

the property is zoned Planned Development, which requires the development of a sketch plan and other documents. The main lodge and two other structures will be addressed by a request for proposal (RFP) to be developed by Cave and Hutson. The town's consultants will contribute to the plan, which will come before the board for approval.

PPRTA presentation

Sonnenberg told the board the PPRTA was a collaborative effort with six members: the cities of Colorado Springs and Manitou Springs, El Paso County, and the towns of Green Mountain Falls, Ramah, and Calhan. It was formed under a state statute that allows the voters of two or more entities to establish a Regional Transportation Authority. PPRTA was established in 2004, and voters approved a 1% sales tax to support PPRTA projects. The funds raised are

divided among capital projects, maintenance, and transit. The capital projects portion of the PPRTA has been extended by the voters twice: in 2012 and again in 2022 and a total of \$2 billion in revenue has been collected. The maintenance and transit portions of the PPRTA do not sunset.

The revenues from PPRTA have funded more than 70 projects in the region, including improvements to County Line Road east of I-25, improvements to Baptist Road east and west of I-25, and the widening of I-25 between Monument and Castle Rock.

Sonnenberg estimated that if Palmer Lake joined the PPRTA, it could raise as much as \$400,000. The 1% sales tax is distributed among PPRTA members by population. Palmer Lake projects would need to go on a ballot measure that all participating entities would vote on. Hutson pointed out that Palmer Lake voters would have to approve joining the PPRTA.

Later in the meeting, the board agreed to hold a workshop in July on joining the PPRTA.

Administrative reports

In his administrative report, Krob told the board that the traffic study commissioned for the proposed Buc-ee's travel center had been completed and was posted on the town's web page. The fiscal study and the water study would be completed and posted within two days, Krob said. *The studies are available here: bit.ly/bucees-reports.*

Collins reported that repairs to the town's water tank were estimated to cost \$250,000. She anticipated the 2025 budget would need to be amended. The Public Works Department had purchased a dump trailer for \$9,563. An Operator in Responsible Charge for the Water Department had been hired, Collins said, which brought the town up to full staff. Air Force Academy cadets finished a bridge at the Elephant Rock property, and a dedication ceremony was planned for May 7 at 10:30 a.m.

Temporary conditional use permit for Diacut extended again

Bruno Furrer, owner of the property at 773 Highway 105, asked the board to extend a temporary conditional use permit that was put in place to allow Diacut to use the location to store hay for its wholesale business. The conditional use permit was required because the property is zoned C-2 for commercial uses, but outdoor storage requires industrial zoning. Furrer said the Planning Commission was willing to extend the permit on a year-by-year basis indefinitely if Loren Burlage, the owner of Diacut, would extend the screened fencing surrounding his business and meet some other requirements. The permit has been extended twice in the past.

Hutson pointed out that Diacut's wholesale business did not generate any sales tax revenue to the town. Havenar and Dreher expressed frustration that the permit had already been extended and a permanent solution had not been found.

A vote to extend the permit resulted in a tie vote, so the resolution failed. Krob said without an extension, Diacut would need to cease use of the property for outdoor storage by the end of May.

Following further discussion, the board voted on an amended resolution that extends the permit for one year, with the stipulation that Diacut's use of the property for outdoor storage would end when the extension expires.

Pickleball fees added to schedule

Collins presented a set of proposed fees to reserve the town's pickleball courts. She emphasized the fees could change as the staff gains experience with court reservations. The fees were proposed by the Parks and Trails Commission, she said.

According to materials in the board packet, two of the six courts will not be available for reservations and will instead use the "paddle up" system. The remaining courts will have defined times when they can be reserved for use. Courts 1 through 4 will be blocked for play by members of the Palmer Lake Pickleball Club. All courts will be open on Saturdays.

Individual residents will pay an hourly fee of \$10 per court; non-residents will pay \$20 per hour. Instructors, camps, special groups, tournaments, and corporate events will pay higher rates.

By noon each day, reservations will close for the next 48 hours and staff will post a list of the courts reserved.

John Tool, representing the Parks and Trails Commission, pointed out that most towns have staff to monitor their courts but Palmer Lake does not. The commission's goal was to generate revenue for maintenance and ensure equitable access, Tool said.

The board voted unanimously in favor of Resolution 38-2025, which establishes the fees and schedule for reservations.

Trash collection discussion

In response to questions board members asked at the April 10 meetings, Collins asked Apex Infinite Disposal, Republic Services, and Waste Connections about the percentage of business each has in Palmer Lake and if their prices would change if less than 100% of the residents decide to use their service. She collected their responses in a table published in the April 24 board packet.

The board considered the information collected but did not select a trash collection service.

Elephant Rock RFP takes shape, includes sale of land

Hutson said she and Cave were considering an RFP addressing potential uses for the main lodge and two other buildings at the Elephant Rock property that would provide a three- or four-month period for businesses to present the ways in which they could use those structures. For the first time the possibility of selling the three acres on which the buildings sit will be considered, Hutson said. Inability to purchase the land has made it difficult to find financing for previous proposals. Residential uses or additional buildings would not be considered, she said.

Krob recommended getting an appraisal.

Collins said an RFP would be drafted for consideration at a future board meeting.

Completion of land use code seen as critical

Collins told the board that the town's land use code was still in disrepair despite previous work to re-draft it. In 2023, the town got a \$25,000 matching grant from the state Department of Local Affairs to rewrite its land use code. Just under half the code has been rewritten but those funds have all been spent, Collins said.

She asked the board to approve an additional \$30,000 to complete the rewrite. The consultant would agree to complete the rewrite for that amount, she said. She added the town will not be reimbursed for money already spent until the project is complete, and the 2025 budget would need to be amended to make the necessary funds available.

Collins said the deadline for completion would be extended for a year, but the town is in a difficult position without a complete land use code.

Krob said extensive discussions with the Planning Commission had added to the cost of the rewrite.

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