

you an inclination on how they might proceed about the property proceeds to PLAG. However, PLAG would have to present a specific proposal, then the board can vote on it." If PLAG's proposal is voted on and not approved by council, it wouldn't have to go forward with the sale.

Santa Fe Ridge lot rezoning approved

By unanimous decision, council approved the following:

- Vacation and re-plat of amended Santa Fe Ridge Lot 1, requested by Jim Fitzgerald
- Vacation of road right of way, Santa Fe Ridge Lot 1, requested by Fitzgerald
- Zone entire plat to planned unit development, requested by Robert Haddock

Haddock is interested in building a world headquarters on the property that is located near General Palmer Drive. Fitzgerald presently owns portions of the vacant property adjacent to where he moved a barn from Ohio to house his business, ColdWater Media, at 300 General Palmer Drive. He has lived here for 17 years. Fitzgerald said he has brought economic development into the town, and this project is another example.

Jerry Hannigan of Hannigan and Associates described the requests to the council. Council members previously visited the area to gain an understanding of the multiple requests. The area has been cleared and has necessary infrastructure. An open space will be created at the new lot. Hannigan said the re-plat would eliminate some inconsistencies in the recorded plat and create the new lot to be transferred to Haddock.

The second plat, called Santa Fe Ridge 2, is a re-plat of the new lot along with a straightway adjacent to the highway. It vacates road right of ways held by the town, making a plat that combines all the holdings.

The building is projected to be 15,000 to 16,000 square feet, and about 80 percent of the space will be dedicated to office space for the headquarters. Research and development will be performed, but no manufacturing will be done on site. One truck delivery per month is expected. The company manufacturers aluminum blocks for attaching products, like solar panels, to metal roofs and has manufacturing facilities outside of Colorado.

Highway 105 will be improved and a deceleration lane will be added for northbound traffic and possibly a left-turn lane for southbound. There will only be one entrance to the property from Highway 105. Other requirements from Colorado

Department of Transportation might be forthcoming.

Palmer Lake resident Kurt Stevens asked what research and development will be performed and whether it would include hazardous material. A representative for Haddock said prototypes would be built on site and no hazardous materials would be used.

Trustee Bob Grado asked about the construction and how it will fit into the surroundings. Haddock's representative said the building will have a high-tech look, metal roof, glass, and natural stone. The intent is to impress clients, who will be coming in for meetings and training.

Trustee Shana Ball said changing the platting will enable the town to work with the owner in regard to the construction. Fitzgerald said there "has been a lot of discussion on aesthetics" and Haddock "has hired the architect that did my barn."

Resident Jeanine Engel asked about the benefit to the town. Hannigan said benefits would include property tax and the "prestige of having a company of this level in the town." The present location of the company is in Haddock's barn, 300 General Palmer Drive, where 12 are presently employed.

Tri-Lakes Economic Development Corp.

Mike Law, president and chairman of the Tri-Lakes Economic Development Corp. (TLEDC), said the TLEDC is an all-volunteer board with members living in the Tri-Lakes area. He previously met with the Tri-Lakes Chamber of Commerce and Town of Monument. Law is reporting on and seeking input on quality of life in the area. He said he is also trying to gain an understanding of the town's requirements when a company expresses an interest in locating in the area.

Law said the TLEDC is working with Colorado Springs Greater Economic Development Corp. in an effort to attract businesses to the area. He said the TLEDC is not presently involved in trying to attract businesses but in exploring what types of businesses to attract to the area. Law commented that given the surroundings in Palmer Lake, it would "probably not look for manufacturing." Ball said a nursing home and assisted living facility had been previously suggested, along with certain types of manufacturing.

Business license approved

By unanimous decision, council approved the business license for Lynn Roth Imagery. This is an in-home business and will have no storefront.

Committee reports

McDonald, Town Clerk Tara Berreth, and Jeff Hulsmann, coordinator of Awake the Lake committee, met with the Larkspur town manager to understand how their park was developed. McDonald said Larkspur's park cost \$1 million, it received consecutive grants from Great Outdoors Colorado, and the project was done in stages over a number of years. Palmer Lake is interested in developing Centennial Park.

McDonald said she attended the Pikes Peak Area Council of Governments meeting. The majority of that meeting concerned the Waldo Canyon Fire and evacuation process. McDonald said that the town "needs to be mindful of people in the Glen," a wooded residential area next to the Pike National Forest, should a similar wildfire situation occur next to Palmer Lake.

Parks and Recreation Trustee Bruce Hoover thanked Maddox and McDonald for reopening the gate to the reservoir trail. Hoover said he hiked it and it is still "postcard pretty."

Hoover received approval from the council to have a Palmer Lake resident volunteer time to clear out scrub oak at Glen Park near Lovers Lane. Hoover will work with Road Supervisor Bob Radosevich to determine public and private land boundaries. Town insurance would cover the volunteer during the effort.

Hoover proposed funding and is getting three estimates to repair fencing at the Glen Park parking area. He also contacted Union Pacific about the upgrade to Centennial Park because there is a question about the easement. A playground is being planned on the previous volleyball court.

Town Information Campaign proposed

Hoover also proposed an Information Campaign for the town, consisting of email, an email newsletter, and an upgrade to the town's website. He said he would use volunteers for doing the various communications. The council had a lengthy discussion on a variety of topics related to this suggestion. Concerns included what type of information would be sent out, who would determine what information would be sent, how citizens could opt in or opt out of email blasts, and how much time Berreth and Radosevich would be committed to in assisting the volunteers who develop the emails and other information.

The council eventually approved a motion to proceed with the development of an initial, sample email regarding the Taste of Palmer Lake, which would be provided to Berreth and Radosevich for approval and publication. Subsequent emails would

be produced by the volunteers and provided to Berreth as town events or other pertinent information arises.

The next meeting will be held at 6:30 p.m. Sept. 13 in Town Hall,

42 Valley Crescent. Meetings are normally the second Thursday of the month. Information: 481-2953.

David Futey can be reached at dfutey@ocn.me.

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