



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado

120 W 8th Street

(Veterans Memorial Community Center)

March 9, 2021

5:30 pm Site Visit – Board will visit the Land Use Application Site at 450 Wine Valley Road
(no decisions or comments will be made at this time)

6:00 pm Regular Virtual Meeting with Limited In-Person Seating

I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS

A. Highway 6 Design Open House - Thursday, March 25 from 2:00 – 8:00 pm at Veterans Memorial Community Center (120 W. 8th St.)

VI. PRESENTATIONS

VII. TOWN MANAGER REPORT

A. Bluegrass Discussion

Discussing if the 2021 Bluegrass Festival will proceed, or be canceled.

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 – February 19, 2021 – March 4, 2021

B. Minutes

Minutes from February 24, 2021, Regular Board Meetings

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

A. PRO 2020-34 – Subway CUP PRO 2020-33 – Wine Valley Minor Subdivision

This item is for the Board of Trustees to consider a Conditional Use Permit (CUP) for a Drive-thru at a Subway restaurant at 450 Wine Valley Road (Parcel # 2937-043-42-002) and approval of a Minor Subdivision.

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. Supplemental Budget Appropriation for Bower Sewer Project

1. Staff Report
2. Decision

XII. Supplemental Budget Appropriation for Waste Management

1. Staff Report
2. Decision

XIII. 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.

XIV. COMMITTEE REPORTS

XV. ADJOURNMENT



TOP Board of Trustees Regular Scheduled Virtual Meeting Electronic Participation Instructions

Due to the rise in COVID-19 (coronavirus) cases in Mesa County, the Town of Palisade has decided to return to virtual public attendance at meetings.

Work Session starts at 5:30 pm

Regular meeting starts at 6:00 pm

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

Meeting ID Number: 332 007 5780

To Join Zoom Meeting:

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

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

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

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



Main Street Grant: The Town has submitted 2 additional Main Street Grants for \$50,000 for 2 parklets and sidewalk expansion in the downtown area.

Bluegrass Festival & COVID 19: Recommendation is to cancel the festival. Vaccines are still being distributed and completion date still months out. Planning and selling tickets for greatest success starts in November, we have been on hold selling tickets in observing pandemic. To have the event and meet COVID requirements, Bluegrass will need to be at 50% capacity. Other events are going from 1 day to 2 days. Bluegrass is a 3 day event so cannot extend days to spread out capacity. This 50 % decrease in capacity is estimated to be a \$100,000 loss if we host the event this year.

List of Calendar Year Projects:

<u>Capital Improvement Projects</u>	
EPA Brownfields Grant – Asbestos Remediation	Grant submitted Wednesday 10.28.2020 for asbestos remediation at the old high school – grant request is +/- \$500,000 with 20% match Announcement of winners in June 2021
Master Sewer Plan Study Completed	Completing portal application with USDA for possible funding on sewer design and construction – there is a lot of information to submit for the grant/ loan application. Staff working on IGA with Clifton Sewer to present to the Board for approval
Palisade – Clifton Fire Department	Entered into IGA with Clifton Fire. Steering committee appointed to work on moving fire authority forward.

<p>DOLA Tier 1 – Fire Department Tender Truck Submittal</p>	<p>Staff to submit grant in April 2021 for a 50% grant request to purchase a Fire Tender at total cost of \$300,000</p>
<p>MPPO GRANT AWARD: \$912,000 Highway 6 between Main street and Iowa COVID 19 – CARES Act Funding</p>	<p>30% Completion of design work submitted to CDOT for comment. Staff is working with Landscape Architect to complete 3 concept plans to present to the public at open houses – to be scheduled.</p> <p>JUB Engineering Firm was selected to perform design/engineering for this project.</p> <p>TOP has been awarded the total grant with the match relief: \$912,000.00 for work on highway 6 – completed IGA and RFQ with CDOT – Town received 3 RFQ’s for design and engineering work</p>
<p>TAP Grant Awarded: \$1 million dollars – Build sidewalks from Lincoln St to High School.</p>	<p>Committee selected Stolfus Engineering as Design Firm for the project. TOP awarded \$1 million dollar grant for sidewalks from Lincoln to the high school on the south side of Highway 6 Have hired and completed the ICE – Independent Contractor Estimate for design work required by grant Completing IGA with CDOT.</p>



PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: March 9, 2021
Department: Police Department
Department Director: Chief Debra Funston

Stats for February

259 Calls for Service, 93 more than January

February Reports and Summons

18 Case Reports

10 Supplement Reports

0 Arrests

30 Summons written

3 Criminal Summons (Municipal)

1 – Defacing of Property

1 – Possession of Marijuana Under 21

1 - Harassment

27 Traffic Summons (4 Municipal)

11 County

1 - Driving Under Restraint

2 - Drove Without Driver's
License

4 - Expired Registration

1 - Owner Required to Have
Insurance

1 - Speeding (10-19 Over)

1 - Traffic Offenses/Infractions

1 - Vehicle Had No Plate

16 Municipal

1 – Speeding (1-4 MPH Over)

7 – Speeding (5-9 Over)

6 – Speeding (10-19 Over)

1 – Careless Driving

Totals

425 Call for Service to date in 2021

Palisade Code Compliance Statistics: February 2021

Open Issues before February: 5

February Issues:

- | | |
|---------------------|--|
| • LDC Sec. 4.08 A | Planning Clearance Needed: 6 |
| • LDC Sec. 10.05 | Prohibited Outdoor Lighting: 1 |
| • LDC Sec. 10.10 E | Prohibited Sign: 1 |
| • PMC Sec. 7-3, 7-4 | Public Nuisance: 4 |
| • PMC Sec. 7-114 | Rooster in Residential Area: 1 |
| • PMC Sec. 7-116 | Barking Dog: 2 |
| • PMC Sec. 8-4 wh | Camp Trailer on the street: 1 |
| • PMC Sec. 8-42 | Abandoned/Junked Vehicle: 2 |
| • Other | Request for information, Palisade Codes: 1 |

Total: 19

Issues Closed in February: 12 (closed issues include cases from 2020)

Open at end of February: 12

Issues Year to Date: 27

- 7 Fowl Permits issue in February.

TRAINING

- Trainees Officer McVay and Officer Furnace completed their first of four phases in the Field Training Officer program.
- Officer Segers attended a day long course on operating the i-9000 Intoxilyzer.
- Record's Manager Carrie Coughran, Officer Dranginis, and Sergeant Baker attended Body Worn Camera training. A select number of officers have been testing the Body Worn Camera program before its official launch.

Noteworthy Investigations:

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

Significant Events:

- Started the “Pilot” run with the Axon Body Camera’s.
- Health and Wellness Program started receiving fitness equipment such as; DB rack, DB set and Treadmill.



PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: February 23, 2021
Department: Fire Department
Department Director: Charles K. Balke, Fire Chief

The following is a brief report of the activities of the Fire Department.

Meetings:

02/01/21 – MOU took effect
02/03/21 – Virtual meeting with Travis to discuss the AP/AR process and system
02/05/21 – Held a staff meeting with Jason, Cindy, Zach and Chief White to discuss job assignments, what is work and not working and expectations on both ends.
02/05/21 – Held an All-Hands meeting with a virtual option for all members of the department to attend for formal introductions, discussion of expectations, and provided time for questions and answers.
02/09/21 – Virtual presentation to the Palisade Rotary on the MOU
02/11/21 – Rural Board Meeting
02/18/21 – News interview with KKCO Channel 11 on the MOU
02/20/21 - Spent the day going through old items in training room and mechanical room.

Inspections:

We have conducted inspections for Basecamp's room addition for their liquor license, Peche Restaurant for their outdoor dining tents, and an inspection at 3816 N. River Road.

Incident Response

Year to date there have been 132 incidents. Of these 101 are EMS related with 31 fire/rescue related. Will be working at updating the incident reporting documents.

General Comments:

- Working on reclassification of paid staff and salary corrections based on FLSA 7k standards.
- Working with the EMS Billing Company on how to interpret the information presented in their reports. In discussion with the EMS Billing, I was informed that Palisade's Medicare Account had been deactivated due to failure to submit documents in a timely manner. Since then, they have been able to get the appropriate information and currently in the revalidation process which will take 30-90 days. This is a significant reason for the low collection rate experienced by PFD. Additionally, it has been determined that incident run sheets have not been completed and/or submitted in a timely manner. This goes back to 2019 after Joe White left PFD. We are currently addressing this issue and will be resolved. It requires us to go through each incomplete run sheet and cross reference it with the crew that was on duty and the likely individual. This will be a slow process.
 - For 2021 YTD there were 67 incident reports listed as In Process meaning they

were incomplete or not started. This has been resolved

- It has been determined that the NFIRS (National Fire Incident Reporting System) reports have not been consistently uploaded to the State as required. For EMS calls this should be an automatic process but it was found someone had altered some of the identification information for PFD which resulted in reports being rejected. This issue has since been corrected. The issue with the Fire Incidents was due to not uploading them in a timely manner. This issue has also been corrected.
 - For 2020 there were 2 EMS reports and 366 NFIRS reports not completed.
- Posted for Fire Lieutenant position with testing dates of March 11 & 12, 2021 with anticipated start of March 22, 2021.
- Working on crew restructuring for volunteers to even out day-to-day staffing levels.
- Working on inventorying and cleaning out of date, broken or unusable items throughout the station.
- There is a significant amount of out-of-date foam and other unknown chemicals that will need to be disposed of.



PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: March 9, 2021

Department: Utilities

Director: Matt Lemon

Water (Treatment and Distribution):

February Water Plant Operating Report in Million Gallons

	Filtrate Gross	Filtrate Waste	Net Filtrate	Total Metered Flow from the Tanks
Total	10,191,141	155,499	10,035,642	9,510,290
Average	363,969	5,554	358,416	339,653
Minimum	318,784	4,853	313,717	322,700
Maximum	388,291	6,001	382,771	419,240

Water treatment plant has started process preparing to clean West storage tank. This task is completed on a bi-annual rotation. One tank is cleaned each year. Influent flows are pinched back lowering storage level in West tank. Physical cleaning process is expected to take place week of March 15.

Staff has reorganized and documented fittings and other needed supplies for routine water leaks. Most of the materials have been moved inside out of direct sun exposure. Yard area is much cleaner and easier to maneuver in with equipment.

DRIP will coordinate an April 2nd media blast about the current condition of the drought. That message will be formulated much closer to the date since conditions can and will change by then.

Drought monitor along with utility (Ute, City of GJ) storage conditions and the Colorado Historic User Pool (Clifton) will be used to determine action and next steps on drought changes.

Water Utility Managers meeting was held last month and the collective Mesa County water managers from Ute, Grand Junction, Clifton and Palisade shared ideas and concerns about upcoming water regulations and other concerns of the industry.

Drought websites:

<https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?CO>

<https://www.dripinfo.com/>

Sewer (Collection and Treatment):

February 2021 Lagoon Flows

	Influent	Effluent	Difference	% Diff	CL Feed	Ph
Totals	5,610,130	5,302,470	307,660	5%		
Minimum	173,030	170,289	-14,469		0.17	7.62
Average	200,362	189,374	10,988		0.24	7.81
Maximum	237,650	213,421	38,241		0.29	8.12

Streets Sidewalk and Signage:

Mesa County obtained funding and will proceed with road surface improvements to the Cameo shooting complex in summer in 2021.

NRR project: subsurface utility engineers (SGM) meet with TOP to discuss 10-inch water line that is hanging on the bridge. We have decided to keep the existing pipe in place, with no improvements under the bridge. We may replace a valve East of the bridge to minimize water outage if unforeseen emergency at the bridge does occur.

Think **SNOW**-This could be you!!



Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 Invoice Detail.Input date = 02/19/2021-03/05/2021

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0220210	AFLAC After-Tax Pay Period: 2/2	02/25/2021	55.80	.00		
AFLAC INSURANCE	PR0220210	AFLAC Pre-tax Pay Period: 2/20/	02/25/2021	230.70	.00		
COLORADO DEPT OF REVENU	PR0220210	State Withholding Tax Pay Period	02/25/2021	2,944.00	.00		
EMS REFUNDS	20-0408	EMS REFUNDS	02/26/2021	57.50	.00		
FICA/MED/ P/R TAXES	PR0220212	Federal Withholding Tax Pay Peri	02/25/2021	7,381.00	.00		
FICA/MED/ P/R TAXES	PR0220212	Social Security Pay Period: 2/20/	02/25/2021	3,004.80	.00		
FICA/MED/ P/R TAXES	PR0220212	Social Security Pay Period: 2/20/	02/25/2021	3,004.80	.00		
FICA/MED/ P/R TAXES	PR0220212	Medicare Pay Period: 2/20/2021	02/25/2021	1,369.55	.00		
FICA/MED/ P/R TAXES	PR0220212	Medicare Pay Period: 2/20/2021	02/25/2021	1,369.55	.00		
FIRE AND POLICE PENSION	PR0220210	Police Pension Pay Period: 2/20/	02/25/2021	1,909.36	.00		
FIRE AND POLICE PENSION	PR0220210	Fire Pension Pay Period: 2/20/20	02/25/2021	552.16	.00		
FIRE AND POLICE PENSION	PR0220210	Fire Pension Pay Period: 2/20/20	02/25/2021	408.11	.00		
FIRE AND POLICE PENSION	PR0220210	FPPA Police DD Pay Period: 2/20	02/25/2021	673.89	.00		
FIRE AND POLICE PENSION	PR0220210	FPPA 457 Pay Period: 2/20/2021	02/25/2021	50.00	.00		
FIRE AND POLICE PENSION	PR0220210	FPPA Fire DD Pay Period: 2/20/2	02/25/2021	144.04	.00		
FIRE AND POLICE PENSION	PR0220210	Police Pension Pay Period: 2/20/	02/25/2021	2,583.24	.00		
ICMA TRST 401 - 107074	PR0220210	ICMA 401K Pay Period: 2/20/202	02/25/2021	1,987.36	.00		
ICMA TRST 401 - 107074	PR0220210	ICMA 401K Pay Period: 2/20/202	02/25/2021	1,987.36	.00		
ICMA TRST 457 - 304721	PR0220210	ICMA 457 Pay Period: 2/20/2021	02/25/2021	100.00	.00		
FAMILY SUPPORT REGISTRY	PR0220211	FIPS 056888833 Garnishment P	02/25/2021	227.08	227.08	02/26/2021	
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	144.83	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	6,347.05	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	5,426.58	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	125.76	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	1,906.83	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	154.45	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	4,045.05	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	613.15	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	21,312.15	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	92.28	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	1,259.60	.00		
CIGNA HEALTHCARE	PR0220211	Health and Dental Insurance Cig	02/25/2021	139.60	.00		
ANTHEM BLUE CROSS AND BL	PR0220211	Vision Insurance Vision Employe	02/25/2021	24.67	.00		
ANTHEM BLUE CROSS AND BL	PR0220211	Vision Insurance Vision Employe	02/25/2021	11.99	.00		
ANTHEM BLUE CROSS AND BL	PR0220211	Vision Insurance Vision Employe	02/25/2021	11.48	.00		
ANTHEM BLUE CROSS AND BL	PR0220211	Vision Insurance Vision Employe	02/25/2021	81.99	.00		
ALPINE BANK CC	TB FEB 3111 -	EVENTBRITE REFUND	02/18/2021	279.60	.00		
ALPINE BANK CC	TB FEB 3111 -	EVENTBRITE REFUND	02/18/2021	235.60	.00		
ALPINE BANK CC	TB FEB 3111 -	EVENTBRITE REFUND	02/18/2021	279.60	.00		
ALPINE BANK CC	TB FEB 3111 -	EVENTBRITE REFUND	02/18/2021	259.20	.00		
Total :				72,791.76	227.08		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
CAPITAL BUSINESS SYSTEMS	28853619	CANNON COPIER RENTAL 107-	03/01/2021	553.00	.00		
COLORADO CITY & COUNTY	10064	2021 MEMBERSHIP DUES	02/24/2021	75.00	.00		
COLORADO MUNICIPAL LEAGU	11042020	2021 MEMBERSHIP DUES	11/04/2020	1,607.00	1,607.00	02/26/2021	
CURRENT SOLUTIONS, LLC.	9586	HID KEY FOBS	02/19/2021	525.00	.00		
MESA COUNTY	RT-000542	GRAND VALLEY TRANSIT	02/16/2021	3,350.00	3,350.00	02/26/2021	
PALISADE CHAMBER OF COMM	11399	AD FOR ADVENTURE GUIDE	01/13/2021	320.00	320.00	02/26/2021	
PROVELOCITY LLC	29698	IT EQUIPMENT ADMIN	02/19/2021	450.00	.00		
PROVELOCITY LLC	29968	INFORMATION TECHNOLOGY	03/01/2021	6,534.06	.00		
CENTURY LINK	02012021	9016 - ADMIN. FAX	02/01/2021	109.38	.00		
XCEL ENERGY	719950172	ADMINISTRATION LIGHTS	02/12/2021	1,179.92	.00		
J-U-B ENGINEERS	25	POSTAGE	03/01/2021	2.08	.00		
J-U-B ENGINEERS	25	ADMIN PRO SERVICES - USDA	03/01/2021	137.00	.00		
HAWKINSON, JANET	FBP02262020	FLEXIBLE BENEFIT PLAN	02/26/2020	769.30	.00		
ALPINE BANK CC	JH FEB 3061 -	DUES	02/18/2021	14.99	.00		
ALPINE BANK CC	JH FEB 3061 -	DUES	02/18/2021	52.99	.00		
ALPINE BANK CC	JH FEB 3061 -	ADMIN - OPERATING	02/18/2021	19.32	.00		
ALPINE BANK CC	JH FEB 3061 -	ADMIN - OPERATING	02/18/2021	61.20	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - OPERATING	02/18/2021	348.99	.00		
ALPINE BANK CC	KF FEB 3160 -	PRINTING - BUSINESS CARDS	02/18/2021	35.79	.00		
ALPINE BANK CC	KF FEB 3160 -	PRINTING - BUSINESS CARDS	02/18/2021	35.79	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - OPERATING	02/18/2021	22.84	.00		
ALPINE BANK CC	KF FEB 3160 -	TRAINING	02/18/2021	289.00	.00		
ALPINE BANK CC	KF FEB 3160 -	OFFICE SUPPLIES	02/18/2021	13.99	.00		
ALPINE BANK CC	KF FEB 3160 -	OFFICE SUPPLIES	02/18/2021	89.98	.00		
ALPINE BANK CC	KF FEB 3160 -	DUES	02/18/2021	49.00	.00		
ALPINE BANK CC	KF FEB 3160 -	OFFICE SUPPLIES	02/18/2021	46.80	.00		
ALPINE BANK CC	KF FEB 3160 -	DUES	02/18/2021	175.00	.00		
ALPINE BANK CC	TB FEB 3111 -	ADMIN - OPERATING	02/18/2021	37.78-	.00		
ALPINE BANK CC	TWARD FEB 0	TRAINING	02/18/2021	1,500.00	.00		
ALPINE BANK CC	TWARD FEB 0	TRAINING	02/18/2021	288.01	.00		
Total ADMINISTRATION:				18,617.65	5,277.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
COLORADO WEST LAND TRUS	TOP022321	BUFFER ZONE 4TH QTR/2020	02/23/2021	1,750.00	.00		
J-U-B ENGINEERS	25	CRESTHAVEN ACRES	03/01/2021	512.86	.00		
COLORADO DEPT OF AGRICUL	MKT-FFD-21-6	SUNDAY MKT ADVERTISING	02/05/2021	25.00	.00		
ALPINE BANK CC	KF FEB 3160 -	BGF	02/18/2021	66.99	.00		
COLUMN	4E284DA7-002	PUBLIC HEARING NOTICE	02/07/2021	14.52	14.52	02/26/2021	
COLUMN	4E284DA7-002	PUBLIC HEARING NOTICE	02/08/2021	33.44	33.44	02/26/2021	
COLUMN	4E284DA7-002	PUBLIC HEARING NOTICE	02/08/2021	18.88	18.88	02/26/2021	
Total COMMUNITY DEVELOPMENT:				2,421.69	66.84		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
TOURISM FUND							
ALPINE BANK CC	KF FEB 3160 -	MAILCHIMP - ONLINE MARKETI	02/18/2021	110.00	.00		
Total TOURISM FUND:				110.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
RECREATION							
J-U-B ENGINEERS	25	RIVERBEND PARK IRRIGATION	03/01/2021	182.00	.00		
WARD, TROY	FBP02262021	FLEXIBLE BENEFIT PLAN REIM	02/26/2021	193.84	.00		
Total RECREATION:				375.84	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COURT							
LAW OFFICE OF ANGELA ROFF,	2524	PROFESSIONAL SERVICES	12/31/2020	16,392.50	.00		
Total COURT:				16,392.50	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
CITY OF GRAND JUNCTION	2021-0007804	911 CHARGES PD	03/02/2021	8,799.50	.00		
JIM DIBLE OIL COMPANY	111602	POLICE DEPT - GAS / DIESEL	02/12/2021	114.13	.00		
JIM DIBLE OIL COMPANY	111666	POLICE DEPT - GAS / DIESEL	02/19/2021	98.58	.00		
JIM DIBLE OIL COMPANY	111741	POLICE DEPT - GAS / DIESEL	02/26/2021	151.96	.00		
CENTURY LINK	02012021	1343 - PD INTOXICATOR PORTI	02/01/2021	197.70	.00		
VERIZON WIRELESS	FEB 2021	POLICE DEPARTMENT CELL PH	02/15/2021	534.77	.00		
VERIZON WIRELESS	FEB 2021	PD BLUETREE MODEM	02/15/2021	360.09	.00		
COOP COUNTRY	239495	PD CAR WASH	02/24/2021	8.00	.00		
COOP COUNTRY	239496	PD CAR WASH	02/24/2021	3.20	.00		
COOP COUNTRY	239497	PD CAR WASH	02/24/2021	2.00	.00		
COOP COUNTRY	239498	PD CAR WASH	02/24/2021	4.26	.00		
COOP COUNTRY	239499	PD CAR WASH	02/24/2021	3.88	.00		
COOP COUNTRY	239619	PD CAR WASH	03/03/2021	3.47	.00		
COOP COUNTRY	239620	PD CAR WASH	03/03/2021	6.35	.00		
KINETIC LEASING, INC.	246333	INTERCEPTOR LEASE (3)	02/10/2021	3,869.04	3,869.04	02/26/2021	
ALPINE BANK CC	DF FEB 3129 -	PD - SUPPLIES	02/18/2021	122.12	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	25.26	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - PHONE COVER	02/18/2021	45.93	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - SMALL EQUIP	02/18/2021	229.95	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	1,608.26	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - SUPPLIES	02/18/2021	17.86	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	144.00	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - SMALL EQUIP	02/18/2021	57.99	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	75.20	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - SUPPLIES	02/18/2021	29.05	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	74.07	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	149.00	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - PROFESSIONAL SERVICE	02/18/2021	50.00	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - UNIFORMS	02/18/2021	71.86	.00		
ALPINE BANK CC	DJ FEB 4424 -	PD - SUPPLIES - VEHICLE	02/18/2021	407.45	.00		
ALPINE BANK CC	DJ FEB 4424 -	PD - SUPPLIES - VEHICLE	02/18/2021	265.93	.00		
ALPINE BANK CC	DJ FEB 4424 -	PD - SUPPLIES - VEHICLE	02/18/2021	1.30	.00		
Total POLICE:				17,388.44	3,869.04		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
GOODWIN SERVICE, INC.	91899	TOILET CLEANING - CEMETARY	02/01/2020	60.00	.00		
JIM DIBLE OIL COMPANY	111602	CEMETERY - GAS / DIESEL	02/12/2021	23.93	.00		
JIM DIBLE OIL COMPANY	111666	CEMETERY - GAS / DIESEL	02/19/2021	46.90	.00		
JIM DIBLE OIL COMPANY	111741	CEMETERY - GAS / DIESEL	02/26/2021	31.86	.00		
XCEL ENERGY	719950172	CEMETERY LIGHTS	02/12/2021	259.91	.00		
Total CEMETERY:				422.60	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BOUND TREE MEDICAL, LLC	83841772 - ST	MEDICAL SUPPLIES/EMS	11/10/2020	60.00	.00		
BOUND TREE MEDICAL, LLC	83964354	MEDICAL SUPPLIES/EMS	02/24/2021	124.78	.00		
CITY OF GRAND JUNCTION	2021-0007804	911 CHARGES FD	03/02/2021	2,407.41	.00		
HIGH COUNTRY GAS & SUPPLY	R8868	LEASE FOR OXYGEN CYLINDE	02/28/2021	72.50	.00		
JIM DIBLE OIL COMPANY	111602	FIRE/EMS GAS & DIESEL	02/12/2021	14.73	.00		
JIM DIBLE OIL COMPANY	111666	FIRE/EMS GAS & DIESEL	02/19/2021	440.71	.00		
JIM DIBLE OIL COMPANY	111741	FIRE/EMS GAS & DIESEL	02/26/2021	19.61	.00		
CENTURY LINK	02012021	0032 PHONE - FIRE ALERT SYS.	02/01/2021	1,227.72	.00		
CENTURY LINK	02012021	4735 - FIRE INTERNET	02/01/2021	163.41	.00		
CENTURY LINK	02012021	9913 - FIRE ALARM	02/01/2021	208.18	.00		
CENTURY LINK	02012021	0032 DATA - FIRE ALERT SYS.	02/01/2021	375.00	.00		
PYE-BARKER FIRE & SAFETY L	PSI420967	FIRE EXTINGUISHER ANNUAL S	02/12/2021	312.50	.00		
VERIZON WIRELESS	FEB 2021	FIRE DEPT / CHIEF	02/15/2021	97.54	.00		
XCEL ENERGY	719950172	FIRE/EMS LIGHTS	02/12/2021	1,122.77	.00		
CHARTER COMMUNICATIONS	000082002212	INTERNET FIRE DEPT.	02/21/2021	144.11	.00		
ALPINE BANK CC	BC FEB 3152 -	FD - SUPPLIES	02/18/2021	7.99	.00		
ALPINE BANK CC	DJ FEB 4424 -	FD - REPAIR & MAINT	02/18/2021	63.59	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - REPAIR & MAINT - BUILDIN	02/18/2021	88.91-	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - UNIFORMS	02/18/2021	509.31	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - REPAIR & MAINT - BUILDIN	02/18/2021	1,553.67	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - SUPPLIES	02/18/2021	164.44	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - SUPPLIES	02/18/2021	63.98-	.00		
ALPINE BANK CC	JL FEB 4051 -	FD - SUPPLIES	02/18/2021	32.98	.00		
Total FIRE / EMS:				8,970.06	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS							
BOOKCLIFF AUTO PARTS INC	208046	STREETS / PARKS SHARED CO	02/16/2021	83.95	83.95	02/26/2021	
BOOKCLIFF AUTO PARTS INC	208134	STREETS / PARKS SHARED CO	02/16/2021	45.94	45.94	02/26/2021	
BOOKCLIFF AUTO PARTS INC	209387	STREETS / PARKS SHARED CO	02/18/2021	291.95	291.95	02/26/2021	
BOOKCLIFF AUTO PARTS INC	209762	STREETS / PARKS SHARED CO	02/19/2021	28.94	28.94	02/26/2021	
BOOKCLIFF AUTO PARTS INC	209889	STREETS / PARKS SHARED CO	02/19/2021	61.11-	61.11-	02/26/2021	
BOOKCLIFF AUTO PARTS INC	210039	STREETS / PARKS SHARED CO	02/19/2021	31.99	31.99	02/26/2021	
BOOKCLIFF AUTO PARTS INC	211299	STREETS / PARKS SHARED CO	02/23/2021	81.61	81.61	02/26/2021	
BOOKCLIFF AUTO PARTS INC	211760	STREETS / PARKS SHARED CO	02/24/2021	31.76	31.76	02/26/2021	
COOP COUNTRY	239500	PW CAR WASH	02/24/2021	2.00	.00		
COOP COUNTRY	239501	PW CAR WASH	02/24/2021	2.57	.00		
COOP COUNTRY	239502	PW CAR WASH	02/24/2021	2.00	.00		
COOP COUNTRY	239621	PW CAR WASH	03/03/2021	4.27	.00		
COOP COUNTRY	239623	PW CAR WASH	03/03/2021	3.88	.00		
KIMBALL MIDWEST	8647029	SHARED COST	02/18/2021	117.50	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2021	89.99	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2021	217.84	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2021	25.02	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2021	96.49	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2021	96.49-	.00		
Total EMS:				1,000.10	535.03		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
ADCOCK CONCRETE INC.	7412	SIDEWALK REPAIR - CRITICAL	12/22/2020	55,697.10	.00		
BUD'S SIGNS	107719	BREAKAWAY SIGNS - AGNC GR	01/24/2021	3,900.00	3,900.00	02/26/2021	
HOME DEPOT CREDIT SERVCE	4902634	STREETS - TOOLS	01/28/2021	140.41	.00		
JIM DIBLE OIL COMPANY	111602	STREETS - GAS / DIESEL	02/12/2021	59.83	.00		
JIM DIBLE OIL COMPANY	111666	STREETS - GAS / DIESEL	02/19/2021	117.25	.00		
JIM DIBLE OIL COMPANY	111741	STREETS - GAS / DIESEL	02/26/2021	79.66	.00		
NEWMAN SIGNS INC.	TRFINV028511	STREET SIGNS	02/16/2021	429.79	.00		
PLAZA REPROGRAPHICS	275905	MARKING PAINT - STREETS	02/16/2021	93.00	.00		
THE ROCK SHOP	6831	ROCK - PLANTERS	02/25/2021	141.75	.00		
WHITEWATER BLDG. MATLS.	271934	STREETS - PROJECT BARRICA	02/08/2021	330.00	.00		
XCEL ENERGY	718221757	STREET LIGHTS	02/01/2021	3,382.25	.00		
XCEL ENERGY	719873744	307 MAIN ST. (CHARGING STATI	02/11/2021	10.85	.00		
XCEL ENERGY	719950172	STREET LIGHTS	02/12/2021	217.04	.00		
J-U-B ENGINEERS	6	HWY 6 MMOF GRANT	03/01/2021	21,772.00	.00		
WIDEGREN, TODD	FBP02262021	FLEX PLAN REIMBURSEMENT	02/26/2021	11.84	.00		
ALPINE BANK CC	ML FEB 3103 -	STREETS - SUPPLIES	02/18/2021	195.56	.00		
ALPINE BANK CC	ML FEB 3103 -	STREETS - SUPPLIES	02/18/2021	177.77	.00		
ALPINE BANK CC	ML FEB 3103 -	STREETS - LOGAN SIDEWALK	02/18/2021	1,152.46	.00		
Total STREETS:				87,908.56	3,900.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
BOOKCLIFF AUTO PARTS INC	211883	WATER - VEHICLE MAINTENAN	02/24/2021	7.98	7.98	02/26/2021	
BOOKCLIFF AUTO PARTS INC	212116	WATER - VEHICLE MAINTENAN	02/24/2021	36.70	.00		
HACH COMPANY	12314519	WATERPLANT SUPPLIES	02/05/2021	537.95	.00		
HOME DEPOT CREDIT SERVCE	4902628	WATER - TOOLS	01/28/2021	7.97	.00		
HOME DEPOT CREDIT SERVCE	4902629	WATER - TOOLS	01/28/2021	36.91	.00		
HOME DEPOT CREDIT SERVCE	4902630	WATER - TOOLS	01/28/2021	62.93	.00		
JIM DIBLE OIL COMPANY	111602	WATER - GAS / DIESEL	02/12/2021	83.76	.00		
JIM DIBLE OIL COMPANY	111666	WATER - GAS / DIESEL	02/19/2021	164.15	.00		
JIM DIBLE OIL COMPANY	111741	WATER - GAS / DIESEL	02/26/2021	111.52	.00		
LITTLETON, MICHAEL	FBP02262021	FLEXIBLE PLAN BENEFIT	02/26/2021	530.87	.00		
MESA COUNTY LANDFILL	1295158	LOOSE TRASH	02/05/2021	38.94	.00		
PLAZA REPROGRAPHICS	275905	MARKING PAINT - WATER DIST	02/16/2021	325.50	.00		
PROVELOCITY LLC	29999	WATER - LAPTOP	03/03/2021	1,722.00	.00		
CENTURY LINK	02012021	7148 - CARETAKER RESERVOI	02/01/2021	69.27	.00		
U S POSTOFFICE	FEB 2021 UILI	WATER	02/28/2021	165.59	165.59	03/01/2021	
UTILITY NOTIFICATION	221021042	RTL TRANSMISSIONS	02/28/2021	88.44	.00		
VERIZON WIRELESS	FEB 2021	PUBLIC WORKS CELL PHONES	02/15/2021	302.07	.00		
WHITEWATER BLDG. MATLS.	271934	WATER DIST - WATER LEAK BA	02/08/2021	495.00	.00		
XCEL ENERGY	719873770	175 1/2 E. 3RS - BULK WATER S	02/11/2021	211.79	.00		
XCEL ENERGY	719950172	WATER LIGHTS	02/12/2021	486.96	.00		
DPE, LLC	6458	SITE LEASE-PAL PT.	02/28/2021	75.00	.00		
J-U-B ENGINEERS	25	CABIN RESERVOIR	03/01/2021	1,911.00	.00		
J-U-B ENGINEERS	25	BOWER AVE - WATER	03/01/2021	1,461.90	.00		
SKYLINE CONTRACTING, INC.	20-30-01	BOWER AVE SEWER & WATER	12/31/2020	4,422.49	.00		
SKYLINE CONTRACTING, INC.	20-30-02	BOWER AVE SEWER & WATER	01/31/2021	59,395.36	.00		
FLENNIKEN, BRIAN E	FBP02262021	FLEXIBLE BENEFIT PLAN	02/26/2021	61.82	.00		
ALPINE BANK CC	BF FEB 4622	WATER - SMALL TOOLS	02/18/2021	149.99	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	12.36	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	5.19	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	22.77	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	5.98	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	5.98-	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - SUPPLIES	02/18/2021	5.18	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SMALL TOOLS	02/18/2021	53.61	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - TRAINING	02/18/2021	85.00	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SUBSCRIPTIONS	02/18/2021	14.99	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SMALL TOOLS	02/18/2021	49.98	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SMALL TOOLS	02/18/2021	53.61-	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SUPPLIES	02/18/2021	11.90	.00		
ALPINE BANK CC	ML FEB 3103 -	WATER - SUPPLIES	02/18/2021	12.80	.00		
OPTIMUS COMMUNICATIONS, L	14667	INTERNET SERVICE	02/19/2021	87.00	.00		
WESTERN SLOPE IRON & SUP	159322	WATER - SHELVING	02/22/2021	91.86	.00		
WAND NEWCO 3, INC	873000525	WATER - VEHICLE REPAIR	02/03/2021	158.40	.00		
Total WATER:				73,521.29	173.57		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
CITY OF GRAND JUNCTION	2021-0007404	LAB TESTING	02/26/2021	270.00	.00		
JIM DIBLE OIL COMPANY	111602	SEWER - GAS / DIESEL	02/12/2021	23.92	.00		
JIM DIBLE OIL COMPANY	111666	SEWER - GAS / DIESEL	02/19/2021	46.91	.00		
JIM DIBLE OIL COMPANY	111741	SEWER - GAS / DIESEL	02/26/2021	31.86	.00		
CENTURY LINK	02012021	1319 - SEWER & CALL OUT	02/01/2021	158.54	.00		
U S POSTOFFICE	FEB 2021 UILI	TRASH	02/28/2021	41.40	41.40	03/01/2021	
USA BLUEBOOK	501731	SEWER PLANT MAINTENANCE	02/11/2021	32.95	.00		
XCEL ENERGY	719950172	SEWER LIGHTS	02/12/2021	1,734.11	.00		
J-U-B ENGINEERS	25	BOWER AVE SEWER	03/01/2021	1,322.51	.00		
J-U-B ENGINEERS	25	CLIFTON SEWER PROJECT	03/01/2021	168.03	.00		
J-U-B ENGINEERS	25	BOWER AVE SEWER	03/01/2021	1,461.90	.00		
Total SEWER PLANT:				5,292.13	41.40		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
DELTA RIGGING & TOOLS, INC.	GRA_PSI0008	CHAINS - MOSS LS	02/19/2021	414.13	.00		
HOME DEPOT CREDIT SERVCE	151300051161	SEWER COLLECTION - OPERAT	02/03/2021	10.97	.00		
HOME DEPOT CREDIT SERVCE	4902645	SEWER COLLECTION - OPERAT	01/28/2021	91.85	.00		
PLAZA REPROGRAPHICS	275905	MARKING PAINT - SEWER	02/16/2021	139.50	.00		
U S POSTOFFICE	FEB 2021 UILI	SEWER	02/28/2021	41.40	41.40	03/01/2021	
USA BLUEBOOK	501731	SEWER COLLECTION - SUPPLI	02/11/2021	353.83	.00		
JOHNS, DAVID	01252021	BOOTS	01/25/2021	125.00	.00		
SKYLINE CONTRACTING, INC.	20-30-01	BOWER AVE SEWER & WATER	12/31/2020	86,661.47	.00		
SKYLINE CONTRACTING, INC.	20-30-02	BOWER AVE SEWER & WATER	01/31/2021	59,225.85	.00		
ALPINE BANK CC	BF FEB 4622	SEWER COLLECTION SUPPLIE	02/18/2021	21.04	.00		
ALPINE BANK CC	BF FEB 4622	SEWER COLLECTION SUPPLIE	02/18/2021	21.97	.00		
ALPINE BANK CC	FH FEB 4614	SEWER COLLECTION SUPPLIE	02/18/2021	9.21	.00		
ALPINE BANK CC	FH FEB 4614	SEWER COLLECTION SUPPLIE	02/18/2021	9.21-	.00		
ALPINE BANK CC	FH FEB 4614	SEWER COLLECTION SUPPLIE	02/18/2021	8.59	.00		
ALPINE BANK CC	FH FEB 4614	SEWER COLLECTION SUPPLIE	02/18/2021	1.49	.00		
ALPINE BANK CC	FH FEB 4614	SEWER PLANT SUPPLIES	02/18/2021	35.25	.00		
Total SEWER COLLECTION:				147,152.34	41.40		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
U S POSTOFFICE	FEB 2021 UILI	SOLID WASTE	02/28/2021	82.78	82.78	03/01/2021	
WASTE MANAGEMENT INC -	1692782-0576-	DUMPSTER SERVICE	02/26/2021	1,685.47	.00		
Total :				<u>1,768.25</u>	<u>82.78</u>		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
GOODWIN SERVICE, INC.	91899	TOILET CLEANING - RIVERBEN	02/01/2020	120.00	.00		
GOODWIN SERVICE, INC.	91899	TOILET CLEANING-BIKE TREK	02/01/2020	60.00	.00		
GOODWIN SERVICE, INC.	91899	VAULT CLEANING	02/01/2020	300.00	.00		
GOODWIN SERVICE, INC.	91959	PORTABLE TOILET RENTAL	02/15/2021	240.00	.00		
GRAND VALLEY IRRIGATION	01182021	IRRIGATION SHARES	01/18/2021	432.79	.00		
JIM DIBLE OIL COMPANY	111602	PARKS - GAS / DIESEL	02/12/2021	47.86	.00		
JIM DIBLE OIL COMPANY	111666	PARKS - GAS / DIESEL	02/19/2021	93.80	.00		
JIM DIBLE OIL COMPANY	111741	PARKS - GAS / DIESEL	02/26/2021	63.73	.00		
CENTURY LINK	02012021	1207 - RIVERBEND PARK	02/01/2021	128.08	.00		
UNITED RENTALS	189990808-00	SEASONAL LIGHTS	01/25/2021	1,546.60	.00		
WAGNER RENTS	P9276201	RIVERBEND PARK	02/03/2021	3,145.50	.00		
WAGNER RENTS	P92762011	EXCAVATOR REPAIR	02/05/2021	864.00	.00		
XCEL ENERGY	719950172	PARKS LIGHTS	02/12/2021	229.63	.00		
WESTERN PAPER DISTRIBUTO	3947373	DOGGIE BAGS	02/04/2021	4,687.20	.00		
WARD, TROY	FBP02262021	FLEXIBLE BENEFIT PLAN REIM	02/26/2021	193.84	.00		
ALPINE BANK CC	DM FEB 4309 -	PARKS - BOOT ALLOWANCE	02/18/2021	50.41	.00		
ALPINE BANK CC	DM FEB 4309 -	PARKS - BOOTS ALLOWANCE	02/18/2021	57.87	.00		
Total PARKS:				12,261.31	.00		

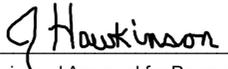
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POOL							
CENTURY LINK	02012021	1067 - POOL INTERNET	02/01/2021	158.54	.00		
XCEL ENERGY	719950172	POOL LIGHTS	02/12/2021	267.11	.00		
WESTELK SUPPLY	032177	POOL SUPPLIES	06/30/2020	132.50	.00		
Total POOL:				558.15	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
BATTERIES PLUS #085	P36096722	CIVIC CENTER ALARM	01/27/2021	278.00	.00		
COUNTRYSIDE SERVICE, INC.	64778	TOILET REPAIR - ADMIN BUILDI	02/23/2021	396.93	.00		
CURRENT SOLUTIONS, LLC.	9595	TOWN HALL CAMERA	02/24/2021	75.00	.00		
DIAMOND VOGEL	751167796	PAINT - PARKLETS	12/30/2020	262.10	.00		
HIGH COUNTRY GAS & SUPPLY	321175	STEEL FOR PARKLETS	01/21/2021	185.33	.00		
HOME DEPOT CREDIT SERVCE	151300001213	ANNEX REMODEL	02/19/2021	361.23	.00		
HOME DEPOT CREDIT SERVCE	151300002023	PAINT - BUILDINGS AND ANNEX	02/17/2021	512.74	.00		
HOME DEPOT CREDIT SERVCE	151300002254	ANNEX REMODEL	02/23/2021	520.25	.00		
HOME DEPOT CREDIT SERVCE	151300062204	FACILITIES SUPPLIES	02/24/2021	169.87	.00		
KRUGER ROOFING, INC.	115344	BUILDING MAINTENANCE - RO	02/16/2021	6,100.00	.00		
MESA COUNTY LANDFILL	1290024	LOOSE TRASH - FACILITIES	01/15/2021	24.75	.00		
MESA COUNTY LANDFILL	1299999	LOOSE TRASH - FACILITIES	02/23/2021	38.28	.00		
PEACHTREE HARDWARE AND	729574	BUILDING MAINTENANCE	11/10/2020	233.28	.00		
PEACHTREE HARDWARE AND	787831	BUILDING MAINTENANCE	02/24/2021	311.72	.00		
XCEL ENERGY	719855124	711 IOWA - GYM	02/11/2021	1,046.31	.00		
XCEL ENERGY	719950172	FACILITIES LIGHTS	02/12/2021	735.08	.00		
WESTERN PAPER DISTRIBUTO	3953231	TRASH CAN LINERS	02/11/2021	7,426.44	.00		
WESTERN PAPER DISTRIBUTO	3970015	CLEANING SUPPLIES	03/04/2021	9,959.67	.00		
WESTERN PAPER DISTRIBUTO	3970016	FACILITIES - SUPPLIES	03/04/2021	5,330.00	.00		
SERPENT	106980	CABLE WORK	03/02/2021	367.86	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	59.99	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	19.57	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT - FACIL	02/18/2021	71.43	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	49.96	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	30.32	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	28.99	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	20.17	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	18.39	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	18.78	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	49.99	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	22.94	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	5.46	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	20.46	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	70.33	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	42.13	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT	02/18/2021	4.73	.00		
ALPINE BANK CC	BF FEB 4622	BLDG - REPAIR & MAINT	02/18/2021	4.98	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - REMODEL	02/18/2021	125.88	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - REMODEL	02/18/2021	119.36	.00		
ALPINE BANK CC	DF FEB 3129 -	PD - REMODEL	02/18/2021	159.98	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT - FACIL	02/18/2021	46.53	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	58.20	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	75.95	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT - FACIL	02/18/2021	26.19	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	29.48	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	9.97	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	6.23	.00		
ALPINE BANK CC	DM FEB 4309 -	BLDG - REPAIR & MAINT	02/18/2021	30.98	.00		
ALPINE BANK CC	JH FEB 3061 -	GYM REMODEL	02/18/2021	1,323.36	.00		
ALPINE BANK CC	JH FEB 3061 -	GYM REMODEL	02/18/2021	1,325.00	.00		
ALPINE BANK CC	JH FEB 3061 -	GYM REMODEL	02/18/2021	118.99	.00		
ALPINE BANK CC	KF FEB 3160 -	BLDG - REPAIR & MAINT - FACIL	02/18/2021	134.95	.00		
ALPINE BANK CC	TWARD FEB 0	BLDG - REPAIR & MAINT	02/18/2021	130.16	.00		
WESTERN SLOPE IRON & SUP	158761	BLDG - REPAIR & MAINT - PARK	01/21/2021	816.86	.00		
ALSCO INC	LGRA2456116	BUILDING - REP & MAINT	01/22/2021	37.81	.00		
ALSCO INC	LGRA2458686	BUILDING - REP & MAINT	01/29/2021	37.81	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ALSCO INC	LGRA2463862	BUILDING - REP & MAINT	02/12/2021	45.91	.00		
ALSCO INC	LGRA2466443	BUILDING - REP & MAINT	02/19/2021	45.91	.00		
ALSCO INC	LGRA2469036	BUILDING - REP & MAINT	02/26/2021	45.91	.00		
TRANE U.S. INC.	311429967	BLDG MAINT & REPAIR - HVAC	01/18/2021	774.00	.00		
Total FACILITIES:				40,398.88	.00		
Grand Totals:				507,351.55	14,214.14		

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

Date: 3/5/2021

Town Manager: 
 (Administrative Review and Approval for Payment)

Date: 3.5.2021

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 = 02/19/2021-03/05/2021



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

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

AGENDA ADOPTION

Motion #1 by Trustee L'Hommedieu, seconded by Trustee Somerville, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

PRESENTATIONS

Tourism Advisory Board Chairperson and President of the Colorado Association of Viticulture and Enology (CAVE) Cassidee Shull introduced marketing agent Ryan Burke with Slate Marketing, who gave a brief presentation on the direction of promoting the Town of Palisade to increase tourism.

TOWN MANAGER REPORT

Town Manager Hawkinson reviewed her Manager's Report focusing on updates regarding the Main Street grant, the Palisade Plunge, the proposed clinic progress, and the Highway 6 design. *Trustee Turner asked for a work session at the next Board meeting to review quasi-judicial hearing policies and procedures and a list of the 2017 retail marijuana store application's proposed locations.*

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 – February 5, 2021 – February 18, 2021
- **Minutes**
Minutes from the February 9, 2021 Board Meeting

Motion #2 by Trustee Somerville, seconded by Trustee Maxwell, 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 Maxwell

No:

Absent: Trustee L'Hommedieu

Motion carried.

PUBLIC COMMENT

None was offered.

NEW BUSINESS

PRO 2021-2 – Bella Palizzata Townhomes Concept Plan

Community Development Director Brian Rusche reviewed his staff report citing that the Bella Palizzata project presented an original concept plan to the Board of Trustees on July 23, 2019, but did not move any further in the process after presenting a preliminary plat to the Planning Commission on December 2, 2019.

The owner of the property, Darin Carei, now wants to move forward with the project. In response to previous reviews, the concept plan has changed to 14 townhomes in groupings of two or four units (including preserving the existing residence). In addition to modifying the groups of units, Kim Kerk Land Consulting & Development, LLC added a guest parking area consisting of five spaces. Access would remain off of a new cul-de-sac (Bella Court) perpendicular to Shiraz Drive, and the frontage along Highway 6 / G Road would include a sidewalk connecting to Palisade High School.

Kim Kerk, the owner of Kim Kerk Land Consulting & Development, LLC, reviewed the submitted concept plan highlighting the changes in design per the comments from 2019.

Mayor Mikolai opened the discussion to public comment.

Chris Trevathan, 812 Shiraz Drive; asked about the distance between his fenceline and the proposed structure. When Community Development Director Rusche and Ms. Kirk responded that the design would be either a single or double-story building between 15-20 feet from the property line, Mr. Trevathan voiced his displeasure with the proposal. Mr. Trevathan expressed his belief that his family's quality of life and privacy will be negatively affected if the proposed development is passed.

Annette Lewis 568 34 Road, Clifton; asked if there will be a dedicated turn lane off Highway 6 to enter and exit the development. Response from Robert Jones with Vortex Engineering was that an existing center lane would allow for entry and exit. There will not be a dedicated deceleration or right-hand turn lane traveling eastbound on Highway 6 per the traffic study showing that it is not warranted.

Board members voiced their concerns regarding:

- Parking – they want to make sure there is sufficient off-street parking to discourage on-street parking, especially on Shiraz Drive

- Landscaping – Board members would like to see the developers consider xeriscaping the development and plant drought-tolerant vegetation
- Transportation Impact Fees (TIF Fees) – each unit will count as a typical single-family unit that will be obligated to pay the appropriate TIF Fees, but staff will look into if a discount for townhomes is noted in the Land Development or Municipal Code
- Open Spaces vs. fees – A parcel this size is limited to 80% impervious surface, and as such, will be paying a fee in lieu of dedicating 10% of the property to parks and open spaces.

Snowpack and Water Update

Utilities Director Matt Lemon gave a water presentation on the levels of snowpack and water levels for the town. He explained the Town of Palisade's watershed and how it differs from other municipal water company's collection. Because of the innovative way Palisade's water collection process is engineered, the Town has approximately ten years of water reserves and affords less concern for drought than other local collection processes.

Mayor Mikolai proposed a tour of the watershed to understand better the information Utilities Director Lemon was imparting and asked when the weather would allow a visit. Utilities Director Lemon said early May would be the soonest possibility due to weather and ground conditions. ***The consensus of the Board is to plan a tour of the watershed in early May. The Board would also like to explore putting out a message to the citizens on how to be smart about their water usage to help prevent water waste.***

OPEN DISCUSSION

Trustee Somerville informed the Board that Grand Valley Task Force (GVTF) is having its first quarterly meeting Thursday, February 25, 2021, at 6:00 pm via zoom and briefly explained the purpose of the GVTF.

Trustee Maxwell asked if the Town had regulations regarding the distance between schools and tobacco advertising. She expressed concern about an advertisement on a local business near Taylor Elementary School depicting people smoking what appears to be a bong and how that is inappropriate near an elementary school. ***Town Manager Hawkinson stated she would get in touch with the Code Enforcement Officer and look into the situation.***

Trustee L'Hommedieu conveyed her sincere appreciation and admiration of the Palisade EMS crew for saving her life in a recent severe medical emergency. She complimented their knowledge in diagnosing her situation and how amazingly they worked together as a team.

Mayor Mikoai suggested that the Board postpone the planned Board Retreat for a time when all members can be together in person and have the opportunity to tour the watershed and wastewater treatment plant. ***The Consensus of the Board is to delay the retreat until an in-person gathering is available.***

Mayor Pro-Tem Chase said something about the survey. She also suggested that the Board revisit the regulations on the number of Vacation Rental Homes the Town permits (per the draft minutes of the Planning Commission). ***The consensus of the Board is to note the Grand Valley Housing Needs survey on the next water bills.***

Trustee Turner requested a work session at the next meeting to review quasi-judicial rules and regulations. *The consensus of the Board is to have a work session on March 9, 2021, at 5:30 pm.*

Trustee Carlson complimented the vision for Riverbend Park by the Parks, Recreation, and Events Director Troy Ward and applauded his recent work using an excavator to clean up the park's overgrown areas.

COMMITTEE REPORTS

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

ADJOURNMENT

Motion #3 by Trustee Somerville, seconded by Trustee L'Hommidieu to adjourn the meeting at 8:16 pm.

A voice vote was requested.
Motion carried unanimously.

X

Greg Mikolai
Mayor

X

Keli L. Frasier
Town Clerk



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 9, 2021

Presented By: Brian Rusche, Community Development Director

Department: Planning

Re: PRO-2020-33 and PRO-2020-34

SUBJECT: PRO-2020-33 – WINE VALLEY SUBDIVISION and PRO-2020-34 – CONDITIONAL USE PERMIT REQUEST at 450 WINE VALLEY ROAD (PARCEL # 2937-043-42-002)

SUMMARY: The Town of Palisade received a request for a subdivision of the property located at 450 Wine Valley Road (Parcel # 2937-043-42-002) for the purpose of constructing a Subway restaurant. The property consists of 4.62 acres created in 2017 as Lot 2 of the GG Palisade Subdivision (during the development of the Golden Gate convenience store). The proposed lot size of 1.02 acres would accommodate a restaurant of approximately 2000 square feet, with the balance remaining undeveloped and owned by Golden Gate.

The Town recently passed Ordinance 2021-03, which modified the Land Development Code (LDC) to require a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. As such, the request was modified to a CUP for the restaurant, as it does incorporate a drive-through.

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). Both requests were advertised as a public hearing.

BOARD DIRECTION: This project was presented to the Planning Commission on March 2, 2021 and the Commission forwards a recommendation of approval on both requests. Each request has specific criteria, so the Board of Trustees should entertain two separate motions after conducting the public hearing.

**PRO 2020-33, WINE VALLEY SUBDIVISION, A SUBDIVISION OF THE PROPERTY
LOCATED AT 450 WINE VALLEY ROAD, PARCEL # 2937-043-42-002, AND
PRO 2020-34, A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) FOR A
DRIVE-THROUGH SUBWAY RESTAURANT
LOCATED AT 450 WINE VALLEY ROAD, PARCEL # 2937-043-42-002**

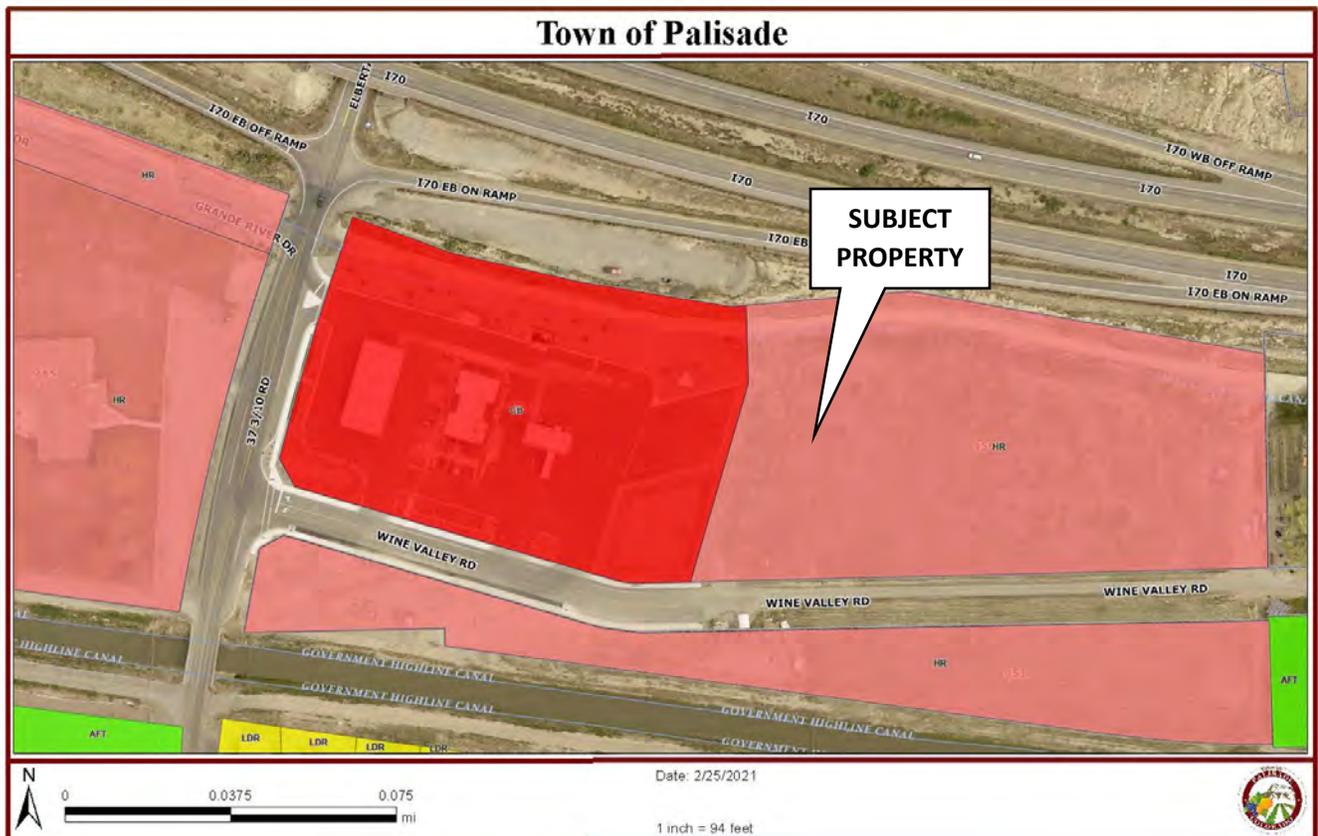
SUMMARY

The Town of Palisade received a request for a subdivision of the property located at 450 Wine Valley Road (Parcel # 2937-043-42-002) for the purpose of constructing a Subway restaurant. The property consists of 4.62 acres created in 2017 as Lot 2 of the GG Palisade Subdivision (during the development of the Golden Gate convenience store). The proposed lot size of 1.02 acres would accommodate a restaurant of approximately 2000 square feet, with the balance remaining undeveloped and owned by Golden Gate.

The Town recently passed Ordinance 2021-03, which modified the Land Development Code (LDC) to require a Conditional Use Permit (CUP) for a restaurant *with drive-through* in the HR (Hospitality Retail) zone district. As such, the request was modified to a CUP for the restaurant, as it does incorporate a drive-through.

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). Both requests were advertised as a public hearing.

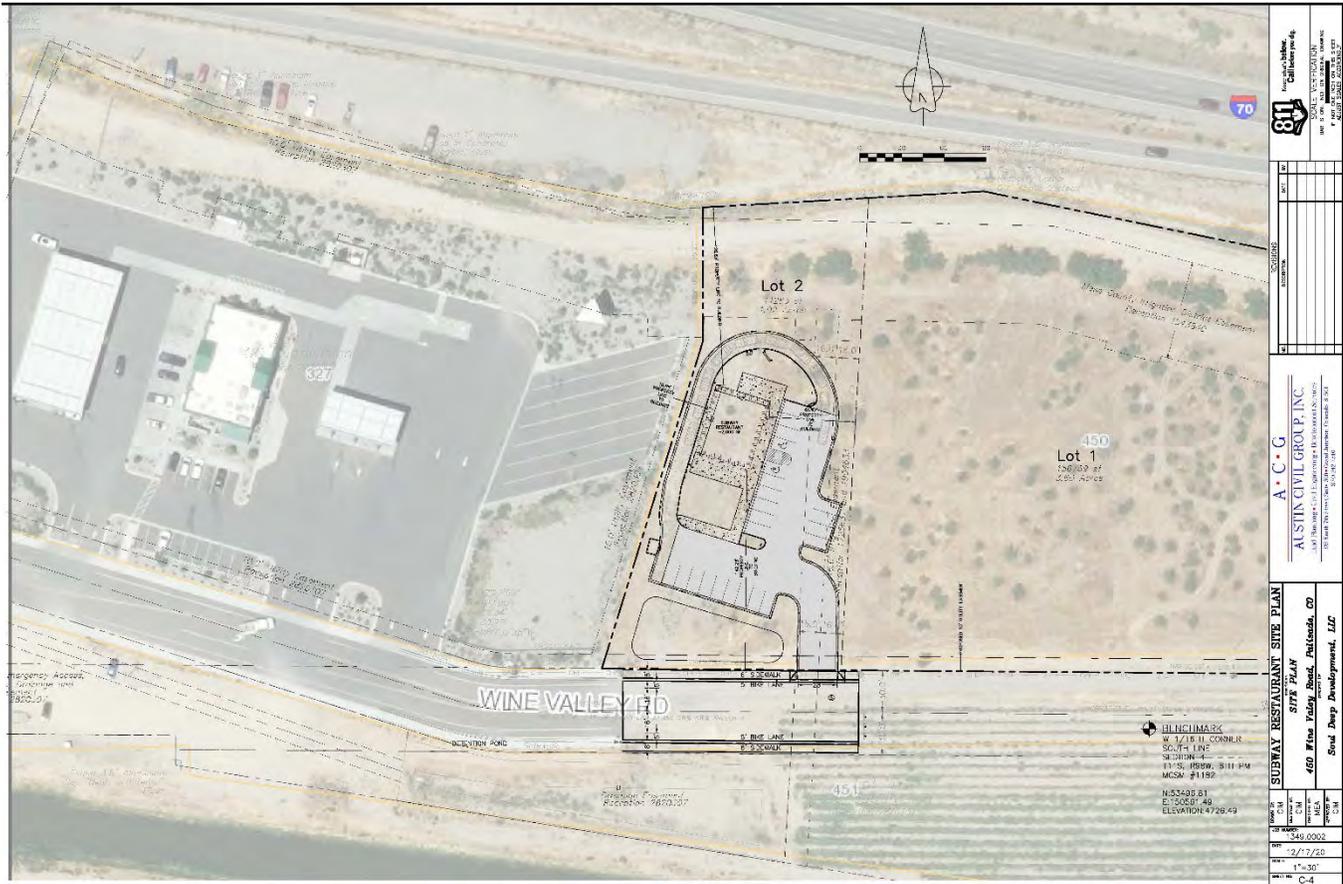
This project was presented to the Planning Commission on March 2, 2021 and the Commission forwards a recommendation of approval on both requests. Each request has specific criteria, so the Board of Trustees should entertain two separate motions after conducting the public hearing.



SITE PLAN

The proposed Subway restaurant would be approximately 2000 square feet, located immediately adjacent (to the east) of the existing gas station. Wine Valley Road was platted as a public street, but not constructed in its entirety. Infrastructure will be extended on both sides of the street to match the development of the proposed lot.

Pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the restaurant and drive-through, along with associated parking. However, there are some minor changes to the site plan that will be necessary to meet other provisions of the LDC. These will be incorporated as conditions in order that they are carried forward to the next stage of the project.



Likewise, the subdivision application includes the required civil drawings necessary for the extension of the utilities to the newly created lot. The infrastructure will be completed in conjunction with the construction of the restaurant, rather than prior to recording the subdivision plat, for efficiency purposes. To ensure that the improvements will be completed appropriately, a Subdivision Improvement Agreement (SIA) will be recorded. The improvements will need to be completed prior to receiving a Certificate of Occupancy (CO) for the restaurant.

A copy of the site plan and associated drawings are attached to this report.

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 processing of routine small subdivision and replats with due regard to protection of the public interest.

The proposed subdivision is a replat of Lot 2 of the GG Palisade Subdivision. The right-of-way for Wine Valley Road has already been dedicated; however, it was not constructed in its entirety. The easements shown on the plat are all existing from the previous subdivision.

The Code states that, following a public hearing, the Community Development Director shall make a decision regarding the subdivision.

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 Lot 1 and enforced via an SIA.

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.

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. 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 drive-through restaurant would be located adjacent to an existing auto-oriented use and accessible via a public street, built to current development standards. The proposed drive-through provides sufficient queuing for automobiles at the order box (6 vehicles) and the pick-up window (4 vehicles), as required by Section 10.01.F.1 – Off-street stacking requirements. Sufficient parking is provided - based on the square footage of the restaurant (using Table 10.1), a minimum of 20 spaces is required (1 per 100 sq. ft. of floor area) and 23 spaces are provided.

In granting approval of a conditional use permit, the Board of Trustees may impose reasonable conditions which serve to assure that the conditional use permit does not endanger the public health or safety. Staff is recommending two conditions relative to accessing the property: 1) That a shared access be created between the proposed restaurant site and the remaining outparcel (as required by Section 10.07.G.1 – Nonresidential driveway access to adjacent development) and 2) That a pedestrian walk be constructed from the public sidewalk on the north side of Wine Valley Road to the primary entrance of the restaurant (as was required of the Golden Gate convenience store).

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 application conforms to practices of sound land use planning. The application complies with the intent of the Hospitality Retail zoning district by providing retail development in the vicinity of Exit 42 in an environment compatible with the character of existing land uses.

The design of the proposed restaurant is unlike a typical “fast-food” establishment. The low-rise building utilizes earth-tone colors, including brick accents, to ensure that it blends into the high-desert landscape. An outdoor patio area (shown on the elevations) is provided (and could be expanded) in front of the restaurant, allowing people to enjoy the outdoors during the peak tourist season in Palisade. Xeric landscaping is also shown along the street frontage. See attached renderings.

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 property that was platted at this location – due to the construction of public infrastructure. The extension of this infrastructure and the establishment of a complimentary use to the gas station will only increase the value of the remaining parcel. These public improvements will also allow better access to agricultural properties to the east.

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.

Prior to annexation of the property in 2017, Mesa County had designated this area around Exit 42 as commercial. The adjacent Golden Gate convenience store make the proposed restaurant and drive-through a complimentary use, consistent with the standard of development found at major interstate exits.

In addition, the orientation of the drive-through adjacent to the existing parking lot, along with the creation of a remnant parcel, mean little to no impact on agricultural uses further east.

RECOMMENDATION

The Planning Commission conducted a Public Hearing on both applications and forward a recommendation of approval as follows:

A recommendation of approval of the proposed Wine Valley Subdivision, with the approval criteria as stated above, and with the following condition:

- 1) A Subdivision Improvements Agreement be recorded in conjunction with the Wine Valley Subdivision plat related to the extension of public infrastructure in Wine Valley Road. Said infrastructure must be completed prior to issuance of a Certificate of Occupancy (CO) for the restaurant (approved under the CUP).

A recommendation of approval of the proposed conditional use permit (CUP) for a drive-through Subway restaurant, with the findings of fact as stated above, and with the following conditions:

- 1) A shared access be created between the proposed restaurant site and the remaining undeveloped lot;
- 2) A pedestrian walk be constructed from the public sidewalk on Wine Valley Road to the entrance of the restaurant;
- 3) A Subdivision Improvements Agreement be recorded in conjunction with the Wine Valley Subdivision plat related to the extension of public infrastructure in Wine Valley Road. Said infrastructure must be completed prior to issuance of a Certificate of Occupancy (CO) for the restaurant;
- 4) A Site Plan shall be approved by the Community Development Director prior to issuance of a Planning Clearance/Building Permit for the proposed restaurant.
- 5) The Community Development Director will work with the Irrigation District and the Developer on amicable resolution of the irrigation easement. [condition added by the Planning Commission]

ATTACHMENTS

Minutes of the Planning Commission

Letters Received from the Public

Applicant's Letter of Intent

Aerial Photo with Site Plan

Subdivision Plat

Civil Plans

Site Plan

Elevations (computer generated)



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
120 W 8th Veteran's Memorial Community Center
(Also Virtual Participation Via ZOOM)
March 2, 2021**

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

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

- Town Manager Janet Hawkinson announced that on Friday, March 19, there may be smoke visible from Riverbend Park due to a training exercise. The Fire Dept. will be burning a pile of brush there.
- It was announced that 30% of the design for Highway 6 is complete. An open house will take place Thursday, March 25th from 2pm-8pm at the Veteran's Memorial Community Center.
- A ribbon cutting ceremony for The Palisade Plunge Trail will take place in July at 3rd and Main.
- Road improvements on North River Road are scheduled to begin this summer.
- Ms. Hawkinson perceived that there may be more wayfinding signage needed on Highway 6. She also offered to have a special Planning Commission meeting dedicated to the Highway 6 design phase if they would want that.

MINUTES

Minutes from February 16, 2021, Regular Planning Commission Meeting

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

NO: none
ABSENT: none
The motion passed 7-0

PRO 2020-34 – Subway CUP (Conditional Use Permit)

STAFF PRESENTATION

Community Development Director Brian Rusche gave an overview of the application for a Conditional Use Permit for a Subway Restaurant/Drive Thru that will be placed on one of the two parcels that will be created by a subdivision. Mr. Rusche explained that the CUP meets the criteria in the code as outlined in his staff report. He displayed a rendering of the proposed building and how the drive-through traffic would flow.

APPLICANT PRESENTATION

Mark Austin, Austin Civil Group, stated he had no further comments and is available for questions.

PUBLIC COMMENT

Gail Evans, 129 Majestic Ct. asked where the drive through would stack the cars and the location of the ordering kiosk. She was concerned about the noise for the residents to the south. Ms. Evans also expressed concern about how a Subway at this location could effect other businesses in Town.

Mr. Rusche explained that the queuing would take place around the west side and to the back of building, closer to the interstate. Chairman Parker added that the economics is not a part of this review.

Dave Voorhess, 3758 G 7/10th stated that he represents the Palisade Irrigation Company and that Palisade Irrigation has an easement with a line that supplies water to the residents to the south, where the proposed driveway will be. He suggested they may need to move the easement to the east part of the property.

Mr. Austin said that they have known about the easement and the owner acknowledges that they are responsible for repairs needed due to wear and need to allow access for repairs. Mr. Austin did not think moving the easement would be expeditious as every water user would have to sign off on it. He stated that one option could be that the applicant upgrades the pipe during development so it is in good shape.

Mr. Rusche added that this is not the site plan review and those details will be part of the site plan approval process.

COMMISSIONER DISCUSSION

Commissioner Harbaugh asked about the signage. Mr. Rusche explained that the illustration provided of the building shows a flush wall sign, however, they are not requesting a free standing sign as part of this request.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING

Commissioner Harbaugh inquired why the CUP presentation was going first. He noted that if the subdivision is not approved, the CUP would then become a moot point. Chairman Parker agreed and stated he would like to hear the subdivision before a motion on the CUP was made. It was agreed to reverse the order.

A. PRO 2020-33 – Wine Valley Subdivision

STAFF PRESENTATION

Community Development Director Brian Rusche informed the Commission that, if approved, this subdivision process will result in a new plat being recorded. An SIA (Subdivision Improvement Agreement) will also be recorded to ensure the infrastructure is completed. Mr. Rusche explained that the parcel is being divided so Golden Gate (owner) can sell one acre of the remaining parcel. The interested buyer would like to put in a Subway restaurant with drive-thru.

Chairman Parker asked if the street will only be paved up to the new lot. Mr. Rusche explained that the developers only obligation is to bring the road improvement to the east most portion of the new lot.

APPLICANT PRESENTATION

Mark Austin, Austin Civil Group, stated he was representing the applicant Jim Cagle Development. Mr. Austin noted that this subdivision is pretty straight-forward, feels Mr. Rusche did a good job covering the request, and offered to answer any questions.

Commissioner Harbaugh noted that Golden Gate was the owners of the property, yet Mr. Austin represents Mr. Cagle. Mr. Austin explained that Golden Gate signed the application, but he represents Mr. Cagle to work through the process.

PUBLIC COMMENT

None

Motion #3 by Commissioner Prinster and seconded by Commission Hull, to approve item PRO-2020-33 as presented.

A roll call vote was requested.

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

Motion #4 by Commissioner Prinster and seconded by Commission Wheeler, to approve item PRO-2020-34 with the conditions listed and adding that the Director will work with the parties on the resolution of the irrigation easement.

A roll call vote was requested.

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

NO: none

ABSENT: none

The motion passed 7-0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion #5 by Commissioner Hamilton, seconded by Commissioner Curry to adjourn. Chairman Parker adjourned the meeting at 6:51 pm.

X

Riley Parker
Planning Commission Chairman

X

Lydia Reynolds
Planning Technician

Planning Commission

Patricia S. Hanna

237 Bower Ave

Palisade, CO 81526

I am writing this letter in regard to the possible purchase of the land on Elberta (4 acres) and the building of a Subway.

Does this purchase split the property?

What is the intent of the purchaser of this land?

Is the purchaser a local resident?

How is traffic being considered in this plan?

How does this help our local core business food establishments:

Slice of Life, Purple Cow, Palisade Café, Diorios, Palisade, 357 Grill, Golden Gate?

All businesses make sandwiches.

Thank you for your time and consideration.

Sincerely,

Patricia Hanna

From: [Lydia Reynolds](#)
To: rileyparker@parkerpi.com; [Riley Parker](#); [STAN HARBAUGH](#); [Stan Harbaugh](#); [Chris Curry](#); spiceboxhomes@gmail.com; [Charlotte Wheeler](#); [Charlotte Wheeler](#); [Penny Prinster](#); [Penny Prinster](#); [Hull, David \(Ext. 322444\)](#); [Dave Hull](#); [Andy Hamilton](#); [Andy Hamilton](#)
Cc: [Brian Rusche](#)
Subject: Public comment - Planning commission meeting 3/2/2021 - 450 Wine Valley Road development
Date: Tuesday, March 2, 2021 2:19:21 PM

Public comment submitted for tonight's meeting:

From: winevalleyinn@aol.com <winevalleyinn@aol.com>
Sent: Tuesday, March 2, 2021 1:53 PM
To: Lydia Reynolds <lreynolds@townofpalisade.org>; Keli Frasier <kfrasier@townofpalisade.org>; Janet Hawkinson <jhawkinson@townofpalisade.org>; winevalleyinn@aol.com <winevalleyinn@aol.com>
Subject: **Public comment - Planning commission meeting 3/2/2021 - 450 Wine Valley Road development**

Now is the time to start work on the connection of Elberta to downtown via Wine Valley road. pe
The easements are in place. Let's get serious about this, and get to work on it!

Michelle and Dave Walker
588 West 1st
Palisade
970-464-1498

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

February 12, 2020

Dear Ms. Hawkinson,

Soul Deep Development is submitting this application for a minor subdivision and conditional use approval for a drive-thru restaurant located at 450 Wine Valley Road. Please find a description of the proposed development below.

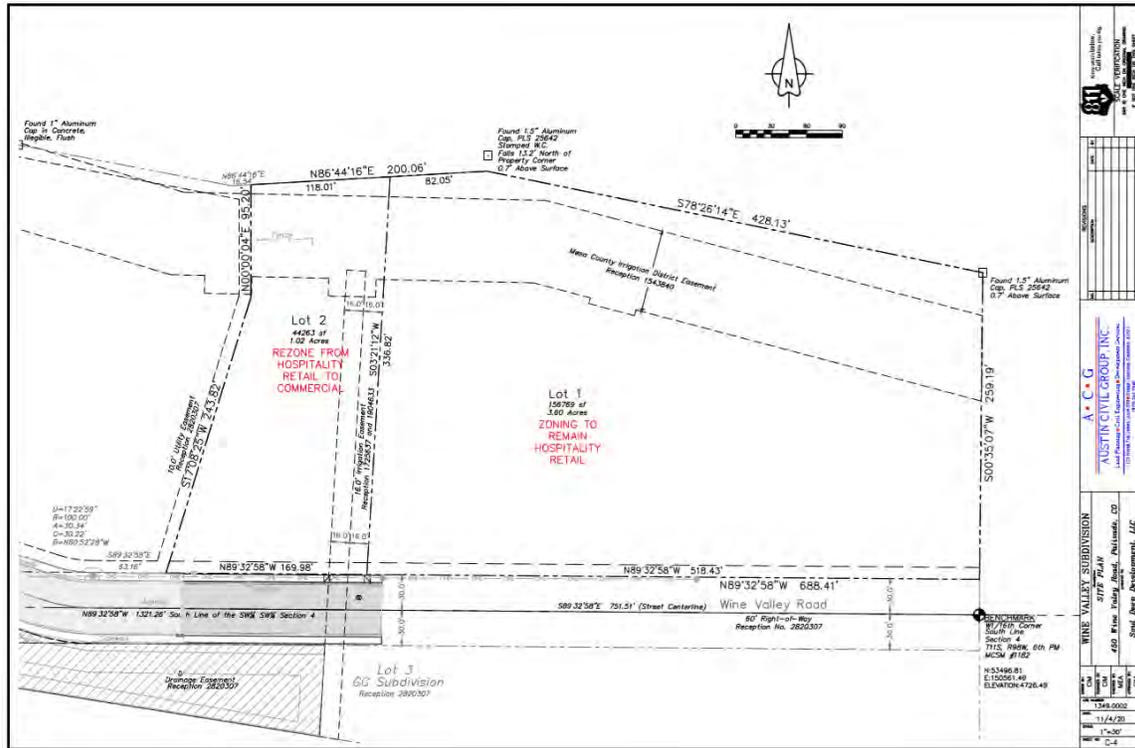
Project Description (location, Acreage, Proposed Use):

The purpose of this application is to obtain approval from the Town of Palisade to subdivide a parcel of land located at 450 Wine Valley Road into two lots and rezone the western lot of this subdivision from Hospitality Retail to Commercial. The general location of the parcel is listed below:



The 4.59-acre Hospitality Retail lot was developed as part of the GG Palisade subdivision in 2017. The site consists of one lot that will be subdivided into two. The western lot is proposed to be developed for a Subway Drive Thru Restaurant. The eastern lot will remain Hospitality Retail zoning. A map depicting the subdivision is depicted below:

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road



The proposed Lot 1 will be located on the eastern portion of the property and be approximately 3.60 acres in size. The proposed Lot 2 will consist of the remaining western portion of the parcel and be approximately 1.02-acres in size.

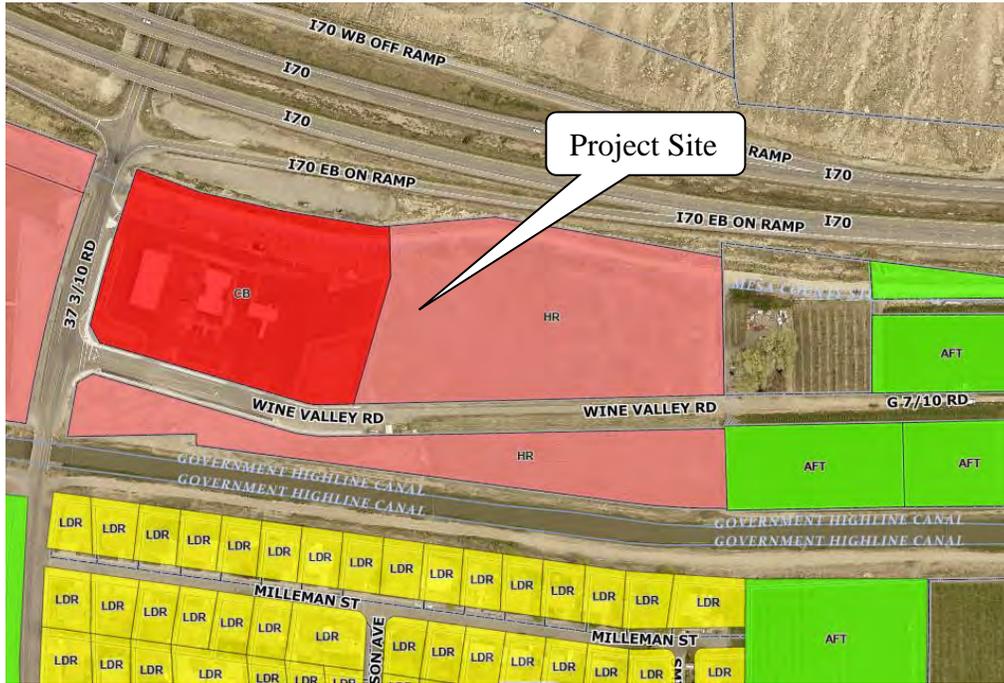
Wine Valley Road will be extended along the southern boundary of the new Lot 2. Extensions of the City's water and sewer mains will also be provided under the new asphalt roadway.

Surrounding Land Uses and Zoning:

The site is currently zoned HR (Hospitality Retail). The adjacent properties zone districts are summarized in the map and table below:

DIRECTION	ZONING	CURRENT LAND USE
North:	N/A	I-70
South:	HR	Agricultural
East:	N/A	Agricultural
West:	CB	Commercial

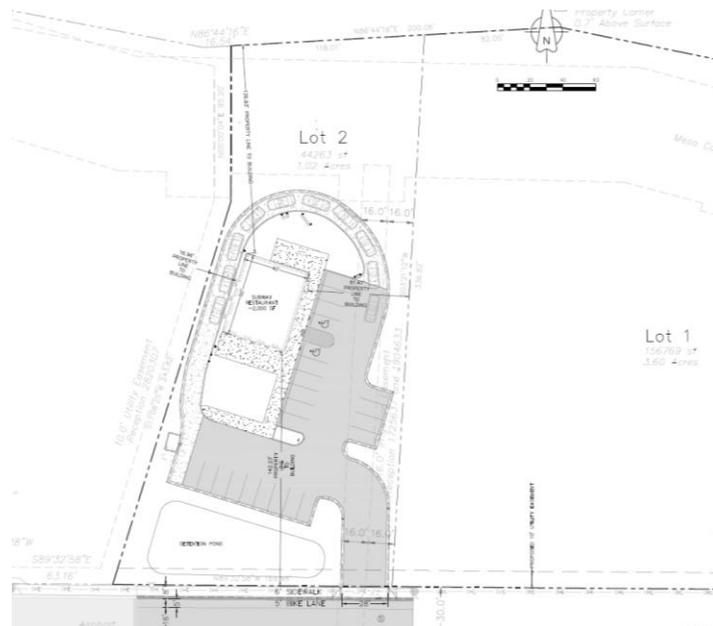
Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road



Town of Palisade Current Zoning

Conditional Use Approval

The applicant is proposing to construct a new 2,000 square foot drive thru restaurant. The restaurant will have some interior seating and patio area seating and will accommodate 10 car stacking in the drive thru lane. A copy of the proposed development plan is listed below:



Proposed Subway Drive-Thru Restaurant

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

Section 4.07.E provides the approval criteria for conditional uses, which include the following:

1. *The application will not materially endanger the public health and safety if located where proposed and developed according to the plans as submitted and approved;*
Response: The Commercial Business zone allows for commercial and business type uses, including office and retail. The site is adjacent to an existing gas station/convenience store and restaurant uses, including drive thru, are typical in commercial business areas, especially when near major transportation systems.
2. *The application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations;*
Response: We believe the application as submitted complies with this requirement.
3. *The application will not substantially injure the value of adjoining or abutting properties or other neighborhood uses;*
4. Response: The properties adjacent to this area are Commercial uses or lands zoned specifically for commercial and Business type. The site is adjacent to an existing gas station/convenience store and restaurant uses, including drive thru, are typical in commercial business areas, especially when near major transportation systems.
5. *The plan will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for the development of adjacent properties.*
Response: We believe the application as submitted does not violate any adopted plans or policies and will be able to comply with town requirements.

Roads and Access

Wine Valley Road will be extended approximately 170 feet to the east to provide access to new Lot 2 of this subdivision. The road will have a 16' driving lane and a 5' bike lane in each direction. Six foot wide sidewalks will be extended along with the road way.

Letter of Intent
For
Wine Valley Subdivision & Conditional Use For Drive Thru Restaurant
450 Wine Valley Road

Utilities

There is an existing fire hydrant to the south of Lot 2 and an existing 8" water main in Wine Valley Road. The 8" main will be extended past the east edge of Lot 2. The 8" main will be plugged for future connection as development proceeds east.

There is an existing 4" water main located in Wine Valley Road which services a property to the east. The portion of the 4" main located within the limits of the extension of Wine Valley Road will be abandoned and a new connection will be made to the 4" line just east of the extension of Wine Valley Road.

There is an existing 8" sanitary sewer main approximately 140' west of Lot 2 which will be extended to the east end of Lot 2 past the limits of the extension of Wine Valley Road.

Electric is available adjacent to the project site.

Irrigation is provided by Mesa County Irrigation District. There is an existing irrigation line running north-south through the east side of Lot 2 as well as an existing irrigation box in Lot 2.

Stormwater Drainage

Stormwater from the extension of Wine Valley Road will flow to an existing inlet located just south of the west property line. Stormwater then flows to a retention pond where it infiltrates into the ground.

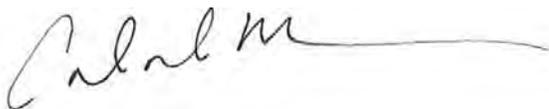
Each individual lot will be responsible for onsite stormwater retention as they develop.

Schedule:

The applicant anticipates starting construction in the spring of 2021.

If you have any questions regarding this application, please contact Caroline Morrison with Austin Civil Group at 970-242-7540.

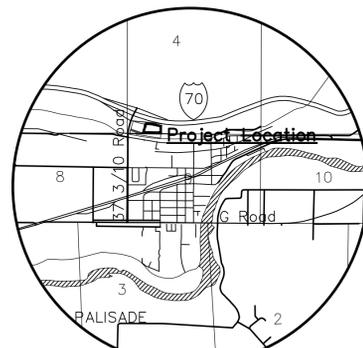
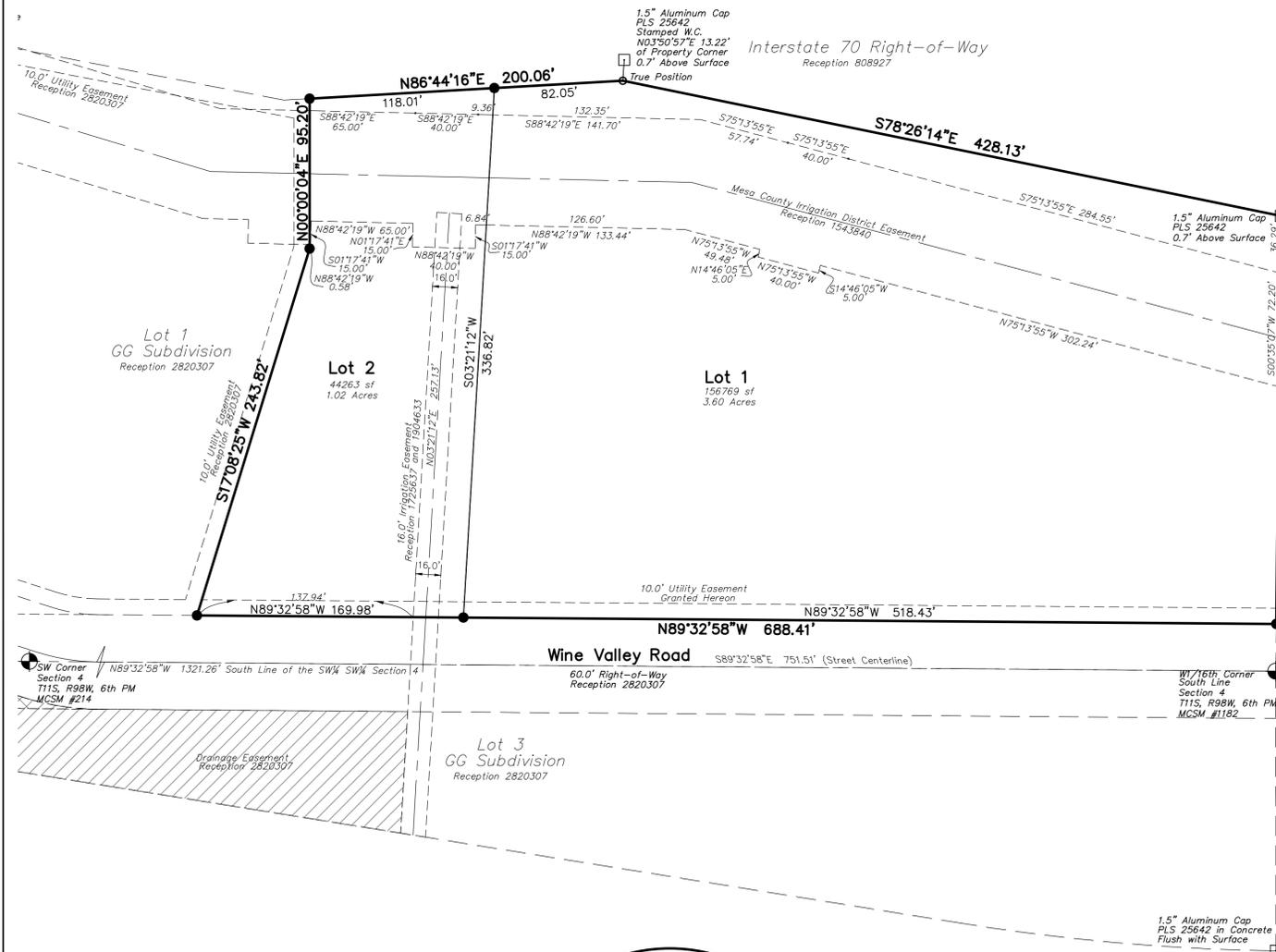
Sincerely,



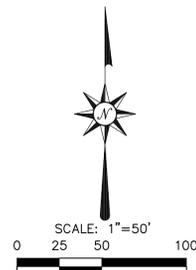
Caroline Morrison, P.E.
Civil Engineer
Austin Civil Group

WINE VALLEY SUBDIVISION

A REPLAT OF A PARCEL LOCATED IN LOT 2, GG PALISADE SUBDIVISION, RECEPTION 2820307 SW1/4 SECTION 4, T11S, R98W, 6th PRINCIPAL MERIDIAN PALISADE, MESA COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



DEDICATION

Know All Persons By These Presents:

The undersigned, Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company is the owner of record of that real property situated in the Southwest Quarter (SW1/4), Section 4, Township 11 South, Range 98 West, 6th Principal Meridian in Palisade, Mesa County, Colorado, the ownership of which is demonstrated at Reception Number 2837661 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

A replat of LOT 2, GG PALISADE SUBDIVISION, Reception 2820307, Mesa County records.
DESCRIPTION

That ten foot wide utility easement to the Town of Palisade for Public Use.

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as WINE VALLEY SUBDIVISION, Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owner hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner do subscribe hereunder this _____ day of _____, 20__

(Signature of Owner)
for: Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by _____, for Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company this _____ day of _____, A.D., 20__

Witness my hand and official seal:

Notary Public
My Commission Expires _____

GENERAL NOTES:

Basis of bearings is the South line of the SW1/4 SW1/4 of Section 4 which bears North 89°32'58" West, a distance of 1321.26 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Commitment No. 12159CEM, dated August 26, 2020.

The Declaration of Covenants and Restrictions are recorded in Reception _____ Mesa County Records.

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

This Plat approved by the Town of Palisade, Community Development Director pursuant to Town of Palisade Land Development Code Section 4.04.D.4.a this _____ day of _____, 20__

Community Development Director

TITLE CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I, _____, as agent for Title Company, do hereby certify that I have examined the title to the hereon described property, that we find the title to all the lands shown on this plat and that title to such lands is vested to _____ free and clear of all liens and encumbrances except as follows:

1. _____
2. _____

EXECUTED: _____, 20__

Title Company: _____

Agent or Attorney: _____

PLANNING COMMISSION CERTIFICATE

This plat is approved by the Town of Palisade Planning Commission this _____ day of _____, 20__

Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 20__, and was duly recorded in

Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder

By: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of WINE VALLEY SUBDIVISION, a subdivision of a part of the Mesa County, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

Preliminary

	WINE VALLEY SUBDIVISION				
	A REPLAT OF LOT 2, GG PALISADE SUBDIVISION RECEPTION 2820307 SW1/4 SW1/4 SECTION 4, T11S, R98W, 6th PM PALISADE, MESA COUNTY, COLORADO				
High Desert Surveying, LLC 1673 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax: 970-241-0451					
PROJ. NO. 19-141	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: October, 2020	xxx	knr	jcf	1	1

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
 - FOUND EVIDENCE, AS NOTED
 - SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953 (20'=Distance W=Direction to Corner - WC=Witness Corner)
- A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

AREA SUMMARY		
LOTS	= 4.62 Acres	100.00%
TOTAL	= 4.62 Acres	100.00%

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.









PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 9, 2021

Presented By: Travis Boyd, Fiance Director

Department: Finance

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

SUBJECT:

2021 Supplemental Budget Appropriation for Bower Street Sewer Project

SUMMARY:

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

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

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

BOARD DIRECTION:

Roll Call Vote to Approve or Deny Appropriation Request



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 9, 2021

Presented By: Travis Boyd, Finance Director

Department: Finance

Re: Request for Supplemental Budget Appropriation for Solid Waste Fund

SUBJECT:

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

SUMMARY:

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

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

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

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

BOARD DIRECTION:

Roll Call Vote to Approve or Deny Appropriation Request