



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

**November 4, 2025**

**6:00 pm Regular Meeting**

A live stream of the meeting may be viewed at:

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

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. AGENDA ADOPTION
- V. ANNOUNCEMENTS
  - A. GET INVOLVED WITH OUR COMMUNITY! UPCOMING PUBLIC MEETINGS (Palisade Civic Center, 341 W 7<sup>th</sup> Street):
    - 1. **Planning Commission** – Tuesday, November 18, 2025, at 6:00 pm
    - 2. **Tourism Advisory Board** – Wednesday, November 19, 2025, at 9:00 am
    - 3. **Planning Commission** – Tuesday, December 2, 2025, at 6:00 pm
    - 4. **Board of Trustees** – Tuesday, December 9, 2025, at 6:00 pm
    - 5. **Tourism Advisory Board** – Wednesday, December 17, 2025, at 9:00 pm
  - B. TOWN OFFICES WILL BE CLOSED Tuesday, November 11, 2025, in observance of Veterans Day.
  - C. TOWN OFFICES WILL BE CLOSED Thursday and Friday, November 27-28, 2025, in observance of Thanksgiving.
  - D. PALISADE OLDE-FASHIONED CHRISTMAS Tree Lighting, Taylor Elementary School Carolers, Parade Of Lights, and Fire Station Tower Lighting will be on Friday, December 5, 2025. Visit <https://palisadecoc.com/ofc/> or the Town of Palisade Facebook page for more information.
- VI. TOWN MANAGER REPORT

**VII. CONSENT AGENDA**

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

**A. Expenditures**

- Approval of Bills from Various Town Funds – October 1, 2025 – October 21, 2025

**B. Minutes**

- Minutes from October 28, 2025, Regular Board of Trustees Meeting

**VIII. PUBLIC HEARING I**

The Board of Trustees for the Town of Palisade, Colorado, will consider three resolutions for the Budget for the Town of Palisade, Colorado, for the Calendar Year of 2026.

**A. RESOLUTION 2025-25 – Budget Expenditures and Revenues**

A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the Entire Town of Palisade, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending for the Calendar Year on the Last Day of December 2026.

**B. RESOLUTION 2025-26 – Appropriating Sums to Various Funds**

A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Appropriating Sums of Money to the Various Funds in the Amounts of and for the Purpose Set Forth Below, for the Town of Palisade, Colorado, for the 2026 Budget

**C. RESOLUTION 2025-27 – Budget Tax Levy**

A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Town of Palisade, Colorado, for the 2026 Budget Year.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision – Motion, Second, Rollcall Vote to: approve or postpone (until December 9, 2025) Resolutions 2025-25, 2025-26, and 2025-27 adopting the 2026 Budget for the Town of Palisade.

**IX. CONTINUED BUSINESS****A. Kestrel Landing Subdivision – Revised Concept Plan**

The Board of Trustees will review a revised concept plan for a proposed subdivision at 3701 G Road (parcel #2941-032-00-156).

1. Staff Presentation
2. Applicant Presentation
3. Board Discussion
4. Direction: Provide the Applicant with an evaluation of the Kestrel Landing Subdivision Concept Plan.

**X. NEW BUSINESS**

**A. Harky's Launch Improvement Project**

The Board of Trustees will consider approving the concept and expenditure of funds to for the boat ramp improvement project at Riverbend Park.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision - Motion, Second, and Rollcall Vote to: Approve or deny directing the Town Manager to rent equipment and purchase materials for the Harky's Launch Improvement Project, for an amount not to exceed \$126,240.00.

**XI. PUBLIC COMMENT**

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

All emails sent to the Town Clerk for public comment will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read to the Board of Trustees is required to appear in person and make said statements to the Board directly.

**XII. COMMITTEE REPORTS**

**XIII. ADJOURNMENT**



## PALISADE BOARD OF TRUSTEES

**Meeting Date:** November 4, 2025

**Re:** Consent Agenda

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

Included in the consent agenda are:

- A. **Expenditures**
  - Approval of Bills from Various Town Funds – October 1, 2025 –October 21, 2025
  
- B. **Minutes**
  - Minutes from October 28, 2025, Regular Board of Trustees Meeting



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** November 04, 2025  
**Presented By:** Town Manager and Finance Director  
**Department:** Resolutions 2025-25, 2025-26, 2025-27

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### **SUMMARY:**

These resolutions are for the Board to approve the 2026 budget as presented by the Town Manager and the Finance Director. These resolutions are summaries of the revenues and expenditures in the proposed 2026 budget, an appropriation to use resources from each fund in the furtherance of Town business and in the interest of the public, and an authorization to the Mesa County Treasurer to collect property taxes on the Town's behalf.

### **BOARD DIRECTION:**

Approve Resolutions 2025-25, 2025-26, and 2025-27 adopting the 2026 budget for the Town of Palisade.

**TOWN OF PALISADE, COLORADO  
RESOLUTION 2025-25**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE ENTIRE TOWN OF PALISADE, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING FOR THE CALENDAR YEAR ON THE LAST DAY OF DECEMBER 2026.**

**WHEREAS**, the Board of Trustees of the Town of Palisade has received a proposed budget in accordance with the Local Government Budget Law; and

**WHEREAS**, upon due and proper notice, published in accordance with C.R.S. 29-1-106, said proposed budget was open for inspection by the public at the Town Hall as a designated location, a public hearing was held on November 4, 2025, and interested electors were given the opportunity to file and/or register any objections to said proposed budget, and,

**WHEREAS**, whatever increases and/or decreases may have been made in the expenditures, like increases/decreases were respectively made to the revenues so that the budget remains in balance, as required by C.R.S. 29-1-103;

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:**

SECTION 1. The estimated expenditures for each fund are as follows:

General Fund	\$6,971,197
Utilities Fund	644,125
Tourism Fund	90,000
Water Fund	1,112,520
Conservation Trust Fund	0
Solid Waste Fund	291,100
Capital Projects Fund	2,871,000
Sewer Consolidation Project	16,495,000
<b>Total Expenditures</b>	<b><u>\$28,474,942</u></b>

SECTION 2. The estimated revenues for each fund are as follows:

<u>General Fund</u>	
Taxes	\$5,232,500
Other Sources	1,887,250
Fund Balance	<u>(148,553)</u>
<b>Total Revenues</b>	<b><u>\$6,971,197</u></b>

<u>Utilities Fund</u>	
Fees	\$1,364,000
Fund Balance	<u>(719,875)</u>
<b>Total Revenues</b>	<b>\$644,125</b>
<u>Tourism Fund</u>	
Lodging Fees	\$100,000
Fund Balance	<u>(10,000)</u>
<b>Total Revenues</b>	<b>\$90,000</b>
<u>Water Fund</u>	
Fees	\$1,526,000
Fund Balance	<u>(413,480)</u>
<b>Total Revenues</b>	<b>\$1,112,520</b>
<u>Conservation Trust Fund</u>	
Lottery Funds	\$26,000
Fund Balance	<u>(26,000)</u>
<b>Total Revenues</b>	<b>\$0</b>
<u>Solid Waste Fund</u>	
Fees	\$292,460
Fund Balance	<u>(1,360)</u>
<b>Total Revenues</b>	<b>\$291,100</b>
<u>Capital Projects Fund</u>	
General Fund Transfer	\$1,056,000
Grant Reimbursements	\$1,815,000
<b>Total Revenues</b>	<b>\$2,817,000</b>
Sewer Consolidation Project	<b><u>\$16,495,000</u></b>
<b>ALL FUNDS REVENUES</b>	<b>\$28,474,942</b>

SECTION 3. The budget as submitted, amended, and herein above summarized by fund, a true copy of which is attached and incorporated herein by reference, is hereby approved and adopted as the budget of the Town of Palisade for the year stated above.

SECTION 4. The budget hereby approved and adopted shall be signed by the Mayor and made a part of the public records of the Town.

SECTION 5. Town Finance Director, Gregg Mueller, is hereby directed forthwith to certify said budget to the Department of Local Affairs of the State of Colorado in accordance with the Laws of said State.

**ADOPTED AND APPROVED this 4<sup>th</sup> Day of November 2025**

**By the Town of Palisade, Mesa County, State of Colorado**

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**Greg Mikolai, Mayor**

**Attest:**

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**Keli Frasier, CMC**  
**Town Clerk**

**TOWN OF PALISADE, COLORADO  
RESOLUTION 2025-26**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS OF AND FOR THE PURPOSE SET FORTH BELOW, FOR THE TOWN OF PALISADE, COLORADO, FOR THE 2026 BUDGET.**

WHEREAS, the Board of Trustees has adopted the annual budget in accordance with the Local Government Budget Law on November 4, 2025, and

WHEREAS, the Board of Trustees has made provisions therein for revenues, including beginning fund balances, in the amount equal to or greater than the total proposed expenditures as set forth in the budget; and,

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purpose described below so as not to impair the operations of the Town of Palisade

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:**

SECTION 1. That the following sums are hereby appropriated from the revenues and other available money of each fund, for the purposes stated:

General Fund	
Expenditures	<u>\$6,971,197</u>
<b>Total General Fund</b>	<b>\$6,971,197</b>
Utilities Fund	
Expenditures	<u>\$644,125</u>
<b>Total Utility Fund</b>	<b>\$644,125</b>
Tourism Fund	
Expenditures	<u>\$90,000</u>
<b>Total Tourism Fund</b>	<b>\$90,000</b>
Water Fund	
Expenditures	<u>\$1,112,520</u>
<b>Total Water Fund</b>	<b>\$1,112,520</b>
Conservation Trust Fund	
Expenditures	<u>\$0</u>
<b>Total Conservation Trust</b>	<b>\$0</b>
Solid Waste Fund	
Expenditures	<u>\$291,100</u>
<b>Total Solid Waste Fund</b>	<b>\$291,100</b>

Capital Projects Fund Expenditures	<u>\$2,871,000</u>
<b>Total Capital Projects Fund</b>	<b>\$2,871,000</b>

Sewer Consolidation Project Expenditures	<u>\$16,495,000</u>
<b>Total Sewer Consolidation Expenditures Fund</b>	<b>\$16,495,000</b>

**ADOPTED and APPROVED this 4<sup>th</sup> day of November 2025.**

**By the Town of Palisade, Mesa County, State of Colorado**

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**Greg Mikolai, Mayor**

**Attest:**

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**Keli Frasier, CMC  
Town Clerk**

**TOWN OF PALISADE, COLORADO  
RESOLUTION NO 2025-27**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF PALISADE, COLORADO, FOR THE 2026 BUDGET YEAR.**

**WHEREAS**, the Board of Trustees has adopted the annual budget in accordance with the Local Government Budget Law on November 4, 2025; and

**WHEREAS**, the amount of money necessary to balance the budget for general operating expenses and capital outlay is \$783,924; and

**WHEREAS**, the 2025 valuation for assessment for the Town of Palisade, as certified by the County Assessor, is \$44,795,640.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:**

SECTION 1. The Town of Palisade's gross mill levy is **17.5** mills.

SECTION 2. For the purpose of meeting all general operating expenses and capital outlay of the Town of Palisade during the 2026 budget year, there is hereby levied a mill levy of **17.5** mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2025.

SECTION 3. Town Finance Director, Gregg Mueller, is hereby authorized and directed to immediately certify to the County Commissioners of Mesa County, Colorado, the mill levies for the Town of Palisade as hereinabove determined and set.

**ADOPTED AND APPROVED THIS 4<sup>th</sup> DAY OF NOVEMBER, 2025.**

**By Town of Palisade, Mesa County, State of Colorado**

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**Greg Mikolai, Mayor**

**Attest:**

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**Keli Frasier, CMC  
Town Clerk**



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

**Meeting Date:**           November 04, 2025

**Presented By:**         Community Development Director

**Department:**         Community Development

**Re:**                     Kestrel Landing Subdivision: Concept Plan Revision

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**SUBJECT:**

The stated purpose of the Concept Plan is to allow the Board of Trustees to preview a proposed subdivision. It provides The Board with an opportunity to offer an initial evaluation regarding the subdivision layout and design.

At this concept stage, the Board's feedback should address dimensional and design standards such as lot dimensions, building placement, height and scale, open space configuration, and compatibility with surrounding development. Technical matters including traffic and access are being addressed separately through the CDOT review process.

Kestrel Landing has incorporated Board feedback into a new design and is seeking your comments. No decisions will be made at this meeting.

**DIRECTION:**

Forward comments to the Applicant for the Kestrel Landing Subdivision Concept Plan.

# Kestrel Landing – Cottage Community

## REVISED CONCEPT PLAN (v.3): PROJECT DESCRIPTION REPORT



### Project Overview

The project is situated on a portion of the 2.96 acre parent parcel where Talon Winery currently operates. More specifically, the site is located one block east of the Palisade High School parking lot on the southeast corner of the intersection of Shiraz Dr. and G Road (Hwy 6), having an address of 3701 G Road.

The applicant respectfully submits this revised concept plan shifting the product type from the previously proposed attached townhomes to detached cottage homes. The number of homes will be reduced to 8 homes from the originally proposed 12 homes, which was already reduced to 9 in prior revisions. The project will create individual lots for a community of cottage homes intended to blend in with the existing architectural character of Palisade's existing housing. (See the accompanying site plan for character and design examples.)

The proposed revisions are the result of the applicants' ongoing desire to provide housing Palisade area needs with the character the community wants in accordance with recent feedback from CDOT and Town decision makers. More specifically:

- CDOT has stated a firm position that the Talon Winery driveway currently accessing HWY 6 must be closed and relocated to Shiraz Drive.
- Feedback during Public Hearings expressed a desire to reduce the number of driveways directly accessing Shiraz, and suggested consideration of shared driveways or alleys as an alternative.

## Zoning and Land Use Compliance

The subject property is currently zoned Hospitality Retail (HR) and is designated as Mixed Use (MU) in the Town of Palisade Comprehensive Plan's Future Land Use Map. The intention of the proposal is to activate unused vacant land of the parent property where Talon Winery operates with housing opportunities compatible with winery operations and the surrounding neighborhood in a manner that embodies the intent of the Mixed-Use designation of the Comprehensive Plan. The applicant's design team explored how to integrate CDOT's access relocation requirement and feedback from Public Hearings within the existing physical constraints of the property while still providing compatible housing character and remaining economically feasible. To achieve these goals the proposed cottage concept will require a rezone and the design team determined Planned Development (PD) could achieve the interests of all parties. The PD zone would have development standards that accommodate 900sf-1750sf detached housing that can be owned individually. Proposed development standards include:

- **Min Lot Size.**
  - Allow lots that are 2,950-3,450sf. for detached homes that can be individually owned.
  - Current minimum lot size is 2,000sf for Townhouses in several Zones, and 3,500sf for Single Family Detached in HDR Zone.
- **Setbacks.**
  - Side Yard: The proposed Side Yard Setback of 5' min. Current minimum side yard setback is 5' in HDR Zone, and in MDR Zone it is 15% of the lot width, or 5 feet, whichever is greater when lot width is less than 60' wide.
  - Rear Yard: The proposed Rear yard Setback of 10' min. Current rear yard setback for Townhomes in the HR zone is 10'
  - Street Yard: The proposed Street/Front Yard Setback is 15' min. Current Street Yard Setback is 15' in MDR, HDR, MU, & HR Zones for Single-Family Zero Lot Line, Duplex/Two-Family, Townhouse, Multi-Family, & Alley Loaded units.
  - Front Yard: The proposed Front Yard Setbacks (for yards facing the shared driveway) are 20' to the garage to accommodate a parked car in a driveway, and 12' to living space. Current Street Yard Setback is 15' in MDR, HDR, MU, & HR Zones for Single-Family Zero Lot Line, Duplex/Two-Family, Townhouse, Multi-Family, & Alley Loaded units.
- **Fencing & Landscaping**
  - Solid fencing taller than 42" will not be allowed within the front or street yard setbacks.
  - Landscaping will be low-water usage and will minimize turf grass.
  - It is this project's intention to keep irrigation water available for agricultural purposes for as long as possible despite owning irrigation shares that are tied to the land. Irrigation for yards, landscape buffers, and stormwater detention will be developed using domestic water and homes will be encouraged to continue using domestic supply as long it remains economically viable.
- **Recreation & Open Space Dedication Relief.**
  - This Planned Development project has exceptional proximity to existing public recreation and open space amenities, and is structured not as a conventional PD seeking density bonuses or commercial entitlements, but as a mechanism to apply context-sensitive dimensional standards that achieve the desired housing character, driveway access, and neighborhood form reflected in public hearing feedback and shaped by the property's physical constraints. Accordingly, the PD shall provide a comparable level of overall development opportunity as would be available under standard zoning districts where an open space dedication or fee would not otherwise be required by omitting the typical PD requirement that 20% of the gross site area be dedicated as recreational and open space.

The modified standard recognizes that the project’s connectivity and adjacency to existing community amenities satisfy the underlying intent of the recreational and open space dedication requirement. For example, the property directly adjoins the newly constructed multi-modal path along the Highway 6 corridor, providing direct pedestrian and bicycle access to the extensive recreational facilities at Peach Bowl Park—located approximately 1/3 mile from the site—and is within 500 feet of the outdoor and indoor facilities at Palisade High School and the Little League baseball fields. These connections ensure that residents will have immediate and convenient access to high-quality recreational opportunities without duplicating such spaces on-site.

- **Landscape Buffer.**

- The proposed PD standards will require a 6’ landscape buffer between the adjacent properties. Talon Winery is the adjacent property to the north and east of the PD and will likely be granted a landscape and maintenance easement over the provided buffers to ensure the quality and character of the landscaping is complimentary to the Winery operations and ambience. For example, the buffer between Talon’s parking lot and the east boundary of the PD will likely have a vineyard row planted in it. The adjacent property to the south is currently zoned Multi-Family Residential (MFR) which typically does not require a buffer between residential uses like this proposal.

**Clarifying Note:** The proposed PD standards are not intended to replicate the regulatory scope or heightened requirements typically associated with large, mixed-use, or master-planned developments. In this case, the Planned Development framework is being used as a tool for flexibility, allowing the design to apply context-sensitive dimensional standards that produce the desired housing character, driveway access, and neighborhood form identified through public hearing feedback and shaped by the site’s physical constraints. The PD standards are therefore not proposed as an alternative entitlement structure, but rather as a mechanism for achieving compatibility and feasibility within a smaller-scale residential infill setting.

### Site and Infrastructure

The proposed cottage home development will activate a currently vacant and underutilized strip of land adjacent to Shiraz Drive, without requiring the extension of new public infrastructure. The site is not currently in agricultural production or any other active use, and therefore no existing uses will be displaced because of the project.

Stormwater detention will be accommodated within a designated HOA tract located at the southern end of the site, approximately 100 feet from the roadway. Sewer and water services will connect to existing mainlines within Shiraz Drive. Where feasible, utility connections will be consolidated to minimize surface disruption during construction.

Land Use Summary:

43,794sf (1.01 Ac.)	Area of Development
97,628sf (1.76 Ac.)	Talon Winery Property (Lot 10)
<u>8,276sf (0.19 Ac.)</u>	<u>Hwy 6 Right-of-Way Dedication</u>
129,025sf (2.96 Ac.)	Total Area

### Traffic Analysis

A significant revision from prior submittals is how the proposed plan limits access for all lots to two points onto Shiraz via two shared driveways. No proposed homes will have individual driveways that directly access Shiraz.

Coordination with the Colorado Department of Transportation (CDOT), has determined they will require the existing Talon Winery driveway to be relocated to access onto Shiraz Drive. In response, the project team engaged a local traffic engineer experienced with both CDOT access standards and the Town of Palisade's development code to perform site-specific traffic counts and a preliminary analysis of existing and projected conditions along with background traffic volumes.

While a formal Level 2 Traffic Impact Study will be prepared as part of the next phase of the planning process, the data and guidance obtained to date from CDOT and the traffic engineer provide sufficient assurance that the access design for the proposed development and the relocated driveway for Talon Winery operations meet all applicable traffic engineering standards for safety related to traffic volumes as well as dimensional intersection spacing, and access location.

### **Architectural Features & Landscaping**

The proposed development will consist of a mix of two- and three-bedroom homes, ranging in size from approximately 900 to 1,750 square feet. The architectural concept emphasizes variety and visual interest through design intended to be compatible with the character of existing homes in Palisade's residential districts. See site plan with housing character reference photos.

# KESTREL LANDING

~ A Cottage Community ~



HOUSING CHARACTER EXAMPLES



VINEYARD BUFFER ALONG HWY 6  
(TALON WINERY OWNED)



LOW WATER LANDSCAPING  
(DOMESTIC WATER - NOT IRRIGATION)



**GENERAL NOTES:**

HR (Hospitality Retail)	Existing Zoning
PD (Planned Development)	Proposed Zoning
MU (Mixed Use)	Future Land Use
	(2023 Comp Plan)
Proposed # Homes	9 Lots
Development Area:	1.01 Ac.
Gross acreage of land	2.96 Ac.

**DEVELOPMENT NOTES:**

- Lot Size: 2,950-3,450sf
- Home Size: 900-1,750sf
- 1 or 2 Story (Max 25')
- 2-4 Bedroom
- 1 or 2 Car Garage
- Covered Front Porch (optional)
- Balcony or Rooftop Patio (optional)



VICINITY MAP

PROJECT LOCATION



## PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

**Meeting Date:** November 4, 2025  
**Presented By:** Director of Parks, Facilities, & Events  
**Department:** Parks, Capital Improvement Projects  
**Re:** Harky's Launch Improvement Project

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### **SUMMARY:**

The Board of Trustees has given the Town Manager direction to remodel the Harky's Launch area to improve access and safety. Town staff worked with the architectural firm MG Designs to develop concepts that the general public, elected and appointed officials, the boating community, and others made comments on. That final concept design was given to JUB Engineers to develop construction plans. The Army Corps of Engineers gave the Town Manager permission to proceed with the project based on those plans. The main project will take approximately 3 months, and all landscape planting will be done in the spring. All labor and work will be completed by Town staff. Material orders will be staggered based on need to minimize excess.

Estimates for material and equipment needed:

Grey Gunnison Boulders	50,000 lbs. per load delivered \$3,100	x 15 loads = \$46,500
Pit Run Material	50,000 lbs. per load delivered \$390	x 10 loads = \$3,900
¾ inch Road Base	50,000 lbs. per load delivered \$480	x 10 loads = \$4,800
	20% material contingency	\$11,040
	<b>Material total</b>	<b><u>\$66,240</u></b>
Landscaping (trees, shrubs)		\$10,000
Amenities (benches, tables)		\$10,000
Miscellaneous	Compactor, anchors, roll off, etc.	\$10,000
Track Excavator	Monthly rental \$10,000	x 3 months \$30,000
	<b>Project Total</b>	<b><u>\$126,240</u></b>

### **BOARD DIRECTION:**

Motion, Second, and Rollcall Vote to direct the Town Manager to rent equipment and purchase materials for the Harky's Launch Improvement Project, for an amount not to exceed \$126,240.00.

# **Palisade CO, Riverbend Park**

## **Harky's Launch Improvement Project**

Project Timeline: November 2025 – April 2026

### **November**

Requisition of materials and equipment

Secure rental of large excavator

Rental of roll off dumpster

Create material storage area and fence off

Purchase and stockpile of boulders, pit run, road base, etc.

Post public notice of project at job site location

Locate and mark area elevation contours, perimeter, boundaries

Designate and secure worksite area with fencing

Remove and save amenities and features from boat launch area

### **December / January / February**

Excavation of area

Save all reusable material and stockpile in storage area

Remove all trash and riprap material from excavated area

Establish footprint of beach area worksite and move material as appropriate

Leave flagged existing cottonwood trees

Establish 15% grade of boat ramp and boulder support of terrace edges

Excavate 18 inches below final ramp height

Excavate per plans on boulder set and support for terrace edges

Build ramp surface beginning with 6-inch pit run cobble: 12-inch depth

Final ramp surface: 6-inch depth of compacted  $\frac{3}{4}$  minus crushed rock

Establish terracing layout and pathways to rivers edge

Working from lowest terrace progressing to upper terrace

\*Finished terrace width must be larger than width of skid steer / mini-x

Excavate out wells for boulder placement along terraced paths

Apply cobble footers where called out from plans

Place boulders and lock in designated terraced edge

Backfill with coble infill and road base material

\*Flattest side up on all boulder placements for aesthetics

All terraced pathways are layered compacted cobble and road base

Retain areas with suitable fill-dirt for landscaping (spring planting)

Clean jetty area and replace riprap with aesthetic boulders and features

Add new and/or return features back to site that were removed during demo

Prepare site for spring runoff

Remove all construction fencing and return site to public use

### **Spring 2026**

Plant all landscaping when seasonally appropriate

### **Summer 2026**

Regrade boat ramp, beach, and terraced area after runoff as needed

This activity will be required in perpetuity











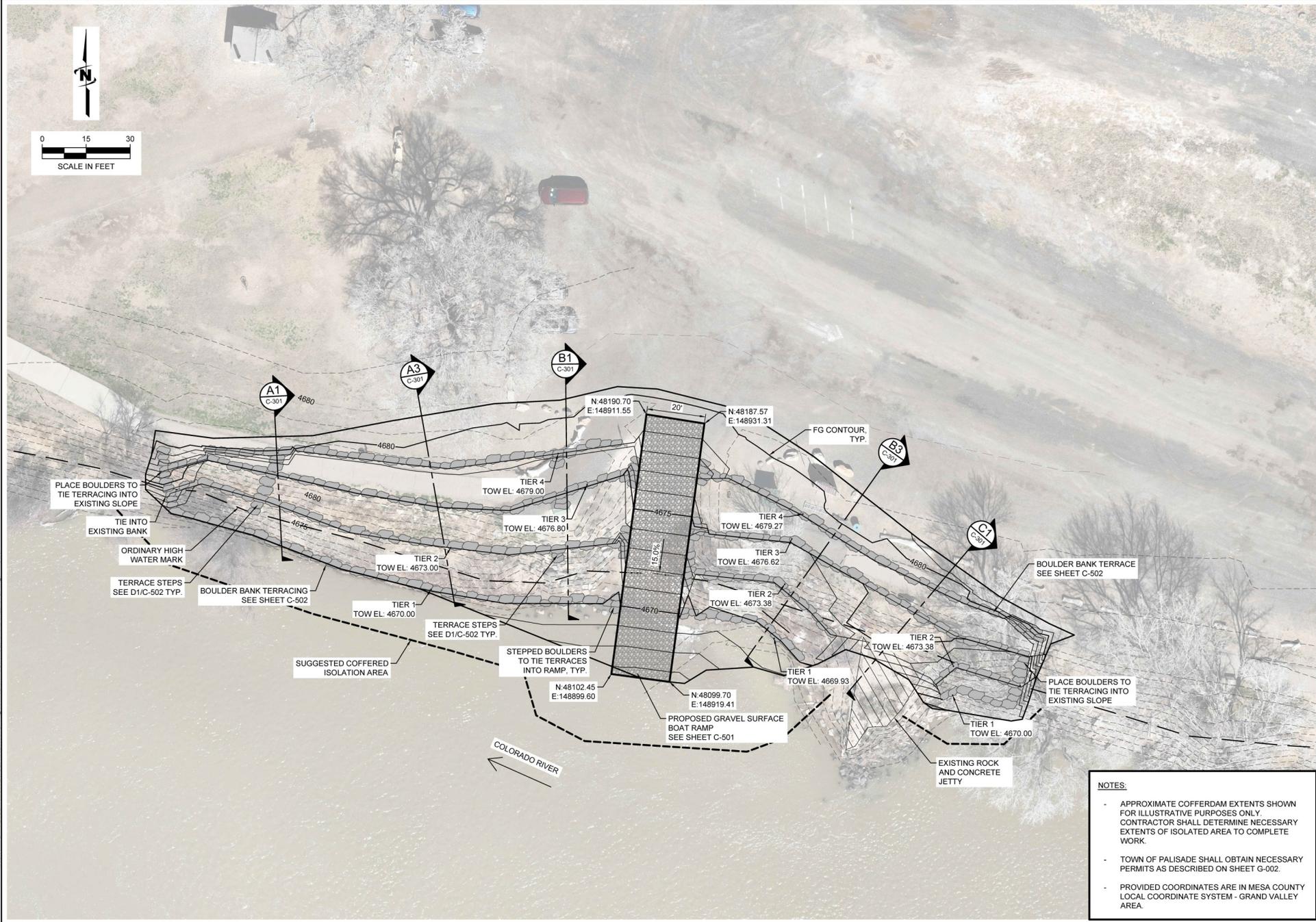
NO.	DESCRIPTION	REV.	DATE

HARKY'S LAUNCH BOAT RAMP IMPROVEMENTS  
 TOWN OF PALISADE  
 SITE PLAN

FILE #	81-23-000-C-10X
JUB PROJ. #	81-23-003
DRAWN BY	CS
DESIGN BY	ITB
CHECKED BY	SBG
AT FULL SCALE: 1"=80'-0"	ONE INCH = 80 FEET
AT SCALE: 1/4"=80'-0"	ONE INCH = 80 FEET
LAST UPDATED:	10/14/2025

SHEET NUMBER:

C-101



**NOTES:**

- APPROXIMATE COFFERDAM EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL DETERMINE NECESSARY EXTENTS OF ISOLATED AREA TO COMPLETE WORK.
- TOWN OF PALISADE SHALL OBTAIN NECESSARY PERMITS AS DESCRIBED ON SHEET G-002.
- PROVIDED COORDINATES ARE IN MESA COUNTY LOCAL COORDINATE SYSTEM - GRAND VALLEY AREA.

PROJECT: 10/14/2025, 2:57 PM, Palisade, Inc. - Boat Ramp  
 Date Created: 11/14/2025, 1:48:25 PM, CONSTRUCTION, CENTS/COPY: 10.00, CENTS/PRINT: 20.00, C. 10X.DWG