

Palmer Lake Town Council (Cont. from page 1)

for \$600,000, the Parks Department received a grant from Great Outdoors Colorado (GOCO) for \$350,000, and an additional \$100,000 was anticipated from other grants, according to Banta. Charts accompanying this article provide additional detail.

Banta added that the new grant revenue would be spent on the town.

The board voted unanimously to pass the ordinances to approve the budget, to appropriate the required funds, and to certify the property tax mill levy to the El Paso County assessor.

Board raises water rates

Kuehster told the board that water rates had not changed in five years and were too low to cover

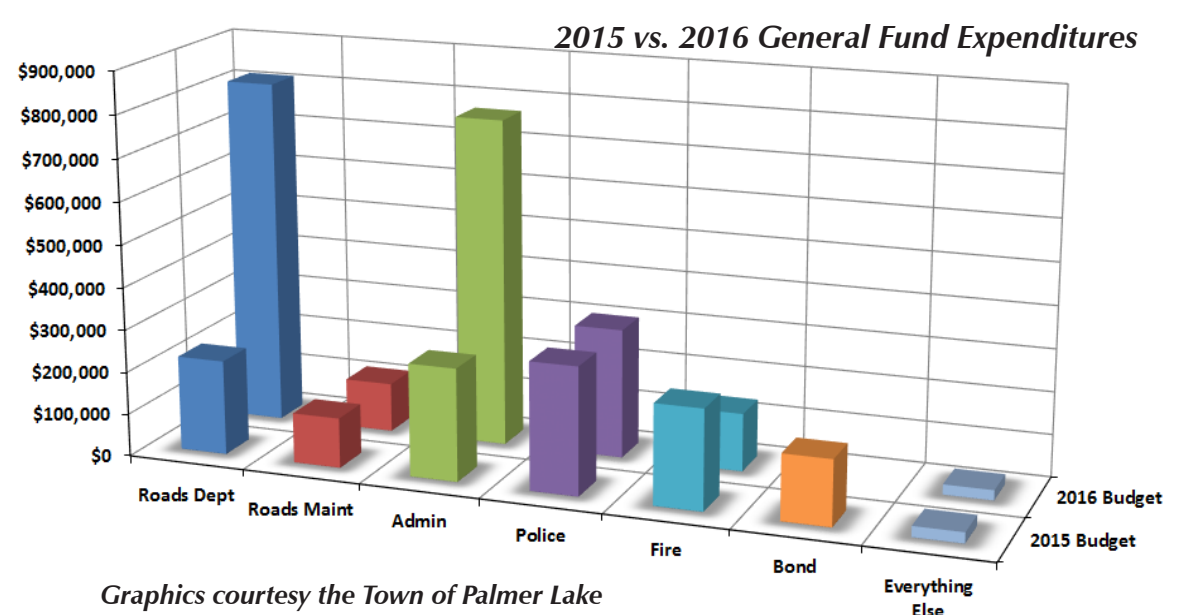
the cost of delivering water. He proposed a resolution to raise the rates by 5 percent across the board, increasing the base charge from \$37 to \$38.85, and the cost per thousand gallons from \$3.70 to \$3.89 for use under 15,000 gallons. The cost for water use between 15,001 and 20,000 gallons would also increase 5 percent, Kuehster said.

Water Trustee Mitchell Davis explained that another reason for the rate increase was to pay for an additional storage tank that he expected would cost close to \$1.3 million.

The resolution passed with a unanimous vote.

Pioneer Preserve final plan approved

Tabled at the October meeting until concerns about sewer ser-



Graphics courtesy the Town of Palmer Lake

vice and fire preparedness could be addressed, Proterra Properties' plan for the Pioneer Preserve subdivision, an 82-acre parcel adjacent to the to the Mennonite Church on the east side of Highway 105, was finally approved by the board.

Trustee for Economic Development Judith Harrington asked the developers about their decision to plan for septic systems on each of the development's 15 5-acre lots, rather than connecting to Palmer Lake's sewer system. Tim Seibert, speaking on behalf of Proterra, said the developers could not get an easement required to connect to the sewer system. Seibert pointed out that each septic system would need to be approved by El Paso County as homes were built on the lots, and that managing this approval process would be the responsibility of the homebuilders.

Kuehster raised the issue of fire preparedness. Seibert said that, following discussions with Palmer Lake's fire chief, Proterra had decided to include a 10,000 gallon cistern in the development plan, to be used to fill up fire trucks in case of fire. Asked by

Kuehster who would be responsible for paying for the water, Seibert responded that the homeowners association for the development would purchase water to fill the cistern.

The board voted unanimously to approve the final plat for the development, with the provision of an exhibit addressing the filling of the cistern.

Tolbert property to be subdivided

The board heard a request from James Hanegan, representing Mary Tolbert, to subdivide her property at 250 Highway 105, adjacent to the Living Word Chapel. Tolbert wants to subdivide her property so that her heirs can develop it at a later date, Hanegan said. Access to the subdivided property would be from an existing driveway on Highway 105 and from a proposed connection to Mystic Lane. Necessary utilities are already in place at Tolbert's current residence, and would be extended as required as new residences are built, according to Hanegan.

The board voted unanimously to approve the request to subdivide the property.

Board approves exchange of property

Ken Dickinson asked the board to exchange a 6,600-square-foot portion of La Veta Plaza owned by the town for a 1,000-square-foot piece of property owned by Dickinson. The exchange would give the town clear ownership of a portion of Hermosa Avenue that is on property currently owned by Dickinson.

Banta pointed out that a town ordinance specified that Dickinson was required to pay the town 10 cents for per square foot for the 5,600 square feet that he would gain in the exchange. Dickinson replied that he had paid for the properties to be surveyed and that he felt his offer of a simple exchange of property with the town was equitable.

The board voted to approve the exchange, with only Banta voting no.

State grant to fund town manager job proposed

Green-Sinnard explained that she is presently the acting town administrator, and not the town manager. Town Clerk Tara Berreth is on extended leave, and Green-Sinnard is taking on some of Berreth's duties until she re-

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