## 2/22 Report

We are currently reviewing applications for the accounting clerk and equipment operator positions and plan to speak with candidates next week. Advertising for the Deputy Town Clerk and PW Supervisor positions will be posted this week.

Please review the January financials. New graphs are added to provide meaningful comparison. Please let me know any feedback.

CDOT will be working at Hwy 105 between Spring and Vale all of next week – they will trim trees and conduct exploratory work below the roadway for a long term solution.

A topic of discussion that arose at the Planning Commission meeting is the consideration of way finding signs at the entrance of town (south end) to assist locating businesses that are off Hwy 105. If okay with the Board, we can bring this topic to a future meeting for discussion/direction.

Thank you to members who attended the Tri Lakes After Hours on Tuesday. Bella Panini, Sundance Pit BBQ and Nikki's catering were featured. We are grateful for their participation and contribution to the event.

## ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12-101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado.

In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 344.5 acres more or less. Of those 344.5 acres, 163 acres are already included within Palmer Lakes boundaries. This Annexation Petition seeks to annex the remaining 181.5 acres into the Town of Palmer Lake.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
  - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 2884.52 feet contiguous to the Town of Palmer Lake.
  - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
  - c. The area for which annexation is sought will be rural in character in the near future. 31-12-104(1)(b) "... will be urbanized in the near future ..."
  - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.
  - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.
  - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.
  - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

- h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.
- 3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.
- 4) That the petitioners request that the Town of Palmer Lake approve this annexation.
- 5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.
- 6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.
- 7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
- 8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
- 9) Upon annexation, property owners utilizing residential wells, or a private water system will not be required to dedicate water rights. (Ordinance 8-1985).
- 10) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).
- 11) That upon the Annexation Ordinance becoming effective, all lands within the area sough to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

THEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

ROBER SUND	for U. C.C		
Petitioner Name	0	Petitioner Name	
1 Coly	1/4/		
Signature	Date	Signature	Date
	V OCT 1-7.	-27	

STATE OF COLORADO )
COUNTY OF ElPaso) ss.
Subscribed and sworn to before me this 17th day of October 20 23
by Roger Sung.
Premot. Murphy Notary Public
My commission expires:

BRANDI MURPHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214008745
MY COMMISSION EXPIRES MINUTESS

03/04/2025

## Pronded by M. Brodzin

## BEN LOMAND VILLIAGE - FINANCIAL IMPACTS to PALMER LAKE

Revenue (Potential) - May Never Get Any Revenue 80 2.5-acre lots, improved (based on 2023 taxes)	54,640 <b>\$54,640</b>
Expenses	4
County Line Rd - Average cost per county lane-mile x 4 line-miles	132,000
Includes filling pot holes, striping, chipsealing, repaving, etc.	
Nov 2023 Commissioner Williams (BoCC) briefed NEPCO average cost to pave county mile is \$1M	C C H
Snow Mangagement & Plowing - Per ECM ECM Identifies County Line Rd with "Snow Drifting Problems" that "s <i>hall</i> be addressed"	180
ECM states "subdivision applicants shall address issue early in planning and design"	
Insurance - CIRSA	TBD
Costs associated with responsibility of roads (County Line Rd and I-25 intechange)	
Admin Staff - Per phase	TBD
Establishment of work orders (engr, legal, etc.) for each phase (review, inspections, on-site mgt, signoff)	
TOTAL ANNUAL EXPENSES	\$132,000 plus
Expenses - One Time	
Traffic Impact Study for I-25 / County Line Road	~\$7,500
Potential Modifications to I-25 / County Line Rd Interchange	TBD
15-Years Out (Post Term of Annexation Agreement)	TBD

NEPCO - Northern El Paso County Coalition

<sup>&</sup>lt;sup>1</sup>Annual Highway Report - State Summaries

<sup>&</sup>lt;sup>2</sup>Provided to demonstrate estimated annual cost of maintaining 4 lane-miles of county road