

2024

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.

Date OCT 17-23

STATE OF COLORADO)
COUNTY OF El Paso) ss.

Subscribed and sworn to before me this 17th day of October, 20 23
by Roger Sung_____.

Brandi Murphy
Notary Public

My commission expires:

03/04/2025



Provided by M. Brodzinski

BEN LOMAND VILLAGE - FINANCIAL IMPACTS to PALMER LAKE

Revenue (Potential) - May Never Get Any Revenue 80 2.5-acre lots, improved (based on 2023 taxes)	54,640
TOTAL (Potential) ANNUAL REVENUE	\$54,640
Expenses	
County Line Rd - Average cost per county lane-mile x 4 line-miles ¹ Includes filling pot holes, striping, chipsealing, repaving, etc.	132,000
Nov 2023 Commissioner Williams (BoCC) briefed NEPCO average cost to pave county mile is \$1M ² Snow Mangangement & Plowing - Per ECM ECM Identifies County Line Rd with "Snow Drifting Problems" that "shall be addressed" ECM states "subdivision applicants shall address issue early in planning and design"	TBD
Insurance - CIRSA	TBD
Costs associated with responsibility of roads (County Line Rd and I-25 interchange) Admin Staff - Per phase Establishment of work orders (engr, legal, etc.) for each phase (review, inspections, on-site mgt, signoff)	TBD
TOTAL ANNUAL EXPENSES	\$132,000 plus
Expenses - One Time	
Traffic Impact Study for I-25 / County Line Road Potential Modifications to I-25 / County Line Rd Interchange	~\$7,500 TBD
15-Years Out (Post Term of Annexation Agreement)	
Local Roads Maintenance Costs - Within Ben Lomand Village Drainage Maintenance Costs - Within Ben Lomand Village	TBD

¹Annual Highway Report - State Summaries

²Provided to demonstrate estimated annual cost of maintaining 4 lane-miles of county road