



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

Tuesday, August 10, 2021

6:00 pm Regular Meeting

Live stream of the meeting may be viewed at
<https://www.youtube.com/watch?v=Xx5GAPUH9zc>

- I. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLLCALL**
- IV. **AGENDA ADOPTION**
- V. **ANNOUNCEMENTS**
 - A. **PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.
 - B. **Board of Trustees Work Session August 17, 2021, at 6:00 pm for Budget Discussion**
 - C. **Palisade Peach Festival begins Thursday, August 19, 2021,** *downtown with the Ice Cream Social and continues Friday through Sunday with various events that can be found by visiting <https://palisadecoc.com/palisade-peach-festival/>.*
 - D. **Palisade Sunday Farmers Market was Voted 2021 “ Best of the West” Local Produce/Farm** *Congratulations, Town of Palisade Farmers Market, for being selected as “Best of the West.” Great work, Troy Ward, Seraphina Hunter, and all of the staff who help organize the event, get up early on Sunday mornings to close streets and put infrastructure in place.*
- VI. **PRESENTATIONS**
 - A. **National Health Center Week Proclamation** *presented by Trustee Maxwell to Kristy Schmidt, Marillac Clinic’s Director of Development and Community Relations, and Kay Ramachandran, CEO*
 - B. **Bonnie Davis, the new Palisade Chamber of Commerce Director** *to be introduced by Trustee Somerville*
- VII. **TOWN MANAGER REPORT**

VIII. 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 – July 23, 2021 – August 4, 2021

B. Minutes

Minutes from July 27, 2021, Regular Board Meeting

C. Contract with Charter

Approval of a 2 year Service Contract with Charter Communications for internet access

IX. PUBLIC COMMENT

***Please keep comments to 3 MINUTES OR LESS, and state your name and address.** Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*

X. PUBLIC HEARING I

A. PRO 2021-13-14 – Happy Camper Relocation - Conditional Use Permit (CUP) and Minor Subdivision for a Retail Marijuana Store at 400 Wine Valley Road

The Board of Trustees will consider a Conditional Use Permit and associated minor subdivision for the relocation of the Happy Camper retail marijuana store to property located at 400 Wine Valley Rd. (Parcel # 2937-043-43-001, aka Lot 1 of Wine Valley Subdivision) as applied for by HC Properties LLC.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please keep comments to 3 minutes or less and state your name and address*)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision – Motion, Second, Rollcall Vote

XI. NEW BUSINESS

A. Contract for Professional Services for the Demolition Project of the Old High School

The Board will consider the approval of a contract for engineering services to provide bid documents, bid phase, and construction phase assistance for a demolition project to remove the three annex buildings. The 1939 Gymnasium will stay.

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

XII. 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.

XIII. COMMITTEE REPORTS

XIV. EXECUTIVE SESSION

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) (Pending litigation: Drift 6 LLC v. Town of Palisade, Case No. 2020CV030283).

XV. ADJOURNMENT

AMENDED



July 28, 2021

Congratulations! Palisade Sunday Farmers Market has been voted by the readers of The Daily Sentinel as one of the top three *Best of the West* winners in the category Local Produce / Farm. The Daily Sentinel's annual contest recognizes and celebrates the best businesses, people and places in the Grand Valley.

As a winner, you receive two complimentary tickets to the Best of the West celebration held at Grand Junction Convention Center on Thursday, August 26. Doors open at 5:30 pm for appetizers and a cash bar. Winners will be revealed in a video presentation starting at 6:30 pm. Collect your certificate and the new Best of the West magazine at the end of the event.

Want more exposure during the Best of the West celebration? Give us a door prize and we'll announce it on stage!

As one of the top three winners in your category, you will have use of the *Best of the West* logo for a full year. You can use this logo on your ad in the *Best of the West* glossy magazine that will publish in The Daily Sentinel on Friday, August 27. Magazine advertising rates are reduced to help businesses of all budgets be able to thank the community for their votes. Rates and information for the magazine are enclosed.

Your business name will also be included on GJSentinel.com/bestofthewest, where locals and visitors will go all year to see who was voted the *Best of the West* for 2021.

Your free tickets can be redeemed by visiting 970tix.com. Go to the Best of the West event and enter promo code 2021WINNER at checkout for 2 comp tickets. You can purchase additional tickets or a table of 10 for family, friends, employees and colleagues.

Thank you to our sponsors for making this event possible: Thomas Hunn Jewelers, Re/Max 4000, Re/Max 4000 Anna Rickenbach, Ruby Canyon Dental, Coloramo, Derek Irick of Bray Real Estate and Carville's Auto Mart. Additional sponsorship opportunities are available. Contact your Daily Sentinel advertising representative, or call 256-4289 for details.

Again, congratulations on being voted among the best in Grand Junction! We hope to see you at the *Best of the West* celebration on Thursday, August 26.

Jay Seaton, Publisher

**THE DAILY
SENTINEL**
GRAND JUNCTION, COLORADO



Proclamation

National Health Center Week

WHEREAS, For over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's underserved communities, delivering value to, and having a significant impact on America's health care system, and MarillacHealth has provided care in Mesa County for 33 of those years; and

WHEREAS, For over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's underserved communities, delivering value to, and having a significant impact on America's health care system, and MarillacHealth has provided care in Mesa County for 33 of those years; and

WHEREAS, As the country's largest primary care network, Community Health Centers are the health care home for 30 million Americans in over 14,000 communities across the nation. One in every twelve people in the United States gets their care in a Community Health Center, and Marillac serves over 12,000 Mesa County residents annually; and

WHEREAS, Community Health Centers are a critical element of the health system, serving rural and urban communities, and often providing the only accessible and dependable source of primary care in their communities. Nationwide, Community Health Centers serve one in every five residents of rural areas; and

WHEREAS, Community Health Centers serve as beacons of essential resources and support in testing and treatment in the face of the global coronavirus pandemic, and will continue to offer reliable, affordable, high-quality care against COVID-19 for America's most vulnerable and underserved communities; and

WHEREAS, Every day, Community Health Centers develop new approaches to integrating a wide range of services beyond primary care, including oral health, vision, behavioral health, and pharmacy services, to meet the needs and challenges of their communities; and

WHEREAS, Community Health Centers are locally owned and operated small businesses that serve as critical economic engines, helping to power local economies by generating \$63.4 billion in economic activity in some of the country's most economically-deprived communities; and

WHEREAS, Community Health Centers nationally employ more than 253,000 people, and MarillacHealth employs over 80 people, including physicians, nurse practitioners, physician

assistants, and certified nurse-midwives who work as part of multi-disciplinary clinical teams designed to treat the whole patient; and

WHEREAS, The Community Health Center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income, and insurance status - improving health care outcomes and reducing health care system costs; and

WHEREAS, Community Health Centers reduce overall costs of care by helping manage patients' chronic conditions, which keeps them out of costlier health care settings like hospital emergency rooms; and

WHEREAS, Community Health Centers are on the front lines of emerging health care crises, providing access to care for our nation's veterans, addressing the opioid epidemic, and responding to public health threats in the wake of natural disasters and pandemics; and

WHEREAS, National Health Center Week offers the opportunity to celebrate America's over 1,400 health center organizations with over 12,000 service delivery sites, their dedicated staff, board members, patients, and all those responsible for their continued success and growth since the first health centers opened their doors more than 50 years ago; and

WHEREAS, We celebrate Marillac's 89 staff members at their six delivery sites, 11 Board Members, numerous partnerships, 12,000 plus patients, and all those responsible for their continued success and growth since they first opened 33 years ago ;

NOW, THEREFORE, BE IT RESOLVED THAT THE PALISADE BOARD OF TRUSTEES proclaims August 8-14, 2021, as:

National Health Center Week

throughout this community and urge all the citizens of the Town to celebrate our local Community Health Center, MarillacHealth, and the important and unique role it plays in providing affordable, accessible, high quality medical, dental, and behavioral healthcare to those who need it in our community.

DATED this 10th day August 2021.

Greg Mikolai, Mayor

Thea Chase, Mayor Pro Tem; Ellen Turner, Trustee

Jamie Somerville, Trustee; Bill Carlson, Trustee

Susan L'Hommedieu, Trustee; Nicole Maxwell, Trustee



TOP has been awarded \$100,000

Main Street Grant for detached sidewalks on Highway 6 in front of the Fire Department

TOP Farmers Market 2021 “Best in the West Award”

Great Work Troy Ward & Seraphina Hunter & Parks- Events Crew!

Drought Conditions – PLEASE – Be Water Wise: The western slope is in drought conditions. Please observe watering recommendations from DRIP – a regional organization for ‘wise watering.’

Please work to use 10% less irrigation water.

Please water in the evenings, not during the day.

Please check irrigation that water is not being sprayed on sidewalks instead of lawns.

Old High School Demolition Dates:

1. Old High School Asbestos Remediation:
 - TOP has published the Invitation to Bid for asbestos remediation of the Old High School.
 - Bids are due 8/27/ 2021 by 1:00 pm
 - A full Bid Schedule can be found in the RFP located on the Town website
 - Anticipated Construction Start is 10/1/2021
 - Anticipated Final Completion is 12/31/2021

2. Old High School Demolition:
 - The Town Engineers are developing the project bid documents – this will need Board approval for budget & contract and will take place from 8/24 – 10/24. This is a full set of design plans that will include the separation from the gym that will remain, the electric, water, sewer, removal of the building, dumping, etc...
 - Advertise for bid for demolition anticipated to be 10/24/2021
 - Project start anticipated to be 1/20/2022 and complete 3/30/2022

Total of Grant Funding for Town Improvements & Projects from 2018-present: \$2,620,091

- Marketing Grant – team with Fruita & TAB - \$25,000 with \$10,000 match
- Street Leaf Vacuum - \$67,781.00 no match
- Commercial Wood Chipper: \$37,310 no match

- Fire Brush Truck -Federal Mineral Lease Grant - \$140,000 with 60% match
- DOLA Sewer Study Grant: \$50,000 with 50% match
- Riverbend Park – Tamarisk & Russian Olive Mitigation Grant - \$20,000
- MMOF Grant for Highway 6 - \$912,000 with 50% match
- Detached Sidewalk Highway 6 - \$100,000 Main Street grant – 10% match
- TAP Grant for Sidewalks to Palisade High School - \$1 million with 20% match
- Parklets for Palisade Businesses – CARES Act Funding - \$120,000
- Main Street Grant – Parklets - \$50,000
- Main Street Grant – Downtown sidewalk improvements \$50,000
- Bus Stop on 2nd Street & Historic Scale feature - \$25,000 GOCO Grant
- Purchase of Public Parking Lot on 2nd & Main - \$100,000 GOCO Grant



175 E 3rd Street
P.O. Box 128
Palisade, CO 81526

Phone: (970) 464-5602
Fax: (970) 464-5609
www.townofpalisade.org

EXPENDITURES - APPROVAL BY DEPARTMENT

Council Meeting Date – Aug 10 , 2021

Date Range of Payables – July 23, 2021 – Aug 4, 2021

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 07/23/2021-08/04/2021

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0724210	AFLAC After-Tax Pay Period: 7/2	07/29/2021	55.80	.00		
AFLAC INSURANCE	PR0724210	AFLAC Pre-tax Pay Period: 7/24/	07/29/2021	230.70	.00		
APEIRON UTILITY CONSTRUCT	13870	WATER SERVICE BORE	07/05/2021	1,300.00	.00		
COLORADO DEPT OF REVENUE	PR0724210	State Withholding Tax Pay Period	07/29/2021	2,844.00	.00		
COLORADO STATE TREASURE	PR0724211	State Unemployment Tax Pay Per	07/29/2021	251.23	.00		
FICA/MED/ P/R TAXES	PR0724212	Medicare Pay Period: 7/24/2021	07/29/2021	1,210.81	.00		
FICA/MED/ P/R TAXES	PR0724212	Medicare Pay Period: 7/24/2021	07/29/2021	1,210.81	.00		
FICA/MED/ P/R TAXES	PR0724212	Social Security Pay Period: 7/24/	07/29/2021	3,706.95	.00		
FICA/MED/ P/R TAXES	PR0724212	Social Security Pay Period: 7/24/	07/29/2021	3,706.95	.00		
FICA/MED/ P/R TAXES	PR0724212	Federal Withholding Tax Pay Peri	07/29/2021	8,278.05	.00		
FIRE AND POLICE PENSION	PR0724210	FPPA Police DD Pay Period: 7/24	07/29/2021	576.35	.00		
FIRE AND POLICE PENSION	PR0724210	Fire Pension Pay Period: 7/24/20	07/29/2021	325.85	.00		
FIRE AND POLICE PENSION	PR0724210	Fire Pension Pay Period: 7/24/20	07/29/2021	440.85	.00		
FIRE AND POLICE PENSION	PR0724210	Police Pension Pay Period: 7/24/	07/29/2021	1,633.02	.00		
FIRE AND POLICE PENSION	PR0724210	Police Pension Pay Period: 7/24/	07/29/2021	2,209.37	.00		
FIRE AND POLICE PENSION	PR0724210	FPPA Fire DD Pay Period: 7/24/2	07/29/2021	115.00	.00		
FIRE AND POLICE PENSION	PR0724210	FPPA 457 Pay Period: 7/24/2021	07/29/2021	50.00	.00		
ICMA TRST 401 - 107074	PR0724210	ICMA 401K Pay Period: 7/24/202	07/29/2021	2,263.93	.00		
ICMA TRST 401 - 107074	PR0724210	ICMA 401K Pay Period: 7/24/202	07/29/2021	2,263.93	.00		
ICMA TRST 457 - 304721	PR0724210	ICMA 457 Pay Period: 7/24/2021	07/29/2021	100.00	.00		
FAMILY SUPPORT REGISTRY	PR0724211	FIPS 056888833 Garnishment P	07/29/2021	454.14	454.14	07/30/2021	
RECREATION PROGRAM REFU	2021.07.29 - G	DEPOSIT REFUND	07/29/2021	275.00	275.00	07/30/2021	
RECREATION PROGRAM REFU	2021.07.29 - G	GYM RENTAL REFUND	07/29/2021	337.50	337.50	07/30/2021	
ALPINE BANK CC	BC JUL 3152 -	PURCH IN ERROR - PAYROLL D	07/18/2021	9.86	.00		
ALPINE BANK CC	TB JUL 3111 -	EVENTBRITE REFUND	07/18/2021	11,291.79	.00		
Total :				45,141.89	1,066.64		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
OFFICE DEPOT	182697072001	OFFICE SUPPLY - ADMIN	07/15/2021	54.16	54.16	07/30/2021	
OFFICE DEPOT	183587933001	OFFICE SUPPLY - ADMIN	07/19/2021	106.26	106.26	07/30/2021	
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Admin	07/30/2021	83.45	83.45	07/30/2021	
J-U-B ENGINEERS	0144514	ADMIN PRO SERVICES	07/15/2021	928.52	.00		
J-U-B ENGINEERS	0144514	ADMIN PRO SERVICES - PLUN	07/15/2021	153.60	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - OPERATING	07/18/2021	32.82	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - DUES	07/18/2021	52.99	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - OPERATING	07/18/2021	40.64	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - TRAVEL/TRAINING	07/18/2021	.01	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - TRAVEL/TRAINING	07/18/2021	20.17	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - TRAVEL/TRAINING	07/18/2021	125.00	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - TRAVEL/TRAINING	07/18/2021	45.81	.00		
ALPINE BANK CC	JH JUL 3061 -	ADMIN - DUES	07/18/2021	14.99	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	9.99	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	162.32	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	50.00	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	25.50	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	231.40	.00		
ALPINE BANK CC	KF JUL 3160 -	ADMIN - OPERATING	07/18/2021	17.00	.00		
ALPINE BANK CC	TB JUL 3111 -	ADMIN - OPERATING	07/18/2021	4.99	.00		
ALPINE BANK CC	TB JUL 3111 -	ADMIN - OFFICE SUPPLIES	07/18/2021	73.65	.00		
ALPINE BANK CC	TB JUL 3111 -	ADMIN - OPERATING	07/18/2021	199.99	.00		
ALPINE BANK CC	TWARD JUL 0	ADMIN - OPERATING	07/18/2021	86.21	.00		
ALPINE BANK CC	TWARD JUL 0	ADMIN - OPERATING	07/18/2021	28.94	.00		
ALPINE BANK CC	TWARD JUL 0	ADMIN - OPERATING	07/18/2021	54.73	.00		
Total ADMINISTRATION:				2,603.14	243.87		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
BUD'S SIGNS	109672	WAYFINDING SIGNS	07/28/2021	175.00	.00		
RIVERA, JUAN CARLOS	2021.08.08 - P	PSM ENTERTAINMENT - 8/8/20	07/30/2021	250.00	250.00	08/03/2021	
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Comm Dev	07/30/2021	42.17	42.17	07/30/2021	
J-U-B ENGINEERS	0144514	COMM DEV - CRESTHAVEN AC	07/15/2021	96.00	.00		
J-U-B ENGINEERS	0144514	COMM DEV - STONE ORCHARD	07/15/2021	1,211.44	.00		
ALPINE BANK CC	BR JUL 5819 -	COMM DEV - SUPPLIES	07/18/2021	2.78	.00		
ALPINE BANK CC	KF JUL 3160 -	MAILCHIMP - ONLINE MARKETI	07/18/2021	66.99	.00		
Total COMMUNITY DEVELOPMENT:				1,844.38	292.17		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
TOURISM FUND							
ALPINE BANK CC	KF JUL 3160 -	MAILCHIMP - ONLINE MARKETI	07/18/2021	170.00	.00		
Total TOURISM FUND:				170.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
RECREATION							
IMPACT PROMOTIONAL PRODU	70900	PALIADE PLUNGE MUGS @ RIB	07/22/2021	2,294.12	.00		
ALPINE BANK CC	FH JUL 4614 -	RECREATION - PLUNGE SCALE	07/18/2021	20.46	.00		
ALPINE BANK CC	TWARD JUL 0	RECREATION - GAMES	07/18/2021	17.96	.00		
CHRIS BRIARDY	2021.08.01 - S	PSM ENTERTAINMENT - 08/01/2	07/29/2021	250.00	250.00	07/30/2021	
LISA GAIL LEVY KRAL	5055	PALISADE PLUNGE PARTY PHO	07/23/2021	350.00	.00		
Total RECREATION:				2,932.54	250.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
COOP COUNTRY	242940	PD CAR WASH	07/28/2021	2.50	.00		
COOP COUNTRY	242941	PD CAR WASH	07/28/2021	2.00	.00		
COOP COUNTRY	242943	PD CAR WASH	07/28/2021	3.17	.00		
COOP COUNTRY	242944	PD CAR WASH	07/28/2021	3.32	.00		
TURTLE TRACKS	1479	BALLISTIC VEST/ CARRIER	06/15/2021	385.00	385.00	07/30/2021	
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Police	07/30/2021	15.15	15.15	07/30/2021	
ALPINE BANK CC	DF JUL 3129 -	PD - TRAINING	07/18/2021	31.59-	.00		
ALPINE BANK CC	DF JUL 3129 -	PD- DUES	07/18/2021	187.50	.00		
ALPINE BANK CC	DF JUL 3129 -	PD - OPERATING SUPPLIES	07/18/2021	75.18	.00		
ALPINE BANK CC	DF JUL 3129 -	PD - PROFESSIONAL SERVICE	07/18/2021	50.00	.00		
ALPINE BANK CC	DF JUL 3129 -	PD - SCALE	07/18/2021	24.13	.00		
Total POLICE:				716.36	400.15		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Cemetery	07/30/2021	14.82	14.82	07/30/2021	
Total CEMETERY:				14.82	14.82		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BOOKCLIFF AUTO PARTS INC	283909	FD VEHICLE REPAIRS	07/22/2021	196.56	.00		
ALPINE BANK CC	CB JUL 5827 -	FD - SUPPLIES	07/18/2021	51.80	.00		
ALPINE BANK CC	CB JUL 5827 -	FD - ACTIVE 911 SUBSCRIPTIO	07/18/2021	338.00	.00		
JACK AND JILL SERVICES, INC	1129	FD - RECYCLE MONITORS	05/07/2021	55.16	.00		
JACK AND JILL SERVICES, INC	1152	FD - GARBAGE DISPOSAL REP	07/27/2021	291.70	.00		
Total FIRE / EMS:				933.22	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS							
BOOKCLIFF AUTO PARTS INC	282464	STREETS / PARKS SHARED CO	07/20/2021	4.74	.00		
BOOKCLIFF AUTO PARTS INC	282913	STREETS / PARKS SHARED CO	07/21/2021	19.99	.00		
COOP COUNTRY	242945	STREETS / PARKS SHARED CO	07/28/2021	2.00	.00		
COOP COUNTRY	242946	STREETS / PARKS SHARED CO	07/28/2021	4.68	.00		
COOP COUNTRY	242947	STREETS / PARKS SHARED CO	07/28/2021	2.00	.00		
COOP COUNTRY	242948	STREETS / PARKS SHARED CO	07/28/2021	8.19	.00		
COOP COUNTRY	242949	STREETS / PARKS SHARED CO	07/28/2021	2.00	.00		
COOP COUNTRY	242950	STREETS / PARKS SHARED CO	07/28/2021	3.00	.00		
COOP COUNTRY	242951	STREETS / PARKS SHARED CO	07/28/2021	5.66	.00		
COOP COUNTRY	242952	STREETS / PARKS SHARED CO	07/28/2021	9.80	.00		
ALPINE BANK CC	FM JUL 3145 -	SHARED EXPENSES	07/18/2021	60.55	.00		
ALPINE BANK CC	FM JUL 3145 -	SHARED EXPENSES	07/18/2021	89.99	.00		
AFFORDABLE MOBILE LOCKSM	2815	VEHICLE & EQUIP REPAIRS - S	07/27/2021	405.00	.00		
Total EMS:				617.60	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
BOOKCLIFF AUTO PARTS INC	283064	STREETS - VEHICLES	07/21/2021	116.00	.00		
BOOKCLIFF AUTO PARTS INC	283066	STREETS - VEHICLES	07/21/2021	31.59	.00		
BOOKCLIFF AUTO PARTS INC	283790	STREETS - VEHICLES	07/22/2021	71.99	.00		
TAYLOR FENCE COMPANY /	G53611	FENCE - Main Street Parking Lot	07/23/2021	185.36	.00		
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Streets	07/30/2021	46.68	46.68	07/30/2021	
ALPINE BANK CC	FM JUL 3145 -	STREETS - OPERATING	07/18/2021	32.74	.00		
ALPINE BANK CC	FM JUL 3145 -	STREETS - OPERATING	07/18/2021	265.40	.00		
ALPINE BANK CC	FM JUL 3145 -	STREETS - OPERATING - PALIS	07/18/2021	55.02	.00		
ALPINE BANK CC	FM JUL 3145 -	STREETS - OPERATING	07/18/2021	32.74	.00		
ALPINE BANK CC	ML JULY 3103	STREETS - ADOBE SUBSCRIPTI	07/18/2021	14.99	.00		
Total STREETS:				852.51	46.68		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
DANA KEPNER COMPANY	1543253-00	METER YOLKS	07/27/2021	749.85	.00		
OFFICE DEPOT	182527300001	OFFICE SUPPLIES - WATER	07/27/2021	152.99	.00		
OFFICE DEPOT	182527300001	OFFICE SUPPLY- PW	07/27/2021	152.99	.00		
U S POSTOFFICE	JULY 2021 UTI	WATER	08/02/2021	173.46	173.46	08/03/2021	
UTE WATER CONSERVANCY	PALPB21	LEAD & COPPER ANALYSIS	07/26/2021	400.00	.00		
DPE, LLC	6745	SITE LEASE-PAL PT.	07/31/2021	75.00	.00		
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Water	07/30/2021	73.88	73.88	07/30/2021	
FLENNIKEN, BRIAN E	2021.07.29 MIL	MILEAGE	07/23/2021	15.77	15.77	07/30/2021	
ALPINE BANK CC	DJ JUL 4424 -	WATER - SUPPLIES	07/18/2021	11.99	.00		
ALPINE BANK CC	FM JUL 3145 -	WATER - SUPPLIES	07/18/2021	199.00	.00		
ALPINE BANK CC	FM JUL 3145 -	WATER - SUPPLIES	07/18/2021	19.97	.00		
ALPINE BANK CC	JH JUL 3061 -	WATER - SUBSCRIPTIONS	07/18/2021	35.00	.00		
ALPINE BANK CC	ML JULY 3103	WATER - TRAINING	07/18/2021	85.00	.00		
ALPINE BANK CC	ML JULY 3103	WATER - SUPPLIES	07/18/2021	89.99	.00		
ALPINE BANK CC	ML JULY 3103	WATER - SUBSCRIPTIONS	07/18/2021	14.99	.00		
Total WATER:				2,249.88	263.11		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
CITY OF GRAND JUNCTION	2021-0007414	LAB TESTING	06/30/2021	243.00	243.00	07/30/2021	
U S POSTOFFICE	JULY 2021 UTI	TRASH	08/02/2021	43.36	43.36	08/03/2021	
J-U-B ENGINEERS	0144514	SEWER PRO SERVICES - UDSA	07/15/2021	411.00	.00		
J-U-B ENGINEERS	0144514	SEWER PRO SERVICES - UDSA	07/15/2021	2,704.45	.00		
J-U-B ENGINEERS	0144514	SEWER PRO SERVICES - EASE	07/15/2021	537.60	.00		
Total SEWER PLANT:				3,939.41	286.36		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
U S POSTOFFICE	JULY 2021 UTI	SEWER	08/02/2021	43.36	43.36	08/03/2021	
ALPINE BANK CC	FH JUL 4614 -	SEWER PLANT SUPPLIES	07/18/2021	18.53	.00		
ALPINE BANK CC	FH JUL 4614 -	SEWER PLANT SUPPLIES	07/18/2021	10.83	.00		
ALPINE BANK CC	FH JUL 4614 -	SEWER PLANT SUPPLIES	07/18/2021	79.50	.00		
Total SEWER COLLECTION:				152.22	43.36		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
U S POSTOFFICE	JULY 2021 UTI	SOLID WASTE	08/02/2021	86.73	86.73	08/03/2021	
Total :				86.73	86.73		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Parks	07/30/2021	38.90	38.90	07/30/2021	
ALPINE BANK CC	BC JUL 3152 -	PARKS - SUPPLIES	07/18/2021	4.69	.00		
ALPINE BANK CC	BC JUL 3152 -	PARKS - SUPPLIES	07/18/2021	6.99	.00		
ALPINE BANK CC	BC JUL 3152 -	PARKS - SUPPLIES	07/18/2021	63.47	.00		
ALPINE BANK CC	DJ JUL 4424 -	PARKS - SUPPLIES	07/18/2021	29.75	.00		
ALPINE BANK CC	DJ JUL 4424 -	PARKS - SUPPLIES	07/18/2021	7.96	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - SUPPLIES	07/18/2021	3.39	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - IRRIGATION	07/18/2021	37.98	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - SUPPLIES	07/18/2021	35.93	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - SUPPLIES	07/18/2021	65.95	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - PEST CONTROL	07/18/2021	81.47	.00		
ALPINE BANK CC	DM JUL 4309 -	PARKS - SUPPLIES	07/18/2021	15.98	.00		
ALPINE BANK CC	KF JUL 3160 -	PARKS - DEAD GRASS BANNER	07/18/2021	86.21	.00		
ALPINE BANK CC	KF JUL 3160 -	PARKS - DEAD GRASS BANNER	07/18/2021	86.21	.00		
ALPINE BANK CC	KF JUL 3160 -	PARKS - SUPPLIES	07/18/2021	99.96	.00		
ALPINE BANK CC	TWARD JUL 0	PARKS - IRRIGATION	07/18/2021	190.91	.00		
ALPINE BANK CC	TWARD JUL 0	PARKS - OPERATING	07/18/2021	94.96	.00		
ALPINE BANK CC	TWARD JUL 0	PARKS - OPERATING	07/18/2021	119.94	.00		
Total PARKS:				1,070.65	38.90		

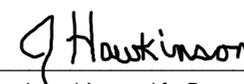
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POOL							
BRODY CHEMICAL COMPANY, L	505946	POOL CHEMICALS	07/22/2021	1,264.40	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	22.99	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	76.74	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	9.76	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	44.99	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	9.49	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	8.99	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	8.99	.00		
ALPINE BANK CC	BC JUL 3152 -	POOL - OPERATING	07/18/2021	6.79	.00		
ALPINE BANK CC	DM JUL 4309 -	POOL - OPERATING	07/18/2021	99.64	.00		
Total POOL:				1,552.78	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
SIMMONS LOCK & KEY, INC	276102	PW LOCKS & KEYS	07/20/2021	249.99	.00		
KIMBALL MIDWEST	9059491	FACILITIES - SHOP SUPPLIES	07/21/2021	71.20	.00		
MUTUAL OF OMAHA INSURANC	AUG 2021	LTD - Facilities	07/30/2021	12.92	12.92	07/30/2021	
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	21.98	.00		
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	86.51	.00		
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	92.71	.00		
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	16.99	.00		
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	19.18	.00		
ALPINE BANK CC	BC JUL 3152 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	14.99	.00		
ALPINE BANK CC	DF JUL 3129 -	GYM REMODEL	07/18/2021	14.77	.00		
ALPINE BANK CC	DJ JUL 4424 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	25.11	.00		
ALPINE BANK CC	DM JUL 4309 -	BLDG - REPAIR & MAINT - FACIL	07/18/2021	59.99	.00		
ALPINE BANK CC	JH JUL 3061 -	GYM REMODEL	07/18/2021	1,499.00	.00		
ALPINE BANK CC	JH JUL 3061 -	GYM REMODEL	07/18/2021	8.00	.00		
ALPINE BANK CC	KF JUL 3160 -	GYM REMODEL	07/18/2021	333.76	.00		
ALPINE BANK CC	TWARD JUL 0	BLDG - REPAIR & MAINT - FACIL	07/18/2021	416.98	.00		
ALSCO INC	LGRA2522785	BUILDING - REP & MAINT - FLO	07/23/2021	49.31	.00		
Total FACILITIES:				2,993.39	12.92		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
J-U-B ENGINEERS	0144513	PALISADE HWY 6 MMOF	07/15/2021	7,529.80	.00		
J-U-B ENGINEERS	0144514	CAPITAL PROJECTS - OLD HS A	07/15/2021	449.40	.00		
Total :				7,979.20	.00		
Grand Totals:				75,850.72	3,045.71		

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

Date: 08/06/2021

Town Manager: 
 (Administrative Review and Approval for Payment)

Date: 8.6.2021

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

Date: _____

Town Clerk: _____
 (Document Recorded)

Date: _____

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.Input date = 07/23/2021-08/04/2021



**MINUTES OF THE REGULAR (and VIRTUAL) MEETING OF THE
PALISADE BOARD OF TRUSTEES
July 27, 2021**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Greg Mikolai with Trustees Jamie Somerville, Susan L'Hommedieu, Bill Carlson, Ellen Turner, Nicole Maxwell, and Mayor Pro-Tem Thea Chase present. Also present were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Brian Rusche, Utilities Director Matt Lemon, and Parks, Recreation, and Events Director Troy Ward.

In special attendance were Palisade Planning Commissioners Riley Parker, Stan Harbaugh, Penny Prinster, Charlotte Wheeler, Dave Hull, and Chris Curry.

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.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed her report, focusing on promoting drought awareness and wise watering practices, as well as funding and grants that have been awarded to the Town since 2018. Members of the Board inquired about the funding and next steps of the clinic project.

Consensus of the Board was to plan a work session to discuss funding options/opportunities for the Palisade Clinic.

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 – June 16, 2021 – July 7, 2021

- **Minutes**
Minutes from the June 22, 2021 Board Meeting

- **One Riverfront Candidate Appointments**
Appointment of David Varner, JoAnn Woodruff, and Jamie Porta to the One Riverfront Committee and Jessica Paris-Manroe as an alternate in case of a mid-term vacancy.

Motion #2 by Trustee Somerville, seconded by Mayor Pro-Tem Chase, 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

Mike Kennedy 841 Logan Street, Danny Steinweg 831 Logan Street, Vickie McCauley 837 Logan Street. Debbi Beilman 823 Logan Street and Eve Schaefer 841 Logan Street all requested Board support in mitigating the increasing problem of vehicles speeding down Logan Street and offered potential solutions for the Board’s consideration. *Note: Mr. Steinweg read a letter and supplied a petition signed by the residents of Logan Street that will be permanent attachments to these minutes.*

PRESENTATIONS

Community Development Director Brian Rusche, Aimee Loudenslager, PE with J-U-B Engineers, and Brian Killian with the Colorado Department of Transportation (CDOT) gave a presentation to the Board of Trustees and Planning Commission on what goes into traffic studies, what prompts their requirement and what details are required for a complete study.

NEW BUSINESS

Resolution 2021-08 Terminating the COVID-19 Local Disaster Emergency

Town Manager Hawkinson reminded the Board that they had requested a Resolution terminating the local disaster emergency put in place by Resolution 2020-07 and 2020-08. She clarified that this new Resolution (2021-08) would terminate temporary police powers granted to the Town Manager and terminate the emergency electronic participation policy.

The Board of Trustees discussed the merits and shortfalls of ending public electronic participation and streaming live meetings on another platform such as YouTube.

Motion #3 by Trustee Somerville, seconded by Trustee Turner to approve Resolution 2021-08 Terminating the COVID-19 Local Disaster Emergency effective July 28, 2021.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Consensus of the Board was to try YouTube for streaming live meetings beginning with the Planning Commission meeting on August 3, 2021.

Special Event Request

Parks, Recreation, and Events Director Troy Ward reviewed the general information included in the application for an event titled *Brewgrass* applied for by 4th Street Music, LLC, as well as a new layout submitted by the applicant prior to the meeting.

Town Manager Hawkinson reviewed the new proposed layout and relayed staff's comments, recommendations, and the estimated cost of overtime for the event. *Note: the new layout will be a permanent attachment to these minutes.*

Applicants Clint Knorpp and Jared Frisinger, representing 4th Street Music, LLC, apologized for not requesting a permit before organizing the proposed event and assured the Board that they are open to suggestions and advice regarding preparation for *Brewgrass*.

Members of the Board admonished the applicants for their rushed planning and lack of organizational understanding for not getting the necessary permits and permissions prior to advertising and selling tickets for their event. They discussed the hardships that the proposed event dates would impose on Town staff, as the Palisade Sunday Farmers Market will be the next day, and the Town's most prominent festival (Colorado Mountain Wine Fest) will occur the following weekend. The Board encouraged the applicants to work with Town staff on planning the event if it gets approved.

Motion #4 by Trustee Somerville, seconded by Mayor Pro-Tem Chase to approve the special event application for *Brewgrass* as applied for by 4th Street Music, LLC with the condition that the applicant pays the Town \$4,000.00 to cover the cost of staff overtime.

A roll call vote was requested.

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

No: Trustee Carlson, Trustee L'Hommedieu, Trustee Turner

Absent:

Motion carried.

OPEN DISCUSSION

Mayor Mikolai suggested a budget work session on the third Tuesday of August from 6:00 pm - 7:30 pm. *Consensus of the Board was to hold a budget work session on the third Tuesday of each month through October.*

Trustee Carlson thanked Utilities Director Matt Lemon for attending the Board work session on July 15, 2021, while he was on vacation and congratulated him for his two children receiving awards at the 2021 Mesa County Fair.

Mayor Pro-Tem Chase thanked staff for a great event on Friday (Palisade Plunge Grand Opening). She also went on to request that staff look into the traffic issues on Logan Avenue. *Consensus of the Board is to have staff look into traffic control possibilities and to select the best option to present to the Board.*

Trustee Maxwell requested that staff begin investigating marijuana business CUPs (Conditional Use Permits) to ensure compliance. *Consensus of the Board was to direct staff to begin investigating marijuana business CUPs to ensure compliance.*

Trustee Carlson requested that staff investigate the paddleboard company's liquor license compliance – specifically their new sign stating Happy Hour from 4:00 pm – 6:00 pm. *Consensus of the Board was to investigate the paddleboard company's liquor license for compliance.*

COMMITTEE REPORTS

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

ADJOURNMENT

Motion #5 by Trustee L'Hommedieu, seconded by Trustee Turner to adjourn the meeting at 8:29 pm.

A voice vote was requested.
Motion carried unanimously.

X

Greg Mikolai
Mayor

X

Keli L. Frasier
Town Clerk



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
August 3, 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: Stan Harbaugh, Charlotte Wheeler, Penny Prinster, Andy Hamilton, Dave Hull, and Chris Curry. A quorum was declared. Also in attendance were Community Development Director Brian Rusche, Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Administrative Assistant Deb Mattson.

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Commissioner Prinster, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

July 6, 2021, Palisade Planning Commission Minutes

Motion #2 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the July 6, 2021, Palisade Planning Commission Minutes as presented.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

Bonnie Davis introduced herself as the new Director of the Palisade Chamber of Commerce.

PUBLIC HEARING I

PRO 2021-13 – Happy Camper Relocation - Conditional Use Permit (CUP) and Minor Subdivision For a Retail Marijuana Store at 400 Wine Valley Road

Chair Parker opened the public hearing at 6:05 pm.

Community Development Director Rusche reviewed his staff report, clarifying the findings of fact, and recommended conditions of approval.

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 retail marijuana store would be located on Wine Valley Road, which has been designed and partially built to current development standards, inclusive of sidewalks. More than

twice the amount of required parking is provided based on the square footage of the store (using Table 10.1) with sufficient area for additional parking if necessary.

The proposed use is limited to a retail marijuana store and does not include any growing of marijuana on site. Its location is adjacent to an already approved drive-through restaurant as well as other existing auto-oriented uses and accessible via a public street, the extension of which will be paid for by the owner and not the Town, which makes the property 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, with all parking happening onsite.

One of the proposed conditions would include the approval of a landscape design, including ensuring the use of xeric landscaping.

CDOT and the applicant's engineer have been coordinating on obtaining an access permit, as required due to a projected increase in existing traffic volume indicated by the prepared traffic study; this increase, however, does not warrant physical changes to the intersection according to the traffic study.

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. The proposed use appears substantially compliant with parking, landscaping, trash containments, lighting, and all other required sections of the Land Development Code, based on the submitted site plan.

The retail marijuana store shall comply with the above-required standards for a retail marijuana establishment found in the Town of Palisade Marijuana Code and all applicable regulations of the State of Colorado.

The design of the proposed store is a lowrise building utilizing earth-tone colors and accents to ensure that it blends into the high-desert landscape. An outdoor patio area (shown on the elevations) is provided in front of the store, like that found at the existing Happy Camper location.

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 currently a vacant commercial lot and has been vacant for some time. The development of the Golden Gate convenience store has undoubtedly increased the value of the remaining undeveloped commercial property due to the construction of public infrastructure. The establishment of complementary uses along the Wine Valley Road corridor will increase the value of the remaining parcels.

The nearest residential property to the east would remain separated from the proposed retail marijuana store by approximately two (2) acres of undeveloped commercial property. To the south, the residential Willow Tree Subdivision is separated by a canal with roads on both sides, a strip of undeveloped commercial property, and Wine Valley Road. As noted earlier, there will not be marijuana grown onsite. The LDC requires the property to remain free of odors.

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 Comprehensive Plan (2007) predates the incorporation of the subject property into the Town limits. Nevertheless, it notes in Desired Future Condition – Policy 7: “For the area near I-70 Exit 42, encourage commercial development on vacant or undeveloped land that is consistent with preserving the agricultural character and an attractive entry into Palisade.”

Prior to the annexation of the property in 2017, Mesa County had designated this area around Exit 42 as commercial, but it had historically been underutilized, and there does not appear to be any agricultural production present in the decade between the 2007 Comprehensive Plan and the 2017 annexation and development of the Golden Gate convenience store, based upon a review of available aerial photos.

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).

The duly adopted Hospitality Retail zone was established to provide hospitality and retail development along I-70 in the vicinity of Exit 42, in a pedestrian-oriented village or mall environment, 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.

RECOMMENDATION ON THE CONDITIONAL USE PERMIT

Staff recommends the following conditions be included in the recommendation on this application:

1. The conditional use permit approval is based on the submitted plans, along with the supporting documents submitted with the application. No expansion of the area or use shall occur without the consideration and approval of the Board of Trustees. Development of any expansion shall be reviewed as an amendment to the approved conditional use permit and shall be subject to the notice and hearing procedures and standards which governed the initial approval, except that minor deviations may be approved by the Community Development Director pursuant to LDC Section 4.07.G.1.
2. The site plan for this use shall be reviewed by the Town administratively as per Section 4.06 of the Land Development Code. The applicant shall adequately address any comments that arise from the administrative review or from the public hearing. Any improvements to the building (structural, electrical, fire suppression, plumbing, and building) associated with this use require planning clearances and building permits before improvements commence; furthermore, a final occupancy shall not be issued until the applicant has demonstrated to the satisfaction of the Town this use will comply with all applicable building and fire codes.
3. No marijuana cultivation is permitted unless approved through a separate conditional use permit.
4. No “pole sign” shall be permitted that would be visible from either direction on I-70. Other signage, including wall and/or monument signs, shall meet the requirements of the LDC and Municipal Code. The term “cannabis” may not be used for exterior signage as per Section 6-129(a) of the Palisade Municipal Code.
5. The Conditional Use Permit is subject to a one-year review by the Town Board of Trustees. However, the Board may review the CUP at any time if complaints are received and the Board

determines that the use and the associated operations are unreasonably impacting adjoining properties.

6. The Conditional Use Permit shall only be valid in conjunction with a retail marijuana license issued by the Town of Palisade.
7. The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.
8. The Conditional Use Permit shall become null and void if the use is discontinued for 12 consecutive months.
9. 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.
10. A final landscaping design will be required and shall make use of xeric/water-wise landscaping principles.
11. An Access Permit shall be required from the Colorado Department of Transportation (CDOT), per the recommendations found in the traffic study. Any improvements at the intersection of Elberta Avenue and Wine Valley Road that are required by either CDOT or the Town Engineer will be the responsibility of the applicant and not the Town of Palisade.
12. The associated minor subdivision shall receive final approval by the Community Development Director and shall be recorded prior to receiving a Certificate of Occupancy for the building.
13. The design of public infrastructure in Wine Valley Road shall be approved by the Town Engineer, and infrastructure shall be completed prior to issuance of a Certificate of Occupancy (CO) for the building. A Subdivision Improvements Agreement may be recorded by the Town pursuant to the Land Development Code to ensure the completion of these improvements.

Colleen Scanlon-Maynard, representing the applicant HC Properties, LLC, and their landscape architect Ted Ciavonne gave a PowerPoint presentation explaining why they were requesting the Conditional Use Permit (CUP), the reasons for wanting to move their business, and how they feel they meet the requirements of the Land Development Code.

Chair Parker opened the hearing to public comment.

David Edwards 3781 Granada Drive #30, read a letter that will be a permanent attachment to these minutes.

Dave Walker 588 W 1st Street, asked for approval of the application to help mediate the traffic on 1st Street and Elberta Avenue, which is currently terrible and unsustainable. He went on to state that allowing this business to move would improve the health, safety, and livability of the Town, as well as keep in compliance with the Palisade Comprehensive Plan by moving a high volume retail business to an area by Exit 42 of I-70.

Tim Boyle 3845 N River Road, spoke in favor of approving the application, observing that most of the people driving to their current location have Utah license plates, and with the City of Grand Junction moving toward allowing retail marijuana sales, the requested location change would benefit not only the business but the Town as a whole with easy access from the interstate to the establishment.

Bonnie Davis, Palisade Chamber of Commerce Director, read a letter that will be a permanent attachment to these minutes.

Dave Voorhees 3758 G 7/10 Road, announced that, as a neighbor of the proposed CUP, he is in favor of approval, with the stipulation that he would like signage placed on Wine Valley Road stating that it is not a “through street” as indicated on Google Maps.

Lisa Pinder 509 Milliman Street, is in support of the application and reiterated that something needs to be done about the traffic on Elberta Avenue.

Chair Parker asked the audience who was there to speak in favor of the application to help minimize the public comment portion of the hearing, and approximately 14 of the 16 people raised their hand in support. No one raised a hand in opposition.

Chair Parker opened the hearing to Board comment.

Commissioner Prinster asked about requirements for windows and if they were still required to be break-proof and non-transparent. Mrs. Scanlon-Maynard responded that there are no anti-breakage requirements but that no one will be able to see in through the windows.

Commissioner Harbaugh asked if the staff’s recommended conditions were already covered in the Land Development Code and if the proposed sign would be lit. Community Development Director Rusche stated that MOST of the suggested conditions are already covered in the code but that it’s good to attach them to the CUP so everyone is on the same page. He went on to state that conditions numbers 4, 10, 12, and 13 are specific to this application. Mrs. Scanlon-Maynard described the proposed sign as not being back-lit but rather having lights shining on the sign from below – similar to their existing sign on N River Road.

Commissioner Parker announced that between the letters and in-person speakers, over 30 people expressed their support of the application.

Motion #3 by Commissioner Prinster, seconded by Commissioner Hull to approve PRO 2021-13 – Happy Camper Relocation - Conditional Use Permit (CUP) and Minor Subdivision For a Retail Marijuana Store at 400 Wine Valley Road as presented, WITH the 13 conditions recommended by staff.

A roll call vote was requested.

Yes: Commissioner Prinster, Commissioner Wheeler, Commissioner Hull, Commissioner Hull, Commissioner Curry, Commissioner Hamilton, Vice-Chair Harbaugh, and Chair Parker

No:

Absent:

Motion carried.

Chair Parker closed the public hearing at 7:12 pm.

ADJOURNMENT

Motion #4 by Commissioner Harbaugh, seconded by Commissioner Hamilton to adjourn the meeting at 7:13 pm.

A voice vote was requested.

Motion carried unanimously.

X

Riley Parker
Planning Commission Chairman

X

Keli L. Frasier
Town Clerk

DRAFT

August 2, 2021

To: Planning Commission, Town of Palisade

Board of Trustees and Mayor, Town of Palisade

I served on the Board of Trustees as Mayor Pro Tem for eight years which included the years the citizens of Palisade approved the sale of marijuana.

I am proud of the two marijuana shops that have operated successfully within our town. Both Happy Camper as well as The Weedery have been upstanding citizens of our community. Both establishments have respected our way of life and have contributed actively to bettering our town.

The current proposal by Happy Camper to relocate its operations to Exit 42 along I-70 is well thought out, a beautiful addition to our town, respectful of all of the considerations we embedded in our town ordinances related to the sale of marijuana, and smart in a business perspective.

Others have provided you with ample testament to the character of Dan Sprague as owner/operator of Happy Camper. I add my own kudos regarding him. (I equally respect the owner/operators of The Weedery.)

I would like in this letter to address the wisdom of approving the Happy Camper's Conditional Use request.

After The Weedery's proposal to purchase the Grande Rivery Winery was turned down, I proposed to local realtors that any objection that people in the community might have about locating marijuana retail operations to the West of Exit 42 could be met by locating such operations East of Exit 42 along I-70.

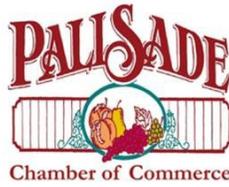
Palisade itself has to confront the reality that the City of Grand Junction has approved the retail sale of marijuana. Palisade will no longer monopolize retail marijuana sales from De Beque Canyon, west in Mesa County, as well as sales to residents of Eastern Utah, where there are no such operations.

Palisade derives a significant portion of its revenue from the sales of marijuana. It behooves Palisade to protect this revenue.

Happy Camper is proposing to relocate to an ideal location for both its own interests as well as the interests of the Town of Palisade.

I am, respectfully

Dave Edwards, former Trustee and Mayor pro tem, Town of Palisade



Palisade Area Chamber of Commerce •
P.O. Box 729,
Palisade CO 81526 •
Tel: 970.464.7458 • Fax: 970.464.4757 •
bonnie@palisadecoc.com

August 2, 2021

Planning Commission
Town of Palisade
128 W 3rd Street
Palisade, CO 81526

RE: The Happy Camper Letter of Support

Thank you for considering this letter of support from the Palisade Chamber of Commerce regarding the relocation of Happy Camper Cannabis Company.

Our goal, as the community's business advocate, is to improve the quality of life through strong and sustainable economic development. We believe this project fully meets our goal and the criteria for which your committee is considering, especially in terms of economic development, sustainability, connectivity, access, and safety.

Happy Camper Cannabis Company has been positively benefiting the Town of Palisade through economic growth since joining our community in 2019. This company has been a great addition to our business community by their involvement and support of numerous community-based events and projects. In working with Happy Camper Cannabis Company, the Palisade Chamber of Commerce plans to place a Palisade tourism information kiosk at the proposed property location. This kiosk will drive additional visitors to support our local business economy, create more connectivity, and invite additional access to our town.

The consistent and positive growth of this company has proven their sustainability since they opened. This new location will provide a safer venue for customers, employees, and neighbors of the company due to increased parking availability and access. This move also aids in the safety and preservation of the fruit and wine byway. With the recent opening of Palisade Plunge and the increase of cyclist and motorist along North River Road, this move also supports less traffic congestion which will lead to a safer experience.

We strongly encourage the Planning Commission to approve the relocation of Happy Camper Cannabis Company.

Sincerely,

Bonnie Davis
Executive Director
Palisade Chamber of Commerce



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: August 10, 2021
Presented By: Travis Boyd, Finance Director
Department: Finance Department
Re: 2 Year Service Contract with Charter Communications

SUBJECT:

TABOR compliance with multi-year contract between the Town of Palisade and Charter Communications.

SUMMARY:

The Town currently uses Charter Communications for internet access. This contract does not have a "subject to annual appropriations" clause and therefore, TABOR requires any multi-year contract to be fully appropriated at the time the contract is executed. The total cost of this contract to the Town is \$18,696 over 24 months (\$779 per month). This amount will be paid monthly throughout the service contract period. This service will increase internet service speed to the Town government to 100Mbps upload and download. This will increase our server performance and improve system stability.

This same service provided in a 12 month contract would cost the Town \$899 per month at a total cost of \$21,576 over the same service period. By entering into a 24 month contract, this saves the taxpayers \$2,880 for this service.

The total cost of this contract exceeds staff authority and requires board authorization to execute.

BOARD DIRECTION:

Board to Approve as a Consent Agenda Item.



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: August 10, 2021

Presented By: Brian Rusche, Community Development Director

Department: Planning

Re: PRO-2021-13 Conditional Use Permit (CUP) and Minor Sub for a Retail Marijuana Store

SUBJECT: PRO-2021-13 – HAPPY CAMPER RELOCATION - CONDITIONAL USE PERMIT (CUP) AND MINOR SUBDIVISION FOR A RETAIL MARIJUANA STORE, LOCATED AT 400 WINE VALLEY ROAD, PARCEL # 2937-043-43-001 (AKA LOT 1 OF WINE VALLEY SUBDIVISION)

SUMMARY: The Town of Palisade has received a request from HC Properties LLC for a Conditional Use Permit (CUP) to relocate a retail marijuana store (THC2, Inc, d/b/a The Happy Camper Cannabis Company) to the property located at 400 Wine Valley Road (Parcel # 2937-043-43-001). This property is also known as Lot 1 of the Wine Valley Subdivision (previous address of 450 Wine Valley Road), which was approved on March 9, 2021, by the Town (PRO-2020-33). Lot 1 consists of approximately 3.60 acres. The applicant has submitted a concurrent Minor Subdivision to further subdivide this lot to create an approximately 1.18-acre lot for the proposed retail marijuana store, leaving 2.41 acres remaining for future development.

The property is zoned Hospitality Retail (HR), which requires a retail marijuana store to receive approval of a Conditional Use Permit (CUP) under the Palisade Land Development Code (LDC).

CONTENTS: The Staff Report consists of the following sections:

1. Summary
2. Zoning History
3. Site Plan
4. Land Development Code
 - a. Section 4.04.E – Minor Subdivision Approval Criteria
 - b. Section 7.03M – Retail Marijuana Establishment
 - c. Section 4.07.E – Conditional Use Permit Findings of Fact
5. Conditions
6. Attachments
 - a. Letter of Intent
 - b. Exhibits
 - c. Letters received as of 8/4/2021

BOARD DIRECTION:

The Planning Commission conducted a Public Hearing on August 3, 2021 and having received testimony from the applicant and several other persons, in addition to letters included in the packet, **forwards a unanimous recommendation of approval of the conditional use permit (CUP) with the conditions included in the staff report.**

Concurrently with adopting, denying, or remanding any conditional use permit, 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 4.07.D.7.b – Conditional Use – Town Board action)

PRO 2021-13, HAPPY CAMPER RELOCATION
CONDITIONAL USE PERMIT (CUP) AND MINOR SUBDIVISION
FOR A RETAIL MARIJUANA STORE,
LOCATED AT 400 WINE VALLEY ROAD, PARCEL # 2937-043-43-001
AKA LOT 1 OF WINE VALLEY SUBDIVISION

SUMMARY

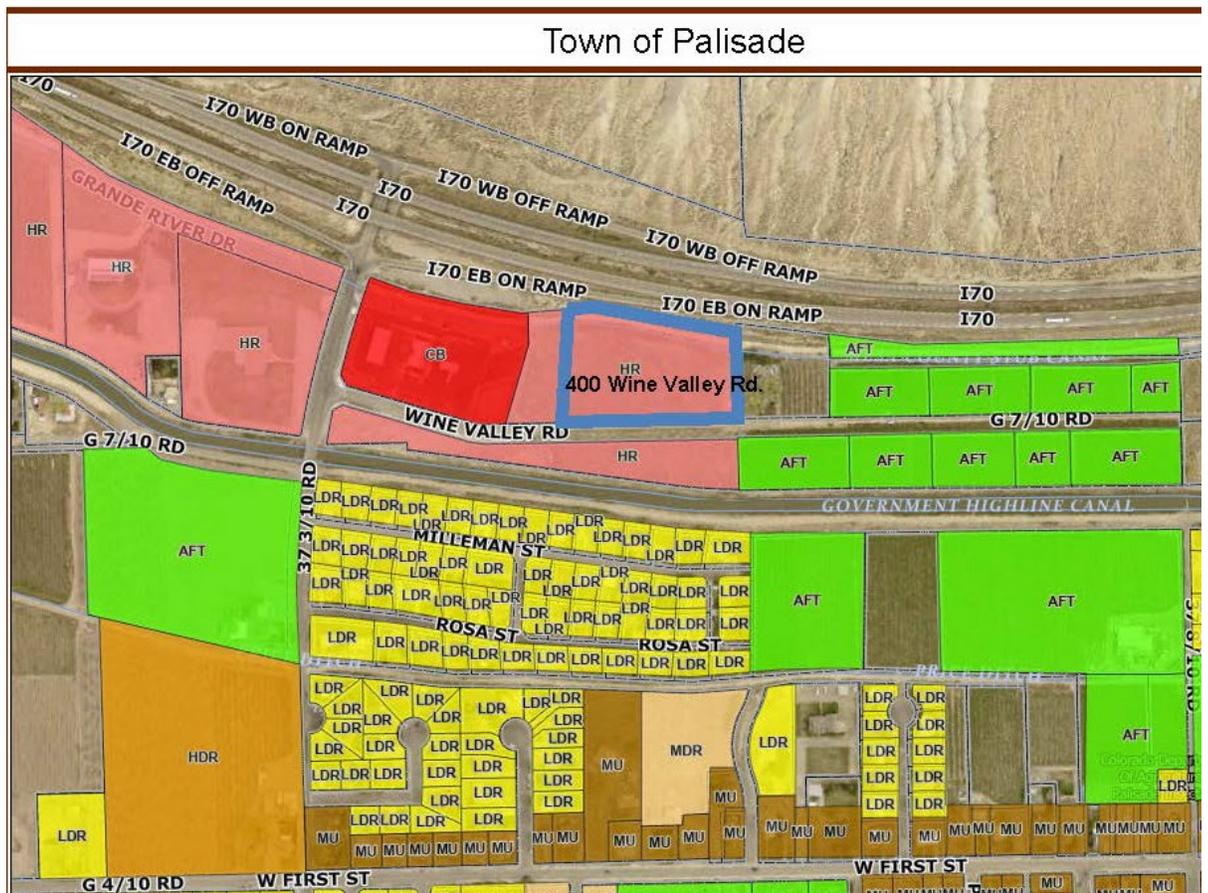
The Town of Palisade has received a request from HC Properties LLC for a Conditional Use Permit (CUP) to relocate a retail marijuana store (THC2, Inc, d/b/a The Happy Camper Cannabis Company) to the property located at 400 Wine Valley Road (Parcel # 2937-043-43-001). This property is also known as Lot 1 of the Wine Valley Subdivision (previous address of 450 Wine Valley Road), which was approved on March 9, 2021, by the Town (PRO-2020-33). Lot 1 consists of approximately 3.60 acres. The applicant has submitted a concurrent Minor Subdivision to further subdivide this lot to create an approximately 1.18-acre lot for the proposed retail marijuana store, leaving 2.41 acres remaining for future development.

The property is zoned Hospitality Retail (HR), which requires a retail marijuana store to receive approval of a Conditional Use Permit (CUP) under the Palisade Land Development Code (LDC).

This report combines the provisions of Section 4.04 – Minor Subdivision and Section 4.07 – Conditional Use, as this is essentially one request. The Community Development Director may review development applications concurrently (Section 3.06.C.1), and both requests were advertised as a part of this public hearing.

ZONING HISTORY

The subject property was zoned Hospitality Retail (HR) on May 9, 2017, as part of the GG Palisade Annexation (during the development of the Golden Gate convenience store). On May 23, 2017, the LDC was amended to include retail marijuana store as a conditional use within certain zones, including the Hospitality Retail (HR) Zone.



SITE PLAN

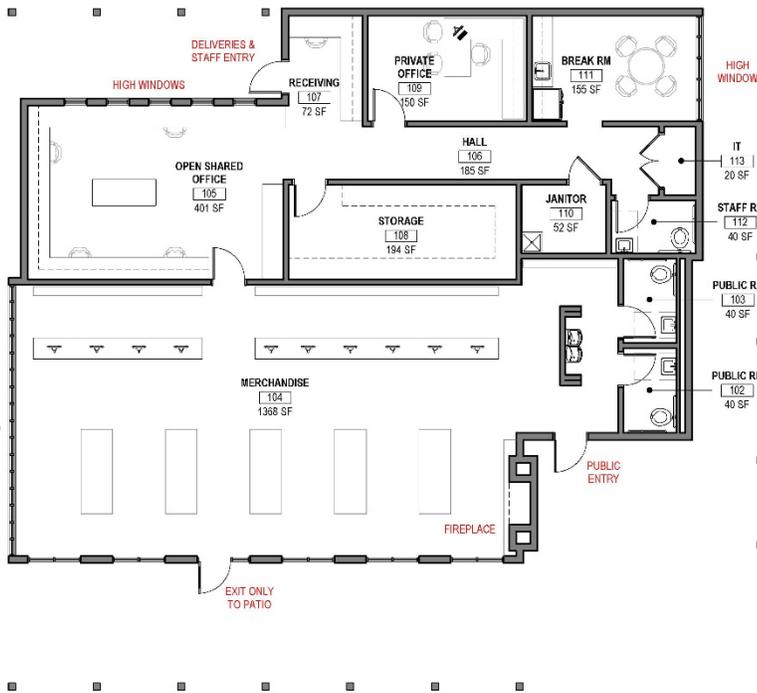
Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the proposed retail marijuana store, along with associated parking. The submitted plans are being reviewed administratively and review comments have been forwarded to the applicant. If the Conditional Use Permit is granted, the site must develop consistent with the submitted plans, subject to satisfying review comments and compliance with all conditions of CUP approval.

The site is immediately east of the approved but not yet constructed, Subway restaurant on Wine Valley Road. Wine Valley Road was platted as a local public street capable of serving new retail development. Infrastructure, including utilities and sidewalks, will be constructed to the east on both sides of the street at the expense of the developer to serve the proposed retail store. The applicant is currently working with the owner of the Subway on the timing of these improvements. The actual construction of the improvements would be best done as one project to serve both businesses, should this Conditional Use be approved. To ensure that the improvements will be completed appropriately, a Subdivision Improvement Agreement (SIA) should be recorded. Regardless of any agreement between the two neighbors, the improvements will need to be completed prior to receiving a Certificate of Occupancy (CO) for a new building.

Elberta Avenue (aka 37 3/10 Road) is owned by the Colorado Department of Transportation (CDOT) and, as such, the agency has jurisdiction at the intersection of Elberta and Wine Valley Road. A traffic study has been prepared and anticipates a level of impact that, while requiring additional permitting with CDOT, does not warrant physical changes to the intersection. A copy of the recommendations from the traffic study is attached.

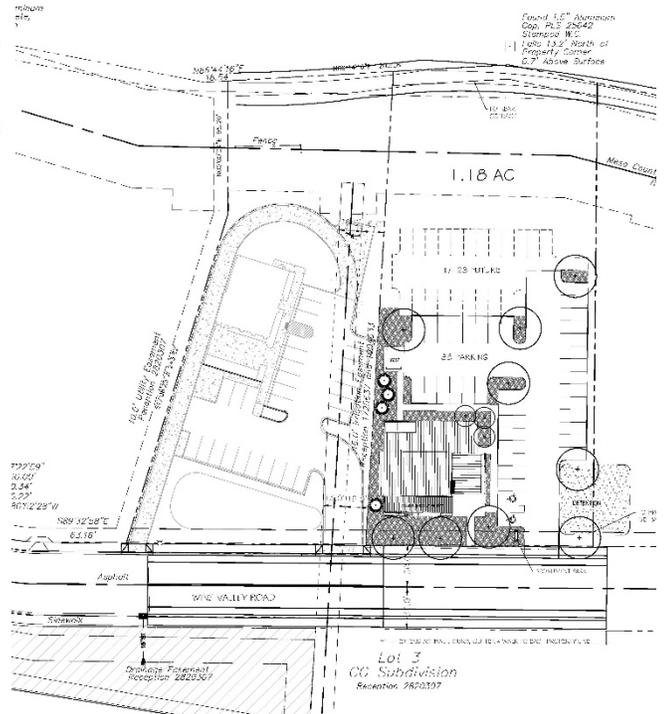
The proposed relocation of The Happy Camper Cannabis Company would allow the business to expand from its existing 2190 square foot building (with 255 square foot canopy) at 1043 North River Road to approximately 2717 square feet of indoor space, which includes 1368 square feet of sales area, in addition to 798 square feet of outdoor patio space (for a total footprint of 3515 square feet).

A total of 15 parking spaces (1 per 250 gross square feet) are required under the LDC,



based on the square footage proposed. The applicant is proposing 38 paved parking spaces (including two handicapped) with the ability to expand by an additional 23 spaces, according to the site plan.

If CUP is approved, the final details of the site plan, including the landscaping, would be reviewed and approved by the Community Development Director prior to issuing a Planning Clearance/Building Permit for this project.

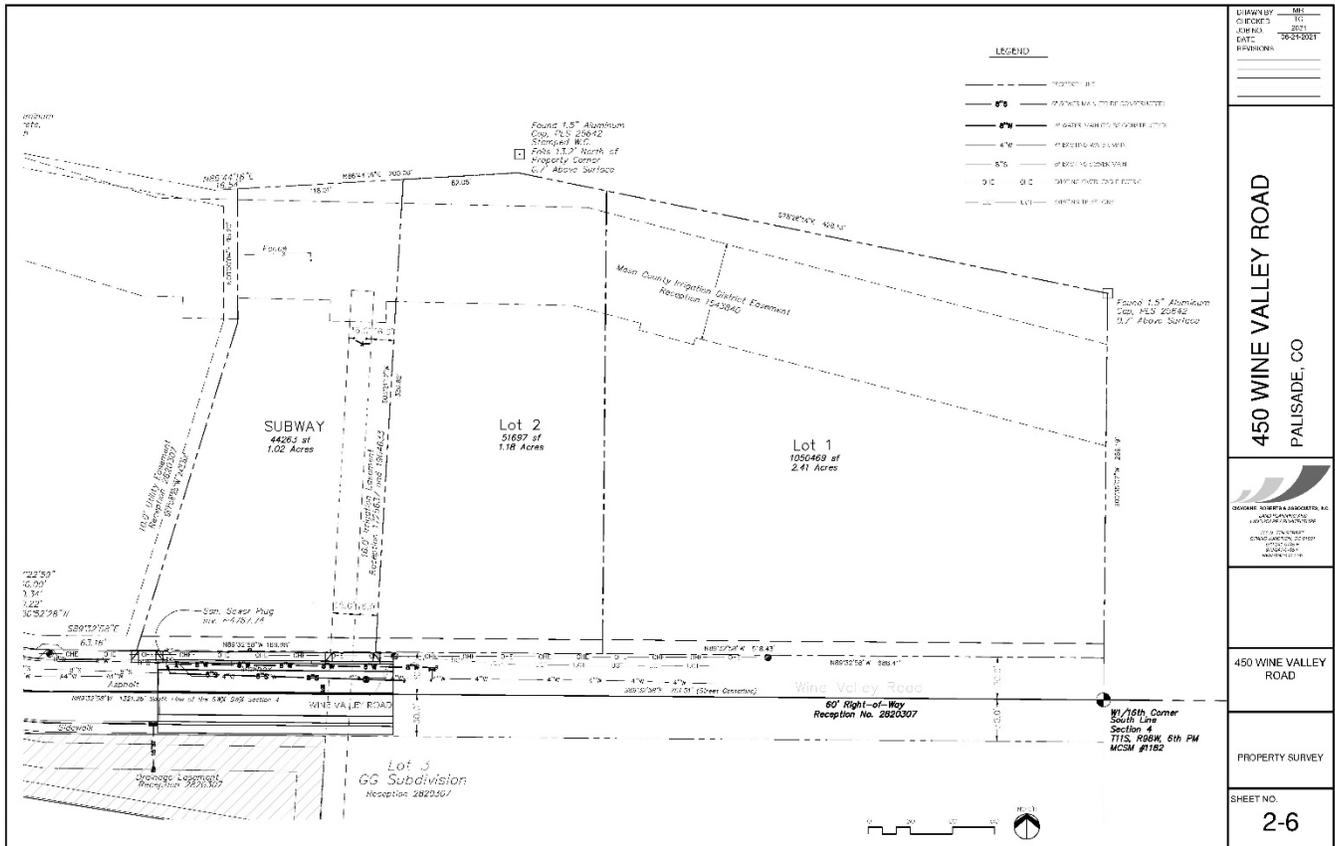


LAND DEVELOPMENT CODE

Section 4.04 Minor Subdivision:

A minor subdivision is any division of land into three (3) lots or less that does not require dedication of rights-of-way or easements. The procedure for approval of a minor subdivision is intended to simplify the processing of routine small subdivisions and replats with due regard to the protection of public interest.

The proposed subdivision would create a lot of approximately 1.18 acres for the proposed retail marijuana store, leaving 2.41 acres remaining for uses allowed within the Hospitality Retail (HR) zone. The right-of-way for Wine Valley Road has already been dedicated; however, it has not been constructed in its entirety. The easements are all existing from the previous subdivision(s).



The Code states that, following a public hearing, the Community Development Director shall make a decision regarding the subdivision. Since the Minor Subdivision is only necessary if the Conditional Use Permit (CUP) to which it is associated is approved, the final approval of the subdivision will become a condition of the CUP.

Section 4.04.E. Minor Subdivision Approval Criteria:

Minor subdivisions shall be approved only when the following conditions are found to be met:

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

The proposed lots are properly zoned HR (Hospitality Retail), and the lot sizes exceed the minimum required for this zone.
2. The plat complies with the standards of Article 9, Subdivision Regulations, and any other applicable requirements of this LDC;

The plat complies with these requirements.

3. The plat indicates that all subject lots will have frontage on existing approved streets;
Both lots will front on Wine Valley Road.
4. New or residual parcels conform to the requirements of this LDC and other applicable regulations;
The proposed lots are properly zoned HR (Hospitality Retail), and the lot sizes exceed the minimum required for this zone.
5. No new streets are required or are likely to be required for access to interior property;
Both lots will front on Wine Valley Road.
6. No drainage or utility easements will be required to serve interior property;
All necessary easements to service the irrigation ditch have been created with the original subdivision.
7. No extension of public sewerage or water lines will be required;
Utilities will be extended as they were not constructed with the original subdivision – this will be accomplished in conjunction with the development of the retail store and/or in coordination with the adjacent property to the west and can be enforced via an SIA and/or withholding of a certificate of occupancy (CO).
8. The proposed subdivision will not adversely affect permissible development of the remainder of the parcel or of adjoining property; and
The proposed subdivision will not adversely affect future development of the remainder of the parcel.
9. No waivers from Article 9, Subdivision Regulations, have been requested.
No waivers have been requested.

Retail Marijuana Store

On November 8, 2016, the citizens of the Town of Palisade voted during the general election to authorize the establishment and operation of retail marijuana stores, retail cultivation facilities, retail marijuana manufacturing facilities, and retail marijuana testing facilities. The Palisade Municipal Code and the Palisade Land Development Code (LDC) were amended in May of 2017 to establish the licensing and land use regulations for the approved businesses.

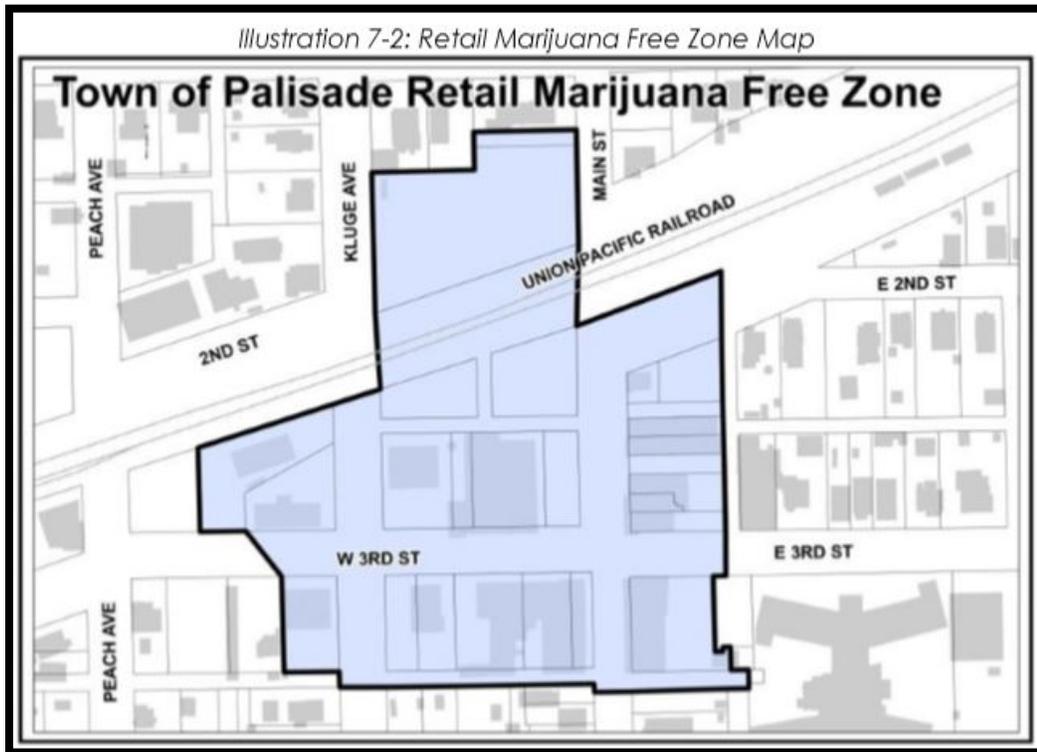
Under the Land Development Code, the application shall meet the standards of a retail marijuana establishment, which includes in its definition a retail marijuana store. **This report shall only cover the standards and approval criteria regarding the proposed land use as a retail marijuana store, which requires a Conditional Use Permit (CUP) within the HR (Hospitality Retail) zone district.** The process for a retail marijuana license is an additional, separate process through the State of Colorado and the Town of Palisade. Retail marijuana businesses are licensed and regulated by the State of Colorado through the Marijuana Enforcement Division of the Colorado Department of Revenue. The Town of Palisade licensing regulations and requirements are found in Article V of Chapter 6 of the Palisade Municipal Code.

The following section, Section 7.03.M., for retail marijuana establishments details the standards required for approval to operate a retail marijuana store under the Palisade Land Development Code.

a. Section 7.03.M. Retail Marijuana Establishment:

A retail marijuana establishment is permitted subject to the following standards:

1. Regardless of zoning, no retail marijuana establishment shall be located in the designated Retail Marijuana Free Zone in the downtown core as identified by the Retail Marijuana Free Zone Map:



2. Regardless of zoning, no retail marijuana establishment, with the exception of the retail marijuana testing facilities, shall be established closer than a one thousand (1,000) foot distance from any school or preschool as measured from the nearest property boundary of such school use to the boundaries of the proposed licensed premises.

The proposed location is neither within the Retail Marijuana Free Zone area nor within 1000 feet of any school or preschool. The nearest preschools are nearly 3000 feet (as the crow flies) away.

3. Retail marijuana stores may only be open to the public between the hours of 8:00 a.m. and 10:00 p.m. daily. A licensed cultivation facility or its contracted agent may deliver marijuana and marijuana products on any day of the week except between the hours of 9:00 p.m. and 7:00 a.m.
4. Shipping and receiving of products and supplies shall only occur between the hours of 4:00 a.m. and 10:00 p.m. daily for retail marijuana cultivation facilities, retail marijuana products manufacturing, and retail marijuana testing facilities.

These standards must be followed during the duration of the use. Failure to do so may result in a revocation of the CUP.

5. All retail marijuana businesses shall contain the best available filtration system, such as carbon air filter scrubbers or charcoal filtration systems.
6. For retail marijuana stores, the odor of marijuana must not be perceptible at the exterior of the building, the exterior of the licensed premises, or at any adjoining use of the property.
7. Retail marijuana cultivation facilities shall be indoor only.

The applicant would need to comply with these standards, which would be implemented at the time of a site plan, planning clearance, or building permit issued for the property, should the CUP be approved. No cultivation has been proposed at this location.

Section 4.07 Conditional Use Permit:

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Conditional uses may be approved for the uses indicated in the use regulations of the zoning district of the property for which the conditional use is requested. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Section 4.07.E. Conditional Use Permit Findings of Fact:

In order to approve a conditional use permit, the Planning Commission must make certain findings about the request (in the form of a recommendation to the Board of Trustees):

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 retail marijuana store would be located on Wine Valley Road, which has been designed and partially built to current development standards inclusive of sidewalks. More than twice the amount of required parking is provided based on the square footage of the store (using Table 10.1) with sufficient area for additional parking if necessary.

The proposed use is limited to a retail marijuana store and does not include any growing of marijuana on site. Its location is adjacent to an already approved drive-through restaurant as well as other existing auto-oriented uses and accessible via a public street, the extension of which will be paid for by the owner and not the Town, which makes the property 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, with all parking happening onsite.

One of the proposed conditions would include the approval of a landscape design, including ensuring the use of xeric landscaping.

CDOT and the applicant's engineer have been coordinating on obtaining an access permit, as required due to a projected increase in existing traffic volume indicated by the prepared traffic study; this increase, however, does not warrant physical changes to the intersection according to the traffic study.

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. The proposed use appears substantially compliant with parking, landscaping, trash containments, lighting, and all other required sections of the Land Development Code, based on the submitted site plan.

The retail marijuana store shall comply with the above-required standards for a retail marijuana establishment found in the Town of Palisade Marijuana Code and all applicable regulations of the State of Colorado.

The design of the proposed store is a low-rise building utilizing earth-tone colors and accents to ensure that it blends into the high-desert landscape. An outdoor patio area (shown on the elevations) is provided in front of the store, like that found at the existing Happy Camper location. Additional renderings are attached.



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 currently a vacant commercial lot and has been vacant for some time. The development of the Golden Gate convenience store has undoubtedly increased the value of the remaining undeveloped commercial property due to the construction of public infrastructure. The establishment of complementary uses along the Wine Valley Road corridor will increase the value of the remaining parcels.

The nearest residential property to the east would remain separated from the proposed retail marijuana store by approximately two (2) acres of undeveloped commercial property. To the south, the residential Willow Tree Subdivision is separated by a canal with roads on both sides, a strip of undeveloped commercial property, and Wine Valley Road. As noted earlier, there will not be marijuana grown onsite. The LDC requires the property to remain free of odors.

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 Comprehensive Plan (2007) predates the incorporation of the subject property into the Town limits. Nevertheless, it notes in Desired Future Condition – Policy 7: “For the area near I-70 Exit 42, encourage commercial development on vacant or undeveloped land that is consistent with preserving the agricultural character and an attractive entry into Palisade.”



Prior to the annexation of the property in 2017, Mesa County had designated this area around Exit 42 as commercial, but it had historically been underutilized, and there does not appear to be any agricultural production present in the decade between the 2007 Comprehensive Plan and the 2017 annexation and development of the Golden Gate convenience store, based upon a review of available aerial photos.

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., new road with sidewalk, ample paved parking, new buildings but with historical aesthetics).

The duly adopted Hospitality Retail zone was established to provide hospitality and retail development along I-70 in the vicinity of Exit 42, in a pedestrian-oriented village or mall environment, 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.

RECOMMENDATION ON THE CONDITIONAL USE PERMIT

In granting a conditional use permit, the Board of Trustees may impose reasonable conditions which serve to assure that the required findings are upheld.

The Planning Commission included the following conditions (recommended by staff) in their recommendation of approval of the Conditional Use Permit:

1. The conditional use permit approval is based on the submitted plans, along with the supporting documents submitted with the application. No expansion of the area or use shall occur without the consideration and approval of the Board of Trustees. Development of any expansion shall be reviewed as an amendment to the approved conditional use permit and shall be subject to the notice and hearing procedures and standards which governed the initial approval, except that minor deviations may be approved by the Community Development Director pursuant to LDC Section 4.07.G.1.
2. The site plan for this use shall be reviewed by the Town administratively as per Section 4.06 of the Land Development Code. The applicant shall adequately address any comments that arise from the administrative review or from the public hearing. Any improvements to the building (structural, electrical, fire suppression, plumbing, and building) associated with this use require planning clearances and building permits before improvements commence; furthermore, a final occupancy shall not be issued until the applicant has demonstrated to the satisfaction of the Town this use will comply with all applicable building and fire codes.
3. No marijuana cultivation is permitted unless approved through a separate conditional use permit.
4. No “pole sign” shall be permitted that would be visible from either direction on I-70. Other signage, including wall and/or monument signs, shall meet the requirements of the LDC and Municipal Code. The term “cannabis” may not be used for exterior signage as per Section 6-129(a) of the Palisade Municipal Code.
5. The Conditional Use Permit is subject to a one-year review by the Town Board of Trustees. However, the Board may review the CUP at any time if complaints are received and the Board determines that the use and the associated operations are unreasonably impacting adjoining properties.
6. The Conditional Use Permit shall only be valid in conjunction with a retail marijuana license issued by the Town of Palisade.
7. The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.
8. The Conditional Use Permit shall become null and void if the use is discontinued for 12 consecutive months.
9. 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.
10. A final landscaping design will be required and shall make use of xeric/water-wise landscaping principles.
11. An Access Permit shall be required from the Colorado Department of Transportation (CDOT), per the recommendations found in the traffic study. Any improvements at the intersection of Elberta Avenue and Wine Valley Road that are required by either CDOT or the Town Engineer will be the responsibility of the applicant and not the Town of Palisade.
12. The associated minor subdivision shall receive final approval by the Community Development Director and shall be recorded prior to receiving a Certificate of Occupancy for the building.
13. The design of public infrastructure in Wine Valley Road shall be approved by the Town Engineer and infrastructure shall be completed prior to issuance of a Certificate of Occupancy (CO) for the building. A Subdivision Improvements Agreement may be recorded by the Town pursuant to the Land Development Code to ensure the completion of these improvements.

ATTACHMENTS

- a. Letter of Intent
- b. Exhibits
- c. Letters received as of 8/4/2021

6-24-2021

450 Wine Valley Road – Conditional Use Permit

Letter of Intent

Executive Summary

At 450 Wine Valley Road there is a 3.56 acre parcel zoned HR. This parcel is vacant land adjacent to the recently approved Subway site. The owner/applicant, HC Properties LLC, is concurrently going through a Minor Subdivision with the Town of Palisade to subdivide a 1.18 acre lot directly east of Subway, leaving 2.41 acres of vacant land for future development. The reason for the Conditional Use Permit request is the owner/applicant intends to move the existing Happy Camper marijuana retail store from 1043 River Road to this location.

Supporting this Letter of Intent are specific noteworthy attachments:

- The Site Plan, which depicts the location of the property, the Happy Camper retail store, access (vehicular and pedestrian), parking (initial and 'future if needed'), conceptual landscape, detention, and monument signage at the access off of Wine Valley Road;
- Architectural Renderings which depict the character of the Happy Camper retail store from all sides, including its logo / brand signage at the top of the fireplace stack;

The remainder of this 'Letter' will focus on the specific criteria within the Palisade Town Code that pertains to a Conditional Use Permit.

1. No conditional use permit shall be approved unless the following findings are made concerning the application:
2. 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.

Response: Correct. The application will not materially endanger the public health or safety. It will be developed according to the plans as submitted and approved. Currently The Happy Camper is located on River Road but anticipates benefits for the business and the community in relocating to this developing HR Zone that has better exposure and access from Interstate 70. This relocation would (1) reduce traffic on River Road, as well as 'destination traffic' using Elberta Avenue and First Street to currently get to Happy Camper; and (2) capture more 'pass-by' traffic from I-70 that might then explore the immediately surrounding businesses as well as the Downtown Businesses.

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

Response: The application meets the procedures of the Land Development Code as well as the standards of the HR zone which is "Hospitality Retail." The HR zone intends to "provide hospitality and retail 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." Nonresidential is an allowed use, but because it is a marijuana retail store it requires a Conditional Use Permit in the HR zone. Additionally, the application meets the required minimum of 20,000 sf lot area.

4. 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.

Response: The application will not injure the value of adjoining or abutting property. As noted above this east side of Elberta Avenue is developing with new businesses – Golden Gate, Palisade Fruit Shack, Subway - all of which will benefit from the presence of the others and the presence of Happy Camper. Rephrased, these businesses will continue to attract and bring customers to each other. Anticipating the 1.18 acre Minor Subdivision for Happy Camper, the remaining 2.14 acres of vacant land will be prime for future development of equally symbiotic hospitality and retail uses.

5. 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.

Response: Correct. The application meets the procedures of the Land Development Code as well as meets the standards of the HR zone. Palisade has purposefully created land use plans that encourage both 'preservation' and 'development' in this HR Zone. While the west side of Elberta maintains the more historic and agricultural ambiance with its winery's, vineyards, and the architecturally and use appropriate Wine Country Inn, the east side is the 'new' side which has developed with appropriate HR uses such as Golden Gate, Palisade Fruit Shack, the recent Subway, and now the opportunity for the relocated Happy Camper.

6-24-2021
450 Wine Valley Road - Minor Subdivision

Letter of Intent

Executive Summary

At 450 Wine Valley Road there is a 3.56 acre parcel zoned HR. This parcel is vacant land adjacent to the recently approved Subway site. The owner/applicant, HC Properties LLC, intends to subdivide off an additional 1.18 acres directly east of Subway, leaving 2.41 acres of vacant land for future development.

Supporting this Letter of Intent are a number of pertinent attachments, including but not limited to:

- The Site Plan, which depicts the location of the property, the Happy Camper retail store, access (vehicular and pedestrian), parking (initial and 'future if needed'), conceptual landscape, detention, and monument signage at the access off of Wine Valley Road;
- A Traffic Study which addresses the summary of traffic generated by Golden Gate, Palisade Fruit Shack, Subway, and the Happy Camper on the intersection of Elberta Avenue and Wine Valley Road, and along Wine Valley Road. While the report recognizes that a State Highway Permit will be required, it also states that "the intersection of Elberta Avenue and Wine Valley Road is sufficient to accommodate future traffic volumes".

The remainder of this 'Letter' will focus on the specific criteria within the Palisade Town Code that pertains to a Minor Subdivision.

E. Approval Criteria

Minor subdivisions shall be approved only when the following conditions are found to be met:

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

Response: Correct. *The proposal is submitted under Article 4 Zoning and Development Procedures of the Palisade Land Development Code. The "Consistency with the adopted plans of the Town" relies on the Applicability statement in Section 4.04 Minor Subdivision:*

"A minor subdivision is any minor division of land into three (3) lots or less that does not require dedication of rights-of-way or easements. Minor subdivisions may be used to allow adjustments and corrections to lot lines and boundary lines, to combine lots, or to otherwise replat land where no public dedication is required."

The proposed Minor Subdivision is for one lot, it does not require dedication of rights-of-ways or public easements, and therefore meets this Applicability Statement. The submitted project suggests creating a shared private easement for on-site detention for its use and to aid in future development of the remaining vacant 2.41 acres abutting on the east.

2. The plat complies with the standards of Article 9, Subdivision Regulations, and any other applicable requirements of this LDC;

Response: Correct. *This land can be used safely for building purposes without danger to health or peril from fire, flood, or other menace and public facilities and improvements exist.*

3. The plat indicates that all subject lots will have frontage on existing approved streets;

Response: Correct. *The Wine Valley Road ROW exists, and the roadway is currently constructed across its frontage with Golden Gate gas station to the Subway lot. The development of the Subway lot will extend the developed road across their frontage to their eastern property line. This proposed lot, when developed, will extend Wine Valley Road along its frontage to its eastern boundary.*

4. New or residual parcels conform to the requirements of this LDC and other applicable regulations;

Response: Correct. *The new and residual parcel are less than three lots and do not require dedication of rights-of-way or public easements.*

5. No new streets are required or are likely to be required for access to interior property;

Response: Correct. No new streets will be required for access. *The construction of Wine Valley Road needs to be extended from the eastern property line of the Golden Gate gas station across the frontage of Subway in the existing ROW; this project extends the road construction across its frontage within the existing Wine Valley Road ROW.*

6. No drainage or utility easements will be required to serve interior property;

Response: Correct. *No off-site drainage or utility easements will be required. An on-site private drainage easement is proposed as it is advantageous to this proposed property and the residual parcel to the east.*

7. No extension of public sewerage or water lines will be required;

Response: *There is an existing 4" water line in Wine Valley Road. The Subway development will extend sewer in Wine Valley Road from Golden Gate to the Subway lot's east boundary. This project will extend the sewer from Subway, east to its east boundary.*

8. The proposed subdivision will not adversely affect permissible development of the remainder of the parcel or of adjoining property; and

Response: *No, the proposed subdivision will not adversely affect permissible development of the remainder of the parcel, and the proposed detention easement should aid in any permissible development. The residual 2.14 acres will continue to have Wine Valley Road ROW frontage.*

9. No waivers from Article 9, Subdivision Regulations, have been requested.

Response: Correct. *No waivers from Article 9, Subdivision Regulations, have been requested.*

6.0 Recommendations and Conclusions

The proposed marijuana dispensary project is anticipated to be successfully accommodated into the greater roadway system.

Trip Generation:

The project can be anticipated to generate 733 vehicle trips per day (vpd) on an average weekday. This includes 61 morning peak hour trips (vph) and 87 evening peak hour trips. The project's peak traffic is anticipated to occur on the weekend. The project can be anticipated to generate 752 vehicle trips per day (vpd) on an average weekend day. This includes 106 peak hour trips.

Access Locations:

The required access spacing for a 20 mph roadway is 115 feet. The proposed access has sufficient spacing from the Subway restaurant access for a 20 mile per hour roadway.

State Highway Access Permit:

The proposed project is anticipated to increase traffic from the permitted volume by more than 20% percent at the intersection of Wine Valley Road and Elberta Avenue. A State Highway Access Permit will be required.

Auxiliary Turn Lanes:

An existing driveway north of the intersection of Elberta Avenue and Wine Valley Road conflicts with the required auxiliary turn lane requirement. Therefore, a design waiver for a shorter southbound left deceleration lane at the intersection of Elberta Avenue and Wine Valley Road should be completed.

The existing northbound right turn lane at the intersection of Elberta Avenue and Wine Valley Road is sufficient to accommodate future traffic volumes.

No additional auxiliary turn lanes on Wine Valley Road are required as a result of this project.

Sight Distance:

The proposed site access will have adequate sight distance in both directions that exceeds the 425-foot requirement.

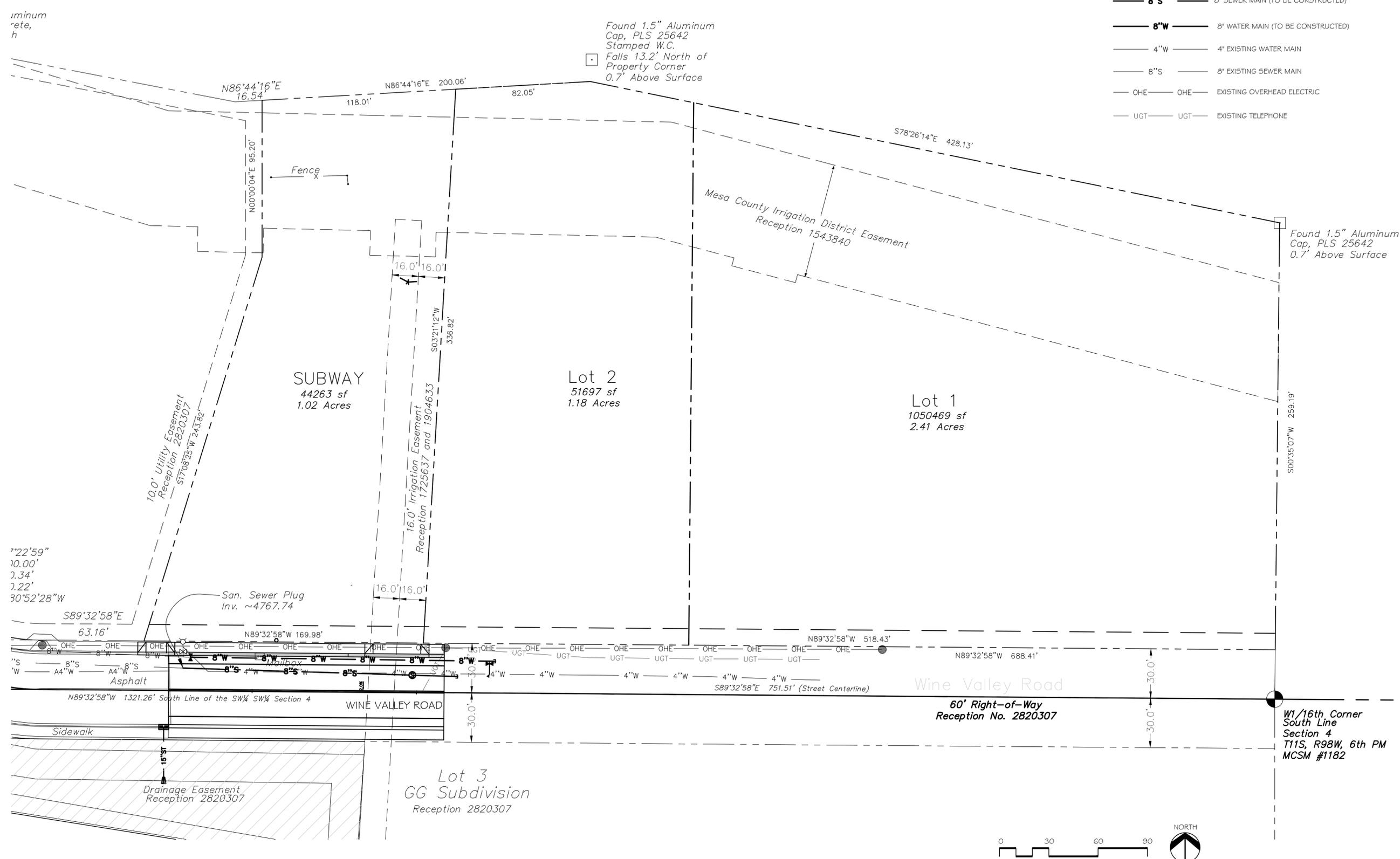
Access Construction:

Pavement on Wine Valley Road should be extended to the eastern boundary of the project parcel.

DRAWN BY MR
 CHECKED TC
 JOB NO. 2031
 DATE 06-24-2021
 REVISIONS

LEGEND

- PROPERTY LINE
- 8" S — 8" SEWER MAIN (TO BE CONSTRUCTED)
- 8" W — 8" WATER MAIN (TO BE CONSTRUCTED)
- 4" W — 4" EXISTING WATER MAIN
- 8" S — 8" EXISTING SEWER MAIN
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- UGT — UGT — EXISTING TELEPHONE



450 WINE VALLEY ROAD
 PALISADE, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970-241-0745 P
 970-241-0765 F
 www.clavonne.com

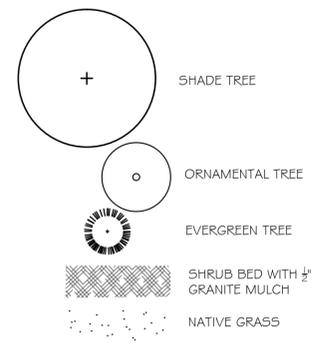
450 WINE VALLEY ROAD

PROPERTY SURVEY

SHEET NO.
 2-6

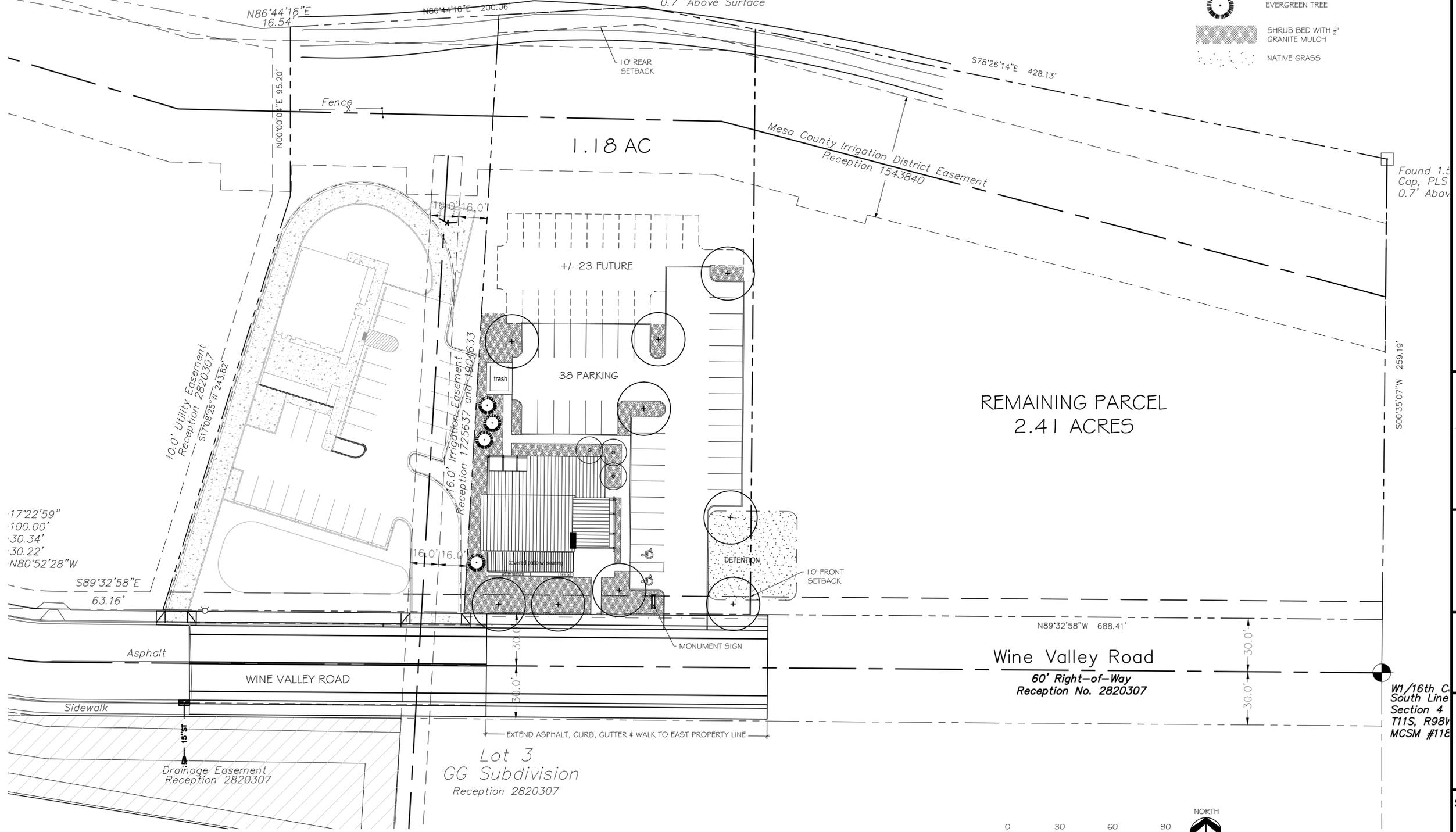
DRAWN BY MR
 CHECKED TC
 JOB NO. 2031
 DATE 06-24-2021
 REVISIONS

LANDSCAPE LEGEND



Aluminum
 concrete,
 flush

Found 1.5" Aluminum
 Cap, PLS 25642
 Stamped W.C.
 Falls 13.2' North of
 Property Corner
 0.7' Above Surface



REMAINING PARCEL
 2.41 ACRES

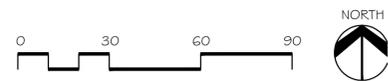
450 WINE VALLEY ROAD
 PALISADE, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970-241-0745 P
 970-241-0765 F
 www.clavonne.com

450 WINE VALLEY
 ROAD

SITE PLAN

SHEET NO.
 3-6

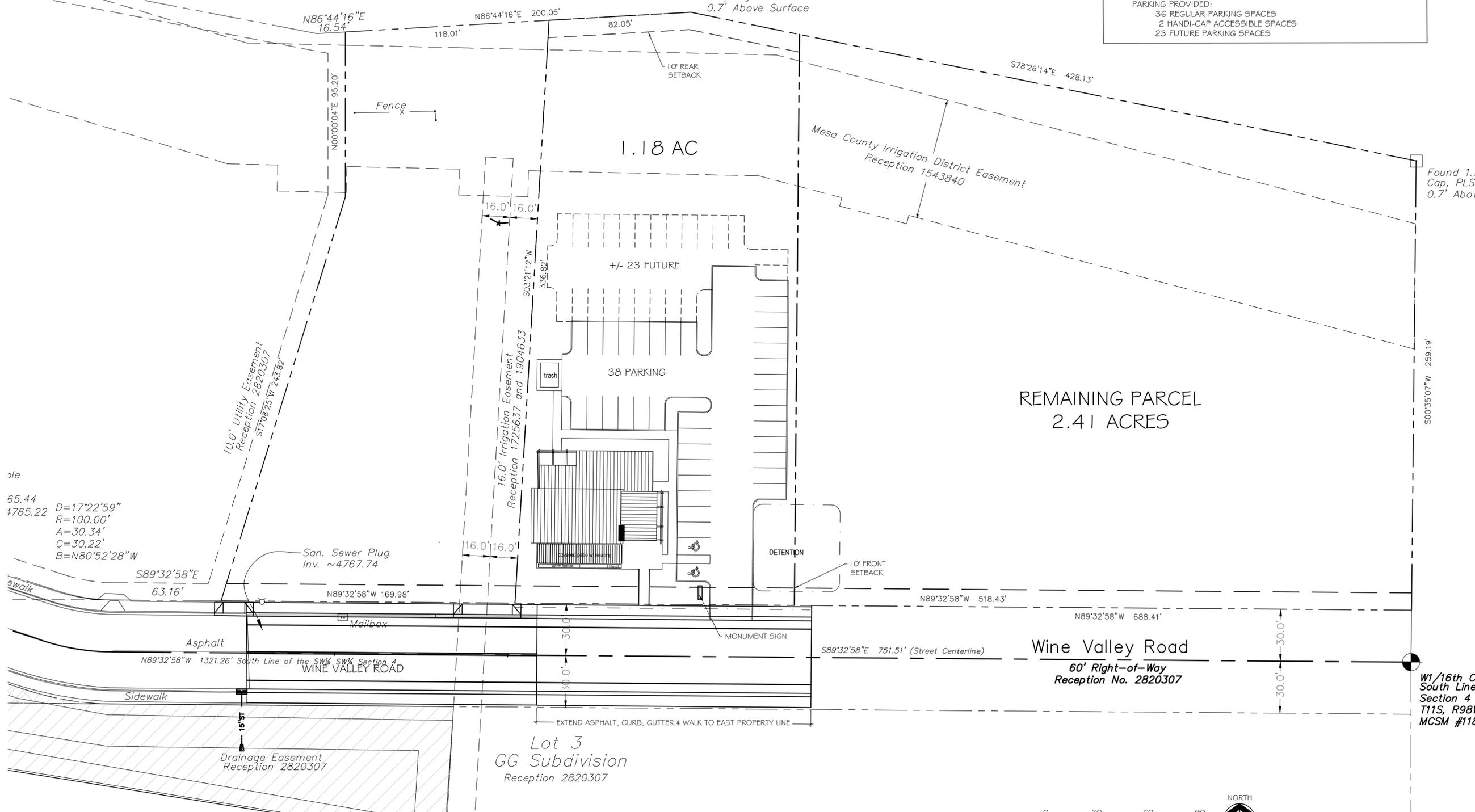


DRAWN BY MR
 CHECKED TC
 JOB NO. 2031
 DATE 06-24-2021
 REVISIONS

REQUIRED PARKING SPACES PER CODE	
PER THE LDC A RETAIL MARIJUANA STORE USE MUST PROVIDE THE FOLLOWING:	
1 PARKING SPACE PER 250 SQUARE FEET OF BUILDING AREA.	
PROPOSED BUILDING AREA = 3,515 SF THEREFORE: 13,515 / 250 = 15 SPACES	
PARKING PROVIDED:	
36	REGULAR PARKING SPACES
2	HANDI-CAP ACCESSIBLE SPACES
23	FUTURE PARKING SPACES

Found 1" Aluminum Cap in Concrete, Illegible, Flush

Found 1.5" Aluminum Cap, PLS 25642 Stamped W.C.
 Falls 13.2' North of Property Corner 0.7' Above Surface



REMAINING PARCEL
2.41 ACRES

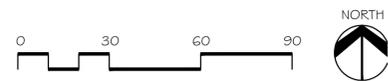
450 WINE VALLEY ROAD
PALISADE, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970-241-0745 P
 970-241-0765 F
 www.clavonne.com

450 WINE VALLEY ROAD

PARKING PLAN

SHEET NO.
4-6



65.44
1765.22
D=17'22"59"
R=100.00'
A=30.34'
C=30.22'
B=N80°52'28"W

W1/16th C
South Line
Section 4
T11S, R98W
MCSM #11E

DRAWN BY MR
 CHECKED TC
 JOB NO. 2031
 DATE 06-24-2021
 REVISIONS

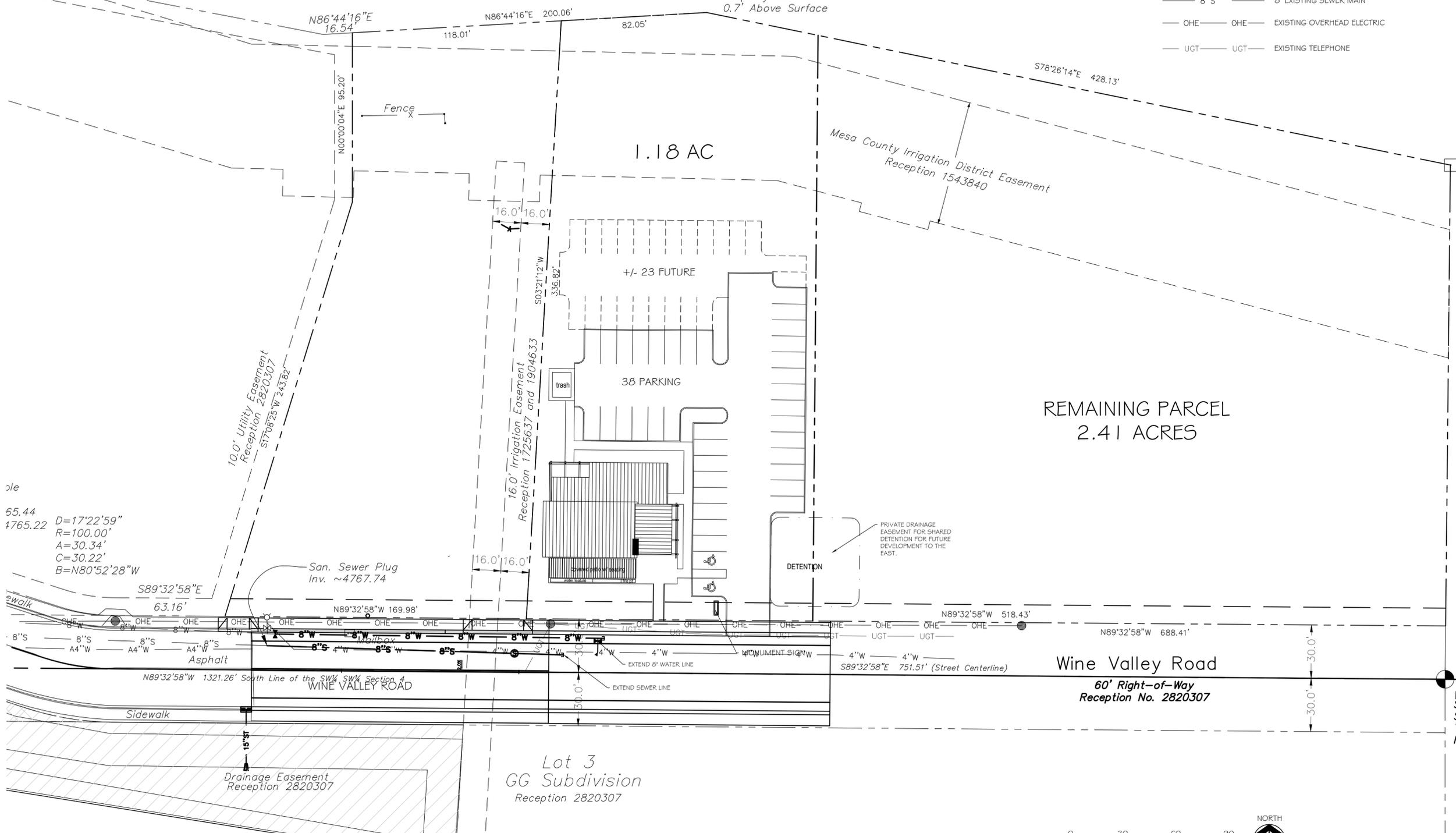
LEGEND

- PROPERTY LINE
- 8"S — 8" SEWER MAIN (TO BE CONSTRUCTED)
- 8"W — 8" WATER MAIN (TO BE CONSTRUCTED)
- 4"W — 4" EXISTING WATER MAIN
- 8"S — 8" EXISTING SEWER MAIN
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- UGT — UGT — EXISTING TELEPHONE

Found 1" Aluminum Cap in Concrete, Illegible, Flush

Found 1.5" Aluminum Cap, PLS 25642 Stamped W.C. Falls 13.2' North of Property Corner 0.7' Above Surface

Found 1.5" Cap, PLS 0.7' Above



65.44
 1765.22
 $D=17'22'59''$
 $R=100.00'$
 $A=30.34'$
 $C=30.22'$
 $B=N80'52'28''W$

San. Sewer Plug Inv. ~4767.74

PRIVATE DRAINAGE EASEMENT FOR SHARED DETENTION FOR FUTURE DEVELOPMENT TO THE EAST.

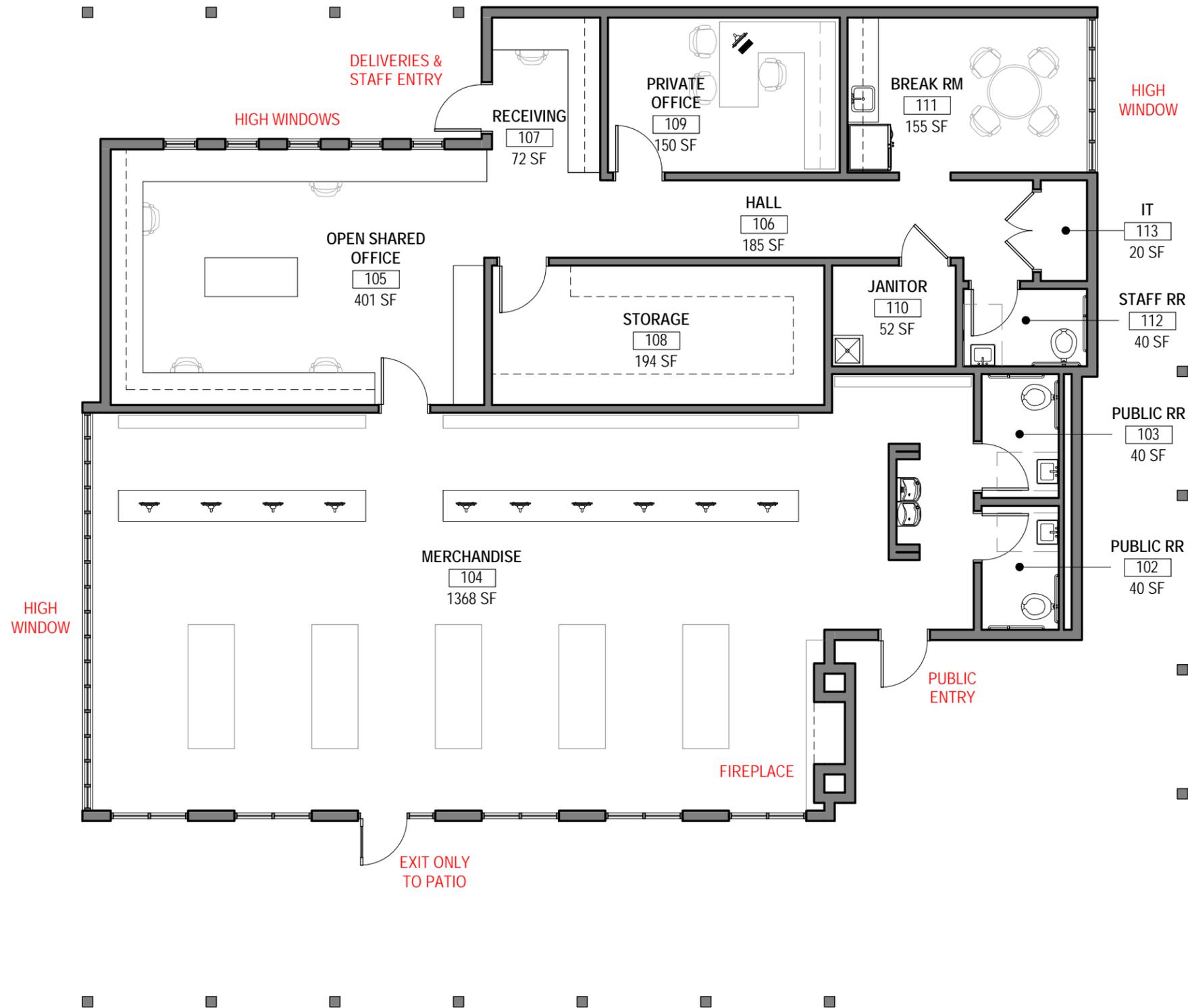
450 WINE VALLEY ROAD
 PALISADE, CO


 CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970-241-0745 P
 970-241-0765 F
 www.clavonne.com

450 WINE VALLEY ROAD

UTILITY PLAN

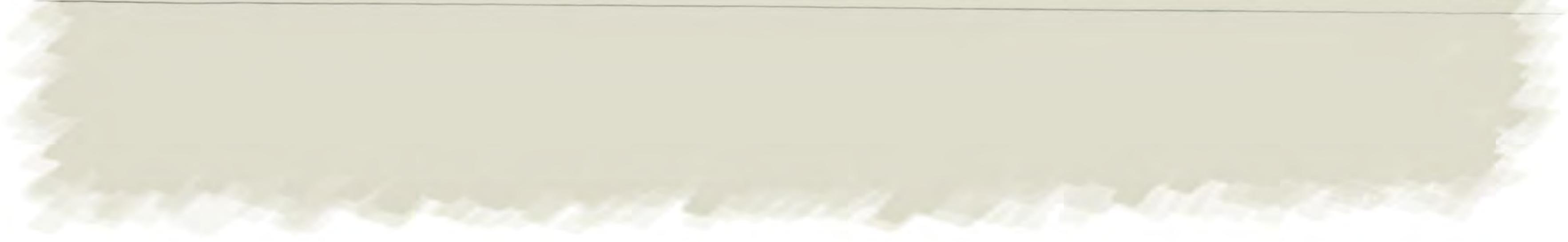
SHEET NO.
5-6



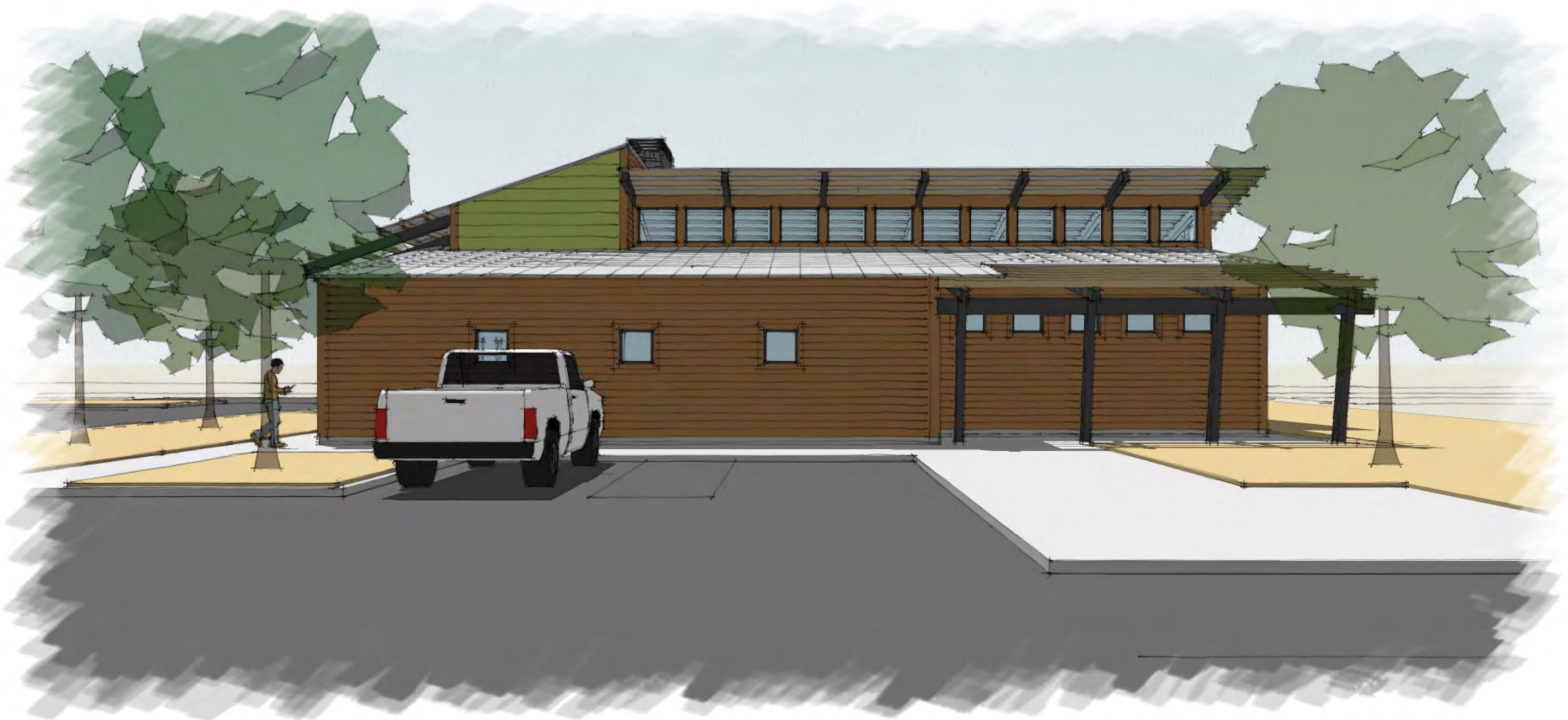
















From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: FW: Happy Camper CUP new location
Date: Friday, July 30, 2021 11:03:42 AM

From: Karina Parenteau <parenteaurealtor@gmail.com>
Sent: Friday, July 30, 2021 10:41 AM
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: Happy Camper CUP new location

Good afternoon,

This letter is in regards to the new location off of I-70. I am in full support of the new location and think it will bring greater tax revenue and decreased traffic on North River Road.

This is a no brainer!

Thank you so much and let me know if you have any questions

--

Karina Parenteau

Associate Broker at Hummel Real Estate
Cell 720-341-2943
Office 970-314-7490
Email parenteaurealtor@gmail.com

<https://hummelrealestate.com>

From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: FW: Support for Dan Sprague
Date: Thursday, July 29, 2021 9:29:23 AM

From: Ashley McGee <tasteofpalisade@gmail.com>
Sent: Thursday, July 29, 2021 9:29 AM
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: Support for Dan Sprague

Hi Kelli,

I wanted to voice my support as a local business owner for Dan Sprague and his endeavor to relocate his Conditional Use Permit to the new location.

It will make sense to cut down on traffic on N River Rd and aligns with the conditions in the Land Development Code section 4.07, according to his research.

I support small businesses in general and helping them grow so if this can help Dan and provide additional tax revenue for Palisade, I'm all for it.

Thank you!

Warmest Regards,

Ashley McGee
www.tasteofpalisade.com

From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: Fwd: Happy Camper CUP
Date: Thursday, July 29, 2021 6:54:35 AM

Sent from my iPhone

Begin forwarded message:

From: Rondo Buecheler <rondoworld@gmail.com>
Date: July 28, 2021 at 9:45:39 PM MDT
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: **Happy Camper CUP**

7/28/21
Palisade Planning Commission

I am writing to express my personal support for the proposed relocation of the Happy Camper to the new proposed location off Interstate 70. The new location will help the business compete with future competition and have less of an impact on the local residents. I also feel that this will help with some of the traffic issues on North River Road and the back streets of Palisade. I have seen there plans and the new building will fit well with the surrounding business and not have the parking issues that the current location has.

Sincerely,

Rondo Buecheler
239 S Main St.
Palisade, CO 81526
(970) 260-5848

From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: Fwd: Happy Camper relocation
Date: Thursday, July 29, 2021 3:13:39 PM

Sent from my iPhone

Begin forwarded message:

From: Danny Tebbenkamp <danny@paddleboardsteamboat.com>
Date: July 29, 2021 at 1:34:00 PM MDT
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: Happy Camper relocation

Hey Keli,

How are things going? Just wanted to reach out to add my 2 cents on Happy Camper relocation near the highway. I think this is a great idea for both the city and them.

Obviously, safety concerns were a big issue on North River Rd as I was applying for my beer and wine license. Happy Camper moving will help eliminate a lot of that traffic and lessen the chance of some accident on that stretch of road.

I support Happy Camper moving locations and although I can't be at meetings to voice this, please accept this email as a voice in full support of the decision to let Happy Camper relocate.

Thanks,
Danny Tebbenkamp
970-846-5926
paddleboardadventurecompany.com



From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: Fwd: Letter of Support - Happy Camper
Date: Wednesday, July 28, 2021 8:51:07 PM

Sent from my iPhone

Begin forwarded message:

From: Dave Smith <ride@pali-tours.com>
Date: July 28, 2021 at 8:24:48 PM MDT
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: Letter of Support - Happy Camper

To Whom It May Concern:

I would like to enter this letter of support for The Happy Camper to relocate to 451 Valley Road as long as they meet the criteria laid out in Section 4.07e of the Palisade Land Development Code.

From my understanding they are compliant with the following;

E. Findings of Fact

No conditional use permit shall be approved unless the following findings are made concerning the application:

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

This move would relieve some of the North River Road debate that the town has been dealing with for sometime.

In my opinion the move would be beneficial to Palisade's tax revenue when the Grand Junction Dispensaries come online.

Thank You for you consideration.

Dave Smith
362 W 7th St.

July 29th 2021

RE: Support letter

To: Palisade Board Members

To whom it may concern,

The Palisade Dino Mart would like to express our support for The Happy Camper's move to their new location. We believe less traffic on the very rural, North River Road would be beneficial to the town and residents of that area. Having both dispensaries in a more central location will still allow income for surrounding businesses of Palisade. With the Happy Camper being closer and easily accessible, loyal patrons will still want to continue support after Grand Junction opens their own dispensaries. Thus, in turn still providing the much-needed revenue to the Palisade Economy. Thank you for your time in reviewing this letter.

Sincerely,



Kameron Okuma

Owner

Palisade Dino Mart

palisadedinomart@outlook.com

P: 970.464.2291 C: 970.773.6728

To whom it may concern.

My name is James Sanders. I own and operate the Palisade Peach Shack. My wife and I are in support of Dan and the Happy Camper moving locations.

James Sanders Laura Sanders 7-29-21

Palisade Peach Shack
451 Wine Valley Rd
Palisade CO 81526
(970) 433-8279

July 28, 2021
Town Of Palisade
Planning Commission

You will be reviewing a request for a CUP for the relocation of The Happy Camper from its current location to a new location to be built on a parcel of land that is currently vacant near the Interstate 70 exit 42 east of the current Golden Gate petroleum. I believe that this relocation will fit within the plan and scope of the Palisade Land Development Code and would be a benefit to the town.

To be clear, I did oppose the relocation of the Colorado Weedery, but for a specific reason, and even then supported a relocation, but as I said in my letter, not at the location proposed.

This request to relocate has several benefits for the town and I believe it will enhance the town financially for the long term.

1. It will be a development of a commercial space on currently vacant land and add to the commercial real estate tax base.
2. It will alleviate some of the traffic concerns on N. River Road
3. If and when Grand Junction allows retail recreational marijuana sales, this proposed location will be an attractive alternative to stem the potential loss of revenue currently paid by the dispensaries and enjoyed by the Town of Palisade.

I believe that this application will meet the entirety of the requirements in the LDC section 4.07 Part E dealing with the Findings of Fact, the basis on which you should grant this request.

Sincerely
Donald Bosch
515 Milleman Street.
Palisade, Colorado 81526.

July 29, 2021

Palisade Planning Commission/Board of Trustees,

This letter is on behalf of The Happy Camper's (THC) plan to move near to Exit 42. THC has been a good neighbor, but has increased the traffic flow and with the Palisade Plunge open now and many bicyclists touring the wineries bike traffic has also increased dramatically on North River Road. With the THC move to Exit 42 this would decrease vehicle traffic greatly on North River Road.

This move is very important for THC and the Town of Palisade with the passage of the retail marijuana sells in the City of Grand Junction. At the current location the sales would drop and with that Palisade would lose tax revenue.

We will be losing our parking lease with them, but Palisade will win with a huge increase of tax revenue at the proposed exit 42 location.

A handwritten signature in blue ink, appearing to read 'Mary Brophy', is written over the printed name. Above it, the initials 'BRB' are also handwritten in blue ink.

Brad & Mary Brophy
3916 Hickman Rd.
Palisade, CO 81526



Town of Palisade
Board of Trustees
Planning Commission

July 30, 2021

RE: CUP Application for The Happy Camper

Dear Trustees,

Please accept my letter of support for the application for a CUP by The Happy Camper Retail Shop to move their marijuana facility to a new location at 400 Wine Valley Road.

I believe it would be a advantage for the shop to have visibility at I-70 and would alleviate the parking situation at their current location.

Now that Grand Junction will have retail marijuana shops it will give Palisade a competitive edge to keep tax dollars in Palisade. The location east of the Golden Gate will not interfere with the esthetics of the entrance to Palisade and is the suitable spot for the commercial enterprise. The existing CDOT approved entrance is built to accommodate the increased traffic expected.

This CUP request does not compare with the past request for the location west of Elberta Avenue as it does not impact a site of historical significance to the Palisade wine industry.

The Happy Camper has been a positive business model and plans to add a facility that will enhance the area of Wine Valley Road. The Town of Palisade can be proud of both the Happy Camper and the Colorado Weedery retail shops in how they have worked hard to have successful businesses while still maintaining the integrity and culture of the rural Palisade township.

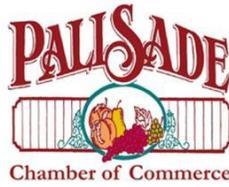
I request both the Planning Commission and the Board of Trustees to support one of their local businesses to make a positive change for their business.

Respectfully,

Juliann Adams

Juliann Adams





Palisade Area Chamber of Commerce •
P.O. Box 729,
Palisade CO 81526 •
Tel: 970.464.7458 • Fax: 970.464.4757 •
bonnie@palisadecoc.com

August 2, 2021

Planning Commission
Town of Palisade
128 W 3rd Street
Palisade, CO 81526

RE: The Happy Camper Letter of Support

Thank you for considering this letter of support from the Palisade Chamber of Commerce regarding the relocation of Happy Camper Cannabis Company.

Our goal, as the community's business advocate, is to improve the quality of life through strong and sustainable economic development. We believe this project fully meets our goal and the criteria for which your committee is considering, especially in terms of economic development, sustainability, connectivity, access, and safety.

Happy Camper Cannabis Company has been positively benefiting the Town of Palisade through economic growth since joining our community in 2019. This company has been a great addition to our business community by their involvement and support of numerous community-based events and projects. In working with Happy Camper Cannabis Company, the Palisade Chamber of Commerce plans to place a Palisade tourism information kiosk at the proposed property location. This kiosk will drive additional visitors to support our local business economy, create more connectivity, and invite additional access to our town.

The consistent and positive growth of this company has proven their sustainability since they opened. This new location will provide a safer venue for customers, employees, and neighbors of the company due to increased parking availability and access. This move also aids in the safety and preservation of the fruit and wine byway. With the recent opening of Palisade Plunge and the increase of cyclist and motorist along North River Road, this move also supports less traffic congestion which will lead to a safer experience.

We strongly encourage the Planning Commission to approve the relocation of Happy Camper Cannabis Company.

Sincerely,

Bonnie Davis
Executive Director
Palisade Chamber of Commerce

August 1, 2021

To Whom It May Concern,

My name is Jeff Snook, and my wife Jody Corey and I own and operate the Spoke and Vine Motel as well as the Palisade Café and Wine Bar.

We are in support of Happy Camper moving to the new location off I-70. We believe the move would not negatively affect businesses in Palisade. In fact, we believe it will be easier for the customer to access town and could potentially increase business in Palisade. This includes the increase in tax revenue that the Town of Palisade receives.

This move would seemingly remove the traffic issue that has increased the last couple years on North River Rd.

It also appears that they meet the requirements of the Palisade Land Development code for this space.

If anyone has concerns about signage with marijuana or being too obvious that its marijuana, Palisade has a sign code so that should be a non-issue.

It's time to show the Marijuana businesses that they are welcome here just as much as any other business here in Palisade. We as a community receive a lot of money from them. The marijuana industry is a legitimate business and we need to treat them as such.

Thank you Planning Commission for your time! I hope that you move this forward with the intentions to support the small business that contributes to making Palisade a wonderful place to visit and live!

Sincerely,

Jeff Snook

August 2, 2021

To: Planning Commission, Town of Palisade

Board of Trustees and Mayor, Town of Palisade

I served on the Board of Trustees as Mayor Pro Tem for eight years which included the years the citizens of Palisade approved the sale of marijuana.

I am proud of the two marijuana shops that have operated successfully within our town. Both Happy Camper as well as The Weedery have been upstanding citizens of our community. Both establishments have respected our way of life and have contributed actively to bettering our town.

The current proposal by Happy Camper to relocate its operations to Exit 42 along I-70 is well thought out, a beautiful addition to our town, respectful of all of the considerations we embedded in our town ordinances related to the sale of marijuana, and smart in a business perspective.

Others have provided you with ample testament to the character of Dan Sprague as owner/operator of Happy Camper. I add my own kudos regarding him. (I equally respect the owner/operators of The Weedery.)

I would like in this letter to address the wisdom of approving the Happy Camper's Conditional Use request.

After The Weedery's proposal to purchase the Grande Rivery Winery was turned down, I proposed to local realtors that any objection that people in the community might have about locating marijuana retail operations to the West of Exit 42 could be met by locating such operations East of Exit 42 along I-70.

Palisade itself has to confront the reality that the City of Grand Junction has approved the retail sale of marijuana. Palisade will no longer monopolize retail marijuana sales from De Beque Canyon, west in Mesa County, as well as sales to residents of Eastern Utah, where there are no such operations.

Palisade derives a significant portion of its revenue from the sales of marijuana. It behooves Palisade to protect this revenue.

Happy Camper is proposing to relocate to an ideal location for both its own interests as well as the interests of the Town of Palisade.

I am, respectfully

Dave Edwards, former Trustee and Mayor pro tem, Town of Palisade

From: [Keli Frasier](#)
To: [Brian Rusche](#)
Subject: FW: Motion of Conditional Use Permit 400 Wine Valley Road.
Date: Monday, August 2, 2021 12:44:03 PM

From: Thomas Craig <thomas_craig88@hotmail.com>
Sent: Monday, August 2, 2021 12:14 PM
To: Keli Frasier <kfrasier@townofpalisade.org>
Subject: Motion of Conditional Use Permit 400 Wine Valley Road.

My name is Thomas Craig I live at 218 W 7th st Palisade co 81526.

Although I am all for these businesses moving into bigger and better spots, I agree with the move. Especially with the traffic on 3rd street.

But it seems a little hypocritical for you to approve this one and not the weedery just months ago. That one was denied for numerous reasons and one being the traffic study. It was stated that "anything north of the canal is not owned by the town of palisade, it was owned by CDOT." Therefore that brings a question, is the Traffic study provided correct and accurate?"

I encourage you as a board to stay consistent with your decisions on these matters. Or else a question will be raise about who really benefitted from the Decisions...Us as a Town or one of you on the Board?

8-3-21

Town Board - Re: Happy Camper
My name is Laurie Williams
& own a fruit stand on North River
Road. I use the honor system.
The 1st year I had a thief.

The Happy Camper open 1 year
after I did. I have not had
a theft since.

The only impact it has
made is traffic. North River Road
has had 9 new businesses in 5 years
and nothing has been done to control
traffic.

Dan from the happy Camper
even asked my husband to stop
going over the speed limit!! 😊

They have been awesome
neighbors! No disturbances or "riff
raff."

We just can't handle the
traffic with the Happy Camper
here.

Between campers bicyclists (who
don't follow the rules of the road)
my biggest fear is I will witness
someone getting run over or worse
get killed.

Please help keep our place
safe while still being able to
prosper."

Sincerely,
Laurie Williams
Whistle Stop Shop Road

3879

N. River
Road

July 30, 2021

Town of Palisade
Planning Commission and Board of Trustees
175 East 3rd Street
Palisade, CO 81526

Subject: Letter of Support for Happy Camper Cannabis Company

Town of Palisade Planning Commission and Board of Trustees,

We are writing this letter in support of the property subdivision and CUP allowing Happy Camper Cannabis Company to relocate their business, and look forward to you granting all approvals given they meet the land code criteria.

The main concern that has been brought up by citizens in various Town of Palisade meetings is the amount of traffic that has impacted North River Road, primarily customers going to and from Happy Camper. We feel this business relocation is a great solution to address the traffic concerns, and allows Happy Camper to continue to operate successfully in a better suited location.

We feel this is not a meeting to discuss who is for or against the marijuana industry in the Town of Palisade. Although we live outside of Town limits and did not have the opportunity to vote on the controversial topic in 2016, the Town of Palisade citizens did vote and approved it.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Bart & Brooke McElley". The signature is written in dark ink and is positioned above the typed name.

Bart and Brooke McElley
3869 G Road
Palisade, Colorado 81526

8.2.21

To the Town of Palisade Board of Trustees:

On 8/1/21 the neighbors on North River Road had a formal meeting to discuss the proposal to move The Happy Camper (THC). This letter summarizes what was discussed at the meeting. The neighbors of North River Road SUPPORT this move for the following reasons:

1. Ongoing traffic concerns on North River Road.
 - a. Estimates of 300-400 cars per day on a road that has not been improved to handle pedestrians, bikes, RVs, and traffic.
 - b. Moving would separate bike/plunge/wine tour traffic from marijuana customers.
 - c. NRR still has no curb/gutter/sidewalk/bike path.
 - d. The road at the new location dead ends and cannot become a speedway.
2. Moving the shop out of a residential area. Customers coming off I-70 pass the front lawns of approximately 115 homes (counted off Google satellite maps). The new shop site would have marijuana customers passing zero residences. Many of these customers are out of towners who do not necessarily know where they are going.
3. The 4 points of Conditional Use Permits are better followed by the new proposed location. Especially the following 2:
 - a. **The proposed site will not materially endanger the health and safety of residents like the current site does (speeding and traffic safety).**
 - b. **The proposed location will conform to the standards of sound use planning. Meaning that the shop will fit better at the new location.**
4. Tax money to the town: The town is enjoying the tax revenue of having pot shops. THC will struggle to compete with Grand Junction locations if they do not have a more accessible location.
5. Parking: THC currently has parking issues. The new location starts off with 38 spots and has the possibility to expand to 23 additional spots.
6. The current proposed location would not interfere with the agricultural, wine and hospitality visual that Palisade would like to maintain.

Thanks for your consideration,

Chris and Cheryl Young, 3857 North River Road
Karen Bishop and Leo Beluscak 3847 North River Road
Tim Boyle and Debbie Nicholson 3845 North River Road
Gary and Jan Miller 347 Troyer
Rickelle and Caleb Hicks 315 Troyer
Bill and Kristen McDonald 311 Troyer
Sean and Tammy Tallant 3819 North River Road
Tim Wedel 3815 North River Road
Jill and Bob Delevan





PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: August 10, 2021

Presented By: Janet Hawkinson, Manager

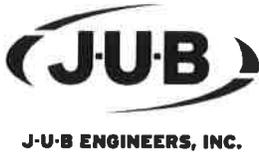
Re: Agreement for Professional Services

SUBJECT: The Board of Trustees voted to remove the Old Palisade High School on Highway 6, leaving the 1939 Gymnasium. Phase I of this project is to remove the asbestos from all buildings. These bid documents are complete and posted.

This agreement is to provide bid documents, bid phase and construction phase assistance for the demolition to remove the three annex buildings at the Old High School. This project will result in the demolition of the 1925, 1948, and 1969 annex buildings. The attached contract details the design elements that need to be created to complete this project, including work to the exterior of the gymnasium to re-establish the continuity of the building envelope.

For Project Description please see Attachment A

BOARD DIRECTION: Give direction to the Town Manager to enter into the attached contract with JUB Engineering to create bid documents for the demolition of the Old High School – not including the gymnasium.



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Authorization for Additional Services

CLIENT: Town of Palisade
Project Name: Engineering Services for the Town of Palisade
J-U-B Project Number: 81-18-003

1. Additional Services. The following additional items of work on the project referenced above have been or will be provided by J-U-B ENGINEERS, Inc. (J-U-B). These Additional Services are a supplement to the scope of services contained in J-U-B's existing Agreement for Professional Services for this Project, dated 12/11/18. All other TERMS AND CONDITIONS of said Agreement remain in full force and effect.

Provide bid documents, bid phase, and construction phase assistance for a Demolition Project to remove the three annex buildings at the Old Palisade High School. This project will result in demolition of the 1925, 1948, and 1969 annex buildings that are attached to the 1939 Gymnasium. See Attachment A detailed scope of services and assumptions.

2. Verbal Authorization by CLIENT, if Applicable. J-U-B was verbally authorized by the CLIENT to provide these Additional Services by:

n/a Name n/a Date

3. Payment for Additional Services. Unless otherwise noted below, J-U-B will provide these Additional Services on a time and materials basis, using J-U-B's standard billing rates or, if applicable, the billing rates established in the initial Agreement for Professional Services.

Other Basis for Payment:

Time and Materials not to exceed \$35,169.00. See Attachment B

4. Schedule of Services. Due to the Additional Services, the Schedule of Services to be performed under the original Agreement for Professional Services is modified as follows:

Bid Documents available to the Town on or before 10/22/2021 based on notice to proceed received 8/11/2021. Bid solicitation anticipated to be four weeks.

Dated this 11th day of August, 2021,

CLIENT

By: Project Representative or Authorized Signatory for CLIENT

Janet Hawkinson, Town Administrator
Print or Type Name and Title

J-U-B ENGINEERS, Inc.

By: Project Representative or Authorized Signatory for J-U-B

Luke Gingerich, JUB Western Colorado Office Manager
Print or Type Name and Title

Attachment A

1. Project Description: The project per our understanding is to demo all of the existing school except for the 1939 Gymnasium which is to remain as a functional stand-alone building for continued use by the Town of Palisade. This will require work to the exterior to re-establish the continuity of the building envelope after the areas noted for demo are removed. Additional considerations/issues for this project are:

a. The existing PHS building was built in four stages with the initial stage being the 1925 education wing (A). In 1939 the gymnasium was added onto the 1925 building which has a direct connection and shared use of the north end of the 1925 building which will require modification to provide a roofed enclosure of the space while removing the balance of the structure from the assumed interior bearing wall to the south. It is assumed that the exterior of the 1925 building area (gym bathrooms and support spaces) that will remain will need to be finished with materials that are complimentary to the Gymnasium.

b. We are assuming that the south doors (located between the gym restrooms) from the gymnasium into the 1925 building will be retained as an entry/egress point to the gym. The exterior architectural treatment of that opening will repurpose one set of the neo-classical columns and entablature assembly which currently frame two of the existing entries on the 1925 building.

c. The 1948 “east wing” and the 1969 “addition will be removed in their entirety from the Gymnasium. Several openings in the exterior walls to remain will need to be infilled with materials to match the surrounding existing materials to the greatest extent possible.

d. The primary electrical service for the building is currently located in the basement of the 1969 building which will require a re-feed of the electrical service off Seventh Street to continue the operation of the gym. It also appears communication systems needed for the Gymnasium may also have to be rerouted with the electrical based on a site visit.

e. The HVAC systems installed in the 2009 project which were intended to provide system capacity for the renovation of the entire Civic Center project will not be modified. Existing utilities providing service to this area will be re-established or re-routed outside of the area of demolition to maintain building systems operation.

f. The gymnasium mechanical room will be accessed after the demo of the 1948 wing from the existing interior wood framed stair from the stage to the mechanical room. The doorway which currently serves as the access route from the second floor of the 1948 building will be maintained for service use with demo of the stairs and providing appropriate safety protocols on the interior of the mechanical room to prevent accidental use of the door opening.

g. The foundations of the portions of the building to be demoed are to be removed to a minimum depth of 5'-0" below the adjacent finished grade and backfilled with suitable fill as defined by the geotechnical report.

h. The design team will indicate items or systems as directed by the Owner for removal and salvage for the Owner's use such as the photovoltaic system (panels & inverter), exterior design features and historical artifacts (plaques, etc).

2. Cost Estimate: Per the Town of Palisade the estimated hard construction cost for this project is to be \$800,000. This does not include the costs for hazardous materials abatement which are to be under a separate contract. Chamberlin Architects and their engineers will provide opinions of probable cost for the project at design development and final construction documents.

3. Schedule: We understand that the intent is to begin demo / design drawing immediately upon a signed contract. The goal of the Town of Palisade is to bid the project in November 2021 with demolition to begin in January of 2022 and end by March/April 2022. Therefore, assuming a signed contract and notice to proceed is provided by no later than the middle of August 2021 we will have documents for bidding ready by the middle of October 2021.

4. Existing Conditions: The building is existing. As indicated above the Owner (City of Palisade) has provided drawings of some portions of the building. Chamberlin will field measure the existing conditions in critical areas of work in order to produce basic electronic drawings for use as the basis of design documents. We will document primary visible features of the construction. We do not anticipate performing destructive demolition to verify concealed conditions. The structural engineer will review the existing structure for their portion of the work in stabilizing or modifying the portions of the building to remain.

5. Design Team Members are limited to Chamberlin (architecture), Lindauer-Dunn (structural engineering) and Bighorn (mechanical, electrical, plumbing). Commissioning, acoustical engineering, environmental engineering, IT/LV systems design, audio-visual and any other disciplines not identified above are excluded. J-U-B will coordinate this work with Chamberlin Architects who is a subconsultant to J-U-B Engineering.

6. Geotechnical engineering is per the report dated 5/21/09 which is referenced above.

7. Coordination of Site Improvements: It is anticipated that there will be no new site improvements included in this project except for utilities and to maintain code required building entry and egress. A future project will improve the balance of the site per the Town of Palisade. We are not anticipating providing design services for any off-site improvements.

8. Utilities: Power, telecommunications, natural gas, sanitary sewer, domestic water, fire water and storm sewer are all assumed to be present at the site and will be modified as needed to maintain the intended operation of the Gymnasium building.

9. Planning: Drawings to will be provided to the Town the planning submittal. We will respond to comments and concerns expressed by the Authorities Having Jurisdiction (AHJs). Any fees due to AHJs will be paid by the Town of Palisade.

10. Permitting will be a joint effort by the Town of Palisade and JUB Engineering. The selected General Contractor will pay for and pickup local permits and approvals to our knowledge.

11. Environmental: A separate contract will be issued for removal of all hazardous materials from the building site prior to commencement of demolition. We exclude all coordination of hazardous materials identification and abatement on the project.

12. Stormwater: The design team excludes any work in regard to stormwater and site drainage systems as a part of this project.

13. Landscape/Irrigation: We will indicate areas of work on the drawings with notes for maintaining irrigation water to landscaping and turf to remain immediately around the Gymnasium. All other areas will be noted for system removal back to the mains for future development by others.

14. Work Designed and Coordinated by Owner: We understand that all hazardous materials identification and abatement will be under separate contract. The site will be developed further after this demolition project. We have not been provided any information about the future project and therefore no demo or new work required will be coordinated with this future work under this contract.

15. Foundations/Structure: The foundations are existing and based on the information currently available are adequate to support the Gymnasium structure after removal of the adjacent buildings. The structural engineer will perform periodic observation of demo operations to monitor the structure's integrity. They will analyze the 1925 interior bearing wall and its foundations to identify work needed for it to remain.

16. Bid Packages/Delivery Method: The project is a design, bid, build delivery method. We envision issuing one set of Bid Documents for the Owner's use. We'll provide short form specifications for the work on the project. We will provide all front end documents specifications, bid forms, advertisements for bidding, technical specifications, and participate in the bidding phase to answer questions in regard to the contract documents issued.

17. Phasing Plans: Not required for this project. This project will be permitted and demoed/built in one continuous effort.

18. Mechanical/Electrical Exclusions: The design of wells and well pumps, water treatment, dewatering systems inside or outside the building, storage tanks, security systems, site monitoring equipment, and IT equipment are excluded.

19. Design Phase Meetings: We will submit plans and specifications for review and comment by the Owner at the end of Design Development and 100% Construction Documents. We assume a total of (3) three design phase meetings.

20. Construction Phase Meetings: The Design Team will be part of the Owner-Architect-Contractor (OAC) bi-weekly meetings during the assumed 2-3 months of demolition and reconstruction. Attendance at these meetings will be virtual except for times when members of the design team will be on site to observe the work. Design Team members will visit the site during construction as follows:

Team Member	Meetings
Architect	4
Structural Engineer	3
Mechanical / Electrical / Plumbing Engineer	3
Town Engineer	all
Total	10

21. Project Closeout: We expect to provide one (1) Substantial Completion Inspection and one (1) Final Inspection. These trips are included in the chart above.

22. Electronic As-Builts: Excluded.

23. Changes or Additions to the Scope of Work as stated in these Clarifications and Assumptions will be considered Additional Services, including but not limited to changes to the budget, schedule, program, previous instructions, or delivery method. Any and all redesign after bidding will be considered an Additional Service.

24. Reimbursable Expenses will be in addition to our fees and will be billed at 1.10 times the actual costs incurred such as printing, travel, and shipping, etc). We anticipate reimbursable expenses not to exceed \$250. This does not include printing of final documents for anyone other than the design team.

Attachment B



Prepared By: J-U-B Engineers

August 3, 2021

Town of Palisade

Old Palisade High School Demolition Bid Documents & Construction Oversight			
Task Number	Task Description	Task Total	Total
Project Setup			
1.1	Project Startup and Management	\$1,544	
	Totals	\$1,544	\$1,544
Final Bid Documents			
	Prepare Bid Docs		
2.1	Final Plan Documents (may be a component of Technical Specifications)	\$9,503	
2.2	Final Quantities & Opinion of Probable Const. Cost	\$296	
2.3	Technical Specification	\$11,486	
2.4	QA/QC & Final Submittal (Bid Set)	\$1,544	
	Totals	\$22,829	\$22,829
Bid Phase			
3.1	Bid Assistance	\$682	
3.2	Attend Pre-Bid Conference	\$682	
	Totals	\$1,364	\$1,364
Construction Phase			
4.1	Construction Bi-Weekly Meetings/Observation	\$9,433	
		\$0	
	Totals	\$9,433	\$9,433
Design Total			\$35,169