commerce -event name*. For example: Palisade Chamber of Commerce Peach Festival – not ‘Palisade Peach Festival.’
3. The Chambers will promote Palisade and its businesses to the Grand Valley market through a variety of business and event programs. The Chamber can utilize Town parks and Veterans Community Center, upon reservation, at no cost, as in-kind, for business after hours and Chamber events.
4. The Town to provide an in-kind space at Palisade Sunday Market & Harvest Market to the Chamber.
5. The Chambers to participate as a member on TAB – Tourism Advisory Board, for the close cooperation and coordination with marketing to avoid duplication.
6. The Chambers to conduct the annual PCOC Olde Fashioned Christmas in downtown Palisade. The Town will support this event by hanging lights throughout Town and provide the Chamber in-kind use of Veterans Memorial Center.
7. The Chambers will continue to coordinate and execute PCOC Brews & Crews every fall. The Town to provide in-kind support with park rental.
8. The Chambers will organize and host Annual July 4<sup>th</sup> parade and games in one of the local parks. The Town to provide in-kind use of park for above activity. The Town agrees host the community picnic in the Veterans Memorial Park with food paid for by Town contribution and ice cream provided by the Lions Club. In addition to the above listed in-kind, Palisade agrees to pay \$1,000 to Chambers to develop, sponsor, manage the parade and park games.
9. The Town to provide ice cream at the Palisade Chambers Peachfest Ice Cream Social.

The Town and Chamber hereby understand and acknowledge that this agreement is subject to the availability of anticipated future funding and other resources. Should said resources not be available, either party has the right to amend or terminate this MOU within sixty (60) days written notice.

Therefore, both parties agree this MOU is to be VOID as of December 30, 2021 and should be amended for calendar year 2022.

**IN WITNESS WHEREOF**, the undersigned parties have signed this Memorandum of Understanding as of the date first written above.

TOWN OF PALISADE, COLORADO

(Seal)

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

PALISADE CHAMBER OF COMMERCE

By \_\_\_\_\_  
Chamber President

By \_\_\_\_\_  
Chamber Vice President

By \_\_\_\_\_  
Chamber Treasurer

By \_\_\_\_\_  
Chamber Secretary



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** April 13, 2021

**Presented By:** Travis Boyd, Finance Director

**Department:** Finance

**Re:** Request for Supplemental Budget Appropriation for Bower Street Sewer Project

---

**SUBJECT:**

2021 Supplemental Budget Appropriation for Bower Street Sewer Project

**SUMMARY:**

The Bower Sewer Project was presented to the Palisade Board of Trustees initially June 9, 2020 and the Board approved the commencement of this project. On October 27, 2020, the Board authorized the contract between the Town of Palisade and Skyline Contracting, Inc. for the completion of this project.

The total cost of this project is estimated to be \$295,000.

This project is both a sewer and water project and resources from both funds will be required to pay for this project. \$88,500 is being requested for appropriation from the Water Fund. \$206,500 is being requested for appropriation from the Sewer Fund.

**BOARD DIRECTION:**

Roll Call Vote to Approve or Deny Appropriation Request Resolution

**TOWN OF PALISADE  
RESOLUTION NUMBER 2021-02**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE,  
COLORADO, AMENDING THE FISCAL YEAR 2021 BUDGET BY SUPPLEMENTAL  
APPROPRIATION OF MONEY TO THE WATER FUND AND UTILITIES FUND.**

WHEREAS, the Board of Trustees of the Town of Palisade wishes to recognize additional revenue and increase expenditures in the Garbage Fund; and

WHEREAS, upon due and proper notice, published and posted in accordance with the law, said amended budget was open for inspection by the public at the office of the Town Clerk, and a public hearing was held on April 13, 2021 and interested taxpayers were given the opportunity to file or register any objections to said amended budget; and

WHEREAS, for any increase in expenditures like increases, if needed, were added to revenue so the budget remains in balance as required by law;

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

**Section 1.** The revenue to the Water and Utilities Funds, as amended is as follows:

<u>Water Fund</u>	
Fees for Service	<u>\$ 1,198,000</u>
Fund Balance	<u>\$ 88,500</u>
Total Revenues	<u>\$ 1,286,500</u>
<u>Utilities Fund</u>	
Fees for Service	<u>\$ 627,000</u>
Fund Balance	<u>\$ 206,500</u>
Total Revenues	<u>\$ 833,500</u>

**Section 2.** The estimated expenditures to the General, Tourism, and Water Funds are:

<u>Water Fund</u>	
Expenditures	<u>\$ 1,249,336</u>
Total Expenditures	<u>\$ 1,249,336</u>
<u>Utilities Fund</u>	
Expenditures	<u>\$ 638,059</u>
Total Expenditures	<u>\$ 638,059</u>



**Section 3.** That said budget as amended by fund hereby is approved and adopted as the budget for the Town of Palisade for the year stated above.

**Section 4.** That the budget hereby amended and adopted is made part of the public records of the Town of Palisade, Colorado

**INTRODUCED, PASSED AND APPROVED** this 13<sup>th</sup> day of April 2021.

**Town of Palisade:**

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Greg Mikolai, Mayor

**ATTEST:**

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Keli Frasier, Town Clerk



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** April 13, 2021

**Presented By:** Travis Boyd, Finance Director

**Department:** Finance

**Re:** Request for Supplemental Budget Appropriation for Solid Waste Fund

---

**SUBJECT:**

2020 Supplemental Budget Appropriation for Solid Waste Fund for \$30,000

**SUMMARY:**

In 2020, the Town of Palisade awarded a new trash contract to Waste Management Inc. to provide garbage collection services to the residents of Palisade. There were modifications to the fee structure and services as compared to the prior contract.

The overall total change in service revenue could not be predicted accurately due to the many uncontrollable variables in the service contract. After the Contract was awarded, the Finance Department closely monitored the financial position of the town as it related to the contract. During this monitoring process, the department concluded that full cost recovery was effective.

The total revenue of the Solid Waste Fund is estimated to be 175,283.38 which is more than the 2020 budget of \$140,000 by \$35,283.38.

The total expenditure of the Solid Waste Fund is estimated to be \$162,915.85 which exceed the \$139,600 2020 budget appropriation by \$23,315.85. Staff is requesting a retroactive supplemental budget appropriation for budget year 2020 in the amount of \$30,000. The excess amount above the estimated total expenditure is requested to cover any accruals that may be unknown at the time of this request.

**BOARD DIRECTION:**

Roll Call Vote to Approve or Deny Appropriation Request Resolution

**TOWN OF PALISADE  
RESOLUTION NUMBER 2021-01**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, AMENDING THE FISCAL YEAR 2020 BUDGET BY SUPPLEMENTAL APPROPRIATION OF MONEY TO THE GARBAGE FUND.**

WHEREAS, the Board of Trustees of the Town of Palisade wishes to recognize additional revenue and increase expenditures in the Garbage Fund; and

WHEREAS, upon due and proper notice, published and posted in accordance with the law, said amended budget was open for inspection by the public at the office of the Town Clerk, and a public hearing was held on April 13, 2021 and interested taxpayers were given the opportunity to file or register any objections to said amended budget; and

WHEREAS, for any increase in expenditures like increases, if needed, were added to revenue so the budget remains in balance as required by law;

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

**Section 1.** The revenue to the Garbage Funds, as amended is as follows:

<u>Garbage Fund</u>	
Fees for Service	<u>\$ 175,285</u>
Total Revenues	\$ 175,285

**Section 2.** The estimated expenditures to the General, Tourism, and Water Funds are:

<u>Garbage Fund</u>	
Expenditures	<u>\$ 169,600</u>
Total Expenditures	\$ 169,600

**Section 3.** That said budget as amended by fund hereby is approved and adopted as the budget for the Town of Palisade for the year stated above.

**Section 4.** That the budget hereby amended and adopted is made part of the public records of the Town of Palisade, Colorado

**INTRODUCED, PASSED AND APPROVED** this 13<sup>th</sup> day of April 2021.

**Town of Palisade:**

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Greg Mikolai, Mayor

**ATTEST:**

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Keli Frasier, Town Clerk



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:**           **April 13, 2021**

**Presented By:**       **Janet Hawkinson, Town Manager - Chief Funston, Police**

**Department:**       **Administration**

**Re:**                   **Ordinance 2021-04 Amending Chapter 7, Article VI of the Palisade  
Municipal Code Repealing the Fowl Permit Requirement**

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**SUBJECT:**           This is an update to the Municipal Code. Presently the code states that once a year, residents need to fill out and submit a \$5.00 fowl permit. It is recommended by staff to eliminate this process in regards it takes many hours (weeks) to inform residents of this yearly task for fowl.

The code amendment also updates the fowl code by giving enforcement of fowl violations to the Code Enforcement Officer, instead of the Mayor, Manager and Chief of Police who presently are responsible to enforce fowls in town boundaries.

**BOARD DIRECTION:**    Approve changes to the ordinance

**TOWN OF PALISADE, COLORADO  
ORDINANCE NO. 2021-04**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,  
AMENDING CHAPTER 7, ARTICLE VI OF THE PALISADE MUNICIPAL  
CODE REPEALING THE FOWL PERMIT REQUIREMENT.**

**WHEREAS**, the Town of Palisade (“Palisade” or the “Town”) is a Colorado municipality organized pursuant to Title 31 of the Colorado Revised Statutes and with the authority set forth therein; and

**WHEREAS**, Section 7-112.1 of Article VI of Chapter 7 of the Palisade Municipal Code requires a permit to keep fowl within in the corporate limits of the Town; and

**WHEREAS**, the Town finds the permit requirement to be an unnecessary burden while retaining the ability to enforce the existing regulations regarding keeping fowl in the Town set forth in the Code; and

**WHEREAS**, the Board of Trustees finds and determines that it is in the interest of the Town to amend the Palisade Municipal Code accordingly.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO THAT:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Article VI of Chapter 7 of the Palisade Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language deleted~~:

Sec. 7-112.1. - ~~Fowl Permit required. No person shall keep fowl within the corporate limits of the Town unless such person has a valid permit to do so.~~ No property shall keep be permitted for more than six (6) fowl. No fowl shall be allowed to run or fly at large.

Sec. 7-112.2. - ~~Reserved. Permit application and annual fee. Applications for a permit under this Article shall be made to the Town Clerk on forms provided therefor. Each permit shall be valid through the end of the calendar year in which it was issued, and no permit shall be issued absent the payment of a nonrefundable fee in an amount established by the Board of Trustees.~~

Sec. 7-112.3. - ~~Fowl Permit conditions. Prior to the issuance of any permit, and at all times thereafter,~~ When fowl are kept within the Town, the owner or keeper thereof shall comply with the following requirements:

- (1) All enclosures designed for the keeping of fowl shall be secure enclosures.
- (2) No animal or fowl shall be kept in such a manner as to constitute a public or private nuisance.
- (3) Upon complaint, either verbal or written, to the Town Code Enforcement Officer

~~Mayor, Town Administrator or Chief of Police~~, any fowl being kept shall be kept in a secure enclosure located not less than three (3) feet from all property lines of the owner. The Code Enforcement Officer can determine if the owner needs to remove the fowl from the property if not in compliance with this ordinance.

**INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY TITLE**, at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on March 23, 2021.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_  
Greg Mikolai, Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk



## **PALISADE BOARD OF TRUSTEES**

### **Agenda Item Cover Sheet**

**Meeting Date:** April 13, 2021

**Presented By:** Janet Hawkinson, Town Manager

**Department:** Administration

**Re:** Award of the Main Street Grant - \$50,000

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#### **SUBJECT:**

The Town submitted a grant to the CDOT Main Street Grant Program. The Town was awarded \$50,000 from this grant to build 2 parklets: one for Di'Orios' Restaurant and a second for Peche' to support businesses and recovery from the COVID19 pandemic.

Though a competitive bid process the Town has awarded the project to Western Precision of Grand Junction. The contract price is \$50,000 for steel structures total of 8' x 60' – including installation.

#### **BOARD DIRECTION:**

Direct Town Manager to enter into contract with CDOT Main Street Grant and Western Precision Manufacturing for the construction and installation of 2 parklets to support local business recovery from the COVID19 pandemic