



Issue #68 — Volume 6 Number 11 — Saturday, November 4, 2006

Inside this issue

- Draft agreement with Team O2 6
- Palmer Lake Town Council focuses on licenses and sign permits 8
- Palmer Lake Town Council approves amendments to hillside ordinance 10
- D-38 board selects Saunders as contractor for 2nd high school 14
- Citizens present reasons for opposing 3D and 3E 16
- Donala discusses water issues 18
- Walker resigns from Forest View Acres board 27
- Monument Sanitation District revises budgets 21
- Triview starts 2007 budget 22
- New area water authority likely to be formed 24
- Fire districts 27-30
- Wildfire protection plan and reasons for 3C presented 31
- Weather 33
- Lots of Letters 34
- Dragons 36
- Wild Turkey 37
- Drowning in Electrons 38
- Dizzy Dedication 39
- Rembrandt helps 40
- Big Golf Check 41
- Events & Calendar 41-43
- OCN contact info 43
- Subscription form 32

Monument board negotiates 10-year sales tax waiver with resort developer



As seen from Jack's Valley at the Air Force Academy looking east, the north end of Phase 1 of the Team O2 development is south of (to the right) of the access road to the Upper Monument Creek Regional Wastewater Treatment Facility. The south end of the development is near the Air Force Academy boundary. With the other four phases, the project would stretch north to Baptist Road. *Photo by Mike Wicklund*

By Jim Kendrick

At the beginning of the Oct. 16 Monument Board of Trustees (BOT) meeting, Team O2 Investments, LLC gave a brief overview of its proposed water slide resort development to be constructed at the south end of the vacant land bordered by Baptist Road, I-25, the Air Force Academy, and the Santa Fe Trail. About a year ago, this proposal had been presented to the city of Colorado Springs for a development known as the Outrageous Oasis (O2) at a location near Northgate Road, but no agreement was reached. Potential water use was a significant issue in that proposed development.

After the public portion of the BOT agenda had been completed, the board went into executive session for real estate negotiations. During this lengthy session, behind closed doors with the developer, the trustees negotiated an incentive package for the project. Long after citizens and the press had left Town Hall, the board unanimously approved an incentive package for the developer, Team O2, that will be finalized at the next BOT meeting on Nov. 6.

The BOT agreed in principle to rebate all user fee revenues plus the town's share (2 percent) of Monument's 3 percent sales tax for a 10-year period that begins when the resort opens. The rebates are an inducement to the developer to build the water slide resort within the town's boundaries. This rebated revenue may be used only for "public" improvements such as landscaping, road enhancements, street lighting, and decorative fountains. Under the agreement, the rebate could not be used for buildings or furnishings.

Water and sewer utility service for the water park will be provided by the Forest

Lakes Metropolitan District rather than by the town's Public Works Department and Monument Sanitation District.

Sales tax revenue is shared by the town and the Forest Lakes district on a 2-to-1 basis, in contrast to the 50-50 split the town has with Triview Metropolitan District. The metro district would still receive its 1 percent share of the 3 percent Monument sales tax from Team O2 Investments, LLC under the proposed agreement.

The resort development would still be subject to town property taxes and Baptist Road Rural Transportation Authority (BRRTA) traffic impact fees, as well as the proposed temporary BRRTA 1-cent sales tax if ballot question A is approved by BRRTA voters in the Nov. 7 election.

Team O2 property taxes will be allocated directly to the Monument Police Department. If there are more than 357 calls per year during the 10-year rebate period, the direct costs of the additional calls will be taken from the rebated 2 percent sales tax revenue.

No additional incentives from the town or any from the metro district had been publicly announced before OCN's publication deadline for this edition.

Trustee comments

Mayor Byron Glenn reported that he and Town Manager Cathy Green had met with Lewis-Palmer School District 38 Board President Jes Raintree and Assistant Superintendent Ray Blanch to discuss ways

that the two boards could work together on athletic facilities and improvements on Higby Road.

Glenn also reported that the town is looking for a citizen volunteer to fill a slot on the Pikes Peak Area Council of Government's Citizen Advisory Committee. Anyone interested in volunteering should contact the town at 884-8017.

Glenn said that County Commissioner Wayne Williams, a member of the Colorado Transportation Advisory Committee, had told him that the committee had directed the Colorado Department of Transportation to complete its top seven road projects by 2026. The Baptist Road interchange improvement and widening of I-25 north through Monument are two of these projects.

Glenn also noted that the number of building permits issued by the Pikes Peak Regional Building Department this year was down to 3,200 from 4,500 at this time last year.


Police Department awards

Monument Police Chief Jacob Shirk presented Citizen Awards and Certificates of Appreciation to several people for two separate actions.

On May 24, King Soopers retail investigators Chad Albaugh and Steven Pollard suspected that two individuals were performing check fraud throughout El Paso County. After their transactions were videotaped, the two suspects were arrested

(Continued on page 2)

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in coordination with the Monument Police Department. Further investigation led to felony indictments and arrests of three accomplices with the help of the El Paso County Sheriff's Office, Colorado Springs Police Department, and U.S. Postal Service Inspector General's Office.

Cheryl Marshal of the Palmer Divide Public Safety Group; Laura Vertucci, assistant to the director of D-38 Auxiliary Services; and Monument Police Officer Steve Blaskowsky provided highly noteworthy coordination for the town's first Emergency Preparedness Fair for the Palmer Divide Public Safety Group on Sept. 16 at the Lewis-Palmer High School.

Resort presentation

Ed Hilligras and Ty Candraia of Team

O2 Investments, LLC gave a short slide presentation on their plans to develop the vacant property, which is currently zoned as industrial. Their proposal included a family destination resort plus retail and commercial office space.

The firm's headquarters and executive offices would be moved to this location during an eight-year development plan. The parcel will be developed sequentially, from the south end of the parcel to the north end.

Phase 1 of the proposed development, would take two years to complete. Phases 2 and 3 in the middle of the parcel, between the northern boundary of the Academy and Jackson Creek, would be built in years two through six. Phases 4 and 5 at the north end

would be constructed in years five through eight. The latter four phases would include restaurants, retail, and office buildings. The filing sketches only showed the boundaries of the filings and notional roads.

Sketches of the exteriors of the proposed resort buildings featured stucco with timber and stone enhancements and green metal roofs. Hilligras also noted they were similar to drawings and sketches previously presented to the town.

Hilligras proposed a dedication of one to two acres on the southeast corner of Old Denver Highway and Baptist Road for a fire station, which is the northwest corner of the parcel.

Green said the Board of Trustees was in a peculiar position of having to act as its own economic development corporation in conducting confidential real estate negotiations with Team O2 due to the highly competitive nature of luring the developers to Monument.

Three preliminary/final plats approved

The preliminary/final plats for Filings 9 and 10 of the Monument Marketplace were unanimously approved. Filing 9 is 1.6 acres for a 10,000-square-foot retail pad on the northwest corner of Jackson Creek Parkway and Leather Chaps Drive. Filing

10 is 1.3 acres for the clock tower and plaza in the middle of the west side of the center, next to I-25.

Trustee Travis Easton proposed making repairs of a manhole lid, grate, and orifice plate in the drainage next to Home Depot as conditions of approval for the filings. Vision Development project manager Rick Blevins objected, saying the drainage issues were "totally nonrelated" to the two plats. Town Attorney Gary Shupp agreed with Blevins.

Trustee Tim Miller asked Blevins to install reflectors on left turn lanes in the median of Jackson Creek Parkway before it snowed again. Blevins and Director of Development Services Tom Kassawara said the median belongs to Triview Metropolitan District.

Glenn asked Kassawara about the status of screening for Vision Development's trailers in the storage and construction areas north of Leather Chaps and near the electric substation. Blevins said the trailers would be permanently removed within a week or two, resolving the issue. Blevins noted that sales of single-family homes had slowed considerably, but two new developments with lower-priced houses will soon begin sales, and this may offset the lull.

The board also retroactively approved its own plat for the ongoing expansion of

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the water treatment facility on the northwest corner of Beacon Lite Road and Second Street. Engineering consultant GMS, Inc. had discovered that the town had never platted this parcel

prior to construction of the original water treatment plant, while GMS was seeking a building permit from Regional Building for the expansion of the plant.

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All three plat proposals had been unanimously approved by the Planning Commission.

Public Works plans presented

Public Works Director Rich Landreth presented an overview of his department's 2007 budget. There are new water

budget line items to more easily track expenditures for:

- Monument Creek Transit Loss Model (\$18,000) to more accurately measure actual flows and increase storage potential in Monument Lake
- Purchases of equipment for the town's water meter replacement program
- Construction of a new water tank (\$600,000)
- Replacement generators (\$77,000)
- Booster pump station building upgrade (\$33,000)
- Purchase of renewable water sources
- Membership fees for Palmer Divide Water Group (\$25,000) and El Paso County Water Authority (\$1100)

Some other highlights were:

- Construction of the restrooms in Dirty Woman Creek Park on Mitchell Avenue is almost complete.
- Limbach Park at Second and Front Street has a new sign and several new trees.
- Plans are being developed by graduate landscape architect students of the University of Denver for upgrades and a band shell in 2007 to be funded in part by \$12,000 from the Historic Monument Merchants Association.
- New flag poles and landscaping will be installed by the new town entry at Second Street and Highway 105, and the irrigation system for the plants has been upgraded
- A Crystal Creek drainage culvert will be engineered and installed in early 2007 for Beacon Lite Road.
- The new Public Works garage was expected to be completed with the installation of a heating system at the end of October, and the old shop will be converted to offices.
- Storage plans for Monument Lake should be approved by the state by early November. The lake then can be refilled using excess effluent purchases from Donala Water and Sanitation District.

All repairs and maintenance of wells, except well 7, should be completed before the expansion of the water treatment facility is completed. Well 7 will require significant repairs next spring.

Storm drainage pipes, sidewalks, curb, and gutter will be installed on Third Street from Beacon Lite to Front Street.

There are no plans by Colorado Department of Transportation at this time to install a traffic signal at the intersection of Beacon Lite and Highway 105 while the new Town Hall and Police Department building is being constructed on the southwest corner.

There is money set aside for refurbishment of the town's skateboard park but no plans or construction schedules have been developed due to lack of committee participation by users and parents as requested by the board and town staff.

The town is offering to take over snowplowing, road repair, and landscaping contracts for Triview Metropolitan District and purchase an additional truck, plow, and mower. It will create an assistant director position and two other new full-time positions plus an additional summer employee. Otherwise, the town will not renew its existing street sweeping contract with Triview.

Discussion: Green said the town would not sign an expanded maintenance

contract unless all costs were recovered by the town for this labor-intensive endeavor. Glenn said the town will take over all these operations in the future "when Triview goes away." Triview is a developer district that is to be dissolved after all road and utility construction is completed and the district has paid off its bond debt, which is currently \$47.1 million.

Landreth said he would like to perform all Jackson Creek utility services for Triview or none at all, due to repeated problems by another contractor over-sanding Jackson Creek roads. Easton asked if the board could have a joint meeting with the Triview board to discuss all these issues.

Trustee Dave Mertz asked who would be responsible for cleaning up Lyons Tail Road of all the mud and gravel from construction trucks between Jackson Creek Parkway and Leather Chaps Drive. Glenn noted that the property owner for the townhome construction site should also repair the large pothole in Lyons Tail near the temporary driveway for all the dump trucks that has been caused by failure to reseed parts of that parcel after the vegetation was removed by grading. Landreth said Triview District Manager Larry Bishop was responsible for those problems.

Glenn said he will ask the board to annex Baptist Road and Higby Road after all planned improvements are completed by El Paso County, as well as Old Denver Highway, so that the town could have more complete control of these major roads within its boundaries.

Payments over \$5,000

The board unanimously approved eight payments over \$5,000 that were proposed by Treasurer Pamela Smith:

- \$46,309 to Triview Metropolitan District for its share of August sales tax (\$40,000) and September special ownership tax (\$6,309)
- \$235,649 for prepayment of a Colorado Water Control Board loan for the Monument dam
- \$73,877 for prepayment of a Colorado Water Control Board loan for the 1995 loan for well 2
- \$5,472 to All Purpose Paving, Inc. for non-budgeted emergency road repairs at Beacon Lite Road and Highway 105
- \$13,867 to GMS, Inc. for well 9 and planning consultation
- \$27,374 to Bosco Constructors, Inc. for well 9 contract change orders
- \$7,717 to Bosco Constructors, Inc. for other well 9 contract change orders
- \$6,730 to Mountain View Electric Association for design, purchase, and installation of a new fiberglass pole security/street light for the intersection of Ranchero Valley Way and Old Denver Highway requested by Santa Fe Trails resident Ginger Boulton at the Oct. 2 BOT meeting

Smith noted that the two water loan prepayments were approved at the Oct. 2 BOT meeting as part of the 2006 budget restatement.

Staff reports and updates

Development Services Director Tom Kassawara reported that developer BK-LOR, LLC is preparing a preliminary/final PD site plan for the Lake of the Rockies project. He also said that CDOT had not yet approved a traffic signal for the intersection of Highway 105 and Knollwood Drive, even though all required documentation had been submitted by all the responsible property owners who are sharing the cost of installation.

Kassawara also said that the BOT and staff concur

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Right: Monument Police Chief Jacob Shirk presented Citizen Awards and Certificates of Appreciation to King Soopers Retail Investigators Chad Albaugh and Steven Pollard. On May 24, 2006, they recognized two individuals passing fraudulent checks in the store. Albaugh and Pollard arrested the two individuals in coordination with the Monument Police Department. Further investigation led to felony indictments and arrests of three accomplices and seizure of equipment used to make the fraudulent checks. Photo by Jim Kendrick



with the YMCA's proposal to have a traffic light installed at the new YMCA access on Jackson Creek Parkway north of the existing Higby Road traffic signal. An agreement has been worked out by staff so that this new YMCA access will be aligned with a new access to the north parking lot of Lewis-Palmer High School from Jackson Creek Parkway. The signal will probably be an "on-demand" light that only changes when triggered by the presence of a vehicle exiting the YMCA or school parking lots.

The existing traffic signal at the Higby Road intersection will eventually be deactivated—eliminating any potential sequencing problems with the YMCA traffic signal—when a new segment of Higby Road is built west of the Harness Road intersection. The new southwesterly alignment will intersect Jackson Creek Parkway closer to the Monument Marketplace. Bowstring Drive will be extended south of its existing intersection with what will become "Old" Higby Road, across the new segment of Higby Road, to connect with the recently constructed segment that intersects with Leather Chaps Drive. That segment serves as the primary access to the Remington Hills development.

Glenn said the town should vacate the segment of "Old" Higby Road between Bowstring and Jackson Creek Parkway, so the high school can use it for a primary access road and parking for football games and other school events.

Chief Shirk reported that the police had posted the skateboard park as closed and would arrest trespassers. Landreth added that boulders had been placed in the parking lot to preclude loitering in automobiles. Shirk also said that his officers are visiting area schools several times a

week, and he is coordinating with school administrators of Grace Best Elementary School and Creekside Middle School to let them know about juvenile arrests related to those schools. He will also coordinate with private schools within the town boundaries.

Green reported that one of the two owners of the completed homes in Trails End that have a combination of stucco, stone, and lapboard siding was unhappy that the town had prohibited his existing siding. Green suggested that the board meet with this owner to discuss if he could be granted an exception to the policy decision made after he moved in, or negotiate how stucco would have to be applied to the sides and rear of his home by builder Richmond Homes. The board agreed to Green's proposal for a meeting.

Negotiations in closed session

The board went into executive session at 8:05 p.m. to receive advice on specific legal questions and to conduct real estate negotiations. After the board returned to regular open session, it unanimously passed a motion to approve a memo of understanding between the town and the other agency members of the Palmer Divide Water Group to pursue alternative water resources.

A second motion to approve, in concept, an economic development incentive package to Team O2 Investments LLC for the development of a destination family resort in Monument also passed unanimously. The details of the agreement is expected to be the subject of a resolution at the Nov. 6 Board of Trustees

meeting. Wording of the unanimously approved "Draft in Progress" on page 6.

Other Matters

The board unanimously approved a resolution for a proclamation that designated October as Breast Cancer Awareness Month and urged women to seek early detection of this "most common life-threatening disease."

The board unanimously approved a resolution appointing Planning Commissioner John Kortgardner to fill the specifically designated planning commission seat on the Monument Board of Adjustments.

The next BOT meeting will be on Nov. 6 at 6:30 p.m. in Town Hall, 166 Second St. Meetings are normally held the first and third Monday of the month.





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Above: Ed Hilligras of Team O2 Investments, LLC gave a short slide presentation on their plans to develop a destination water park resort, retail, and commercial office space on the vacant property bounded by Baptist Road to the north, I-25 to the east, the Air Force Academy to the south, and the Santa Fe Trail to the west. This vacant parcel is currently zoned industrial. *Photo by Jim Kendrick*

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"Its purpose is to provide certain financial incentives to Team O2 Investments, LLC, for the purpose of developing a destination family resort in Monument.

THE PARTIES therefore state as follows:

1. The Town has determined that the promotion of economic development and employment opportunities and the retention of existing business and employment opportunities are in the best interests of the citizens of the Town of Monument.
2. Team O2 Investments is in the process of developing plans for a destination family resort located in Monument, Colorado.
3. The Town Board of Trustees has determined that the following financial incentives are appropriate and shall be conveyed to Team O2 Investments, LLC.
 - a. The Town of Monument will rebate 100% of the Town's portion of the sales tax, not to exceed any collection limitations

imposed by the TABOR amendment, for a ten year period of time. The ten years will begin the day the resort opens for business and will be inclusive of all development located within the resort district.

b. The Town of Monument will rebate 100% of its portion of the users fee tax to Team O2 Investments LLC at the time a land use permit is signed off by the Town of Monument.

c. The Town of Monument will not rebate the Town's portion of property tax, and will instead provide these funds to the Monument Department of Law Enforcement for the purpose of public safety. If calls originating from the resort district exceed 357 calls per year, an amount of funds equaling the cost of additional calls will be withheld from the sales tax rebate. The calls will be monitored on an annual basis."

"The second high school is a great idea. I think students will get more attention and be more competitive in academics and athletics with two high schools. My children, grandchildren, and great-grandchildren are Lewis-Palmer alums and students. I support District 38 and urge everyone to vote yes on 3D & 3E".

Chuck Brooks - 42 year Tri-lakes resident

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District 38 Taxpayer Information

D38 School Board Claims:	THE FACTS ARE:
<p>Last week it was: “Your taxes will only increase \$35...”</p> <p>This week they claim “Your tax impact may be \$157...”</p>	<ul style="list-style-type: none">• The math is simple and the School Board is simply wrong!• If 3E passes, the \$57M bond will result in a tax increase of approx 7.0 mills and if 3D also passes, the \$2M annual override will result in an additional tax increase of approx 3.0 mills, for a total tax INCREASE of 10 mills on every home in D38.• El Paso County currently applies the millage to 7.96% of your home’s value, so do the math: 10 x 315 x 0.796 = \$251 additional tax on a \$315K home in D38.• Payback on the \$57M bond will cost taxpayers \$112.4M over 20 yrs at 6.5%
<p>“A 2nd HS will cost \$38.5M to build, \$3.7M to furnish, and \$6M for the land...”</p>	<ul style="list-style-type: none">• The School Board had no plan and no idea how much the 2nd HS and site preparation will cost. They are simply trying to borrow the maximum the D38’s bonding capacity will allow, and to heck with the taxpayers!• If they get your vote, they can do anything they want with the \$57M.• Falcon D49 is currently building two (2) new high schools for \$60M. They have a plan, D38 doesn’t!
<p>“Bond and override \$\$ will only be spent on second HS, with minor improvements to LPHS...”</p>	<ul style="list-style-type: none">• Ballot issue language states clearly that the \$57M will be spent for “...including, but not limited to...”• Without a prior public plan, School Board can spend the \$57M on <u>anything they desire!</u>, improvements at LPHS, a new bus barn, or anything else...
<p>“Monument Hill site is the best 2nd High School location...”</p>	<ul style="list-style-type: none">• Is a site 92 ft east of I-25 really the best location?• Unsafe access on Monument Hill Road exposes students to worst winter weather in Colorado.• One Haz-Mat vehicle per hour passes less than 250 feet away from the proposed high school building.• Site decision reflects D38 Board’s irresponsible lack of planning competence.
<p>“D38 already has the money to purchase land for the 2nd HS ...”</p> <p>Ray Blanch, D38 Asst. Superintendent, at public information meeting, Sep 28</p>	<ul style="list-style-type: none">• Supt. Pomerico and D38 Board President Raintree, on Sept 27, co-signed a promissory note for \$1.5M at prime rate, to purchase land for the 2nd HS, because D38 did not have enough cash to complete the purchase!• Who gave these officials permission to obligate D38 taxpayers BEYOND current D38 assets for this project, BEFORE the Nov 7 election?
<p>Acting in the Best Interest of D38 Taxpayers</p>	<ul style="list-style-type: none">• Land directly adjacent to the 2nd HS has been rated as “SEVERE DANGER” – the highest fire danger rating by the Community Wildfire Protection Plan – one cigarette could mean catastrophe for students and entire community.• No long-term strategic building plan for D38, only Crisis Management• D38 Board has no plan and acts under pall of secrecy vs. competent, responsible and open community planning and involvement for new schools• Consultant’s Growth Study is defective in that it shows high student growth/density in commercial areas and no growth where there will be 3,000+ new homes in the future.• \$57M is the maximum debt that D38 may issue for 6 years – what about our other children?• D38 actively solicits and “imports” students from Douglas County to beef up enrollment and maintain “Fast Growth” status to increase their Bond capacity.• Official arrogance and secrecy in dealing with constituents• Deliberately misleading information on tax impact.

Don’t Reward Fiscal Irresponsibility and Lack of Due Diligence!

Vote NO on 3D and 3E!

Palmer Lake Town Council Workshop, October 5

Council focuses on licenses and sign permits

By Jim Kendrick

Applications for three new business licenses and three new sign permits were reviewed by the Palmer Lake Town Council at its workshop on Oct. 5. The council also discussed an ordinance amending portions of the ordinance on construction within the hillside overlay zone.

Paravicini's Italian Bistro to take over Villa Inn building

Edward Sexton and his partner, chef Franco Pisani requested a new business license to open a restaurant at 75 S. Highway 105. The council had approved the restaurant's liquor license in September. Sexton noted that Pisani had previously been a chef for the Villa Inn, the restaurant was scheduled to open on Oct. 25, and staffing has been the biggest challenge for the owners. The council agreed to make the new license a consent item for the regular council meeting on Oct. 12.

Dars Lodging Supplies

Julian Drummond requested a new business license for a paper and janitorial supply distribution company to supply restaurants, churches, and hotels. Drummond said the business would primarily be a wholesale warehouse supporting deliveries of merchandise only, though he might open a small retail space. Drummond said he would obtain a sales tax license prior to adding a retail facility. The council agreed to make this new license a consent item.

Bucher Design Studio

Madeleine Bucher requested a new business license for Bucher Design Studio, an architectural firm that is moving from its former Monument location of four years to 300 General Palmer Drive, in the space formerly occupied by Children's Hope Chest. The council agreed to make the

new license a consent item.

New Bodhicitta Bakery sign approved

Gretchen Anthony said the sign for her bakery at 780 Highway 105 Suite B is very simple — "Bakery" — so motorists can read it quickly in a congested area. Economic Development Trustee Susan Miner asked why the council was reviewing the permit after the sign had been erected. Mayor Max Parker said that until very recently, the Planning Commission had approved sign applications, but now they were being referred to the council.

Trustees Gary Coleman and Jim Girlando said that it would take too long for the Planning Commission and Town Council to schedule hearings for sign approvals. Miner suggested that new businesses apply for sign permits and new business licenses simultaneously to help expedite their transitions to new town locations. Business signs are normally approved by staff in other towns.

Coleman thanked Anthony for her charitable events that raise money for the Palmer Lake Volunteer Fire Department.

The council agreed to make the new sign permit a consent item.

Sign for grooming business approved

Barry Peterson and Lori Megginson requested a sign permit for their grooming supplies business at 780 Highway 105, Suite F. This sign had already been installed as well. The council agreed to make the new sign permit a consent item.

Circle B Farm & Ranch Supply sign permit request raises several questions

Lauren and Marilyn Burlage

asked that the sign for their previously approved new feed supply business at 773 Highway 105 be located "as close as possible" to their highway frontage. They currently operate the business, which was approved in March, at a temporary location on their donkey ranch at 500 Highway 105. They opened the business there in August.

The Burlages do not plan to build permanent structures at this time on this vacant lot where they will move their new business. The Burlages had not signed a lease for the permanent location prior to this hearing.

Planning Commissioner Gary Atkins initiated a lengthy discussion by saying he had "second thoughts" about how the town approves new business licenses and related sign requests after he had voted in favor of those for Groomstar's temporary and permanent locations during several commission hearings. Atkins said that there were no drawings at the Planning Commission workshop and regular meeting reviews to show the location or foundation and lighting details for the sign even though they are required by the town's ordinance. His concerns about the business's access, parking, and utility requirements were deferred until after the sign permit issue was resolved.

Girlando advocated development of a checklist for sign applications for staff to provide citizens. Flake suggested that applicants be given a copy of the town's voluminous and complicated sign ordinance. Miner said that long approval cycles for signs leads to businesses posting banners for extended periods, further harming new starts.

Trustee Richard Allen noted that the business license was approved before a permanent location had been determined. He asked why the business was still operating at a temporary location seven months after the new business license was approved and what the council should do if the negotiations for the vacant lot at 773 Highway 105 were to fall through. Parker said he and Planning Commission Chair John Cressman had met with Burlage to analyze the shortcomings of town regulations regarding a business like his. Burlage said negotiations for other locations had fallen through.

During public comment on the sign permit, Atkins again expressed his "second thoughts" about the lack of any permanent buildings on the site. Burlage said his proposed lease would not allow permanent structures, so he intended to install a temporary feed barn and a mobile mini-office building, similar

to those leased for construction sites in order to meet that specific lease restriction. Parker noted that there would be no utilities, water, or sewer on the site.

Atkins said that there were no plans for parking, drainage, lighting for evening operations, or operating an office without utilities. He asked how 18-wheel trucks would access the site and unload their merchandise. Atkins also asked if a temporary office building met zoning and code restrictions for a permanent business. Burlage said he could use a temporary building on a permanent basis without having to meet building codes.

Parker said the council needed to meet with the Planning Commission to work out procedures based on lessons learned from this process. Atkins suggested addressing his concerns when the business license comes up for annual review.

Developer Kurt Erhardt said he owned the West End Center next to the vacant lot. He asked why he would be required to address drainage, parking, and lighting issues for expanding his center, when Burlage appeared to be exempt. Parker said that this line of questioning was not germane to Burlage's requested sign permit.

The board agreed to make the sign permit a consent item.

Hillside ordinance update reviewed

After several months of review by town staff, consultants, the Planning Commission, and the Town Council, Town Attorney Larry Gaddis had submitted revisions to the town's hillside construction ordinance. The primary goal of the revisions was to prevent houses from being on stilts to avoid being considered construction that did not disturb the land under them, because the vegetation under the house would die due to lack of sunlight and no longer prevent erosion. The trustees concluded that the proposed revisions made the revised ordinance easier to interpret, apply, and enforce without adding any additional limitations.

New base obtained for statue of Dizzy the Dog

The Palmer Lake Historical Society announced that the 300-pound statue would be dedicated on Oct. 21. Rogers Davis reported that a flatter rock had been obtained to serve as the statue's base to lower it and make it more secure for the long term. After a very lengthy discussion, the board approved the new base rock.

Erhardt's vacation request referred to staff
Erhardt asked for clarification of several issues affecting development of land he owns along

Westward Lane near his West End Center. He also asked if the town would consider vacating a strip of land it owns adjacent to his vacant parcel. After a very lengthy discussion of technical and political considerations, Erhardt's request was referred to the town staff for review and recommendations.

Ambulance service arrangement reviewed

Allen and Trustee Trish Flake said the town should not rush into signing a formal ambulance service agreement with Larkspur Volunteer Fire Department. The 2003 agreement between Palmer Lake Volunteer Fire Department (PLVFD) and Tri-Lakes Fire Protection District was canceled by Tri-Lakes on Aug. 30. Larkspur agreed to take over the ambulance contract on Sept. 14.

Phillip Beckman, PLVFD chief, said a temporary ambulance service agreement with Larkspur went into effect on Oct. 1. In the event that the two Larkspur ambulances are already out on calls, Tri-Lakes or American Medical Response will send one of their ambulances to Palmer Lake in accordance with the countywide mutual aid agreement. During an hour-long discussion, the board again reviewed the history and politics of the town's contentious relationship with the Tri-Lakes board, mutual training issues with Tri-Lakes, the higher qualifications of the Larkspur staff, and the additional training benefits offered to Palmer Lake's volunteer firefighters by Larkspur. No action was taken.

(All these issues were previously reported in the articles covering the Sept. 7 and Sept. 14 council meetings and are available at: <http://www.ourcommunitynews.org/v6n10.htm>)

Awake the Lake Committee spokesman Jeff Hulsmann declined to give a committee update. He said the council spent a lot of time on licenses and sign permits, and citizens had left Town Hall before the council began discussions on more important issues. He suggested that staff be delegated the responsibility for reviewing and recommending that licenses and permits be consent items.

Flake suggested that the town add Veterans Day to Christmas and Thanksgiving as a time that the town's star would be illuminated noting, "We are at war." There was general consensus on her recommendation after some discussion of the history of the star and the strong emotions of Palmer Lake residents against adding days of illumination in the past.

The meeting adjourned at 9:30 p.m.



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Palmer Lake Town Council Meeting, October 12

Council approves amendments to hillside ordinance

By Jim Kendrick

The Palmer Lake Town Council unanimously approved an amendment to the town’s hillside overlay zone ordinance, ending a temporary moratorium on building permits on steeply sloped lots. The amendment provides a new definition for “disturbed area” and modifies the section dealing with conservation easements.

Trustee Jim Girlando’s absence was excused.

After a motion and second to approve all consent items, Planning Commissioner Gary Atkins asked that the sign permit for Circle B Farm & Ranch Supply be removed from the list. The council concurred, and then approved the remainder of the consent items:

- Payment of September bills
- Requests for new business licenses

for Paravicini’s Italian Bistro, Dars Lodging Supplies, Inc., and Bucher Design Studio, Inc.

- Requests for new sign permits for Bodhicitta Bakery and Groomstar LLC

(See the Oct. 5 Town Council workshop article on page 8 for details on the requests for these three business licenses and three sign permits.)

Discussion of Circle B sign permit request

Atkins said he had concerns about the location of the new business’s sign. At the Oct. 5 workshop, Lauren Burlage had requested that the sign be allowed to be installed as close to the highway as possible on the vacant lot at 773 Highway 105 that he intends to lease. At the workshop, Atkins said he had “second thoughts” about the lack of specific information regarding the location

of the sign, drainage, fencing, parking, access, lighting, and the lack of any utility services, after Atkins had voted to approve the new business license and sign permit during separate Planning Commission hearings.

Atkins noted that there is a Colorado Department of Transportation right-of-way for Highway 105 and town-owned land between the pavement and the vacant lot for which the Burlages were negotiating a lease. The former Palmer Lake Motors has a lease that runs through the end of 2006 on the town-owned strip of vacant land next to Fletcher Drilling although the company, now called Monument Motors, has moved its sales operations south on Highway 105, to a building opposite the Conoco service station. Burlage said the town-owned strip of land is 75 feet wide.

Atkins said that when the feed and ranch supply business was approved in March, it was for a location “to be determined” and the town did not know the permanent location would be a vacant lot. He said he was also concerned that there would be a temporary building with a portable generator, a “permanent” portable restroom, and a propane bottle installed on a vacant lot. He asked the council to defer approval of the sign permit until Burlage submits a site improvement plan and the plan has been approved by the Planning Commission and Town Council.

Mayor Max Parker asked if there were any provisions in town code that would preclude the proposed business operation on the vacant lot at 773 Highway 105. Atkins said town ordinances require a site plan, drainage study, and engineered drainage and parking plans.

Economic Development Trustee Susan Miner noted that none of these were required of Palmer Lake Motors before it erected a sign on the town’s lot. However, customers parked across Highway 105 at the sales office.

Burlage said he intended to install the sign before the business is moved from the temporary location at his home at 500 Highway 105 to this vacant lot. He said some grading would be required before installing a temporary feed barn that does not require a foundation. He said no portable electric generator would be used. Electric service will be added with an extension from an adjacent building for electric heating and lighting in the proposed mobile mini-office building, if Burlage can negotiate a lease for this vacant lot.

Town Attorney Larry Gaddis said these were staff issues unrelated to the sign permit. The council unanimously approved the requested sign permit.

Reports

Parker reported he had received a notice from Aquila Gas Corp. that said rates would drop 16 percent for town residents and 18 percent for commercial customers.

Roads Commissioner Richard Allen reported that Middle Glenway would be repaved beginning on Oct. 16, asphalt millings and oil sealer would be added to Lover’s Lane beginning on Oct. 9, and 300 tons of Class 6 gravel and 800 gallons of magnesium chloride would be added to Suncrest Road.

Fire Commissioner Gary Coleman reported that the Palmer Lake Volunteer Fire Department (PLVFD) had 22 calls in September, seven of which were for mutual aid. He also noted that the new Monument Marketplace Wal-Mart had donated \$750 to the department at its grand opening and that the firefighters had participated in training at the Air Force Academy burn tower. Coleman again made his monthly request for homeowners in the Glen to post easily visible street numbers on their houses to expedite ambulance service during medical emergencies.

The annual Thanksgiving Chili Supper and lighting of the town star for the holiday season will be held on Nov. 25. Proceeds from the annual Chili Supper are used to maintain the town star.



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Tri-Lakes ambulance response times questioned

Coleman reported that he and PLVFD Chief Phillip Beckman had analyzed response times listed in internal Tri-Lakes Fire Protection District ambulance reports for calls to Palmer Lake. Copies of the internal reports were submitted to the town by Trustee Trish Flake at the Oct. 5 workshop. Flake had obtained these internal reports from the Tri-Lakes Fire Protection District. Coleman discussed the reports and said that several of the ambulance response times listed on Tri-Lakes internal reports were incorrect or would have required average speeds of 96-192 mph on the town's dirt roads. "That's hard to believe."

Coleman said some other reports showed faster medical call response times for Tri-Lakes than for PLVFD, but the locations were considerably closer to Station 1 than to the town's firehouse. He said it appeared that the Tri-Lakes reports given to Flake may have been selected because

they made PLVFD "look bad" and made Tri-Lakes "look better." Coleman noted that the Sheriff's Office reports that list all response times in detail conflicted with the data manually entered in the Tri-Lakes reports.

Coleman reiterated that for life threatening ambulance calls at the bowling alley and the adjacent Palmer Lake housing areas at Meadow Lane, PLVFD would immediately request mutual aid from the adjacent Tri-Lakes Station 1. In its Aug. 30 cancellation letter, Tri-Lakes said it would no longer automatically respond to calls in Palmer Lake, except in Forest View Estates, which was part of the Tri-Lakes district before annexation by Palmer Lake. PLVFD asked the Sheriff's Office dispatchers to remove it from the automatic dispatch list for Palmer Lake calls as of Oct. 1. If the Tri-Lakes Station 1 ambulance and Larkspur ambulances are not available for service to the bowling alley, PLVFD will ask for mutual aid from the Donald Wescott Fire Protection

District station near Gleneagle Drive and Baptist Road.

Coleman reminded the trustees that the emergency services agreement was not sent by registered letter as was the Tri-Lakes cancellation of the ambulance agreement. He praised Beckman and Larkspur Fire Protection District for expeditiously negotiating a replacement ambulance contract within a few days of Tri-Lakes terminating its ambulance contract on Aug. 30.

(In-depth articles covering previous lengthy council discussions on these issues at the Sept. 7 and Sept. 14 council meetings are available at: <http://www.ourcommunitynews.org/v6n10.htm>)

Coleman asked the trustees "to trust the professional judgment" of Beckman on fire issues as much as it trusts Water Supervisor Steve Orcutt and Roads Supervisor Bob Radosevich. He said the council does not ask other towns for advice to validate Orcutt's and Radosevich's decisions before they are implemented. Parker

concurred. Coleman moved to authorize Chief Beckman to sign the proposed ambulance contract with Larkspur and Miner seconded.

Flake asked Tri-Lakes Battalion Chief Bryan Jack, a Palmer Lake resident who was in attendance and had provided the forms Flake had submitted, for clarification of the times Coleman had questioned. Jack said that the times on the Tri-Lakes forms were manually entered by staff, in contrast to the times automatically entered on Sheriff's Office reports by computer software. Jack noted that the Tri-Lakes ambulance is occasionally dispatched from locations other than Station 1, such as the Rock House ice cream store in Palmer Lake. Flake said more information was required to compare Larkspur and Tri-Lakes services. However, Larkspur had only begun serving the town on Oct. 1.

Coleman and Miner reminded Flake that the most appropriate response time to evaluate is the time it takes for emergency medical technicians to begin treatment,



The following people support
Lewis Palmer School District #38 & are voting
Yes on 3D and 3E.



Dee Adelgren	Mitch Carter	Carrie Gallegos	Debbie Leasure	Tommie Plank	Abby Trowbrige	Audrey Haley	Lori Schardt
Becky Albright	Tanya Carter	Margo Gasta	Eileen Leslie	Michael Pomarico	Anne Trytten	Carolyn Harvey	Jaci Schatz
Kathy Allen	Tony Cerato	Iren Ghasem	Ray Leslie	Vickie Pomarico	Elizabeth Turner	Glenda Hawkinson	Roberta Schultz
Chris Anonseon	Kim Chapman	Amy Giacomelli	Kern Lewis	Connie Profitt	Tom Turney	Jennifer Hayden	Alesia Schweigert
Bill Anonsen	Wendy Chase	Bob Goldberg	Helen Liou	Lanette Prosseda	Jennifer Van Dylze	Lissa Hoeprich	Laurie Scott
Michelle Anonsen	Michael Chulick	Sara Goldberg	Laine Lobban	Mary Pucci	Lori Wagner	Kathryn Holley	Marylee Shoback
Paula Arakawa	Tammy Chulick	Bill Goth	Leslie Lobban	R. Kevin Quin	Cindy Walsmann	Sidney Hough	Carla Sides
Michelle Asher	Denise Clark	Deborah Goth	Glenn Lodwig	Diane Racicot	Cheryl Wangeman	Pam Howard	Kevin Sienkowski
Lynn Asman	Lindsey Cleue	Susan Graczyk	Joe Luksic	Elizabeth Rael	Shelley Warner	Joanne Howells	Patricia Smith
Russ Asman	Ted Coberly	Eric Gustafson	John Magerko	Jes Raintree	Melissa Weeks	Melanie Hudson	Rachel Smither
Yvonne Athey	Jeanette Cole	Suann Guill	Suzanne Magerko	Shawn Raintree	Kathy Weiler	Greg Jackson	Robert Spiller
Michelle Atkinson	Carrie Commerford	Gina Hagglof	Joe Maier	Tim Rector	Ron Wessel	Arman Jamie	Joan Steininger
Brad Bailey	Kelly Cotter	Lisa Hatfield	Stacy Maier	Rusty Reed	Dave Wheeler	Marc Johnson	Kim Swanson
Chris Bailey	Beth Courrau	Carol Hattrup	Lucritia Marchelt	Barbara Reed-Polty	Kathy Wiederaenders	Melody Kahtava	Mark Swanson
Christine Bailey	Heather Cross	Leo M. Hattrup	Christopher Marter	Jamie Reigert	Cathy Wilcox	Karen Kennedy	Irene Tamayo
Jennifer Ballentine	John Curran	Marie Haney	Marilee Marter	Kelli Reinmuth	Gail Wilson	Brian Kerska	Tim Templeton
Teresa Barnes	Karen D'Amour	Glenda Hawkison	Steve McCutcheon	Barbara Reynolds	Lisanne Wilson	Mary Ketels	Paula Templeton
Karen Bassett	Beth Davis	Scott Hayes	Jan McKinley	Tina Rhodes	Mary Beth Wilson	Jeanett Kinard	Kathy Thirkell
Ted Bauman	Chris Dawson	Laurie Healy	Mike McKinley	Michele Richardson	Marie Wissler	Bill Kissell	Judy Thompson
Michele Baxter	Emma DeKler	Chris Henderson	Jane McNally	Susan Rork	Joanna Witt	Dawn Klein	Sharon Thompson
Wade Baxter	Shera DeCoud	Sherry Henderson	Dale Memulh	Roberta Ross	Donna Wood	Naomi Knaff	Lynsey Vanderham
Bill Beckwith	Brian DeKam	Bob Herrfeldt	Stacey Meszaros	Lisa Ruhnnow	Cathy Woodworth	Dave Lahnert	Heather Von Feldt
Deborah Beckwith	Joe Dekleva	Margaret Herrfeldt	Al Mikelson	Margie Ryan	Woody Woodworth	Richard Loy	Dwight Wahlborg
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Ted Belteau	Aileen Dickey	Andrew Hoffman	Christy Milks	Tammie Sandin	Gina Zelkin	Vicky Luther	Mary Rose Winn
Mark Brewer	Dave Dilley	Eva Hornung	Dennis Milks	Pamela Sartori	Jim Zeretix	Malinda Martens	Bradley Wood
Tammie Bireeter	Carrie Dockins	Matt Hornung	Debbie Miller	Kris Scarsbrook	Cynthia Zook	Kristin Mason	Jean Yamiolkoshi
Carla Blackburn-Slate	Robert Dockins	James Howard	Duey Miller	Vince Scarsbrook		Georgia McCabe	Deb Zeh
Ray Blanch	Laura Douglas	Barb Huey	Juliene Miller	Jane Sergeant		Jennifer McConnell	
Suzie Blanch	Sue Duncan	Sue Huismann	Terry Miller	Dena Shell		Cheryl Leigh Merrill	
Rafe Blood, Jr.	Diana Dunston	Betty Hutchinson	Alexis Miller-Gibbore	Susan Sherman		Michael Minnich	
Monica Bobak	Dee Dee Eaton	Amelia lanetta	Dorine Mirchandam	Karen Shuman		Bret Mischlich	
Wendi Bornstein	Hugh Eaton	Keith Jacobus	Paula Mooney	Jan Sievert		Mike Molingo	
Melissa Bonser	Corey Eberty	Joanne Jensen	Becky Moulden	Caroline Simzisko		Angie Bates	
Laura Bopp	Eric Edstrom	Cathy Johlfs	Michelle Nay	Deanna Smiley		Michele Baxter	
Richard Bopp	Tracey Edstrom	John Johlfs	Suzanne Newton	Ed Smith		Wade Baxter	
Claire Boynton	Cynthia Eversole	Daniel Johnson	Doyle Oakley	Terri Stowe		Joshua Belk	
Mark Bradley	Andrea Fabry	Darlene Johnson	Scott Obermeyer	Dallas Strawn		Denna Bennett	
Jay Brandt	Chris Fabry	Marissa Jones	Seann O'Connor	Terri Sullivan		Melissa Bent	
Jodi Bridges	Eileen Facinelli	Victoria Kalthoff	Amy O'Dair	Dori Sutton		Linda Biondi	
Kim Briding	Kelly Farmer	Alan Kamp	Mike O'Dair	Suzanne Tafoya		Kendra Boone	
Brenda Brondum	Darcie Farrow	Kristina Kazlaysky	Lisa Olson	Renee Taylor		Kristin Boyd	
Daryl Brondum	Bob Felice	Mark Keisling	Amy Owens	John Teague		Yvette Brown	
Mark Bruning	Lisa Fillo	Kelly Kempf-Mobley	Sandy Pachunka	Philip Tedor		Darcy Bryant	
Don Bryant	Steve Fillo	Craig Ketels	Pam Parco	Ab Tellez		Jenny Day	
Gina Bryant	Nancy H. Fitzsche	Julie King	Gina Pascale	Anne Tellez		Tim Evans	
Kelly Bryant	Lynn Flood	Diane Kingsland	Eugene A. Peterson	Brie Temple		Matt Fackelman	
Ken Bryant	Bob Foster	Sandy Kirby	Sherri Pepple	Libby Theune		Denise Fiedler	
Steve Burford	Hayes Fraser	Wendi Kirchhogefer	Luis Perez	Tom Theune		Kristi Follett	
Susan Burget	Susan Fraser	Ray Kilmer	Mary Perez	Ted Thompson		Debbie Fraley	
Jackie Burhans	Margie Frostman	Naomi Knaff	Terri Peterson	Kirk H. Thorne		Margie Frostman	
Kid Butterfield	Shelly Fuellenbach	Tim Kostenbauer	Ha Quyen Pharm-Nguyen	Karina Tominello		Susan Fuller	
Joy Cameron	Susan Fuller	Bill Kraus	Tori Phillips	Michael Tominello		Peggi Gaggi	
Kreig Campbell	Greg Fuller	Susan Kraus	Stephen Plank	Candace Torrance		Deanna Glasl	
Melinda Carpenter	Chris Furrow	Cathy LaVerde		Kathie Tremaine		Monte Gutowski	

not the arrival of the ambulance whose primary purpose is transport. Allen agreed with Coleman that there is considerably less traffic on Spruce Mountain Road than on Highway 105, making direct comparisons of the relative mileages traveled by Larkspur and Tri-Lakes vehicles less important than actual response times. Allen said that an analysis of traffic on both roads might be useful before making a decision, if there was an appropriate sample size, but not as important as response times.

Allen also said that a new ambulance contract decision by the council had been "put on the shelf" by the council until Parker could discuss PLVFD's issues at a Tri-Lakes district board meeting. He said the council needed more information before voting on the Larkspur contract. "We shouldn't be afraid to ask questions" of Tri-Lakes, he said, so the district will not "make a decision in a vacuum" due to lack of communication.

Coleman replied, "It's been six weeks since they created the letter of cancellation and they haven't come forward with another offer. It's a two-way street. Do we need to go down there and beg for another offer?"

Allen asked Beckman if he would advise Parker to go with Beckman to visit a Tri-Lakes board meeting before signing the Larkspur contract. Beckman said that two PLVFD firefighters had already attended the Tri-Lakes board meeting of Sept. 27 and the trustees already had a summary of that meeting in a letter firefighter Dan Reynolds had submitted to the council.

Beckman said the town should ensure automatic service from Larkspur immediately rather than postpone a decision. He noted that a provision of the Larkspur contract allows it to be canceled by the town with 30-days notice. He reiterated that the Tri-Lakes board had not delivered the alternative emergency services contract to the mayor by certified letter 45 days prior to Sept. 1 as required by the existing ambulance contract, that Tri-Lakes had then canceled the ambulance contract by certified letter on Aug. 30, and had still made no effort to restore it or

discuss it with Parker as required by that contract. Larkspur approved the contract it submitted to Palmer Lake on Sept. 14, a decision had already been delayed for a month, and the volunteer firefighters were unanimously in favor of signing it.

Flake said that the motion "seemed very political" and any previous discussions between the town and Tri-Lakes had been mishandled by both sides. Parker disagreed, and then said he would attend the October Tri-Lakes board meeting at the "behest of the council." He said in the interim the town should approve a "permanent formalized agreement" with Larkspur based on the probability that any future negotiations Tri-Lakes board would take considerably more than 30 days. Allen said the Tri-Lakes district board was open to further discussions "any time you want to meet."

The plan passed unanimously, then the Larkspur contract was approved by a 4-2 vote, with Allen and Flake opposed.

Parker and Beckman attended the Tri-Lakes district and fire authority board meetings on Oct. 25. There were no discussions of a future contract at that meeting or plans made for any future meetings. (See article on page 30 for a report on that discussion.)

Town Clerk Della Gray reported that the transcript of the recording of the Sept. 6 PLVFD business meeting had not been completed due to poor recording quality. Allen had complained to the other trustees at the Sept. 14 board meeting about his treatment by the firefighters when he asked numerous questions about the ambulance contract at that meeting. Coleman and Beckman disputed Allen's charges and reported that the PLVFD Association was paying to have the recording transcribed so that the trustees could review the discussion themselves.

Police Trustee Trudy Finan noted that the discussion on the ambulance contract showed the Boy Scouts in attendance how issues are resolved in local government, then reported that there were 113 police calls in September,

down from 142 in August and 125 last September. She said Wal-Mart had paid for new evidence kits and that several officers had attended training for investigating methamphetamine labs.

Parks and Buildings Trustee Flake reported that the repair of the town's fire station roof had been completed. She is developing a parks and trails map flier for the town.

Parker urged the board to support the efforts of Palmer Divide Water Group to expand its efforts to acquire surface water in the Arkansas River and regional storage rights for this water.

The board unanimously approved a motion to annually illuminate the town star on Veterans Day in addition to the long-standing Thanksgiving and Christmas display periods.

Beckman reported that the control box and several lights had been destroyed by lightning and he would attempt to have it repaired by Veterans Day.

Miner gave a report on significant progress made by her Streetscape Committee. The committee might recommend that the town annex the downtown segment of Highway 105 to have more control over installation of lights, sidewalks, planters, benches, bathrooms, and drainage. Most plans call for them to be installed in or very close to the state highway right-of-way. Parking along Highway 105 has always required difficult coordination with the state. The committee also intends to develop a plan to better enhance the identity of the town businesses at the east end of Highway 105.

Miner and Parker agreed to solicit more financial support from the Pikes Peak Area Council of Government and state. Her committee will continue to meet every two weeks on average. Miner reported her attendance at a meeting of the American Institute of Architects and the potential for a \$21,000 grant in kind for designing recreational development at Palmer Lake, which would require a town match of \$5,000.

Miner reported that entry forms for the "Face of Palmer Lake" two-dimensional art contest are available at the Tri-Lakes Center for the Arts. The entry fee is \$10 and submissions can be made in a wide variety of media. The deadline for entries is Dec. 1. The winning entries will be used in a new public relations brochure for development of tourism in Palmer Lake.

Anyone interested in volunteering for or attending meetings of the Streetscape Committee can get more information at 481-2953.

Jen Martin and Brad Miller proposed a partnership with the town for a Great Starts athletic summer training camp program staffed with local athletic coaches. Great Starts would share some of the profits to be donated to the town to help develop trails.

Awake the Lakes Committee spokesman Jeff Hulsman reported a \$1,500 contribution from Wal-Mart. Miner added that the Palmer Lake Center for the Arts received a similar contribution. Hulsman said the committee was supporting Ballot Question 2H and 2I.

Question 2H is for a temporary 10-year half-cent sales tax to be dedicated entirely to the town's volunteer fire department. Question 2I is for a \$450,000 bond issue to build water lines from the currently capped town D3 well to Palmer Lake to help maintain the level of the lake.

Gray gave an overview of the draft 2007 town budget.

In public comments on items not on the agenda, developer Kurt Erhardt asked for vacation of about 6,500 square feet of town land near his West End Center to facilitate development of Erhardt's adjacent vacant land. Town Attorney Larry Gaddis stated that the town must follow state law on the vacation request, that no lot could become landlocked by the requested vacation, and recommended that the land be appraised for its fair market value so Erhardt can decide whether he wants to purchase it for commercial development.

Gaddis also advised that it would be very difficult and expensive for the town to obtain water storage rights for Palmer Lake, because its rights would be so junior to other water rights.

Allen asked if developer Al Fritts had submitted the final re-plat drawings for dividing the Inn at Palmer Lake property into two lots. Gaddis said he had reviewed and approved the final draft Fritts had submitted to him for review. Gray said Fritts had not yet submitted the draft, and the re-plat had not been recorded.

The meeting adjourned at 9:05 p.m.




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 <p>Mountain views await you!! Fabulous Trail Ridge home in District 20! Close to Academy, 4 bd., 3.5 ba., formal living and dining rooms, family room with fireplace, eat-in gourmet kitchen, lots of hardwood floors, fully landscaped, 3 car garage, large master suite with five piece master bath. Only \$335,000!</p>	 <p>New construction in Palmer Lake!! Custom features throughout! Walk-out rancher on large lot provides main level living, 4 bd., 3 ba., great room, finished lower level, gourmet kitchen, two car garage. Cul-de-sac street with views. Still time to pick your colors. Ready by November. Only \$337,500!</p>	 <p>Views to die for!! New construction custom walk-out rancher in Palmer Lake's Lakeview Heights! 3 bd., 2.5 ba., great room, formal dining room, family room, gourmet kitchen, office, 3 car garage. Great main level living with unobstructed views of the mountains and lake. Pick your colors. Only \$375,000!</p>	 <p>The Best Location in Woodmoor!! Over 3/4-acre fully landscaped lot with trees and privacy. 5 bd, 3 ba, great room, vaulted ceilings, extra large eat-in kitchen, formal dining room, hardwood floors, upgraded carpets, finished lower level, large patio with hot tub and more! Only \$399,900!</p>	 <p>5.35-acres with views and privacy!! Over 3,000 square foot home in District 38 features 4 bd, 3.5 ba, large kitchen with eating bar, main level great room and master suite, finished walk-out lower level, hot tub on private deck, three-car attached garage. Area is zoned for horses. Only \$419,000!</p>

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Palmer Lake Planning Commission, October 18

Annexation of commercial lot on Highway 105 approved

By Jim Kendrick

On Oct. 18, the Palmer Lake Planning Commission approved annexation and rezoning of a commercial lot on the southwest corner of Highway 105 and McShane Drive, opposite the bowling alley. All commissioners were present.

Paravicini's Italian Bistro new sign unanimously approved

The board unanimously approved the sign for the newest tenants of the Villa Inn building on Highway 105. The sign will be identical to the design used by Paravicini's restaurant in Old Colorado City. The restaurant's owners, Ted Sexton and Franco Pisani, said Paravicini's second location would open for business on Oct. 25. Sexton added that the restaurant would offer the same interior decorations, layout, atmosphere, and full bar service as their other location. They expect 80 percent of bar sales to be for wine with dinner.

Villa Toscana annexation and rezoning unanimously approved

Dale Ennis of Access Construction, Inc. presented the annexation and rezoning plat for applicant Richard E. White II. Pacharee Ellison said that the owners want the town to benefit from any property tax and sales tax revenue generated by the 15,000-square-foot facility they plan to build on lots 1 and 4 of the Pioneer Lookout Subdivision Filing 1. The current obsolete county zoning is commercial C and will be changed to Palmer Lake C-2 zoning.

The proposed building will have about 10,000 square feet of retail space and 5,000 square feet for storage or warehouse space. Ennis noted that the developer had made presentations to the Pioneer Lookout water district and HOA and received positive comments. The single access to the 91-space parking lot will be from McShane Drive.

The next Palmer Lake Planning Commission workshop meeting will be held on Nov. 8 at 7 p.m. in Town Hall, 28 Valley Crescent. Workshop meetings are normally held on the second Wednesday of the month.

The next regular meeting will be held Nov. 15 at 7 p.m. in Town Hall. Regular meetings are normally held on the second Wednesday of the month at 7 p.m. Call for information at 481-2953 to confirm Planning Commission meeting dates and agenda items.



Above: Ted Sexton and Franco Pisani, the newest tenants of the Villa Inn building on Highway 105 received unanimous approval for their new Paravicini's Italian Bistro sign. Photo by Jim Kendrick

Effective July 1st, 2006, House Bill 06-1107 changed the requirements for a permit for teenagers between the ages of 15 and 15 years 6 months. The following change applies only to the 15-15 ½ age range:

As of July 1st, teenagers between the ages of 15 and 15 ½ will have to enroll in and be actively participating in a driver education course that includes six (6) hours of in-car instruction with a professional driving instructor.

The National Driver Training Institute offers what Colorado refers to as a "Blended Program". This program offers the convenience of a self-paced approach while still meeting state standards for 15 year old students. We combine our state approved parent directed driver education program with our Gold Level (6 hours) professional in-car instruction at prices that range from \$372.00 to \$452.00.

Professional in-car instruction is also available for older teens and adults. Lessons are customized to the skills and goals of the individual and take place in a one-on-one setting that allows for flexible scheduling.

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We offer a variety of custom driver training programs for you to develop your driving skills. All lessons are individualized with one instructor and one student for one hour.



Bronze Level - 2 Hour

This is our basic program to introduce new drivers in our community or fine tune and refresh the skills of a more experienced driver. Together, the driver and instructor assess the driver's current skill level and develop a plan for success as a new driver.

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for two hours of professional instruction in our car.

Appointments may be scheduled between 8:00 a.m. and 5:30 p.m. (M-F). Weekend hours may be scheduled at \$75.00 per hour with our instructor and our car. The driving hours are coordinated with our instructor and are non-transferable. There is no time limit. This is a great gift for both teens and adults.

Silver Level - 4 Hour

Our advanced program allows the student to profit from four hours of professional instruction in our car. Our instructor will assess your present driving skills and design a program that will advance your success in achieving your unique driving goals.

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Gold Level - 6 Hour

Our premium program is designed to build experience, skill, and maturity from the parking lot to the highways. Together you and our professional instructor will establish a program to advance your driving training and success.

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for six hours of professional instruction in our car.

National Driver Training

Visit us at www.GraduatedDriverLicensing.com or call 1 (800) 942-2050
Offices conveniently located in Colorado Springs, Denver, and Aurora.

The new law does not affect all teens, just ages 15 to 15 1/2. Families with older teens need to know that the following facts are not changed by the new law:

- All teenagers under age 18 are required to hold a permit for a minimum of 1 year and drive at least 50 hours under supervision (10 of which at night) before obtaining a license.

- Teenagers age 16 or older are not required to enroll in or complete driver education or driver awareness before obtaining a permit. Most insurance companies do give a discount for state recognized driver education and training. Be sure to speak with your insurance agent about the benefits of drive ed.

- Teenagers between the ages of 15 ½ and 16 need to enroll in an approved driver education program to qualify for a permit. The program, however, does not need to include 6 hours of professional in-car instruction. These teens may enroll in driver education without professional in-car instruction or complete a driver awareness program meet the State's requirement.

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Package C - \$117.00
• Package A and B plus
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Package D - \$152.00
• Package A, B & C plus
• DVD Rental

National Driver Training's home study programs are affordable, convenient, and state approved for your 15 1/2 to 16 year old. The complete program is available in four different package options which differ only in the way the material is delivered. Prices range from \$72.00 to \$152.00.

The National Driver Training Institute offers professional in-car instruction in your area. Please call toll free 1-800-942-2050 for details.



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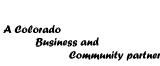
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Lewis-Palmer District 38 School Board Meeting, October 19

Board selects Saunders as contractor for 2nd high school

By John Heiser

At the Lewis-Palmer District 38 School Board meeting Oct. 19, the board unanimously voted to select Saunders Construction as the construction manager general contractor (CMGC) for the second high school project. Construction of the school is subject to voter approval Nov. 7 of ballot measures 3D and 3E that would provide funds to construct and operate the second high school proposed to be built on the 69-acre Hunter Run Farm property between Woodmoor Drive and Monument Hill Road. Despite state law restrictions on advocacy by board members, several board members voiced support for the two measures. School board President Jes Raintree said, "We need 3D and 3E to pass. We cannot afford to wait any longer."

In another controversial move, the board held executive sessions at the beginning and end of the public meeting. Neither executive session was on the agenda. State law requires that the public meeting must be called to order, then the reasons for holding the executive session must be announced, and finally a motion to go into executive session must be passed. For this procedure to have been followed regarding the first executive session, the public meeting must have been called to order in a room other than the Learning Center where the members of the public were waiting and then when the executive session ended, the board members came to the Learning Center.

Twelve district residents spoke in favor of ballot questions 3C, 3D, and 3E. Kelly Bryant said that for a house valued at \$315,000, the property tax impact of a "yes" vote on 3D and 3E vs. a "no" vote would total \$157 per year not \$251 per year as some opponents have claimed. In response to statements that the Falcon school district is building two high schools

for \$60 million, Deborah Goth noted that a developer dedicated the land for those high schools and the construction cost is projected to be \$189 per square foot whereas the current District 38 plan for its second high school estimates a total construction cost of \$38.5 million for the 220,000 square foot building or a cost of \$175 per square foot. She noted that the district put considerable time and effort into researching and comparing sites for the school. She concluded, "It is time to move forward and support our kids."

Ballot question 3C would authorize a one-mill tax increase for 10 years for "the capital construction needs of Monument Academy, a charter school within the district, including but not limited to land acquisition, building design and construction, incidental and appurtenant facilities, equipment and other costs necessary for the occupancy by pupils to be enrolled in Monument Academy." The revenue raised in the first year would be a maximum of \$362,000. Speaking in support of 3C, state Rep. Lynn Hefley said, "I believe in charter schools and District 38." She noted that 12 percent of the students in the district attend the Monument Academy.

Former board member Hugh Eaton responded to comments at the September board meeting claiming the district was providing adequate funding for the Monument Academy. Eaton said the agreement signed by the District 38 board and the Monument Academy board says the Monument Academy is responsible for all costs and that District 38 has no financial obligation. He noted that the district passes through 100 percent of the per pupil operational revenue provided by the state. He suggested that comments regarding inadequate funding should be directed to the Monument Academy board.

Superintendent Michael Pomerico and

YMCA Director Andy Barton reported on their discussions regarding a potential partnership in sharing facilities and services. Barton said the YMCA plans to break ground in February or March 2007 and complete construction of the first phase within about one year.

Assistant Superintendent Ray Blanch together with Richard Huwa and Jeffrey Chamberlin of RLH Engineering presented the process used to identify a construction manager general contractor (CMGC) for the second high school. Nine companies responded to the district's request for proposals. Representatives of four of those companies were invited to interviews. The district's selection committee unanimously recommended Saunders Construction. Saunders has built other high schools including ones in Brighton and Aurora. The board unanimously endorsed the recommendation and authorized contracting with Saunders if ballot measures 3D and 3E pass.

Chad Novak, a principal with H+L Architecture, said he has worked on 16 high schools over the past 13 years. He provided an overview of the Design Advisory Committee's work in evolving the design of the new high school. He said the group sought to develop a flexible design that would lend itself to changing curriculums and philosophies while adhering to a responsible budget. He said the basic building design work is finished and core teams will now begin work on developing the design of interior areas of the facility.

The board addressed a number of other topics including:

- **Commendations** – Hal Garland and Jim Carter received commendation certificates for their efforts in helping the school district become a recognized state leader in creating an energy-efficient environment.

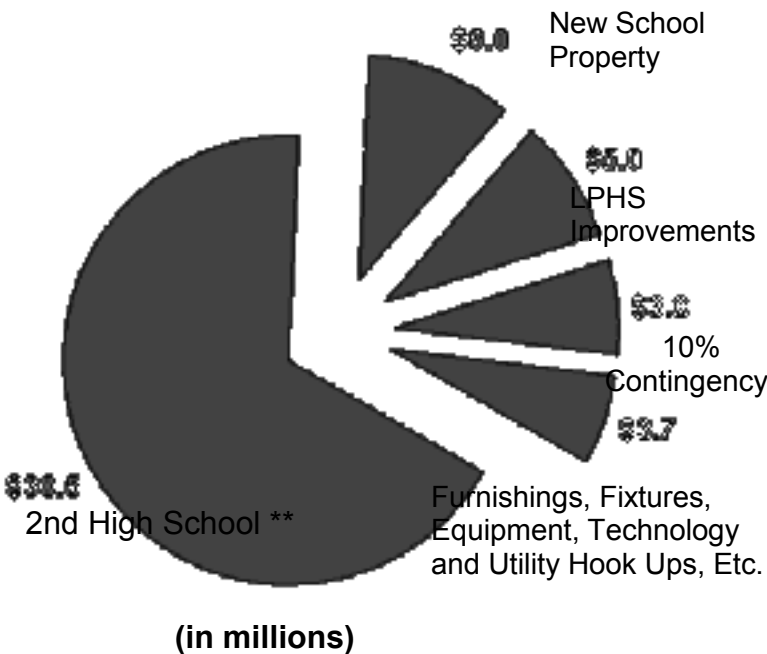
- **Student Highlights** – Prairie Winds Elementary School fifth-grade students Missy Marten, Avel Marshall, Julian Claudio, and Danny Curran presented a debate on the continued use of fossil fuels.
- **Lewis-Palmer High School Student Council Report** – Rob Shearer, student body president, explained that their plans to help restore the Hayman burn area were canceled due to weather. He said they will attempt to reschedule in the spring. He also discussed the Harvest of Love Food Drive and the Drive Smart program and invited everyone to attend the play, "Seven Brides for Seven Brothers," on Nov. 9, 10, and 11.
- **Facility and Enrollment Committee members named** – Raintree introduced Jeff Bodily, Marilynn Edwards, Deborah Goth, Jake Harris, Carl Janssen, and Karen Shuman as the members of the newly formed FEC. District 38 employees Ray Blanch, Jim Carter, and Cheryl Wageman as well as board member Stephen Plank will be members of the committee.
- **Lewis-Palmer Education Association supports ballot questions** – Kristin Boyd presented the board with signatures of 110 Lewis-Palmer teachers who support ballot questions 3D and 3E. Boyd said, "It is hard to comprehend why some people don't want to invest in a learning environment for all our students."
- **Professional Learning Community Report** – Susan Adams provided an overview of timeline and tasks to look at how PLC is working district-wide. Deb Chittenden discussed the professional development component of PLC. They reported that 195 teachers and administrators have been trained.
- **Oct. 1 student enrollment falls below 3 percent growth threshold** – Chief Financial Officer Cheryl Wageman presented preliminary Oct. 1 student enrollment figures showing a projected full-time enrollment of 5,770 (6,001 total students). There was unexpected growth at the elementary level, with Lewis-Palmer Elementary School having the highest at 9 percent growth. Lewis-Palmer High School grew 4 percent. The Monument Academy saw an unexpected decrease of 9.7 percent. The percent of out-of-district students remained at 1 percent for the traditional schools and dropped to 16.4 percent at the Monument Academy. The overall district increase is 2.37 percent, which

Did you know...?

How will 3E, the \$57 million bond, be applied to the new and existing high schools?
Here are *estimated* amounts in millions for the planned expenditures for the second high school and improvements to the current high school.

The Facilities and Enrollment Committee has been charged with monitoring the expenditure of the bond funds to assure that these dollars are funding the projects as defined in the ballot questions.

** Based on \$175./sq. ft. times 220,000 sq. ft. This cost per square foot is current average in the Colorado area.



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means District 38 will not be considered a fast-growth district next year. This will limit its ability to issue bonds.

- **Annual Student Achievement Report** – Director of Assessment Marie Revak presented the 2005-06 Annual Student Achievement Report, which is an assessment inventory of eight standardized tests taken by District 38 students. The comprehensive report, which is posted at www.lewispalmer.org, includes historical data, comparisons, and trends showing that D38 students continue to perform well on the tests.
- **School Safety and Security Report** – Pomerico and Garland discussed measures being taken in the district to upgrade security in the schools. Garland noted that the district has had a crisis plan in effect for several years. Some

of the school principals reported on the lock-down exercises at their schools. The board approved funding of an additional \$30,000 per year to expand the position of School Resource Officer from half-time to full-time.

- **Open enrollment window** – Raintree discussed a new open enrollment window from Nov. 1 through Jan. 15 that includes Monument Academy. Raintree said this window was created to comply with the charter school contract and to improve budgeting by reducing the number of students switching between schools during the school year.
- **Telephone and voice mail system upgrade hits a snag** – Steve Endicott reported that a decision by the School and Library Division of the Universal Service Administrative Company

(USAC) eliminated the opportunity for District 38 to apply for a 40 percent E-Rate discount if the district replaces its telephone and voice mail system with a Voice Over Internet Protocol (VoIP) system. USAC is an independent, not-for-profit corporation that administers the federal Universal Service Fund for the Federal Communications Commission. Endicott noted that telephone companies including Qwest have been lobbying against E-rate for VoIP systems. Endicott is working on the financial implications of the decision and will report back to the board in November with scenarios for how to proceed.

- **Update on strategic plan** – The board directed the superintendent to bring to the November meeting a comparison

of four models of strategic plans, with five key elements (service, availability, philosophy, model, and cost) including pros and cons.

The Lewis-Palmer School District 38 Board of Education normally meets on the third Thursday of each month at the Learning Center of the Lewis-Palmer Administration Building, Second and Jefferson. The next meeting is 7 p.m. November 16. The district's Web site is at www.lewispalmer.org. Meeting highlights from the Web site were used in preparing this article.

Wording of ballot question 3C is posted on the Monument Academy Web site: www.monumentacademy.net.

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Representative David Balmer
Commissioner Sallie Clark
Commissioner Dennis Hisey
City Council Member, Bernie Herpin
State Board of Education Member, Peggy Littleton
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Citizens present reasons for opposing 3D and 3E

By Jim Kendrick

During four scheduled presentations, Concerned Citizens for D-38 Kids gave a slide show with information oppos-

ing D-38's current plan to build a second high school on Monument Hill Road. The first presentation was in the Monument Library on Sept. 19, followed by three presentations in Town Hall on Oct. 19, Oct. 24, and Nov. 2. Attendance at the meetings ranged from 25 to 35 people.

The following statements were taken from the group's slide show and from comments by speakers Steve Steffy, Gary Marner, and Hilary Brendemuhl. (To see their entire slide show, visit the Concerned Citizens Web site at www.d38deservesbetter.org. Opposing views can be found at www.lewispalmer.org and www.yesforlpkids.org.)

Vision statement

- Lewis-Palmer District 38 needs additional capacity to relieve overcrowding at the current high school.
- Additional capacity needs to be sited in a safe location, with ready access, and a minimum of construction challenges with the best use of taxpayers' dollars.
- An informed public will make an informed decision.

Today's situation

The D-38 School Board acted with little community input to choose and purchase an unsatisfactory site on Monument Hill for the second high school based on a question-

able growth study and:

- No purchase escape clause
- No committed funding prior to entering land purchase contracts
- No site safety study
- No traffic impact study
- No environmental impact study,
- No building plan
- No contractor cost estimates
- No architectural plan
- No building budget
- No site engineering plans or costs

Also:

- The School Board rushed to authorize a bond election for approval to sell \$57 million in bonds (their max debt capacity).
- D-38 actively solicited Douglas County students to qualify for a fast-track growth rate and for additional debt capacity.

How did we get here?

- In 1991, the board purchased a 60-acre site for a second high school on the southeast corner of Highways 105 and 83 at the geographical center of the school district for about \$225,000 from the Resolution Trust Corp.
- After the 2004 bond election failed, D-38 commissioned a growth study identifying needs at district build-out in 25-50 years.
- D-38 unsuccessfully attempted to purchase Wissler Ranch.
- Public outcry over decision to use eminent domain forced the board to retreat from taking the Wissler Ranch site.
- Board identified eight sites for a second high school in the April meeting, including the Highway 105-83 site.
- Monument Hill location announced to the public only after negotiation/purchase contracts for land were in place July 20.
- D-38 has been soliciting students from Douglas County to help meet the 3 percent growth rate required to enable a debt limit of \$57 million.

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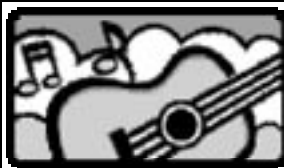
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Irresponsible land purchase practices

- \$5.75 million land purchase made without community input or bond approval.
- What were the appraisals of the three parcels?
- No standard escape clause in purchase contracts dependent on bond passage.
- Closed on 40 acres (\$2 million) and 23 acres (\$3.1 million) on Sept. 27.
- D-38 had seller of 23 acre parcel carry a \$1.5M note payable on 1/30/2007 - Will they sell the Hwy105-Hwy 83 site to pay for their \$1.5M note due in Jan. 2007?
- Closed on remaining five acres (\$650,000) Oct. 17.
- Purchased land without clear estimates of site suitability.
- Site has sloping, hilly terrain resulting in significant site preparation costs and expensive three-tiered buildings to fit the land.
- Crystal Creek 100-year flood plain crosses site - no answers on mitigation costs or downstream impact.
- Crisis engineering and design require premium payments to vendors

Bond issues

- The \$57 million bond and \$2 million operating tax increase will add 10 mills to the tax load on all real property in the district, equal to about \$251 on the "average" \$315,000 D-38 home at today's assessed valuation rather than a \$35 increase in 2008 property tax.
- If questions 3D and 3E are defeated, property tax will decrease approximately \$150/year on a \$315,000 home, as confirmed by Terry Casey, D-38 bond attorney, at a September District Accountability Committee meeting.
- In the 2004 bond election, D-38 asked for \$33.5 million to build a second high school - now they want \$57 million for the new high school and other projects (70 percent increase) and the ballot language "including, but not limited to" gives them a blank check to reallocate the funds.
- In 2004, D-38 asked for \$750,000 to operate a second high school - now they ask for \$2 million (167 percent increase).

Safety

- No consideration for weather impact on traffic safety prior to purchase.
- All ingress/egress traffic on a two-lane road or residential streets.
- Major infrastructure modifications and improvements will be needed, and these have not been estimated.

- CDOT has not approved a second access to the site from its frontage road, Monument Hill Road.
- Grade separation without guard rails between I-25 and steeper Monument Hill Road creates potential for major traffic injuries and deaths.
- The board stated that traffic impact on Highway 105 and Woodmoor Drive was El Paso County's issue.
- One HazMat truck per hour travels through Inspection Stations - within 250 feet of second high school site.
- No consideration of fire danger due to close proximity to severe fire area in one of the most wooded and populated areas.

D-38 has no building plan

- How will it pay for the additional schools needed for the growth east of Jackson Creek and north of Baptist Road with no additional bond capacity?
- Taxpayers will pay for the board's rush to build

No community involvement

School Design Committee consists of:

- 19 School Board or D-38 employees
- Four H+L Architecture employees
- One high school parent
- One high school student
- No neighborhood or community representatives.

Questionable growth study

- North-South boundary (Highway 105) chosen based on this study
- Board states high school student growth will be in North district - near the Monument Hill site.
- Board's study shows high student growth where current commercial building is taking place (Monument Marketplace, Jackson Creek Commerce Center, The Timbers).
- No growth shown for newly annexed developments (Home Place, Promontory Pointe, Baptist Church Camp, etc., with 3,000-plus homes to be built).

However:

- Bureau of Census shows zero growth in proposed built-out Monument Hill site area.
- Creekside Middle School Web site states Jackson Creek is the fastest-growing area in Monument.
- Announced developments in annexations between Higby Road and Baptist clearly show southeast growth pattern.
- Board soliciting students from Douglas County to maintain 3 percent enrollment to be eligible to issue bonds.
- Taxpayers deserve accurate information.

Alternatives to 3D and 3E

- Defeat 3D and 3E now to prevent irresponsible tax spending.
- Involve "whole" community in process for determining best road to additional high school capacity relief as well as an overall building blueprint and budget for growth.
- Revalidate and update growth plan to reflect current growth/zonings and economic growth projections.
- Float new ballot in 12 months with known plan, costs and budgets to support it.

- Vote "no" until there is a responsible district plan.

Note that Concerned Citizens for D-38 Kids takes no position on ballot question 3C regarding a temporary mill levy for Monument Charter Academy. For further information on Question 3C see: www.monumentacademy.net.

For further information on the D-38 ballot issues discussed above see:

www.ourcommunitynews.org/top_stories.htm#lewis-palmer

Attention: Citizens of the Tri-Lakes Fire Protection District

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Thank you,
Your Local Firefighters



Above: Monument Hill Road, site of the proposed second D-38 high school, is even steeper than the portion of I-25 which is often closed for snow. Note the absence of a guard rail between the school bus route and northbound lanes of I-25. *Photo by Jim Kendrick*

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Donala Water and Sanitation District, October 18

Board discusses water issues

By Sue Wielgopalan

The Donala Board of Directors discussed plans to become part of a new water authority at the Oct. 18 meeting. The authority will be composed of several current members of the Palmer Divide Water Group, and will focus primarily on pooling water resources and providing the infrastructure needed to bring renewable water to the region.

Members also discussed Transit Loss funding and a Memorandum of Understanding that could be a first step toward obtaining storage capacity for renewable water supplies.

Robert Hull was recognized as employee of the quarter for his outstanding work with capital projects. He was rewarded with a day off and a gift certificate.

Water Group plans meeting to discuss new water authority

Donala General Manager Dana Duthie confirmed that the Water Group will host a public meeting at 6:30 p.m. on Nov. 16 at The Place in the Gleneagle shopping center and has invited the boards of the Woodmoor, Donala, and Academy Water and Sanitation districts, Triview and Cherokee Metro Districts, and trustees from Monument and Palmer Lake to attend. Gary Barber will present a program detailing the Water Group's plan to form a new water authority, outlining future surface water projects and

sketching out options for cooperatively sharing water resources among the area's districts and municipalities.

Duthie distributed a draft intergovernmental agreement (IGA) authored by attorney Jim Petrock of the law firm Petrock and Fendel to Donala board members and asked for their comments. The IGA would create a governing board composed of one member chosen from each of the participating entities.

The agreement would establish a governmental entity capable of entering into contracts, purchasing water rights, and constructing water projects. It provides for the possibility of funding through revenue bonds and other means but specifically excludes mill levies. The authority would also be allowed, but not required, to address stormwater issues.

The Donala board discussed details of the draft agreement, asking for clarification and making suggestions on issues such as voting guidelines.

Duthie also distributed a draft Memorandum of Understanding (MOU) for board members to review. The draft MOU between the yet-to-be-formed water authority and Mark Morley's Stonewall Springs, LLC and H2O Providers, LLC states the group's interest in the possible purchase of water storage capacity in Stonewall Quarry and

Brush Hollow reservoirs.

Board members supported the concept but expressed concerns about signing an agreement at this time.

Donala revises enterprise status

The board unanimously passed a resolution to rescind a 1995 resolution establishing a separate Gleneagle enterprise. Donala's attorney at the time recommended establishing an enterprise fund to help the district conform to TABOR requirements by separating funds subject to TABOR restrictions from income collected through water use fees.

Since then, Donala has been keeping three separate accounts. One account consists of tax money (a mill levy) collected specifically for operations and maintenance; a second account consists of funds collected through a separate mill levy earmarked for debt related to the waste plant purchase and improvements. The third account contains enterprise funds collected through tap fees and water use fees.

Sometime in 2007, sufficient taxes will have been collected to pay off the debt, which was refinanced in 1999 primarily for purchase of and improvements to the Upper Monument Creek Regional Wastewater Facility. Rather than let the second mill levy expire, Donala residents voted last May to convert it to operations and maintenance (es-

entially combining it with the first) and to extend the mill levy indefinitely.

Redefining Donala's enterprise status will simplify bookkeeping by allowing the district to combine tax income and water use and tap fee income into a single account.

Duthie told board members that the biggest drawback to changing the enterprise was that the district would be unable to issue revenue bonds. He said that should the need to issue bonds arise, the district can temporarily reduce the mill levy so that taxes collected do not exceed 10 percent of total income for the year preceding, and re-establish the enterprise.

Board votes to impose fines for watering restriction violations

As part of a region-wide effort to conserve water, Donala will impose mandatory watering restrictions starting in 2007. Municipalities and water and sanitation districts in the Palmer Divide region will begin to consolidate resources and standardize water policies next year. Part of that effort will be to encourage efficient use of existing supplies.

Local entities favor modeling watering restrictions on the demand management program implemented in 2006 by the Woodmoor district, which involved watering every third day during early morning, late

evening, and nighttime hours. Similar programs have proven highly effective in reducing peak demand and overall consumption in other Front Range communities.

Duthie proposed sending a warning for the first two offenses, a fine of \$50 for the third, and disconnection of water service with a reconnection fee of \$75 if the customer continues to ignore restrictions.

Board members felt residents need more time to become accustomed to restrictions, which had not been previously imposed in Donala. The directors also took into consideration the fact that many residents are on a fixed income, and the \$50 fine might equal some homeowners' monthly water bills.

Members decided on a more lenient policy for the first year, and proposed instead that a \$25 fine be imposed after two warning letters, with subsequent fines of \$50 a month, and no cutoff. Members agreed that after the first year stiffer penalties were warranted, and decided to approve the original proposal for the second year of watering restrictions and beyond.

The board voted unanimously to include the fines for watering restriction violations in the rules and regulations.

Board approves water and sewer rates for 2007

The Donala board passed a resolution instituting the 2007 water and sewer rates as proposed in the draft structure distributed by Duthie at the September meeting. The only change made by the directors to the draft proposal was the reduction of fines and penalties for the first year of watering restrictions.

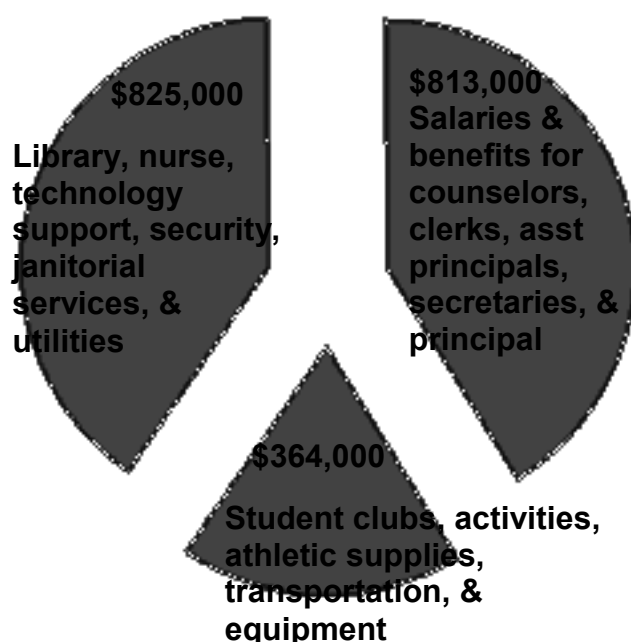
Most residential customers will experience no increase in their water and sewer bills next year. Only rates for water use of volumes greater than 30,000 gallons in a month will increase; less than 10 percent of Donala residents fall into that category.

Did you know...?

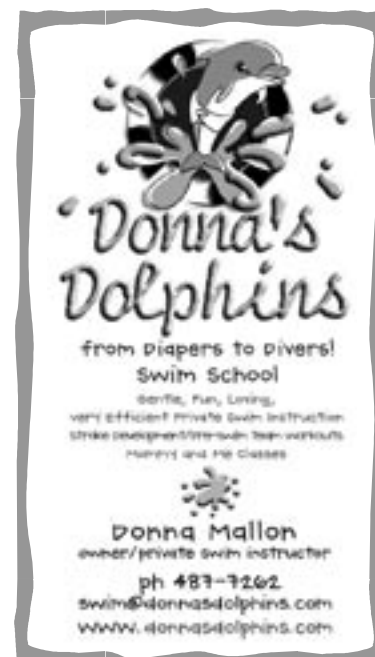
How will 3D, the \$2 million mill levy override, be applied to the new high school?

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Homeowners will pay \$4.50 per 1,000 gallons for increments between 30,000 and 40,000 gallons, which is 25 cents more than last year. Those residents using very large amounts of water will pay an additional \$1 for every 1,000 gallons over 40,000 gallons, or a rate of \$6 per 1,000 gallons.

Residential water and sewer tap fees and residential water development fees, which apply to new homes, will increase by \$500 each. Total tap and installation fees for a new home in Donala will cost \$16,500 in 2007.

New commercial water tap fees for three-quarter-inch and 1-inch water lines and commercial sewer tap fees (for the first 20 fixture units) will increase by \$500.

Budget discussion

Duthie reviewed some of the largest budgeted expenditures for 2007. He said that he always expects two well breaks each year and has budgeted \$100,000 for that purpose. (The district has a total of 14 wells.) Though no well breaks occurred during 2006, two wells had to be re-drilled. Duthie set aside another \$300,000 for the redrill of one well in 2007.

Duthie said he intends to purchase a sewer camera at a cost of \$10,000 for inspecting customer service lines. Previously, the district had contracted to do the work.

The district's new well, which will be located in Fox Run Park west of the Stella Drive entrance, is the single largest budget expenditure at \$900,000. Duthie plans to spend \$400,000 on the Baptist Road pipeline, which has been delayed for well over a year as district staff waits to see whether the line should be larger than originally planned to bring in water from a surface source.

Converting manual paper maps of the district's infrastructure to database form is on Duthie's wish list. He told members he had asked for an estimate from a firm in Fort Collins in 2005, but he felt the price was too high. He still hopes to hire a part-time college student to input the data but said the project is "on the back burner" for now.

Duthie then answered questions from directors, who will have a chance to further review 2007 figures before voting on the budget at the Nov. 29 meeting.

El Paso County Water Authority update

Duthie reported that lobbyist Pat Ratliff had no legislative bills to report on at the October meeting of the El Paso County Water Authority (EPCWA). The interim Water Resources Review

Committee, which meets during summer recess and usually recommends water-related legislative actions in the fall, had no specific suggestions to put forth. Ratliff related that she expects to see some bills on water quality issues.

Black Squirrel recharge study moves forward: Duthie said that the Colorado Water Conservation Board would provide \$40,000 for the Upper Black Squirrel recharge study, which will look at the feasibility of using the

basin for storage. He also said that Gary Barber, who serves as executive agent for the authority as well as manager of the Palmer Divide Water Group (PDWG), is seeking additional funding from the Statewide Water Supply Initiative Arkansas Basin roundtable.

Though the PDWG has some interest in using the shallow Upper Black Squirrel aquifer as a water storage site, Duthie said the Cherokee Metropolitan District would be the main beneficiary

of study results and that Donala would not be contributing funds at this time.

Water Authority releases draft budget: Duthie distributed copies of the EPCWA draft budget for 2007. He said that authority was not yet self-sufficient and would gradually raise membership dues to accomplish that goal. Members will vote on approval of the budget in December.

Director Tim Murphy asked whether the new authority to be formed from PDWG members

would take the place of the EPCWA. Duthie replied that with the exception of the Transit Loss study and model, the EPCWA had no overarching program that benefited all members. Northern members use wells to supply their needs; providers farther south rely on surface water. He said the groups had differing needs and interests, and the new water authority's goals would mainly address those in the Tri-Lakes region.



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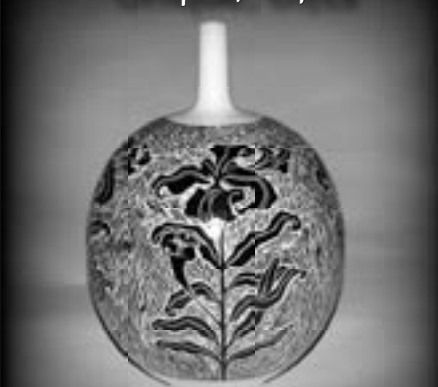
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Visitors ask about Classic’s plans for Shamrock Ranch

Marilyn Long and Ida Lash attended the meeting to ask about Classic’s plans for the Shamrock Ranch. Their visit had been prompted by an article in the September issue of *OCN* discussing Classic’s meeting with Donala staff and its interest in inclusion. A spouse of one of the women had also noticed survey stakes on the property. Long and Lash own residences nearby but do not live in the Donala district.

They expressed concerns about the water supply and the impact of increased traffic on Highway 83. When the women contacted Classic, the representative answering the phone denied any knowledge of a Classic development at the ranch.

Duthie confirmed that Classic had approached the district and asked for estimates for the cost of inclusion. He said that it was his understanding that the owner of Shamrock Ranch, David Wismer, was working with Classic on formulating a development plan. Duthie hastened to add that the homebuilder was in the early planning stages and was also considering 2½-acre lots, which would probably be serviced by wells and septic systems. He said Classic might also choose to annex to Colorado Springs, which would mean that Colorado Springs Utilities would provide water and sewer service.

Transit Loss model funding set
Duthie told the directors that Donala’s share for maintenance and operation of the Transit Loss model for 2007 is \$8,201. The Transit Loss model, which was commissioned by the EPCWA and the city of Colorado Springs, is a computer model that is being created and will be maintained by the U.S. Geological Survey (USGS). Using a series of gauges and data points, the USGS will be able to accurately track the flows Monument Creek, Fountain Creek and other smaller streams en route to the Arkansas.

Duthie told the board that because Donala presently has few downstream buyers for its effluent, the district cannot recoup the cost of model maintenance. He indicated participation in the model at this time was expensive and of question-

able value, especially since the cost could increase depending on how frequently the district was expected to report readings to the USGS.

However, as Palmer Divide groups link their systems, the ability to track flows on a daily instead of monthly basis will eventually enable the district to engage in effluent trades, sales and reuse, which would help Donala make better use of its resources. Duthie recommended the district continue to participate in model funding for the year.

Wastewater plant construction update

Duthie briefed the board on construction progress on the waste plant expansion during the past month.

- All three equalization basins have been poured. Two of the three have been water tested and the leaks sealed using a special injection system. Contractor Weaver Construction is moving water into the third for testing. After installing additional piping, Weaver will backfill around the basins. Duthie anticipates the basins will be completed by Thanksgiving as expected.
- The influent station and screen room are still in the permit phase with the Pikes Peak Regional Building Authority, but the addresses have been approved.
- Engineer Roger Sams of GMS Engineering is preparing the specifications for the sequencing batch reactor.
- Weaver construction is installing the denitrification filters.

Equalization basin costs only partially reimbursable

Duthie reported last month that construction costs incurred before the public hearing for the environmental assessment of the waste plant expansion were not reimbursable. Triview and Donala were unaware that the terms of the loans they obtained through the Colorado Water and Power Authority specify that the hearing must be held before construction can begin to be eligible for coverage.

Unfortunately, construction on the equalization basin was well under way

before the two districts learned of the requirement. Donala has funds available to cover their share; Triview does not.

Duthie said that “soft costs,” including engineering and equipment, are eligible for reimbursement. GMS is working to separate those expenses from construction costs. Duthie stated “soft costs” may account for up to 40 percent of the total for the equalization basin, but 25 to 30 percent is more likely.

So far, Donala has paid three bills totaling \$600,000. Donala recently received an \$80,000 payment from Triview, which had refinanced its debt and received a refund at closing. Duthie said Triview will repay Donala “when it can.”

Forest Lakes obligated to supply water to waste plant

In the intergovernmental agreement between Triview and Forest Lakes Metropolitan Districts and Donala for the wastewater treatment plant, Forest Lakes agreed to supply water to the expanded facility, but so far has not installed the necessary infrastructure. Duthie told the board the metro district has until April 2007 to submit a plan and must provide the water by December. Forest Lakes has said it intends to provide water by May 2007.

Duthie said Forest Lakes has the option of using Triview’s purple reuse pipe for conveyance. The pipeline has not yet been installed. Triview Manager Larry Bishop agreed to give Forest Lakes six months’ notice of his intent to use the pipe should Forest Lakes choose to postpone installing its own line.

Donala could supply water to the plant as well, but that would involve tunneling under the interstate, which Duthie said would be done at Forest Lakes’ expense.

Well 2A redrill yields disappointing result

According to Duthie, Layne-Western’s redrill of Well 2A has been less than satisfactory. He contends the well was drilled improperly due to the absence of a good “mud” engineer. During the operation, the substrate swelled and stopped the casing 200 feet short of depth. As a result, Donala

may not get the minimum yield of 350 gallons per minute. Duthie had hoped for 400 to 450 gallons per minute.

Layne-Western is treating the well by using chemicals and attempting to re-bore the hole to enlarge it.

Donala hired a “mud” engineer to examine the well at the district’s expense.

Duthie said he may negotiate the \$365,000 price if well yield is below expectations. He said the company had moved their equipment off the lot, but would be back on Oct. 23 for a pumping test.

Donala discovers it does not yet own possible storage tank site

The Struthers Ranch Development Co. agreed to donate land as part of its inclusion contract with Donala, but failed to deed the 2 acres behind the Robert Hull treatment plant to the district, instead giving ownership of the lot to Keller Homes. The district plans to build a storage tank on the site.

Keller’s lawyers are handling Donala’s request. The district is not yet in possession of the remaining deed.

Originally, Donala planned to build a circular tank that would be mostly in-ground, with a capacity of 2 million gallons. The district would like to have a capacity of 3 million gallons, but the site isn’t large enough for a circular tank of that size. GMS is considering the feasibility of an oblong design instead.

Donala will not build the tank immediately. The decision whether to use it to store potable or reuse water will depend upon future cooperative agreements made with Monument, Triview and Woodmoor. The district plans to have the design “ready to go,” but may discard the idea if additional storage is not needed.

The meeting went into executive session at 3:22 p.m. to discuss the purchase, acquisition, lease or transfer of water, and personnel matters. The next regular meeting of the Donala board will take place on Nov. 29 at 1:30 p.m. at the Donala office, 15850 Holbein Dr. Meetings are normally held on the third Wednesday of each month.

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Monument Sanitation District, October 17 2007 budgets revised

By Jim Kendrick

The Monument Sanitation District Board reviewed the draft 2007 budgets for the district and the Tri-Lakes Wastewater Treatment Facility (WWTF), set the date for the public hearing on the final 2007 district budget, and changed the day and time of board meetings for the rest of the year. Director Bob Kuchek's absence was excused from the Oct. 17 meeting.

District Manager Mike Wicklund noted that he had continued a series of meetings with WWTF Manager Bill Burks, Woodmoor Water and Sanitation District Manager Phil Steininger, and Palmer Lake Sanitation District Manager Duane Hanson to facilitate the beginning of autonomous facility operations beginning in 2007. The Woodmoor district has been the executive agent for managing the facility until it recently asked the other two owning districts to be relieved of that duty.

Wicklund said the Tri-Lakes wastewater facility budget for 2007 had been reduced from \$829,609 to \$730,124 in the latest draft. The expenses budgeted for 2006 are \$577,398. The expenses include the addition of a third full-time employee, one-time construction and maintenance expenses, increased energy costs for operating both aeration basins

more often to meet tighter ammonia standards, and biennial sludge removal costs that were not incurred in 2006.

The latest draft of the district's 2007 budget was also discussed. Budget year 2007 will be the last year the district will collect tax. Specific ownership tax and the mill levy will go away for budget year 2008 because the district will have no more bonded debt.

The board changed the regular meeting date and time from the third Tuesday at 6:30 p.m. to the third Thursday at 6:30 p.m. to eliminate schedule conflicts for some of the directors. The next board meeting at the district office building will now be on Nov. 16 instead of Nov. 14 as previously posted. New meeting time notices will be posted at the post office, town hall, and the district office.

The board also scheduled the public hearing for the final 2007 district budget for 6:30 p.m. Dec. 12, in the district conference room, 130 Second St., in conjunction with the monthly meeting. The hearing was changed from the new normal meeting date of Dec. 21 because the district must certify its reduced mill rate of 3.3 with El Paso County by Dec. 15.

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Triview Metropolitan District, October 25

Board discusses draft 2007 budget

By Elizabeth Hacker

The top priority at the October board of directors meeting was reviewing a draft of the proposed 2007 budget prepared by district Manager Larry Bishop. Board member Martha Gurnick was absent.

Bishop emphasized that the draft budget was still preliminary and that the board would have another opportunity to review it with modification at the Nov. 15 meeting before they approve it at the Dec. 13 budget hearing. He added that due to the upcoming holidays, the board meetings will be held on those dates rather than on the fourth Wednesday of the month.

Bishop said that he was still waiting on final figures for costs on the transmission line to the tank site at Sanctuary Pointe, two detention ponds at Promontory Pointe, and final costs for the new wastewater treatment facility with Donala District. Board President Steve Stephenson asked why he needed a cost for the detention ponds, as Triview's policy is that the developer covers the cost of all improvements except water and sewer lines. Attorney Peter Susemihl remarked that he did not remember the district limiting its responsibility to sewer and water lines. Bishop responded that he had interpreted the agreement with Promontory Pointe to read that the district would reimburse the developer for building the detention ponds, but said that he would re-read the agreement and bring

it to the board at the November meeting.

Bishop noted that the 2007 revenue projections were conservative because he would rather err on the side of caution. The projection includes \$450,000 from Wal-Mart, but that was contingent on approval of the November ballot measure. He also included 75 new homes, which Stephenson suggested was too low. Bishop responded that there could be as many as 300 homes sold in the district, but because the housing market has cooled, he felt it would be safer to keep the estimate conservative. Bishop added that there will be other changes as the budget is refined.

Stephenson asked if the intergovernmental agreement with Monument for \$180,000 to operate the wastewater treatment facility was really necessary, and he questioned if it could be more like \$80,000. He suggested it required only an employee and some chemicals to keep it operational until the new wastewater treatment facility could be used. Bishop responded that until the new facility was up and running, they needed to maintain the existing system.

Bishop addressed a "wish list" of items in the budget that included a "vac" truck that could be used for cleaning lines that should be done every year. He noted that Donala had recently purchased a new vac truck for \$260,000 and was going to sell its old one for \$40,000. A discussion followed regarding how the district would use this truck and if Monument would participate in the cost of the purchase and annual operations for cleaning the lines. Bishop reported that it would require two employees approxi-

mately three months to clean the lines each year and that Monument had indicated that they would not participate. No decision was made.

Reports

Bishop reported that the Monument Creek interceptor line, if approved, will carry effluent flows from the Home Place Ranch subdivision to the wastewater treatment plant west of I-25. He indicated that Forest Lakes needs this line to help alleviate its capacity issues, adding that if approved, the contract will go out for bid in November. Bishop added that the agreement with Forest Lakes included a provision in which they would provide potable water to the interceptor. The board approved the interceptor.

In addressing the previous month's billing issue, in which Triview only billed customers for 70 percent of the water the district produced, Bishop reported that he is still confused by the district's billing system but that the problems appear to be with the accounting program rather than with the meters. He announced that Dale Hill is heading the meter replacement program. Hill then asked board members Julie Glenn and Joe Martin if they would be the first to have their meters replaced since they live in older homes. They agreed to have their meters replaced.

Bishop addressed the request for a traffic signal light at Lyons Tail and Jackson Creek Parkway by saying the problem required more study. He noted that the area was not completed and future development and streets would further impact that intersection. Chuck Ritter reported that traffic engineers at Nolte were studying it and that it would be addressed at a future



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The board indicated to Bishop that the entrance to Jackson Creek at Leather Chaps Drive was a principal entrance and needed a sign, even if it was a simple one. Bishop responded that while he agreed a solution was needed, there was no funding or staff to do it at this time and recommended they consider it again at a later time.

Development updates

Bishop reported he was pleased with the changes John Laing had made for Promontory Pointe. The lots have been reconfigured and will have a railroad theme. The subdivision will include a small park with a parking lot and a regional trail system. The minimum lot size has not changed and there will be 230 lots.

Bishop indicated that the only concerns that must still be addressed were the number of lots adjacent to Home Place Ranch and the well site locations. Bishop reported that the developer would submit this plan to the Town of Monument in mid-November.

In other development matters, Bishop reported that if approved in November, Pulte Homes will begin construction on its Copper Heights single-family residential and Copper Terrace town homes developments in early 2007.

Bishop reported that there was interest in a car wash with an estimated water use of 50 to 60 single-family equivalents, which could use up to 8 million gallons of water a year. The board indicated that if reclaimed water could be used, it might be a possibility but they would need a guarantee that the district would only grant so much water. Bishop responded that one way to do this is to charge a premium for anything over the granted amount of water. He also mentioned that Rocky Mountain Oil Change wanted to put in a one-bay car wash with an estimated use of 3 million gallons a year and that they are considered using recycled water.

Chuck Ritter of Nolte reported that they had met with developers of Sanctuary Pointe and Promontory Pointe to work out an agreement to pay for the sewer line along Baptist Road. He indicated that installation

of the sewer line is time-sensitive because of the tight construction schedule for paving the road. The Promontory Pointe developer agreed to pay for the sewer line by the end of November and then dedicate the line to the district. Classic Homes agreed to pay for its portion of the sewer line from Sanctuary Pointe, which is estimated at approximately 3,000 feet of line for a cost of \$150,000, when they hook up to the line.

Ritter reported that the electrical contractor will install two 600-kilowatt generators for the wastewater treatment facility and is getting quotes for generators.

Stephenson noted that he had met with the Donala Water District's board president and the state Health Department to clear the air on the state loan for the wastewater treatment facility, and they agreed it would be advantageous to meet more often. They agreed that Triview should help manage the project, and Stephenson indicated that Triview didn't need to be reimbursed first. They reviewed the design of the treatment facility, for which the state has granted Triview and Donala a loan for \$5 million each. They agreed that they needed to control the cost of design and construction of the treatment plant to not exceed \$10 million.

Ritter reported that he had reviewed the plans for the Baptist Road interchange and noted that the design did not include the adjustment to Triview's sewer lines, adding that generally this is done by the design engineer. He suggested that relocating existing utilities lines should be included in the cost of the project and not be an expense that is paid for by Triview. He recommended that the district review all plans and carefully consider where all lines will be relocated.

In a separate action, the board ratified the resolution they drafted the previous month to support the BRRTA tax initiative that will be on the November ballot.

Dale Hill reported receiving three permits for homes.

Attorney Susemihl reported that Classic Homes will start construction of Sanctuary Pointe in 2007 and that the election for the road district will probably be held in November of next year.

Bishop reported that the Palmer Divide Water Group would hold a special meeting at 7 p.m. Nov. 16, at the Place restaurant in Gleneagle to discuss becoming a water authority, acquiring surface water rights, and its vision for the future water supply.

The board went into executive session

at 5:45 to discuss ongoing litigation and negotiations over water. No actions were taken.



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Woodmoor Water and Sanitation District, October 12

New area water authority likely to be formed

By Sue Wielgopalan

Woodmoor general manager Phil Steininger told board members at the Oct. 12 meeting that the Palmer Divide Water Group (PDWG) has taken preliminary steps to become a water authority. The El Paso County Commissioners must approve the establishing charter. The creation of the new authority will provide additional opportunities for water providers in the Palmer Divide area to work together in bringing surface water to the region and sharing resources more efficiently.

Woodmoor attorney Erin Smith explained that becoming a state-sanctioned governmental entity has several advantages.

Colorado state statutes grant governmental immunity to water authority member organizations and staff when performing authority functions. The state also grants the power of eminent domain for the purpose of establishing rights-of-way for pipelines and other infrastructure. The authority would have no power to enact a mill levy or impose other taxes.

As a governmental body, the authority will be subject to Colorado's open record and meeting law (known as the "sunshine law"), as well as state budget and auditing requirements.

The PDWG will discuss the draft charter, as well as ideas for an appropriate name, future water project plans, and possible funding mechanisms at a meeting tentatively scheduled for 6:30 p.m. Nov. 16 at The Place, located in the Gleneagle shopping center.

Woodmoor and Monument will work on cooperative water plan

The Woodmoor district and the town of Monument have

begun formulating a plan to interconnect and consolidate their water systems in an effort to maximize the efficient use of storage facilities, treatment plants, reuse water and effluent credits. The ultimate goal is to collaborate with other area districts in setting up a water treatment, distribution, and storage system that encompasses most providers in the Palmer Divide region.

On the recommendation of Smith, Steininger reserved a slide show on possible projects for executive session.

Woodmoor will continue participation in Transit Loss model

Steininger briefed the board on the current status of the Transit Loss model, which was discussed at the most recent meeting of the El Paso County Water Authority (EPCWA).

The Transit Loss study and model was commissioned by the EPCWA and the city of Colorado Springs; the work was contracted to the U.S. Geological Survey (USGS). Its purpose was to more accurately determine the amount of water lost from streams in transit to the Arkansas River by monitoring flows through a series of gauges. Information from the study is being used to create a computer model, which will continue to use measurements from those gauges and extrapolated data at points between to track the amount of water withdrawn and/or contributed as effluent by municipalities, water and sanitation districts, and other users.

Woodmoor's share of the study cost came to \$27,000. Charges for continuing maintenance of the model will be largely based upon the percentage of each entity's contribution to total flow. Steininger estimates Woodmoor's yearly cost to be about \$13,000. He anticipates that figure will probably increase over time as Woodmoor's population continues to grow.

Although Steininger conceded the amount seems high when contrasted with present monetary benefits, he said the ability to track Dirty Woman and Monument Creek flows on a daily basis would become increasingly important as the district participates in water exchanges, storage agreements, or sales with other entities.

Tri-Lakes facility will become self-managing in 2007

Benny Nasser, Woodmoor's representative on the Joint Use Committee (JUC), reported on the group's progress in transitioning the Tri-Lakes Wastewater Treatment facility into a self-managing operation.

The treatment plant is jointly owned by the Monument Sanitation District, the Palmer Lake Sanitation District, and Woodmoor Water and Sanitation District. The JUC, which oversees the facility, consists of one appointed delegate from each board of directors. The managers of the three districts usually also attend the meetings, including Steininger (who also presently acts as the facility's executive manager) and waste plant manager Bill Burks.

For several months, Burks and the district managers have been working out a process to phase management activities from contracting district Woodmoor to Burks. At the most recent meeting, members crafted a policy statement defining JUC officers as the individuals from whom Burks will take work direction. The JUC will further refine the process at subsequent meetings.

YMCA formally requests supplemental water

Andy Barton of the Pikes Peak YMCA and Jim Strange of architectural firm LKA followed up the YMCA's written request for supplemental water and answered board member questions about the planned Tri-Lakes project.

The YMCA is requesting an additional allotment of 6.67 acre-feet of water per year above its automatic allocation. (All properties within the Woodmoor district are allowed to consume up to one-half acre-foot of water per acre per year. The YMCA property consists of just less than 12 acres. Therefore, the facility may use almost 6 acre-feet of water each year without incurring additional charges or penalties.) The

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organization wishes to buy just over 3 additional acre-feet for the first phase and to reserve 3.6 more acre-feet for Phase II.

Barton and Strange spoke briefly about the water conservation measures the YMCA intends to implement. Plans include the use of artificial turf for Phase I and Phase II playing fields, low-flow fixtures within the buildings, and a drip irrigation system to water the trees, required by the Woodmoor Improvement Association as part of the landscaping plan.

Strange then appealed to the board to consider selling the additional water to the Tri-Lakes YMCA at the previous rate of \$14,000 per acre-foot rather than the present rate of \$20,000 per acre-foot; he also asked to reserve the water for Phase II at the lower rate.

The district's revised supplemental water policy specifies that customers cannot "lock in" a rate, and must pay the rate in effect for additional water when the reservation is activated. The policy is intended to prevent water speculation. Reserving water only ensures availability to the developer at some future date.

In answer to questions from the board, Steininger stated that Woodmoor honors commitments made while previous policies were in effect, but has never rolled back prices for other organizations, charitable or otherwise. He was also concerned that such a move at this time would set a precedent, presenting an opportunity for other projects to make a similar request.

Director Jim Whitelaw, while

voicing personal support for the project, also expressed reservations about setting a precedent of offering price discounts to organizations based on perceived value of a specific project to the community.

Steininger told members there were two separate issues to consider when looking at the supplemental water request. The board should first determine whether the district had sufficient water available to supply the volume requested, and whether the anticipated need was reasonable for the stated use. The second consideration was the price.

He also made a point of clarifying to the board that while the YMCA's letter requesting supplemental water implied that the YMCA was unaware of impending increases in the price of additional water, he and engineer Jessie Shaffer had on two separate occasions warned officials directly of probable price and policy changes and urged immediate action on water requests.

After confirming with RTW consulting engineer Mike Rothberg that the district had the infrastructure to deliver the additional water and the capacity to handle the wastewater during pool operations, the board members voted unanimously to grant the supplemental water request. The directors agreed to discuss price adjustments in executive session.

After executive session, the Woodmoor board announced its decision not to reduce the price of supplemental water for the YMCA. Members reasoned that such discounts would be unfair to other projects

that could also be classified as community assets. One member pointed out that Woodmoor residents would be subsidizing a facility utilized by many citizens outside the district's boundaries.

2007 budget discussed

Steininger distributed copies of the draft budget to board members and asked that they review it and bring any questions, comments, and suggestions to the budget workshop scheduled for Oct. 17.

An important part of every year's budget is calculating adjustments in water and sewer rates to ensure that revenues are sufficient to cover expenses for the next year.

For 2007, Woodmoor decided to simplify water rates by reducing the number of "blocks," or rate divisions based on the volume of water used. In 2006, the district used nine blocks; the larger the volume of water used, the higher the cost per 1,000 gallons. Board members felt so many divisions were confusing and unnecessarily complex.

Utilities consultant Roger Hartman suggested reducing the number of blocks to three.

Due to the rising cost of utilities and water, most households will see an increase in their water and sewer bills. Water tap fees for new homes will also increase.

Steininger told board members the district expects to add 208 new taps in 2007, which includes single- and multi-family homes as well as commercial taps. He added that the

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district expected to spend approximately \$2.1 million on construction projects; roughly \$1.7 million of that amount was earmarked for the new well and will be rolled over from 2006.

Steininger reviewed 2006 budget projections and noted the following differences between anticipated and actual figures:

- Total revenues were about \$200,000 more than expected.
- Water and sewer tap fees were approximately \$700,000 less than anticipated.
- About \$2.5 million will go into reserve for 2006, bringing the total to \$7.5 million. The district anticipates spending a significant amount during the next three to five years on renewable water and the infrastructure needed to bring it to Woodmoor. Reserve money will be used to fund renewable water projects.

District fills two employee vacancies

Steininger announced that Woodmoor had hired two new employees. Dan LaFontaine is certified as a "B" level operator in water treatment. He brings surface water and wastewater experience to the district. Ben Garcia will be working in maintenance. Both were hired to fill vacancies and do not represent new Woodmoor positions.

Water line flushing planned

Operations supervisor Randy Gillette told the board the district planned to flush water lines in zone 1, which is located north of Woodmoor Drive. Gillette said the American Water Works Association recommends that lines be flushed at least every three years.

Hit and run driver damages lift station

Steininger reported that a dark blue Chevrolet vehicle hit the lift station located near the intersection of County Line Road and Silverhorn. A section of the vehicle's grill was recovered at the accident site. The district filed an online report with the Colorado State Patrol.

The accident damaged the electrical controls; repairs will cost around \$2,000. The incident was never reported by the driver.

New well site receives county approval

Shaffer informed board members that the El Paso County commissioners had approved the replat of the lot for Well 20. Although Woodmoor originally planned to begin accepting bids for the drilling contract on Oct. 6, Shaffer decided to delay the bid opening until Oct. 13.

Meter replacement program nears completion

Shaffer told board members that approximately 2,200 of the targeted 2,890 meters had been replaced, which meant the program was roughly 75 percent complete. He said he expected to finish the operation by the end of 2006.

A few homes have received disconnect notices. If the residents do not respond by setting an appointment to have their meters changed, and the district shuts off their water supply, the owners will be charged a disconnect fee and a reconnect fee, and service will not be restored until a new meter is installed.

Developer update

Shaffer said that Bill Herebic of Monument Gateway Investments, LLC asked to exercise the supplemental water option in his contract with Woodmoor before Lewis-Palmer District 38 closed on the property. Herebic's property comprises 25 of the nearly 69 acres where the new high school will be built.

Because the board would not meet again until after the closing, Woodmoor staff conferred with board President Jim Taylor and executed the agreement attaching the reserved supplemental water to the land sale. Steininger said the amendment still required members' ratification.

The full Board of Directors voted unanimously to ratify the contract amendment granting supplemental water in the amount Herebic originally requested.

Shaffer told the board that developers continue to install infrastructure at the Village Center at Woodmoor, the Crossroads at Monument, and Misty Acres. Sam Schoeninger, who owns most of Misty Acres, has indicated he intends to sell to homebuilders once the infrastructure is complete, and sold Filing 1 to Lennar Homes.

Famiglietti family notifies district of intent to sue

Smith informed board members of impending legal action being brought against the Woodmoor district by the Famiglietti family for monetary damages resulting from a main break in early 2006 that resulted in flooding in portions of their home.

The public portion of the meeting was adjourned at 3:20 p.m. and the board went into executive session to discuss the purchase, acquisition, or sale of water rights; to consult with their attorney on specific legal questions related to negotiating positions; and to discuss personnel matters.

The next regular meeting of the Woodmoor board will take place on Nov. 9 at 1 p.m. at the Woodmoor office, 1845 Woodmoor Dr. Meetings are normally held the second Thursday of the month.

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Donald Wescott Fire Protection District, October 25

Open house a big success



Above: Donald Wescott Fire Protection District Captain Sean Pearson shows several future firefighters how to use the equipment at Wescott's Fire Prevention Week open house. Over 200 people attended the Oct. 14 event. *Photo by Jim Kendrick.*

By Jim Kendrick

Treasurer Dave Cross's absence was excused. Chief Jeff Edwards was absent to attend military reserve training in Florida.

2006 budget in good shape

Board secretary Ginnette Ritz informed the board that the budget was doing very well, though a few items are over budget. The overage in expendable equipment has been caused by the recent high price of gasoline. The medical equipment expenditure is not an overage; it resulted from an error in preparation of the original 2006 budget. These minor overages have been more that offset by the district's conservative budgeting for tax revenue. If necessary, these budget issues will be addressed by an amendment of the budget at the end of the year.

District welcomed at golf event

Assistant Chief Vinny Burns reported that the district's recent emergency medical support of the Professional Golf Association event at the Gleneagle Golf Course had been very successful. He said the pro golfers had even asked why there were not medical personnel standing by for other tournaments that they attend.

Run report

In September, there were 77 calls in the district plus 33 mutual aid calls. The year-to-date total is 830 calls which is a 26 percent decrease from last year. Throughout 2006, the decrease in total calls has been primarily due to a decrease in out-of-district dispatches for the American Medical Response ambulance. This decrease results from a change in AMR policy specifically intended to keep the Wescott ambulance within the district a higher percentage of the time than in the past. This AMR policy has proven to be successful.

Board President Brian Ritz noted the blizzard that was forecast for later in the evening and suggested that the district should update its previous survey on four-wheel-drive vehicles and other resources within the district that could be available for use in emergencies. Director Joe Potter concurred and suggested updating the list of people who might need special attention during a severe storm. Wescott's Hummer was purchased based on the results of that survey.

Burns noted that he, Edwards, and Cross are working together to update the district's policy and procedure manual. The board's planned discussion of the manual's section on per diem payments for business trips was postponed to compare district rules with state and national standards.

Burns reported that the firefighters had again served lunch to the kids at Antelope Trails Elementary earlier that day. Burns added that they would like to serve lunch on a regular basis at other area schools as well.

Open House a big success

Potter stated that the district's Fire Prevention Week open house went very well and that the kids who attended really enjoyed seeing the wide variety of apparatus on display as well as the wrecked car that discourages drunken driving. He said there was added interest when a call for assistance at a serious multiple injury traffic accident came in during the open house and required the Flight for Life to respond to the scene from the display on the Antelope Trails Elementary School athletic field.

The board voted to enter executive session at 7:37 for discussion of personnel matters. At 8:49 p.m., the board ended their executive session with no action being taken.

2007 budget

The board was given copies of a draft amended 2006 budget and a draft 2007 budget for the Volunteer Pension Fund and the district. Each of these four draft budgets will be adjusted before the final figures are approved in December.

The meeting was adjourned at 9:52 p.m. The next regular meeting is scheduled for Nov. 15 at 7 p.m. at Station 1, 15415 Gleneagle Drive. There will also be a Pension Board meeting at 6:30 p.m. Board meetings are normally held on the third Wednesday of the month.

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Tri-Lakes Fire Protection District, October 25

Fire station 2 water woes continue

By Lee Colburn

All board members, along with Chief Robert Denboske and Battalion Chief Bryan Jack, were present at the Oct. 25 Tri-Lakes FPD meeting. Palmer Lake Mayor Max Parker and Palmer Lake Volunteer Fire Department Chief Phillip Beckman also attended.

Financial report

Treasurer John Hildebrandt reported that as of this time,

the district has collected 92.5 percent of expected revenues. Meanwhile, expenditures are at 75.7 percent of the yearly plan, a little less than estimated. However, an upcoming \$110,000 expense for a new ambulance will soon hit the books. The good news is that 51 percent of this expense will be reimbursed by state grants. Finally, Station 2 expenditures and insurance payments are portions of the budget that edge a bit above expectations.

Fire Station 2 update

The station's water situation remained the topic of interest; last month, a mistake during the augmentation line checkout caused more troublesome water runoff. This excess water took about three days to dry up. Excessive groundwater remains a top board concern, and members continue to brainstorm the drainage pattern at the station.

The plan includes an interceptor drain on the north part of the station running into the established ditch system. As of now, excess water must be pumped out, which costs \$300 every three weeks.

Ballot question update

The upcoming election Ballot Question 5E—which would raise the mill levy from 7 to 8.5 mills—was discussed, with information provided from the Firefighters Union. The board applauded the efforts by the union to

market the initiative and educate the public. The campaign targets about 4,500 registered district residents for upcoming elections.

Shifting responsibility

Board President Pocock said there has been a shift in responsibility for accounting to department personnel. The result has added more administrative workload for Denboske. Pocock said this is a good time to explore adding some help by hiring a part-time business manager on a consulting basis or filling the vacant assistant chief position.

The meeting adjourned at 7:52 p.m.

The Tri-Lakes Fire Protection District board normally meets the fourth Wednesday of each month. However, due to the holiday schedule, the next meeting is scheduled for Nov. 15 at 7 p.m., immediately preceding the Tri-Lakes-Monument Fire Authority board meeting at Tri-Lakes district Station 1, 18650 Highway 105 (near the bowling alley).

For more information, call Chief Denboske at 481-2312 or visit www.tri-lakesfire.com.

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Woodmoor/Monument Fire Protection District, October 25

Disagreement continues over financial discrepancies

By Susan Hindman

Though the financial news for the Woodmoor-Monument Fire Protection District is good, the issue of conflicting numbers, detailed at the September meeting, has not been resolved, Treasurer Bob Hansen said at the Oct. 25 meeting.

After Chief Robert Denboske gave the financial report — his first time doing so for the district — noting that the district is 7.03 percent under budget, he asked Hansen if he agreed with those numbers. Hansen responded, “I have no idea” if they were correct. He said he still did not have answers from his questions posed two months ago about why the Excel spreadsheet, QuickBooks database, and audit numbers did not match up.

“Until I can get a straightforward answer for the discrepancies, I can’t back the information that I get,” Hansen said.

His concerns involve the 2005 end-of-year expenses. The auditor’s figure is \$1,138,574, the Excel spreadsheet \$1,209,398, and QuickBooks \$1,144,188. He claimed there has not been any resolution to the difference in numbers since he brought up the problem in early September.

Bookkeeper Linda Ousnamer insisted his questions have been answered and said that the numbers he was looking at did not include the final adjustments made by the auditor. The final difference in the actual budget and the audit is \$17,000. “It had to have been an adjustment they (the auditor) made when they did the report,” she said, referring to the \$17,000. “In order to find out what that is, I have to go back to Gordon, Hughes & Banks (the auditor), and I can’t do that, unless the board wants to approve me going back to them.”

Regarding this year’s numbers, she said, “Yes, the numbers are correct until the auditors make adjustments to them at the end of the year.”

Hansen, however, said he wants to go over the correspondence connected with last year’s figures at the next meeting. He insists the issue is not resolved.

2007 budget

Denboske is preparing next year’s budget. Hansen said overall the budget was “not too bad.” “We’re buying \$367,000 worth of things (a 12-lead heart monitor and a truck), but the budget (revenue) is only 12.8 percent higher.” He said the district will have to go into reserves to cover those purchases. Overall, Hansen said, “I commend him (Denboske)” on the budget he had presented. More details about the budget were to be discussed at the Fire Authority meeting that followed.

Executive session on personnel issues questioned

Is the district allowed to hold executive sessions regarding personnel issues when, according to the Intergovernmental

Agreement (IGA), all district employees are employees of the Fire Authority (which is composed of the Woodmoor and Tri-Lakes fire districts)?

The board says it is allowed; Denboske says it is not. Director Bill Ingram wanted to discuss a personnel matter at the October meeting and had informed Denboske of this ahead of time. The chief responded that this was illegal, so Ingram asked him to produce an official document that specifies it, which has not happened yet.

Ingram said, “As long as we’re paying salaries, it seems to me we have personnel.”

The IGA clearly states “all employees belong to the authority,” said Denboske. “The district doesn’t even pay payroll taxes. The authority pays the payroll taxes. So in essence, from local governments, this district has no employees.”

According to Denboske, the last time the board held an executive session, “when you changed it from ‘personnel matters’ to ‘negotiations,’ someone had notified the Colorado Division of Local Government and they called me, and I advised Mr. Miller about that.”

Technically, the authority pays all the bills. But the authority is funded by both its member districts; Woodmoor-Monument transfers money budgeted for salaries from its account to the authority for disbursement.

Ingram said there had been some discussion by e-mail about this and that he had requested “hard and fast” information prior to this meeting. It was suggested that the state Special District Association be contacted for direction, which Denboske said he would do.

Meeting time

Denboske requested the board come up with a way to allow him to attend the Woodmoor and the Tri-Lakes district meetings—currently held simultaneously, down the hall from one another. He suggested the districts hold their meetings different nights. But the board decided to discuss with Tri-Lakes arranging the agendas so that the chief could be where he was needed at the right time.

The Woodmoor-Monument Fire Protection District board usually meets the fourth Wednesday of each month at 7 p.m. Because of the Thanksgiving holiday, and because the 2007 budget is due Nov. 17, the next meeting is Nov. 15 at Tri-Lakes district Station 1, 18650 Highway 105 (near the bowling alley).



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Tri-Lakes Monument Fire Rescue Authority, October 25

Auditing issue resolved, new company hired

By Lee Colburn

The Tri-Lakes-Monument Fire Rescue Authority convened its October meeting with a full board, and with Palmer Lake's mayor, Max Parker, and fire chief, Phillip Beckman attending.

Treasurer John Hildebrandt said the authority's revenue is at 92.5 percent of expected income for the year. Ambulance revenues came in above the initial budget projections, while specific ownership taxes are under estimates. Most budget line items were characterized as "on track."

However, general insurance, communication, Station 2, and building repair maintenance items are running a bit high. Balance excesses with Station 2 will be partially reimbursed by insurance claims. President Charlie Pocock estimated the district would recover half the costs in the ongoing groundwater issue. Also, Hildebrandt adjusted the 2007 budget to include a worst-case \$300 per septic tank pumping operation every three weeks.

The authority has spent 72.7 percent of the budgeted expenses for the year, which is 2.3 percent under what would be expected at this point in the year. There will be some upcoming expenses associated with the new Tri-Lakes ambulance and the quarterly lease payment. The ambulance expense will be \$110,900 but there is an anticipated \$54,000 ambulance grant and \$11,700 computer grant coming. Overall, the budget is going well with only an end of year Station 2 adjustment.

New auditing company hired

The board discussed last year's auditor performance and this year's new audit contract. Board President Tim Miller got a letter from the authority's attorney stating that it is okay to pay only the contracted amount for last year's audit services. Miller authorized a final payment of a maximum of \$16,500 to the firm Gordon, Hughes & Banks. In his letter, he also stated the authority would not need its services in the future.

Miller then outlined an audit proposal from Bondi and Co. The board noted that the \$14,000 proposal had a good rate schedule, and members were confident that they would not see overruns from this company. However, they wanted wording fully outlining what is included in the price, so there would be no surprises in the final bill.

Board member Rick Barnes was in favor of a written contract to prevent extensive cost overruns that might have been assessed in this year's audit. Other members said this company had no history of cost overruns, and an engagement letter would suffice. Board member Bob Hansen wanted a specific requirement to ensure Woodmoor and Tri-Lakes expenses were broken out in the report.

Hildebrandt made a motion to accept the Bondi and Co. proposal. The board decided to include a specific acceptance letter listing Bondi's deliverables and the things the authority will provide, along with a restriction on overruns. The motion passed unanimously.

2007 budget proposal: first look

Chief Robert Denboske presented the initial draft of the 2007 budget and summarized some line-item modifications. Most adjustments will be in the personnel budget area, which was to be discussed in closed executive session. This proposal has to be submitted by Dec. 15, so the November board meeting will closely examine the proposal.

After general board questions, all agreed that Denboske will confirm and refine the estimates in some health insurance projections. Hansen instructed the department to include the beginning balance in the start of the budget to align with standard budgeting practices. Miller asked all board members to review and comment back to Denboske.

Palmer Lake, Tri-Lakes district relationship reviewed

Parker and Beckman of Palmer Lake were attending the meeting in order to understand the relationship between the Tri-Lakes and Woodmoor-Monument fire protection districts as they relate to the Fire Authority. Pocock described the setup as each district maintaining its own equipment, stations, and real property. However, all of the employees work for the Fire Authority.

Parker asked why the ambulance service agreement between the Tri-Lakes district and the Palmer Lake Volunteer Fire Department was terminated. The board reiterated that Tri-Lakes terminated this because the district did not have services authority. Parker said his town council was confused by the process followed for the new emergency services agreement. He strongly urged the board to consider submitting future proposals via registered mail.

Board members said they acknowledged the mayor's view that there was confusion in the process they followed, although they said they did not think it was improper. The board members said they would remain open to feedback and will be glad to explore a mutual agreement at any time if Palmer Lake would like to open discussions.

The authority board went into executive session at 8:55 p.m. to discuss personnel matters.

The Tri-Lakes-Monument Fire Rescue Authority will meet on Nov. 15 at Tri-Lakes district Station 1, 18650 Highway 105 (near the bowling alley). The meeting will follow the meetings of the Woodmoor and Tri-Lakes district boards that evening. For more information, call Chief Denboske at 481-2312 or visit www.tri-lakesfire.com.

El Paso County Planning Commission, October 17

New Timberview filing recommended for approval

By Steve Sery

The county Planning Commission on Oct. 17 dealt with two requests affecting the Tri-Lakes area:

- A replat of Timberview Filing No. 3 subdivision. This 10.53-acre parcel just north of Higby Road and east of Furrow Road is proposed for four residential lots. The zoning is correct, and there were no other issues. It was approved unanimously as a consent item.
- A request for a variance to construct a second residence on a 47.55-acre parcel zoned RR-3. It is located on Highway 83 north of Hodgen Road. This conceivably

could have been subdivided into eight or nine parcels, but the applicant did not want to do this, preferring to get a variance to allow the second residence for a son needing health care. The most unusual aspect of this was a request for a 35-year variance. Most variances are for five years. It was approved unanimously.

With the appointment of three new members, the Planning Commission is at "full strength" for the first time in over a year.



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Woodmoor Improvement Association, October 18

Wildfire protection plan and reasons for 3C presented

By Chris Pollard

The Woodmoor Improvement Association (WIA) meeting Oct. 18 was attended, initially, by about 40 residents, who for the most part were there to discuss the issue of the gate on Doewood Drive that was mentioned in a recommendation contained within the proposed wildfire protection plan scheduled for discussion.

Ballot Issue 3C – Funding for Monument Academy

The first major item on the agenda was a presentation by Michelle Bell, representing the Monument Academy Charter School, to provide information on its upcoming Ballot Question 3C. She described the Academy as a semi-autonomous school operated by an independent group with different academic standards than the Lewis-Palmer School District. It is, however, operated under a performance agreement with the district. Funding from D-38 is based directly on the number of pupils.

The Academy has been operating for over 10 years and now educates students in grades K-12. It is attended by about 12 percent of all students in the district. The emphasis is on small class sizes, core knowledge, and core virtues, like respect and diligence. Accountability is maintained through the CSAP testing and School Accountability Reports.

Bell explained the details of 3C. The request is for a 10-year, 1 mill levy override to be used toward the land acquisition and construction of new school buildings. The Academy estimated that the annual tax increase for an average home valued at \$315,000 would be around \$25.

The Academy needs the new buildings because it is now operating out of temporary facilities in four locations. Access is currently difficult, with more than 500 vehicles dropping off children daily. The temporary nature of the current facilities is not conducive to learning, and there is a need for science labs, performing arts space, and a sports facility.

The Academy is negotiating for the purchase of property west of I-25 to help alleviate potential traffic problems if D-38 builds a high school just north of the current Academy buildings.

She added that residents should support 3C even if they don't have children in D-38 because property values are enhanced when good schools are available to students.

When asked about the current size of the school, Bell said there are 630 students, of which 500 are at the elementary level. The new school would be built on about 20 acres.

When asked if enrollment was maxed out, Bell said that currently they were not. The new building would be designed for 750 students, with the possibility for expansion to 1,300. Completion was expected in 18 to 24 months. The mill levy would raise about \$362,000 a year, providing about \$3 million over the 10 years. The expected cost of the school was to be about \$12 million to \$14 million, and donations would be needed.

Proposed Forest Stewardship and Community Wildfire Protection Plan

Jim Woodman, director of forestry for the WIA, then talked about the Community Wildfire Protection plan, which is in the final stages of review.

He said that a team had been working on the plan for nine months and included representatives from the Colorado State Forest Service, El Paso County Planning Department and the Tri-Lakes fire district. Stewardship has to do with maintaining the forests—keeping them free of pests and ensuring their aesthetic value. The objectives were also to decrease fire risk and insect and disease problems.

The research was to assess vegetative fuel hazards, risks of wildfire occurrence and homes most at risk, then identify neighborhoods that were at the highest risk.

This would then be followed by the development of a 10-year plan for Woodmoor for improving forest health, reducing fuels hazards, and improving community safety. The plan may need to change to adapt to changing circumstances.

Also, as part of the stewardship, there would be a need to improve the quality of wetlands, wildlife habitats, and other aspects of the forest.

Woodman described the methodology of the vegetative and wildfire hazard analysis. This started with analysis of recent satellite imagery of the whole of Woodmoor from 2003, looking at roads and vegetation. It was decided that there were eight types of vegetation present: wetlands grass; grassland; Gambel oak; Gambel oak and low-density pine; ponderosa pine in low, medium, and high densities; and pon-

derosa pine in high density with significant "ladder" fuels such as Gambel oak and pine saplings.

Vegetation types were marked on the map and then broken down by single dwelling lots. All the multi-family lots are in the grassland areas and so are not a concern. Twenty-eight percent of Woodmoor lots are in grassland, and 50 percent are in high-density pine.

He explained three causes of fires: Radiation heating, where the radiation is high enough to cause immediate objects to spontaneously combust; direct contact with flames; and contact with firebrands or other pieces of burning material swept up in the air. The latter cause is responsible for a large proportion of the problems, because pieces of burning wood can travel long distances in front of a fire. The main causes of wildfire ignitions are lightning strikes, burning houses igniting adjacent vegetation, and careless use of cigarettes, fireworks, and open fires.

Wildlife hazard areas were classified as follows:

1. Low hazard—wetlands and grasslands.
2. Medium hazard—ponderosa pine, low and medium densities with moderate risk of ignition from vegetation.
3. High hazard — Gambel oak with low-density ponderosa pine; and high-density ponderosa pine. A high risk of one or more home ignitions from the vegetation because flame spread is faster and control is more difficult.



Above: Controversial gate on Doewood Drive. Photo by Chris Pollard.r

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4. Severe hazard — Gambel oak and high-density ponderosa pine with ladder fuels. Gambel oak has high fuel value and will have tall flames that will propagate readily into the pine crowns above.

The analysis showed a high percentage of severe hazard areas in Woodmoor.

In the north Woodmoor management area (north of Woodmoor Drive), about 70 percent of the lots are classified as a high or severe hazard. Some homeowners in this area have already done some fuels reduction work, but most have not. Some of the most severe hazard areas in need of attention in this area were identified as Blueberry Hills, Top of the Moor West, Lofty Pine Lane, and Hidden Springs Glen.

In the central management area, between Woodmoor Drive and Highway 105, just over 50 percent of the lots were rated as a high or severe hazard. This was mitigated by the fact that there were better firebreaks in this area created by the golf course and many common areas.

The south Woodmoor management unit covers the rest of Woodmoor south of Highway 105. This is mostly grass, but there are some areas of dense scrub oak. Half of the lots are rated as a low hazard, but 45 percent are identified as high hazard. Lots in the most severe hazard classification that were noted as being in need of the most attention were Harness Road, Scrub Oak Circle, Silhouette Way, Caribou Drive 17365 to 17450, Cobblestone Way, and Jack Boot Drive 325 to 470.

The highest-risk areas were in many cases where a high fire hazard was combined with a cul-de-sac, where the only escape route could be blocked.

The report made recommendations for the reduction of forest fuels:

- Create fuels breaks in high and severe hazard neighborhoods.
- Help owners in the most severe hazard neighborhoods to reduce the fuels in their neighborhoods.
- Encourage all owners in the medium- to severe-hazard area to create defensible space around their homes.
- Use future cost-share grants to help owners in the severe-hazard neighborhoods to apply defensible space goals to their properties.
- Work with the El Paso County Sheriff's Office and Qwest Communications to implement a new automatic

notification system to alert WIA residents in times of emergency.

- Join the Firewise Community program that provides information and education activities for residents.
- Continue to provide classes on defensible space thinning.
- Apply for all grants that will help WIA and lot owners reduce the vegetative fuels on their properties.

Specifically, these activities are proposed for 2007:

- Create a fuels break in the Fairplay median from Higby Road to Caribou using a Colorado State Forestry Service grant.
- Use any other grant money to help owners in the most severe hazard neighborhoods.
- Complete defensible space thinning in common areas and re-treat areas where Gambel oak has regrown.

The plan is to be made available when it has been edited and signed off by the contributing parties. It will be put on the WIA Web site, and then they will hold further public meetings. The hope is to have most of this complete by the end of December.

For high-risk areas, Woodman said he will try to get neighbors to meet and work on the problems. He added that he cannot yet identify high-hazard lots that had out-of-state owners.

Woodman noted that one recommendation of the group that wrote the report was removal of the barrier across Doewood Drive for evacuation reasons.

Doewood Drive was used as a temporary access into a neighboring development, Doewood Estates, while the latter was under construction. It was closed at the request of the residents on the original part of Doewood because it generated excessive through-traffic. Misty Acres, another new development to the north has also expressed an interest in having the barrier removed.

Hans Post, president of the Woodmoor Improvement Association, said that he would talk to representatives of people in the area and the group that had written the report in an effort to change the report's recommendation before publication and consider allowing the gate to be opened in emergencies.

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October Weather Wrap

By Bill Kappel

It was another wet and wild month around the Tri-Lakes region, with weather ranging from blizzard conditions to sunshine and 70s. The overall trend we have seen since the first day of summer way back on June 21 of wetter than average conditions continued, as we received nearly 4 inches of precipitation and over 3 feet of snow. This brings our season-to-date precipitation total to over 15 inches already, almost 75 percent of what we would expect for an entire year, and we still have eight months to go until next June 30! Also, with several blasts of winter during the month, our season-to-date snowfall has gotten a nice head start.

The first week of the month started off quiet as temperatures soared into the mid- and upper 70s on the 1st and 2nd under partly cloudy skies, then some summer-like thunderstorms developed late on the afternoon of the 3rd ahead of a storm system moving out of the western U.S. These dropped brief heavy rain and brought in a cooler airmass. Highs the next afternoon struggled to reach 60, and morning fog formed around the region.

We warmed up over the next couple of days, however, reaching back into the upper 60s and low 70s from the 5th through the 7th under mostly clear skies. However, another cold front and storm system was developing at the same time and was heading to Colorado. The cold front moved across the region just after midnight on the 8th, bringing much colder temperatures, clouds, drizzle, fog, and rain for much of Sunday. The high for that day was reached at midnight, and we barely made it to the low 40s during the afternoon.

The 9th was pretty dreary, with low clouds, fog, and light rain as temperatures held in the upper 30s. Once the sun went down, temperatures cooled just enough for the precipitation to turn to snow, depositing 1-2 inches from late on the 9th through the morning of the 10th. This was one of those beautiful early season snowfalls, where we woke up to a winter wonderland, then skies cleared by late morning and the snow quickly melted by early afternoon, leaving behind blue skies. Temperatures didn't stay chilly for long, as we quickly warmed up to the 60s for the rest of the week under mostly clear skies.

Conditions were quiet and seasonal for the next week, then winter made another run at the region on the 17th. Changes began to take shape overnight Tuesday the 16th into Wednesday morning. Rain and snow were scattered around on Wednesday morning through early afternoon, then snow began to fall in earnest by 4 p.m. Snow and wind continued through 9 p.m., with light snow continuing through early the next morning. After all was said and done, most areas around the region received 5-9 inches of snow, leaving behind another winter wonderland. Temperatures were chilly on Thursday the 18th with highs holding in the low 30s.

The next morning, temperatures plummeted under clear skies and fresh snow cover, hitting the upper single digits and low teens. Sunny skies returned for Friday, and then the next storm raced through the region later Friday

into Saturday morning. This storm brought another quick shot of snow, around 1-3 inches, but cleared out quickly with sunshine returning by later Saturday through Sunday.

If this had been it for the month, things would have turned out pretty normal, but Mother Nature had a treat for us a few days before Halloween. The 22nd through the 25th was quiet with moderating temperatures as the atmosphere was reloading. Late on the 24th, a powerful storm system began to move into the Pacific Northwest. As this storm moved toward Colorado on the 25th, moisture began to get drawn up from the Gulf of Mexico. This storm continued to deepen as it moved over western Colorado and turned along the Colorado-New Mexico border. In response to this, a strong area of low pressure developed over the southeastern corner of Colorado, turning the winds along the Front Range to the east/northeast.

All these factors combined to produce the classic setup for heavy snow and wind. And that's just what we got on the 26th. Snow began to fall heavily around 2 a.m. and continued through late afternoon. Winds also picked up during the morning, and soon most roads in the region were impassible as snow and blowing snow made travel impossible. Schools, businesses, and even the Colorado Springs Airport were closed, along with I-25 and Highway 83. Snow piled up quickly as well, with rates of over 2 inches per hour from mid-morning through early afternoon.

By the time it stopped snowing, over 2 feet of snow had fallen in only 15 hours. This turned out to be the largest snowfall in a 24-hour period in at least the last five years. Even the March 2003 blizzard didn't deposit that much snow in a 24-hour period (that storm's total snowfall was much higher, but it accumulated over a three-day period).

Morning low temperatures plummeted into the single digits and low teens on the morning of the 27th, but plenty of sunshine over the next few days helped temperatures jump back into the 50s and low 60s for the last weekend of the month. This helped to melt some of the deep snowpack. A final cold front pushed through the region during the early afternoon hours of the 30th. Ahead of this front, winds were gusting in the early morning hours, hitting the 40-50 mph range along and west of I-25. This last shot of cold air brought fog, flurries, and cold temperatures, helping keep plenty of snow on the ground for trick-or-treaters.

A look ahead

The month of November can be an active weather month for the Tri-Lakes region, with winter conditions often experienced. November frequently turns out to be one of the snowier months of winter. High temperatures average in the upper 40s early in the month to low 40s by the end, with overnight lows often dipping into the teens and single digits. Most years, the first sub-zero temperatures are recorded in November as well.

The official monthly forecast for November

2006, produced by the Climate Prediction Center (<http://www.cpc.ncep.noaa.gov/products/predictions/30day/>), is calling for an equal chance of normal temperatures and equal chances of normal precipitation. For a complete look at monthly climate summaries

for the Tri-Lakes region, visit <http://users.adelphia.net/~billkappel/ClimateSummary.htm>.

October 2006 weather statistics

Average High	55.7°
Average Low	28.7°
Highest Temperature	77° on the 1st
Lowest Temperature	11° on the 27th
Monthly Precipitation	3.48"
Monthly Snowfall	36.4"
Season to Date Snow	36.9"
(the snow season is from July 1 to June 30)	
Season to Date Precip.	15.78"
(the precip season is from July 1 to June 30)	

For more detailed weather information and Climatology of the Palmer Divide and Tri-Lakes region, visit Bill Kappel's Weather Web page at <http://users.adelphia.net/~billkappel/Weather.htm>.

Remember, weather affects all of us every day and is a very important part of life for us in the Tri-Lakes region, and we want to hear from you. If you see a unique weather event or have a weather question, please contact us at our_community_news@hotmail.com.

Bill Kappel is a meteorologist and Tri-Lakes resident.

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Above: Photo taken October 26 about 1/2 east of Highway 83 and Highway 105 (Walker Road) in the Walden Neighborhood. Photo by Bill Kappel

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Free Trips for High School Juniors

High School juniors whose parents or legal guardians are members of MVEA are encouraged to enter our annual essay contest. First place winner will win an all expense paid trip to Washington, D.C. and the two runners-up will be invited to the Cooperative Youth Leadership Camp outside of Steamboat Springs. Entry deadline is **November 18, 2006**. Call or go to MVEA's website for more information.

Holiday Drawing Contest

Each year MVEA sends out season's greetings to our associates. So...we're having a little contest. To enter: You must be between 5 and 12 years of age, parents or legal guardians must be members of MVEA, submit an original holiday drawing, (A December holiday). Picture must be in color on a piece of white paper 5.5 inches wide by 8.5 inches tall or 8.5 wide and 5.5 tall. You must have fun while drawing this picture. All entries must be received or postmarked by **November 18, 2006**. The winner will receive a stuffed McGruff, the Crime Dog and a \$50 U.S. Savings Bond. Send your entries to MVEA, Attn: Deborah Skillicorn, PO Box 1600, Limon, CO 80828.

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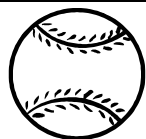
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**Letters to Our Community****Letter Guidelines**

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Please identify your submission as a letter to the editor and include your full name, home address, and day and evening phone numbers. A limit of 300 words is recommended. Letters may be edited for length, grammar, and accuracy. Send your letter to editor@ourcommunitynews.org or mail to Our Community News, P.O. Box 1742, Monument, Colorado 80132-1742.

In response to problems receiving e-mail, if you send your letter by e-mail, we will send an e-mail acknowledgement. If you do not receive an acknowledgement, please call Susan Hindman at 481-8511 to confirm that we have received your letter.

Disclaimer: *The opinions expressed in Letters to Our Community should not be interpreted as the view of OCN even when the letter writer is a reporter for OCN.*

Let's back 3C

While living in this community for some time, I have seen a number of ballot initiatives fail when it comes to supporting D-38. I don't believe that our community doesn't support our children; I believe that it is a statement that we don't believe in D-38's fiscal responsibility.

That's understandable, but make sure that you are aware that 3C and 3D and 3E should be viewed on their own merits. They address two independent issues: 3C a new school for Monument Academy, and 3D and 3E for D-38's new high school. 3C is not interdependent on the others. If you vote for MA, it does not mean that you cannot support the other two initiatives, and vice versa.

Support of 3C seems rather humble when you look at the final price tag of the ballot measures—3C at \$362,000 annually for 10 years (\$3.6 million total), 3D for \$2 million annually forever, and 3E a 30-year \$57 million bond for 20 years. The \$2 million is up dramatically from the \$750,000 they asked for two years ago.

We all realize the dire need, but is this the right solution? No one wants to make a decision against the welfare of our children and our community, but quite frankly this has come at a time when we have lost faith in D-38 with their extreme measures of going after Wissler Ranch and "eminent domain," raising the financial stakes time after time with each ballot initiative, and asking the community to be divided when they choose what school is more important than the other—"yes" for Lewis-Palmer kids doesn't include MA kids.

I think Monument Academy's issue is fair, and I applaud them not going to the taxpayers asking for every red cent. The additional \$10 million for the new school will come out of operating funds over future years. It falls in line with their financial responsibility of operating on approximately 40 percent less than other public schools.

Please vote "yes" on 3C.

Michelle Bell

Don't give away your tax break

Too many folks are unaware that they will be receiving a sizable refund in their taxes in 2007. This can amount to anywhere from \$185 to \$251 on a \$315,000 home. This refund is realized in the lowering of the school tax portion of the property taxes you now pay. A bond has come due, resulting in big savings for everyone, which is welcome in these days of escalating taxes!

If issues 3D and 3E are passed, you are involuntarily giving this tax break to the school board, under TABOR (the Taxpayers Bill of Rights) which states you cannot be taxed unless you actually vote for new taxes. The refund will be taken away from you, by the school board, and \$35 will be added to it.

The \$57 million new school proposed will be funded by the donation of your refund plus additional fees of

\$35—and up. This \$112 million debt cannot be paid off with latte and Egg McMuffin money. That is la-la land math! The \$35 quoted by the school board as the only tax increase you will realize in funding the proposed new high school is a gross misstatement, and a deception.

We are not against new schools or excellence in education. We are rightly proud of our kids at L-P, and all their achievements. They are a credit to the community. We just don't like being deceived and having the wool pulled over our eyes!

Ruth Higgins

Don't buy 3D and 3E

My wife and I are residents of Woodmoor with a 12-year-old son who attends LPMS, and we will vote "no" on ballot questions 3D and 3E. Our reasons are as follows:

This new school will make an already intolerable situation worse. A thorough transportation impact analysis was not performed that took into account:

- Monument Hill weather patterns.
- An open campus where students have to drive to lunch will only aggravate Monument roadways.
- Growth is east and not on the western side of D-38. We will be busing kids from other areas into a severely congested area.

There are many hidden costs in the \$57 million to build this school that are conveniently being left out of all discussions:

- Does this cost include road and signal improvements? Currently there are no estimates of what this will cost other than "other developers will pay for it." Right, and I really trust developers, don't you?
- Does this \$57 million include any contingency factor? Not enough, I am sure. Right now, construction bids in the Front Range area are coming in 10 percent to 20 percent higher than budgeted.
- Additional cost to the area for increased security by Woodmoor Security, Monument Police and El Paso County Sheriff's?

It was stated that part of the cost for the new high school would be to renovate the LPHS Ranger Stadium so that both high schools could use the same stadium. This is a cheap and low-budget proposal. What about the loss of school pride by playing varsity games at another high school stadium?

The comparative site selection evaluation was a flawed process and was skewed on purpose to fit with the district's decision to purchase the Hunter Run property in advance of receiving voter approval.

We do not agree with the school board's assessment that other sites are less suitable than the Hunter Run site. This is an expedient decision to get the monkey off the school board's back due to their poor planning. 3D and 3E should be soundly defeated.

Lynn Feldmann

Reasons to vote "no" on 3D and 3E

Among the many valid reasons to vote "no" on the upcoming D-38 school bonds is that proponents are promoting a \$35 per year property tax increase or cost to the homeowner. In fact, the stand-alone unvarnished property tax increase would be \$251 for the average homeowner. That the D-38 administrators are complicit in this disingenuous representation to the voter is regrettable. The extravagant cost of these bond issues is not as serious as the misrepresentation. What else is D-38 misrepresenting to you?

But the biggest reason to vote "no" on the D-38 school bond issues is that the tax revenue would be used to construct a high school on an unsafe site. Most, if not all, of these safety issues are uncorrectable.

I-25 is just 92 feet from the ill-advised and hastily purchased school acreage. The school buildings are being sited just 200–300 feet farther in on the section of purchased land closest to the interstate with their front doors as well as the parking lots in a direct line of sight from I-25. The closeness and visibility of the proposed high school

Sandra S. Vergez, M.A., N.C.C.

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campus would be an unacceptable built-in attraction and opportunity for transients and other unsavory persons who frequent the Monument area along I-25.

The proposed second high school site is right on Monument Hill, which has the worst driving weather in the area. Primary access will be off the treacherous Monument Hill Road, which is narrow, has no shoulders and deep ditches. Further, Monument Hill Road is to be eliminated when I-25 is widened. What then?

Road Port of Entry/Weigh Station personnel, who reside just 800 yards from the proposed campus, advise at least one HazMat vehicle passes along I-25 every hour within 400 feet of the proposed campus site. Huge traffic accidents occur on Monument Hill. Westerly winds prevail.

For the above reasons as well as many others, because of haste and bad planning, D-38 administrators will not be placing our prospective high schoolers in a safe and secure learning environment. D-38 has not done due diligence in these matters.

While D-38 administrators should not gamble on our approval of the \$57 million and \$2 million school bonds, they must not gamble on the safety and security of our children. A "no" vote would preclude these problems. Better alternatives exist.

Michael J. Oberle

Palmer Lake: Vote "yes" on 2H

I appeal to the residents of Palmer Lake to vote this Nov. 7 and to vote YES on 2H. This is to increase our sales tax by one-half of 1 percent, from 2.5 to 3.0 percent, which makes us the same as the Town of Monument.

Our goal is to have money to pay off the debt on the fire truck and hire an EMT/firefighter that would work the day shift. Many of our volunteers work day jobs and are not available during the day without fear of losing wages or even their job. This sales tax increase would be in lieu of assessing hefty mill levies on real estate as most of the neighboring fire departments do in order to fund their operations.

A visit by a couple to our ice cream shop would add only about a nickel. A \$20 meal would only add a dime to the bill. Monies from this sales tax would also be paid by the nonresident visitors to our restaurants and shops.

Many groups are asking for new and/or additional taxes this election, but I believe this sales tax increase of only one-half of 1 percent gets us the "best bang for our buck." Please support our volunteer fire department and vote YES on 2H.

Gary Coleman

Behind the incentive package

An article in *The Gazette* on Oct. 25 titled, "Monument Making Waves" presented tax incentives the Town of Monument offered a developer who would like to build a resort south of Baptist Road and west of I-25, within Forest Lakes. I want to address any concerns regarding the incentive package and the proposed sales tax initiative for the Baptist Road and I-25 interchange improvement project.

1. The Town of Monument on its own does not have the ability to bond for a project like the interchange. If it did, it could take all the revenues generated in a year to make the annual payments.
2. When destination resorts locate in a town, commercial

and retail areas will develop outside of the resort boundary and generate more revenue. This is how a town like Monument can complete projects that were previously unattainable, such as new stormwater drainage infrastructure, beautifying downtown, improving parks, and providing better maintenance of streets and sidewalks.

3. The resort developers will pay the same development fees to the Baptist Road Rural Transportation Authority (BRRTA) as all other entities in the BRRTA district.
4. Anyone making a purchase at the resort will pay the same total sales tax as all other retail establishments within the BRRTA district (Monument Marketplace, Monument Ridge, and the Timbers).
5. The portion of the sales tax that is rebated (2 percent) must be used on the "public face" of the project: landscaping, road enhancements, street lighting, decorative fountains, etc. It can not be used for the buildings or furnishings.
6. The incentive package is competitive, but not more than what other communities offer on a regular basis.
7. Property tax collected from the project will go to public safety for any additional work required of our Police Department.

I can assure everyone that there has been a lot of thought and consideration over the past two to three years regarding this proposed resort and the interchange construction. These issues have not been taken lightly, and the only constant that has remained through the process is our desire to make the Town of Monument a more desirable, self-sufficient, and diverse community.

Byron J. Glenn

Empty Bowl's cup runneth over

Once again, the community has made the Empty Bowl Dinner a success. Our churches, restaurants, and individuals donated soups, desserts, and breads.

The Monument Hill Sertoma Club and the Lewis-Palmer High School Sertoma club sponsored the event and provided the organization and labor. Lewis-Palmer High School donated the building space, and many of their staff donated their expertise and labor. The potters donated handmade soup bowls and the many man-hours it took to produce them. Last, but definitely not least, Joe Bohler, the Brass Quintet, and the Tri-Lakes Community Adult Hand Bell Choir donated an evening of musical entertainment. The result is the community came together for a great evening of music, food, and fun, and Tri-Lakes Cares received more than \$10,000 to continue their work. It is comforting to see a community come together in support of those in need. It is gratifying to still see tables full of folks talking with one another in the small-town traditional manner.

We are continuing to grow and have less of the small-town feel, but the hope is we will always be able to keep events like the Empty Bowl Dinner where everyone is a part of something more important than themselves.

Thanks to our community.

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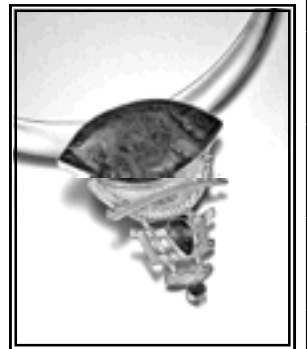
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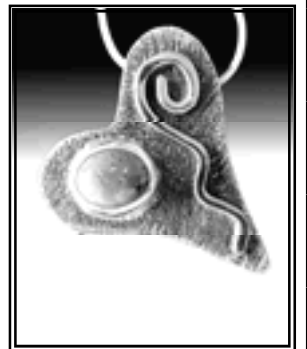
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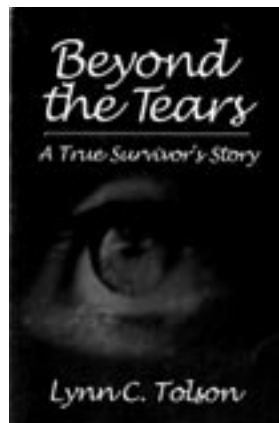
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Between The Covers at the Covered Treasures Bookstore**Here there be dragons!**

By the Staff at Covered Treasures

Dragons are all the rage now. This month we are on
an exploration of imagination — with dragons as our
guides.

How to Raise and Keep a Dragon

By John Topsell, \$18.99

In 1608, an ancestor of Topsell's penned a work of natural history, *The Historie of Serphents*, which included a chapter on dragons. John Topsell's childhood passion for these fantastical creatures remains strong, and the result is this imaginative book. As he explains in the first chapter, deciding to acquire and raise a dragon is one of the most important decisions of one's life because dragons live such a long time! Every aspect of dragon ownership is addressed, from the appropriate living quarters to grooming, feeding and even showing your pet. This beautiful book of pastel drawings on soft ivory paper will please the most devoted dragon-lover!

Who Wants a Dragon?

By James Mayhew, \$15.95

For the young dragon fan, this fabulous picture book features the most adorable baby dragon as the main character. The little dragon searches all over the castle looking for someone to love and cuddle, but everyone seems to be afraid of him, and he becomes more and more despondent as he searches. As with most children's books, there is a happy ending.

Dragonology and The Dragonology Handbook

By Dr. Ernest Drake, \$19.99, \$12.99

These are the ultimate guides for dragon lovers and novices alike. Dragonology is done in a scrapbook form, with pickets to open, flaps to turn, inserts with textures to feel, and "photos" plastered on the pages. It has the feel of a rare manuscript that should be handled with special care. The Dragonology Handbook is more of a textbook for a class: separated into three sections, the handbook covers Elementary, Intermediate, and Advanced studies

of dragons. It is sure to make the reader an expert in all things dragon!

Dragon Rider

By Cornelia Funke, \$14.99

German author Funke has written a new classic on dragons. Jump upon the back of dragon Firedrake along with Sorrel and Ben to help them find a place where dragons can live in peace away from the frightened (and therefore dangerous!) human race. You will feel like you are truly raised above the clouds with Funke's description of this grand adventure.

DragonSpell

By Donita K. Paul, \$12.99 each

One dragon egg holds the key to the future of the world. Weaving together memorable characters—heroines and heroes, knights and kings—daring adventure, and a core of eternal truth, this series is a finely crafted work of fantasy fiction. *DragonQuest* and *DragonKnight* are other titles in this engrossing series.

The Enchanted Forest Chronicles

By Patricia C. Wrede, \$5.95

Cimorene is everything a princess is "not" supposed to be: headstrong, tomboyish, and smart. She is so bored that she runs away to live with a dragon and finds the family and excitement she's been looking for. Through the adventurous and hilarious four-volume series, Princess Cimorene refuses to be "proper."

The Pit Dragon Chronicles

By Jane Yolen, \$6.95

Yolen's acclaimed epic fantasy is now available in paperback editions. *Dragon's Blood*, *Heart's Blood*, and *A Sending of Dragons* follow two teens determined to free dragons that have been trained to fight to the death. Also available in a handsome boxed set.

Eragon

By Christopher Paolini, \$9.95

Just 15 when he began writing his debut novel, Paolini was a best-selling author at 19. The story of Eragon, a poor farm boy, begins with his finding a polished blue stone in the forest. When the stone turns out to be an egg and soon becomes a dragon hatchling, the adventure begins! The second in his *Inheritance* trilogy, *Eldest* carries forward the journey of a lifetime, with chaos and betrayal at every turn. The movie opens this December. Be sure to read the book first!

Knights and princesses; heroines and kings; dragons, both cuddly and fire breathing; good overcoming evil. These are great stories for solitary, engrossing reading, or for reading aloud as a family. Just don't forget to turn over your dragon's egg in its incubator!

Until next month, happy reading!

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Bird Watch on the Palmer Divide

Wild Turkey

By Elizabeth Hacker

As you read this, it is likely that you have already begun planning for Thanksgiving. My family has spent more than one Thanksgiving waiting in an airport for the weather to clear. The last time this occurred, we vowed to avoid this by staying home, and now Thanksgiving is our favorite holiday. There is always a new recipe to try and with a little planning, it's an easy meal to prepare. This approach is less stressful, and we established a new tradition of exploring one of the many trails and open spaces available to us within a short driving distance.

Hiking is a good way to relax, build up an appetite, and discover the wondrous land in which we live. On Thanksgivings past, we discovered the Paint Mines near Calhan and Castlewood Canyon near Franktown, but my family's favorite place is still Mount Herman. I already have my vote in to explore the new Cheyenne Mountain State Park, but I'll have to wait to see how it stacks up against the three other selections.

It is thought that the pilgrims celebrated the first Thanksgiving with a wild turkey, but rumor has it this may be fiction. True or not, the turkey was here long before Europeans colonized America. In a letter Benjamin Franklin wrote to his daughter in 1784, he questioned the choice of the bald eagle as our national symbol and suggested that the turkey would have been a better choice:

"For my own part I wish the Bald Eagle had not been chosen.... He is a Bird of bad moral character... too lazy to fish for himself, he watches the Labour of the Fishing Hawk; and when that diligent Bird has at length taken a Fish, and is bearing it to his Nest for the Support of his Mate and young Ones, the Bald Eagle pursues him and takes it from him.... For the Truth the Turkey is in Comparison a much more respectable Bird, and withal a true original Native of America ... though a little vain & silly, a Bird of Courage, and would not hesitate to attack a Grenadier of the British Guards."

The wild turkey is a social bird that moves from place to place in a single-sex flock. Within the flock, the largest bird establishes dominance by "pecking" at the smaller ones, creating a pecking order. Within this social order, the young are taught to forage and protect themselves from predators.

During mating season, the dominate turkey becomes very aggressive and has been observed viciously attacking predators and even humans. During the day, the flock will cover a large territory, scratching the ground for grubs, small reptiles, acorns, seeds, berries, insects, and spiders. At night, the flock roosts in trees, often on limbs that hang over water for extra protection from predators. Some

predators include fox, raccoon, skunk, coyote, crows, owls, and hawks.

Unlike its domestic counterpart that often ends up stuffed and as the centerpiece of a Thanksgiving feast, the wild turkey is a bird with amazing agility and great eyesight that can escape predators by flying short distances at speeds of up to 50 mph.

There is no mistaking a wild turkey! Its size, behavior, and bluish-red featherless head are dead giveaways. While it is smaller than the domestic turkey, it is huge for a wild bird. The tom grows to about 4 feet in length and weighs 17-24 pounds. The hen matures to about 3 feet and weighs 9-12 pounds.

Pre-settlement Native Americans prized the turkey for its feathers. A mature turkey will have as many as 6,000 feathers, ranging in color from black to blackish-bronze with white wing bars. As is typical in the bird world, the tom's feathers are more colorful than the hens, with overtones of iridescent red, copper, gold, bronze, and green. The tom is also distinguished by the dewlap, a fleshy flap on its head that becomes enlarged and bright red during mating season, and a "beard" of feathers standing out from the middle of its breast.

Turkey mating season is in the spring when the tom begins to strut, vocalize, drum, and fan to establish a territory and attract a harem. The typical sound associated with the turkey is "gobble-gobble," but the wild turkey communicates with a range of vocalization that successful hunters learn to imitate. This cunning bird is a prized game bird that often eludes hunters, who questioned how a wild turkey could possibly be genetically linked to the domestic one.

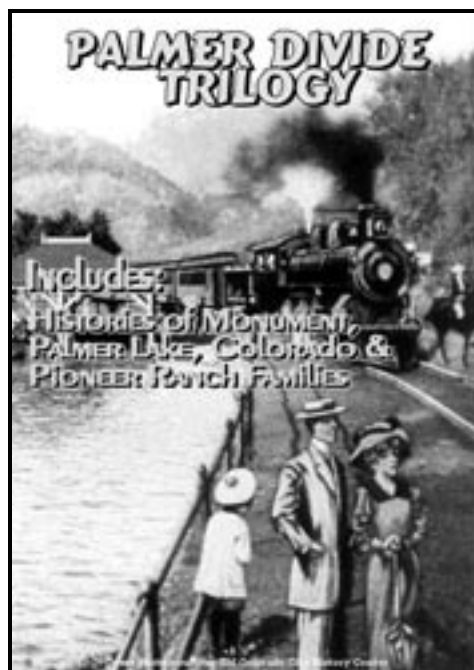
After mating, the toms leave the flock and the hens build nests in the ground. Each hen will lay up to 12 eggs that hatch in about 25 days. Chicks leave the nest within 24 hours and stay with the flock from four to six months, at which time new single-sex flocks are formed and a new pecking order is established.

Before our neighborhood built out, we often observed wild turkeys in the area, but as more people moved in, the flock moved on. We still see them in the forests, on the grounds of the Air Force Academy, and along Highway 105 north of Palmer Lake. While hiking this holiday, we will again search for the wild turkey, but even if we don't find it, we'll have fun looking. We wish you a fun, food-filled, and safe Thanksgiving.

Elizabeth Hacker is an artist in the Tri-Lakes area. Her bird prints are available at the gift shop in the Tri-Lakes Center for the Arts in Palmer Lake. E-mail her with your questions and bird finds at OCN.



Above: Drawing by Elizabeth Hacker of a Wild Turkey. A color version is posted at www.ourcommunitynews.org/v6n11bird.htm



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Reflections

Drowning in Electrons

By Judith Pettibone

What is the age requirement to be a curmudgeon about electronic sidekicks? Surely I'm not old enough. Certainly, I am no Luddite. I have scaled the walls of some technology. I have a digital camera from which I can store photos, e-mail photos, and create lovely photo collages. While I don't actually own one, I can use an iPod. I can even put "contacts" in my cell phone. I can program our VCR (stop laughing, I know what TiVo is). I book travel online, shop occasionally, and I'm even an amateur desktop publisher.

However, sadly, I admit to not being able to "do" many other things—like play a DVD on our new TV. Heck, I may not even be able to turn it on—at least with sound. I'm dreading my phone upgrade because I may have to look helplessly at the clerk and say, "How do I retrieve my messages?"

You see, I am just a user. I want to "see" what does what and be done with it. I do not need infinite possibilities on my cell phone. How is it that my friend may still have "clean out the fridge night" for dinner once in a while, but has just had to institute a "clean out the TiVo" night? I want these devices to be my helpers, not my masters. It is enough to make a body tired.

What I hope will save me from true curmudgeonhood is that I see the writing on the wa ... er ... screen. I think the difference between a passing complaint about ubiquitous electronics and lifetime whining is the key.

In less than a week, two bits of techno-news have led me to consider peace with electrons. The Federation of American Scientists said that video games can redefine education, and Google purchased

YouTube.com for the equivalent of an emerging country's budget.

It appears that machines—games—never tire of student mistakes and furthermore teach skills employers seek, like problem-solving under duress. Hmmm. Could I really finally learn algebra, organic chem, or a second language? And who doesn't need problem solving under duress? Bring on the games.

Now as for Google's latest investment, have you visited YouTube.com? I'm sure there is much more to it than meets my eye, and while I have let MySpace.com and FaceBook.com live happily in my daughter's world, there is something about an idea with a price tag of \$1.65 billion that caught my attention. What does Google see that I do not? How much time can one devote to watching video clips ... oops, the attitude is slipping.

You can totally blame Ray Bradbury's techno-cautionary tale Fahrenheit 451 for the above. He convinced me that it can't be a good thing for people to give up books (among other things) and avoid the messiness of life for somnolent technological bliss. In fact, he made it seem positively dire.

Still, this is 2006 and "living better electronically" has its upside. I believe in compromise and progress, so as soon as I read the morning paper, I'm off to the library, packing my cell phone (on vibrate) and not forgetting that later today I have a "date" with a friend's blog.

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Above: Dizzy, the German Shepherd that helped build the Star of Palmer Lake in 1935.

The large bronze statue of Dizzy was presented to the people of Palmer Lake by the Palmer Lake Historical Society. Society board members, and the Mayor of Palmer Lake are with Dizzy. Dizzy represents the eager can-do spirit of volunteers everywhere and especially those that built the Star in 1935. Dizzy was owned by Bert Sloan of Palmer Lake. Photo by Dee Kirby, Caption by Rogers Davis (Below Photo by Jim Kendrick)



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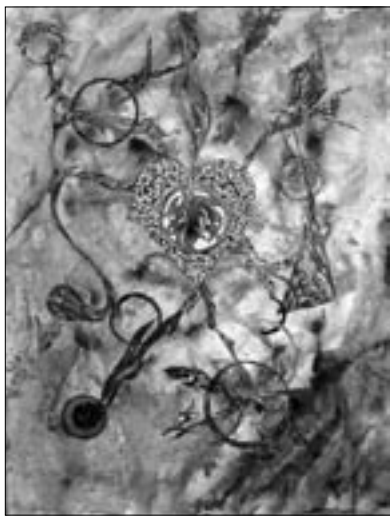
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Very Large Watercolors with inks on paper by Keith Stewart, on exhibit at Winter Gallery through November



Art Matters

With modernism, Rembrandt helps shoot "Friends" and "Pirates"

By Janet Sellers

Are you a Rembrandt expert? Chances are, the answer is "yes" whether you know it or not. You might not look at the latest movies, television, or photo media and think about good ol' Rembrandt, but he is with you all the same. His funny hats and hoary old face don't seem to fit with our fashion magazines, television shows, or adventure movies. But his expertise of vision and light play with us to this day in professional studio work – especially if there is big money in it. It is a traditional view, and it works. He isn't modern; he is traditional, classical, and masterful: We contemporary artists rely on him tremendously.

Known in the business as "Rembrandt lighting," its omnipresence is familiar to us. His vision is still seen in the three-quarter lighting of subjects in print, television shows, commercials, and movies. And he doesn't stop with his influence on lighting. Old masters of his lineage had their way with how scenes were set up in order to bear powerful influence on us. Masterful composition was taken from the form of the Nautilus shell, the mathematics of the "golden section," the Fibonacci series of numbers, and those compelling patterns. Study any episode of shows such as "Friends," one of the most popular television shows of all time, and watch the frames. You'll see the golden section composition and Rembrandt lighting play up the stars' glamorous looks. That glamour has lasted a long time!

What about his influence on action, say, in movies? There he is again. Take a look at Pirates of the Caribbean, for example. The indoor shots by candlelight and window light reveal classical tenor and mood power. Looking is what the visual fine art oeuvre is all about. We still rely on visual information to determine what we think is happening and reference it to what we know.

These days, one thing we know is that contemporary art remains in the modern era. It still leans on classical reference, because we lean on classical reference in our thinking and education. Art has had a lot of different names in the last few generations. The modernist seeks self-fulfillment, self-realization, and self-improvement. Modernists have taken personal dissatisfaction and made it into a mission of fulfillment.

Each month, my mission is to look at what's happening in our town in art and art venues. I am so happy to hear the artist and gallery news. Art shows and sales are moving right along. We are cultivating increased art interest in our community. We enjoy owning a work of art by a local artist. Gallery directors have told me that visitors to our area buy art here to take home to their neck of the woods. Isn't that great news?!

October marked the last official Art Hop, but local gallery owners assured me the art fun will continue. We'll have our art openings at usual—and unusual—places. We have the annual old-time Christmas events in each part of the Tri-Lakes area, and I hear there will be private and semi-private showings of art besides the storefronts and gallery walls.

Let's coin a term for the art shows at local public and private spaces: "Gallery du Jour." It could be a way to reference the unusual, sometimes ad hoc, venues for artists to exhibit their work. It's a way to combine the idea of the café art show style with local venues that we may happen upon, such as at local businesses. Where there's a wall, there's a way!

It is fairly common to enjoy art on the walls at different places, but it is really exciting to know that the art may be for sale and that there may be much more available from the source. How can we get it for ourselves or purchase the art for a gift? Generally, one contacts the artist directly from their information cards at the site. It's a very direct approach, and it is a lot of fun, too.

One can take in the show of artwork on the wall and then meet the artist by appointment to see more of that artist's work. This is common for ad hoc venues such as a Gallery du Jour, where the artist takes on more responsibility for the show and sale. Regular galleries are in the business of representing artists to do the business work with collectors: Sell the art that is up or find more art choices for the patron.

Art du Jour alternative venues include the foyer and

indoor corridor walls of businesses or other establishments in the traditional salon style. It used to be the walls of the palace or your villa, but many other spaces will do. You may have seen art adorning your local professional office, medical center, or hospital. The art is a refreshing respite from the stresses of the workday for many.

Here are some of our Tri Lakes "Galleries du Jour":

Chapala Building: Watercolor and photographic prints by local artist Dan Fraley and his current student, Olivia Pennington. Their local scenes of our town and the romance of the Southwestern states are up through November.

Serranos Coffee: Sip in the artistry and enjoy the current exhibit. Currently showing the photographs of these photo studios: Vic and Eduardo Garcia; "All Over the Map" Photography; Stan Garment Photography. The exhibits change throughout the year, and Serranos' owners Carl and Aline tell me you can contact the artists directly from their information cards to purchase the artwork.

Peoples Bank: Those of us in and out of the bank on Highway 105 have seen the impressive ceramic and metal wall sculpture there, but did you know that it is for sale? If you've enjoyed seeing it, ask about it next time you drop by the bank.

Tri-Lakes Center for the Arts: Pikes Peak Watercolor Society presents the 20th celebration of the annual signature member exhibit and sale Nov. 1 through Dec. 7. Opening reception will be Nov. 10, 5-8 p.m., with "painting demonstrations and art give-away" during the opening event. A gallery walk hosted by Jina Pierce, SCAC curator, Nov. 18. Location: 304 Highway 105, Palmer Lake.

After a fun summer of Art Hop events, our Historic Monument area gallery scene changes the art and artists they have up at their own pace now. I did hear of a few things while at the Art Hop that will be up in November:

Pankratz Gallery: Watercolors of Brian Clifford Nov. 4-Dec. 2; public opening on Saturday, Nov. 4, Artist's walk-through Saturday, Nov 11; 266 Second St., Monument.

Winter Gallery's October and November exhibitions: Paintings of Lance Greene; watercolor and ink paintings by Keith Stewart.



Above: Photograph by Dan Fraley of Elephant Rock



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Creative Inspiration ~ Healing the Right Side of the Brain
A series of restorative and creatively inspiring weekend retreats for women.
Art therapy workshops taught by local artist, Regan Rosburg, in cooperation with Shannon Paige Schneider, owner of Om Time Yoga Studios (Boulder and Denver), and Snowed Inn Bed & Breakfast (Tri-Lakes area.)

Dates: Nov 17, 18, 19; Dec 15, 16, 17; Jan 2007 (sold out); May 11, 12, 13; Jul 20, 21, 22 and Sep 26, 27, 28 - (Limited enrollment)

By exploring the artist's path, we will embark on techniques (right side of the brain inspirations in drawing, painting, journaling, and guided meditation) used by artists to unlock the creative flow and generate healing. The creative process will grant permission for your own creative power to surface. Our goal is to leave the weekend not comfortable coloring in the lines of our lives, but taking the creative pen, drawing the lines, sketching, and painting a life that serves our unique hearts and dreams, honors our past, inspires our present, and grants us perspective into the future.

Investment: \$275 per person per weekend – covers meals, art instruction, and two nights lodging (double occupancy accommodations.) Art supplies and required texts available for purchase on site.

Contact **(303) 934-2030, retreats@omtime.com, or visit www.omtime.com.**

Special Events and Notices

By Judy Barnes, Editor Emeritus
Although we strive for accuracy in these listings, dates or times are often changed after publication. Please double-check the time and place of any event you wish to attend by calling the info number for that event.

Rocky Mountain Music Alliance Concert Saturday, Nov. 4



The Rocky Mountain Music Alliance (RMMA) opens its second season with a concert featuring soprano Jeanie Darnel with pianist Michael Baron. Darnel is Head of Vocal Studies at Florida Gulf Coast University. Baron has recently joined the faculty there. The concert will be held **Nov. 4, 7 p.m.**, at Forestgate Presbyterian Church, 970 Northgate Road, Colorado Springs (1 mile east of I-25 exit 156). Season tickets for all four concerts in the series are \$60 for adults and \$50 for students. Single tickets are \$22 for adults and \$18 for students. RMMA is a non-profit organization that promotes classical music in El Paso County. Additional information and tickets are available by calling Pam Brunson at 484-0192.

Historic Monument's Fall Festival

Downtown Monument merchants will host their annual Fall Festival **Nov. 11, 10 a.m. to 4 p.m.** in Historic Downtown Monument. Scarecrows made by downtown merchants will be on display throughout town and many galleries and shops will be offering refreshments and specials. Come on down and vote for your favorite scarecrows! For more information call 488-8306.

Pine Creek Holiday Bazaar

Crafter-artisans in 120 booth spaces offer creative holiday gifts **Nov. 11, 9 a.m. to 4 p.m.**, at Pine Creek High School, 10750 Thunder Mountain Ave., Colorado Springs. This annual event is a fund-raiser for the Pine Creek High School band program. Enjoy live music, a bake sale, silent auction, and Grandma's Kitchen! Admission is free. Take I-25 to Exit 151 (Briargate Parkway), continue straight (east) to Powers Blvd, then left (north) to Old Ranch Road. For information, call 488-6517 or visit www.geocities.com/pcbazaar.

Annual Health Fair

Health care professionals and vendors from the area will be at Creekside Middle School, 1330 Creekside Dr. in Monument, **Nov. 11, 10 a.m. to 2 p.m.** to provide health and wellness information and free health screenings. The annual health fair is sponsored by Tri-Lakes Health Advocacy Partnership. Free childhood vaccinations will be available for eligible children and flu shots will be available for adults and children age 6 months and older. For more information call the Tri-Lakes Chamber of Commerce, 481-3282.

Readings and discussion event

Author Lynn Tolson will read from her new book, *Beyond the Tears: A True Survivor's Story*, **Nov. 14**, in the conference room of the Monument Sanitation District Office at 130 Second St. Refreshments will be served from 6 to 6:30 p.m. After the reading, Tolson will be joined for a discussion by Vicki Allen of TESSA, Rebecca Albright of Tri-Lakes Center for Family Development, and Judith Pettibone of Tri-Lakes Cares. For more information, call Covered Treasures Bookstore, 481-2665.

Gleneagle Women's Club Annual Arts & Crafts Show

Everyone is invited to this free event **Nov. 17, 10 a.m. to 3 p.m.**, at The Place, 13990 Gleneagle Dr. For information on the arts and Craft show, call Tsilla at 599-9046. The women's club luncheon will be held there also, at 11:30 a.m. For luncheon reservations, contact Frances at 481-4607 by Nov 10.

Palmer Lake's Chili Supper

This popular annual fundraiser will be **Nov. 25, 5 to 8:30 p.m.**, at the Palmer Lake Town Hall, 28 Valley Crescent. All proceeds go toward maintenance of the Palmer Lake Star on the mountain, which will be lit at approximately 8 p.m. as part of the Chili Supper festivities. There will be door prizes and a bucket raffle. One lucky raffle winner will be the one to light the star! To donate prizes or for more information, phone the Palmer Lake Town Office at 481-2953.

Monument Academy hosts Wine & Cheese Tasting

The Monument Academy charter school is proud to present a Wine & Cheese Tasting **Nov. 25, 6 to 10 p.m.**, at the beautiful Woodmoor Pines Golf & Country Club, 18945 Pebble Beach Way. Whole Foods will sponsor a delightful selection of gourmet cheeses, and The Wine Seller of Monument will sponsor a variety of wines from around the world. From 6 to 7 p.m., a VIP wine and cheese class will be offered by Chef Victor Matthews, owner of the Paragon Culinary School and the 4-star Black Bear Restaurant and Cedars Jazz Club. The general tasting will follow from 7 to 10 p.m.

Tickets for the VIP Wine & Cheese class and General Tasting are \$45, or \$25 for the General Tasting only. To purchase call 481-1950, ext. 168. All proceeds will benefit the Monument Academy's Resource Development Council.

The Monument Academy, a "Public School of Choice," is a charter school located in Monument, and is the only charter school in Lewis-Palmer District 38. Founded in 1996, the school now has over 600 students and offers classes for kindergarten through grade 12. As a charter school it is a publicly funded, tuition-free school created by parents, teachers, and community members for the purpose of creating a distinctive school.

Donate your extra coats to charity

You can help less fortunate Coloradoans by donating new or gently used coats to the Dependable Cleaner's Coats for Colorado Drive, the state's largest coat drive and possibly the biggest in the U.S. Since there are no Dependable Cleaners stores in the area, you can drop off coats through **Nov. 30** at Donald Wescott Fire Station 1, 15415 Gleneagle Dr. For more information, phone the station at 488-8680.

Historic Monument's Small Town Christmas

Get into the holiday spirit **Dec. 2** in historic downtown Monument, 10 a.m. to 4 p.m. Crafts for kids starts at 10 a.m. in the Town Hall, 166 2nd St. Mr. and Mrs. Santa Claus will visit in the lobby of the Chapala Building on Second Street at 10 a.m. Hayrides will leave between 11 a.m. and 1 p.m. from High Country Store, 243 Washington St., where there will also be cupcake decorating, carolers, and entertainment throughout the day. Galleries and shops will be offering holiday treats and special sales. For more information

call 488-8306.

Art contest

Palmer Lake Town Council's Economic Development Committee is sponsoring an art competition, "Faces of Palmer Lake." Entries may be two-dimensional art of nearly any medium or photography. The entry fee is \$10 and submissions are due by **Dec. 7**. To request the entry application pamphlet, phone Tri-Lakes Center for the Arts, 481-0475.

Tri-Lakes Community Christmas Handbell Concert December 9

Get into the holiday spirit with this annual free event featuring multiple choirs (handbells and chimes), a brass quintet, organ and piano, violin, percussion, a sing-a-long, and a special rendition of "Phantom of the Opera." The concert is **Dec. 9, 7 p.m.**, at Monument Community Presbyterian Church, 238 3rd St., Monument. For more information, phone Betty Jenik at 488-3853, or e-mail ljenik@adelphia.net.

Tri-Lakes Music Association seeks singers and musicians

The Tri-Lakes Music Association, a non-profit organization, is still recruiting musicians—orchestral and vocal—for a Christmas concert that will be performed at Lewis-Palmer High School **December 15, 16, and 17**. The music selection for this year is Mike Speck's "The Heart of Christ-

mas." The proceeds from the concerts will be donated to Tri-Lakes Cares, a non-profit organization. Anyone with a desire to make music and have fun is welcome to join this group. For more information about the adult choir, children's choir, and/or orchestra please contact Bob Manning at 481-3883 or rwmanning@adelphia.net.

Adult Reading Program

Read eight books in eight weeks to win prizes and be entered in a grand prize drawing! Register online at ppld.org, or visit your local branch. This reading program is open to everyone 18 and older, and runs through **Dec. 18** at all PPLD locations. For information, call the Palmer Lake Branch, 481-2587, or the Monument Branch, 488-2370.

Adult Literacy and ESL Tutor Training

Help adults improve their basic skills in reading, writing and/or English language skills. Tutors work one-to-one with an adult learner two to four hours a week; meeting times and location are flexible. Free 18-hour training is held at Penrose Library, 20 N. Cascade Ave., Colorado Springs. The training dates are Mondays, 5:30 - 9 p.m., **Nov. 6, 13, 20, 27, and Dec. 4**. Participants must attend all sessions to become tutors. Call 531-6333, x2223 for information or to register.



U.S. Pro Golf Tour held a professional golf tournament at the Gleneagle Golf Club October 6-8 in which 175 golfers vied for a \$300,000 purse. Monument Hill Sertoma Club, along with the Lewis-Palmer Sertoma Club provided volunteer assistance in the conduct of the event. Over 1400 volunteer hours were provided doing a variety of jobs such as starters, scoring, marshalling, spotting, manning the driving range and clean-up. The Sertoma chapter received a \$10,000 check for the volunteers efforts. The money will go to worthy community projects in the Monument/Gleneagle area.

Above: (L to R holding the check) Robert Bender, Director, Tournament Operation, U.S. Pro Golf Tour, Sertoman Glenn Scott, and Sertoman Dennis Daugherty, who led the effort.

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Our Community Calendar

By Judy Barnes, Editor Emeritus

Although we strive for accuracy in these listings, dates or times are often changed after publication. Please double-check the time and place of any event you wish to attend by calling the info number for that event.

GOVERNMENTAL BODIES

- **Monument Board of Trustees Meeting**, Mon., Nov. 6, 6:30 p.m., Monument Town Hall, 166 2nd St. Meets 1st and 3rd Mon. each month. Info: 884-8017.
- **Monument Planning Commission Meeting**, Wed., Nov. 8, 6:30 p.m., Monument Town Hall, 166 2nd St. Meets 2nd Wed. each month. Info: 884-8017.
- **Palmer Lake Planning Commission Workshop**, Wed., Nov. 8, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Meets 2nd Wed. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.
- **Woodmoor Water & Sanitation District Meeting**, Thu., Nov. 9, 1 p.m., 1845 Woodmoor Dr. Now meets 2nd Thu. each month. Info: 488-2525.
- **Palmer Lake Town Council Meeting**, Thu., Nov. 9, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Meets 2nd Thu. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.
- **Tri-Lakes Wastewater Facility Joint Use Committee Meeting**, Tue., Nov. 14, 10 a.m., 16510 Mitchell Ave. Now meets 2nd Tue. each month. Info: 488-2525.
- **D-38 District Accountability Advisory Committee (DAAC) Meeting**, Tue., Nov. 14, 7 p.m. in the District Learning Center, 146 Jefferson St., Monument. Meets 2nd Tue. each month. Info: 488-4700.
- **Palmer Lake Sanitation District Board Meeting**, Tue., Nov. 14, 7 p.m., 120 Middle Glenway. Meets 2nd Tue. each month. Info: 481-2732.
- **Donald Wescott Fire Protection District Board Meeting**, Wed., Nov. 15, 7 p.m., Station One, 15425 Gleneagle Dr. Meets 3rd Wed. each month. Info: 488-8680 or 599-4068.
- **Palmer Lake Planning Commission Meeting**, Wed., Nov. 15, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Meets 3rd Wed. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.
- **Tri-Lakes Fire Protection District Board Meeting**, Wed., Nov. 15, 7 p.m. at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Meets 4th Wed. each month. Info: 481-2312.
- **Woodmoor/Monument Fire Protection District Board Meeting**, Wed., Nov. 15, 7 p.m. at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Meets 4th Wed. each month. Info: 488-3303.
- **Tri-Lakes-Monument Fire Authority Board Meeting**, Wed., Nov. 15, following the fire district board meetings at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Meets 4th Wed. each month. Info: 481-2312.
- **Woodmoor Improvement Association Board Meeting**, Wed., Nov. 15, 7 p.m., Woodmoor Barn, 1691 Woodmoor Dr. Meets 3rd Wed. each month. Info: 488-2694 or visit www.woodmoor.org.
- **Triview Metropolitan District Board Meeting**, Wed., Nov. 15, 4 p.m., district office, 174 N. Washington St. Normally meets 4th Wed. each month. Info: 488-6868.
- **Monument Sanitation District Board Meeting**, Thu., Nov. 16, 6:30 p.m., 130 2nd St. Now meets 3rd Thu. each month. Info: 481-4886.
- **Palmer Divide Water Group Special Meeting**, Thu., Nov. 16, 6:30 p.m., The Place, 13390 Gleneagle Drive, to discuss creation of a new water authority and cooperation of regional water districts.
- **Lewis-Palmer School District 38 Board Meeting**, Thu., Nov. 16, 7 p.m., Learning Center of the Lewis-Palmer Administration Building, 2nd and Jefferson. Meets 3rd Thu. each month. Info: 488-4700.
- **Monument Board of Trustees Meeting**, Mon., Nov.

- 20, 6:30 p.m., Monument Town Hall, 166 2nd St. Meets 1st and 3rd Mon. each month. Info: 884-8017.
- **El Paso County Planning Commission Meeting**, Tue., Nov. 21, 9 a.m., 2880 International Circle (Off Union Blvd and Printers Parkway). Meets 3rd Tue. and optionally 4th Tue. each month. Info: 520-6300.
- **El Paso County Planning Commission Meeting**, Tue., Nov. 28, 9 a.m., 2880 International Circle (Off Union Blvd and Printers Parkway). This meeting held only if items are left from the Nov. 21 meeting. Info: 520-6300.
- **Donala Water & Sanitation District Board Meeting**, Mon., Nov. 29, 1:30 p.m., 15850 Holbein Dr., Colorado Springs. Meets 3rd Wed. each month. Call to confirm date and time. Info: 488-3603.
- **Forest View Acres Water District Meeting**, Thu., Nov. 30, 5:30 p.m. at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Normally meets 4th Thu. each month at the Tri-Lakes Fire Station 1 for the rest of 2006. Verify time, date, and location at SDMS at (800) 741-3254 or the district, 488-2110.
- **Palmer Lake Town Council Workshop**, Thu., Dec. 7, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Meets 1st Thu. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.

LOCAL LIBRARY EVENTS

- **The Palmer Lake Library** hours are Tue.-Fri., 10 a.m.-6 p.m., and Sat., 10 a.m.-2 p.m. 66 Lower Glenway. Info: 481-2587.
- **The Monument Branch Library** hours are Mon.-Thu., 10 a.m.-9 p.m., Fri. & Sat, 10 a.m.-6 p.m., Sun., 1-5 p.m. 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Bookbreak**, every Mon, Wed., and Fri., 10:30 a.m. A short read-aloud session particularly suitable for preschoolers. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Storytimes**, every Tue., 10:30 & 11:15 a.m. Special reading program events for preschoolers ages 3-7. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Palmer Lake Library Storytimes**, every Wed., 10:30 a.m. Special reading program events for toddlers and children. Palmer Lake Branch Library, 66 Lower Glenway. Info: 481-2587.
- **Monument Library: Paws to Read**, every Wed., 3-4:30 p.m. Let your child practice reading and build fluency by reading to a Paws to Read dog. No registration required. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Palmer Lake Library: Paws to Read**, every Thu., 3-4:30 p.m. Let your child practice reading and build fluency by reading to a Paws to Read dog. No registration required. Palmer Lake Branch Library, 66 Lower Glenway. Info: 481-2587.
- **Monument Library Toddler Time**, every Thu., 10:30 a.m. and 11:15 a.m., Rhymes & rhythms for kids up to 24 months. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Snuggle-Up Storytimes**, every Thu., 7 p.m. Evening stories; PJs and blankies welcome. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library: American Girl Book Club**, Wed., Nov. 8, 4-5:30 p.m. A series of three discussion groups (ending Dec. 13) about Kirsten, a pioneer girl. Registration is required and space is limited. Monument Branch Library, 1706 Lake Woodmoor Dr. Registration and info: 488-2370.
- **Monument Library: Children’s Book Week Celebration**, Sat., Nov. 11, 1:30 p.m Suzanne Lively, Balloon Lady Extraordinaire, tells the story of the Three Little Pigs with help from the audience and many balloons! Make a wolf and three piggy puppets and celebrate with cookies and lemonade. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Book Blast: A Book Club for Kids 7 to 12**, Tue., Nov. 21, 4-5:30 p.m. Meet for games, crafts, food, and to discuss great books. *Captain Underpants* is this month’s selection. See a librarian for details. Meets every 3rd Tue. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.

Adult programs

- **Monument Library: Beginning Computer Classes.**

- Check at the desk for the schedule of free classes for beginner computer users. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library: Talk English!** Mondays, 6:30-8:30 p.m. Informal conversation groups for adults with intermediate and advanced English skills. No registration needed. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library Senior Synergy**, every Wed., 10 a.m.-noon. Socialize, explore issues, debate, and argue, all in a spirit of camaraderie. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library: Victorian Heart Adult Craft**, Sun., Nov. 5, 1:30 p.m. Using a needle and thread, learn how to fashion a beautiful ornament to give to someone you love or to enjoy yourself. Taught by local artist, Charlotte Miller. Space is limited, please register at the desk or call 488-2370. Monument Branch Library, 1706 Lake Woodmoor Dr.
 - **Monument Library History Buffs**, Wed., Nov. 8, 1-3 p.m. Read and discuss a book from a selected time in history. Meets 2nd Wed. each month. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library’s Monumental Readers Book Club**, Fri., Nov. 17, 10-11:30 a.m. Everyone is welcome to attend this spirited group. The November selection is *Skipping Christmas* by John Grisham. Meets 3rd Fri. each month. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Palmer Lake Book Group**, Fri., Dec. 1, 9 a.m. New members welcome, no registration needed. Meets 1st Fri. each month at Palmer Lake Branch Library, 66 Lower Glenway. Call for the November book selection: 481-2587.
 - **Monument Library November Art Display:** David Reynolds displays fascinating, sometimes dreamlike, infrared photographs. Ken Cartlidge spotlights “Writing Through the Ages” in the display case. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- For other library events, please check <http://ppld.org/communityconnections/calendar>.

WEEKLY & MONTHLY EVENTS

- **Monument Hill Sertoma Club Breakfast Meeting**, every Sat., 8 a.m., The Inn at Palmer Divide, 443 Hwy 105, Palmer Lake. Info: Ed Kinney, 481-2750.
- **Al-anon/Alateen Open Parent’s Meeting: Carry On**, every Sat., 10:30-11:30 a.m., College Room 2nd floor, NE corner; 1750 Deer Creek Rd, Monument. Info: visit www.al-anon-co.org or www.al-anon-alateen.org or call the 24-hour answering service at 632-0063 (locally) or 8 a.m.-6 p.m. weekdays at 1-888-425-2666 (nationwide).
- **Weekend Bike Rides**, Sat., 10 a.m. for road rides; Sundays, 1 p.m. for mountain bike rides. Balanced Rock Bike Shop, 279 J Beacon Lite at 3rd St. Info: 488-9007.
- **Air Force Academy Toastmasters Club**, every Mon., 5:30-6:30 p.m., Oracle Building off Voyager Pkwy. Info: call Don, 481-8435, or visit www.d26toastmasters.org.
- **Al-anon/Alateen Meeting: Monument Monday Night Literature Study**, every Mon., 7-8 p.m., Tri-Lakes Chapel, room 207, 1750 Deer Creek Rd, Monument. Info: visit www.al-anon-co.org or www.al-anon-alateen.org or call the 24-hour answering service at 719-632-0063 (locally) or 8 a.m.-6 p.m. weekdays at 1-888-425-2666 (nationwide).
- **Al-anon/Alateen Meeting: Letting Go**, every Thu., 9-10:10 a.m., Tri-Lakes Chapel, room 209, 1750 Deer Creek Rd, Monument. Info: visit www.al-anon-co.org or www.al-anon-alateen.org or call the 24-hour answering service at 719-632-0063 (locally) or 8 a.m.-6 p.m. weekdays at 1-888-425-2666 (nationwide).
- **YMCA Senior Fitness Classes**, Tuesdays & Fridays, 9:30 a.m., Basic Strength & Balance; 10:45 a.m. Low Impact Cardio; Monument Hill Church, 18725 Monument Hill Rd. YMCA members free, non-members \$2 per class, first two trial classes are free. Info, 481-8728.
- **Fibromyalgia Support Group**, Mon., Nov. 6, 7 p.m., 2500 East Hwy 105, Monument (4.3 miles East of I-25). Share concerns and success stories in a small group. Learn how you can become pain-free. Visitors and new participants always welcome. No charge, no products sold. Meets 1st Mon. each month. Info: Lorna Searle, 481-3735.
- **American Legion Tri-Lakes Post 9-11**, Tue., Nov. 7,



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6:30 p.m., Depot Restaurant, Hwy 105 & Primrose St., Palmer Lake. New members welcome. Meets 1st Tue. each month. Info: Mike Christensen, 484-0467.

- **Black Forest Chapter of AARP Potluck Luncheon**, Wed., Nov. 8, 11:30 a.m., Black Forest Community Church, Shoup and Black Forest Road. Meets 2nd Wed. each month. Info: Electa Beckner at 596-6787 or Chuck Eaton at 495-2443.
- **Ben Lomond Gun Club, Tri-Lakes Chapter**, Thu., Nov. 9, 7 p.m., Tri-Lakes Fire Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Meets 2nd Thu. each month. Info: 481-3364.
- **Tri-Lakes Networking Team Monthly Dinner Meeting**, Thu., Nov. 9, 6:30-9 p.m., Woodmoor Country Club. Women building business relationships in a social atmosphere. Meets 2nd Thu. each month. Info: Visit w www.trilakesnetworkingteam.org or call Claire Boynton, 332-8360.
- **La Leche League of Tri-Lakes**, Tue., Nov. 14, 10 a.m., Family of Christ Lutheran Church. This worldwide organization provides mother-to-mother support for mothers who choose to breastfeed. 675 Baptist Rd. Meets 2nd Tue. each month. Info: 481-2909
- **Palmer Lake Historical Society**, Thu., Nov. 16, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. "Rarer than Fairies," a portrayal by Debra Faulkner of Countess Katrina Wolfe Murat, known as the Betsy Ross of Colorado and former resident of Palmer Lake. Meets the 3rd Thu. each month. No meeting in December. Info: 481-4407.
- **Gleneagle Women's Club Arts and Craft Show and Luncheon**, Fri., Nov. 17, 10 a.m.-3 p.m., The Place, 13990 Gleneagle Dr. Info: call Tsilla, 599-9046. Women's Club luncheon at 11:30 a.m. For luncheon reservations, contact Frances at 481-4607 by Nov 10.
- **Cancer Support Group for Women**, Tue., Nov. 21, 7 p.m., St. Matthias Episcopal Church, 18320 Furrow Rd., Woodmoor. Meets 3rd Tue. each month. Info: Lindsay, 487-9362.
- **Tri-Lakes Parents of Multiples**, Tue., Nov. 21, 6-8 p.m., Little Log Church, 133 High St., Palmer Lake. Come meet other parents of twins, triplets, and more. Meets 3rd Tue. each month. Childcare available. RSVP to tlpoms@yahoo.com. Info: 488-4221.
- **Womens Business Owners and Managers Luncheon**, Wed., Nov. 22, 11:30 a.m.-1 p.m., Woodmoor Pines Golf & Country Club. Meets 4th Wed. each month. Info: 481-3282.
- **MOMS Club of Monument New Member Social**, Fri., Nov. 24. Come meet other stay-at-home moms and kids! Meets the Fri. before the last Wed. of the month. Info: Joy Norton, 487-8239.
- **Monument Homemakers Club Monthly Potluck Lunch**, Thu., Dec. 7, 11:30 a.m., Monument Town Hall. Meets 1st Thu. each month. Info: Kay Reuteler, 488-3263.
- **Palmer Divide Quiltmakers**, Thu., Dec. 7, 7 p.m., Church of Woodmoor, Furrow Rd. Meets 1st Thu. each month. Info: scott145@aol.com.

SPECIAL EVENTS

- **Rocky Mountain Music Alliance Concert**, Sat., Nov. 4, 7 p.m., Forestgate Presbyterian Church, 970 Northgate Road, Colorado Springs. The opening concert of the series features soprano Jeanie Darnel with pianist Michael Baron. Season tickets for four concerts are \$60 for adults and \$50 for students. Single tickets are \$22 for adults and \$18 for students. Info and tickets, Pam Brunson, 484-0192.
- **Black Rose Acoustic Society Open Stage**, Fri., Nov. 10, 7 p.m., Black Forest Community Center, 12530 Black Forest Rd. at Shoup Rd., Black Forest. Three open stage acts and a featured performer. \$5 general public, \$3 Black Rose Acoustic Society members. Normally held the 2nd and 4th Fridays each month, except December. Info: www.BlackRoseAcoustic.org or 633-3660.
- **Pine Creek Holiday Bazaar**, Sat., Nov. 11, 9 a.m. to 4 p.m., Pine Creek High School, 10750 Thunder Mountain Ave., Colorado Springs. Crafter-artisans offer creative holiday gifts. Enjoy live music, a bake sale, silent auction, and Grandma's Kitchen! Admission is free. This annual event is a fund-raiser for the Pine Creek High School band program. Info: 488-6517, or visit www.geocities.com/pcbazaar.
- **Historic Monument's Fall Festival**, Sat., Nov. 11, 10 a.m. to 4 p.m. Galleries and shops offer sales and snacks. Scarecrows made by downtown merchants will be on

display throughout town. Come on down and vote for your favorite! Info: 488-8306.

- **Annual Health Fair**, Sat., Nov. 11, 10 a.m.-2 p.m., Creekside Middle School, 1330 Creekside Dr., Monument. Local health care professionals will offer free health screenings and health and wellness information. Free childhood vaccinations will be available for eligible children and flu shots will be available for adults and children age 6 months and older. Info: 481-3282.
- **Readings from *Beyond the Tears: A True Survivor's Story***, Tue., Nov. 14, 6 p.m., conference room of the Monument Sanitation District Office at 130 Second St. Author Lynn Tolson will read from her new book. Refreshments 6-6:30 p.m. Tolson will be joined for a follow-on discussion by Vicki Allen of TESSA, Rebecca Albright of Tri-Lakes Center for Family Development, and Judith Pettibone of Tri-Lakes Cares. Info: Covered Treasures Bookstore, 481-2665.
- **Black Rose Acoustic Society Open Stage**, Fri., Nov. 24, 7 p.m., Black Forest Community Center, 12530 Black Forest Rd. at Shoup Rd., Black Forest. Three open stage acts and a featured performer. \$5 general public, \$3 Black Rose Acoustic Society members. Normally held the 2nd and 4th Fridays each month, except December. Info: www.BlackRoseAcoustic.org or 633-3660.
- **Palmer Lake's Chili Supper**, Sat., Nov. 25, 5-8:30 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Proceeds go toward maintenance of the Palmer Lake Star on the mountain. There will be door prizes and a bucket raffle. One lucky raffle winner will light the star! To donate prizes or for more information, phone the Palmer Lake Town Office at 481-2953.
- **Monument Academy Wine & Cheese Tasting Benefit**, Sat., Nov. 25, 6-10 p.m., Woodmoor Pines Golf & Country Club, 18945 Pebble Beach Way. Gourmet cheeses from Whole Foods and wines of the world from The Wine Seller of Monument. VIP wine and cheese class by Chef Victor Matthews, 6-7 p.m., general tasting 7-10 p.m. Tickets for the VIP Wine & Cheese class and General Tasting are \$45, or \$25 for the General Tasting only. Tickets: call 481-1950, ext. 168.
- **Historic Monument's Small Town Christmas**, Sat., Dec. 2, 10 a.m.-4 p.m. in historic downtown Monument. Crafts for kids starts at 10 a.m. in the Town Hall, 166 2nd St. Mr. and Mrs. Santa Claus in the Chapala Building on Second Street at 10 a.m. Hayrides leave 11 a.m.-1 p.m. from High Country Store, 243 Washington St., where there will also be cupcake decorating, carolers, and entertainment throughout the day. Galleries and shops will be offering holiday treats and special sales. Info: 488-8306.
- **Tri-Lakes Center for the Arts & The Wine Seller Concert Series: Jody Adams**, Sat., Dec. 2; doors open at 7 p.m. for a 7:30 p.m. show. Tri-Lakes Center for the Arts (TLCA), 304 Highway 105, Palmer Lake. Tickets are \$10 for TLCA members, and \$12 for non-members. Buy tickets at The Wine Seller in Monument (488-3019) and at The Speedtrap (488-2007) and TLCA (481-0475) in Palmer Lake.
- **Pikes Peak Watercolor Society Member Show**, runs through Fri., Dec. 8, Tri-Lakes Center for the Arts Main Gallery, 304 Highway 105, Palmer Lake. Info: 481-0475.
- **Tri-Lakes Community Christmas Handbell Concert**, Sat., Dec. 9, 7 p.m., Monument Community Presbyterian Church, 238 3rd St., Monument. A free concert with multiple choirs (handbells and chimes), a brass quintet, organ/piano, violin, percussion, a sing-a-long, and a special rendition of "Phantom of the Opera." Info: Betty Jenik, 488-3853, or e-mail ljenik@adelphia.net.
- **Western Museum of Mining & Industry (WMMI): Colorado Rockhounding Exhibit** See mineral specimens including a smoky quartz crystal weighing over 100 pounds! The exhibit will run through April 30, 2007. WMMI is located at 225 North Gate Blvd., just off of I-25 at the Gleneagle exit, #156A, across from the north entrance to the U.S. Air Force Academy. Info: phone 488-0880 or visit www.wmmi.org.
To have your event listed in Our Community Calendar, please contact John Heiser at 488-3455, our community_calendar@hotmail.com or P.O. Box 1742, Monument, Colorado 80132.

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OCN Our Community News

OCN is published on the
first Saturday of each month
by Colorado non-profit
Our Community News, Inc.

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Monument, Colorado 80132-1742
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Circulation

Print Run: 14,200
Mail Delivery: 13,549
Stacks: 651

Fabulous Homes & Acreages

ENCHANTING HOME ON 2.5 ACRES IN GOLF COURSE COMMUNITY. PRIVATELY TUCKED IN THE PINES OF KINGS DEER. This custom 2-story home offers 5 BDRMS, 3 1/2 BATHS & a 4-car Garage. The many upgrades include maple floors, attractive river rock accents, 3 gas fireplaces, wet bar, granite counters, Pella windows, large deck, patio & MORE! The master bedroom has a sitting room w/fireplace, private deck, luxurious 5-pc bath & walk-in closet. Offered at \$825,000



QUIETLY NESTLED IN THE PINES AND SCRUB OAK IN THE SPIRES BROADMOOR, THE MAGIC OF THE MOUNTAINS SERVES AS AN AWESOME BACKDROP! ALMOST \$100,000 UNDER APPRAISAL! Built by Award Winning Unicorn Company Builders. Experience the luxury and comfort of this gorgeous home which offers cherry wood floors, granite counters, 12-ft ceilings, 3 unique fireplaces, private master deck, 5 to 6 BDRMS, 3.5 BATHS, oversized 3 car garage and approximately 5,000 fabulous square feet. Appraised at over \$900,000. Offered at \$829,900



DELIGHTFUL CUSTOM RANCHER ON 5 ACRES IN BLACK FOREST! This open & bright home was constructed with a unique system that allows for very low utility bills! It offers 3-4 BDRMS, office, 2.5 BATHS and 3 car garage. The spacious great room flows into the island kitchen & glass doors exit to a large deck w/mountain views & gorgeous sunsets. The master suite has a private deck, 5-pc bath and large walk-in closet. Some of the extras this home offers are hardwood floors, 2 decks, patio, finished walk-out basement, vaulted ceilings, 2 fireplaces, landscaped w/trees & drip system, fencing and more. ZONED FOR HORSES! Offered at \$469,900



STUNNING CONTEMPORARY SANTA FE ON 5 BEAUTIFUL ACRES! This charming home consists of 4 BDRMS, 4 BATHS, 3 car garage & a 3 stall barn and fencing. The detail and workmanship will get your attention! This home offers high ceilings accented with log, kiva fireplaces, Saulitillo tile, lots of windows and a spacious great room open to the kitchen and formal dining. Enjoy the master suite with a cozy kiva fireplace, 5-pc bath and a private patio. The finished walk-out basement flows on to a patio with a pond and looks out to this glorious lot with towering pines and rolling meadows. ZONED FOR HORSES! Offered at \$599,000



FABULOUS LOFT IN MANITOU SPRINGS WITH VIEWS OF MOUNTAINS & FOUNTAIN CREEK! This loft, located above the shops in central downtown Manitou Springs, offers 2 to 3 BDRMS, 2-1/2 BATHS & 2 car parking in a covered garage. Features include 15' ceilings in the great room warmed by a beautiful gas fireplace, framed by a wall of windows, covered terrace, sound system, 5 skylights, designer lighting, designer kitchen w/Crema Bordeaux granite counters & natural red birch cabinets w/crown molding. The master BDRM has his & hers walk-in closets, covered private balcony & luxurious bath w/Jacuzzi & steam shower. Sprinkler fire protection provided throughout w/private elevator access, community outdoor courtyard for parties, putting green & MORE! Offered at \$647,500



5 GORGEOUS ACRES WITH TALL PINES AND A BEAUTIFUL HOME! This grand home offers 6 BDRMS, office, 4 BATHS & 3 car garage. The in-floor radiant heat is a very nice upgrade along with many others! Some of the extras include glowing hardwood floors, soaring ceilings, huge windows throughout, a very large gourmet kitchen with an island, eating bar and sizable nook. The luxurious master bedroom includes a private deck, fireplace & beautiful 5-pc bath. The other deck and patio are great for outdoor entertaining AMID THE PINES TOO. ZONED FOR HORSES! \$609,000



STUNNING CUSTOM HOME ON 2.6 ACRES WITH SPLENDID MOUNTAIN VIEWS AND TOWERING PINES PRICED \$75,000 BELOW APPRAISAL! This lovely home is professionally decorated and offers over 5,000 sf, 6 BDRMS, 3.5 BATHS and 3 car garage. The family room has a dramatic 2-story palisade of windows w/fireplace and flows easily into the spacious island kitchen & eating nook with glass doors to a very large TREX deck. The formal living and dining rooms are bright, open & comfortably sophisticated. The master bdrm has incredible views & a private 5-pc bath. A finished walk-out lower level hosts a tasteful kitchen area, 2 cozy fireplaces & private patio. Located in a terrific Monument area. \$674,900



CHARMING COUNTRY STYLE RANCHER ON 5 ACRES This comfortable 5 BDRM, 3 BATH home has over 3,700 square feet and an oversized 2 car garage. This home offers a beautiful river rock fireplace, large island kitchen with an eating nook, vaulted ceilings, a large covered wrap-around Trex deck, finished walk-out basement and Pikes Peak views. ZONED FOR HORSES! \$339,900



ATTRACTIVE LOG HOME ON 5 ACRES W/ PIKES PEAK VIEWS! This ranch style home has over 5,500 sf with 5 BDRMS, 2.5 BATHS, an oversized 3 car garage and a HUGE 3 stall barn. This great property is conveniently located near shopping, has easy access, and just minutes to Colorado Springs. The home offers 3 rock fireplaces, 2 decks, beautiful log interior, large windows, vaulted ceilings & a fabulous indoor workshop. The barn has ample room for tractor storage, hay storage and additional stalls if needed. ZONED FOR HORSES! \$524,900



FABULOUS HOME WITH 5 CAR GARAGE & CHARMING COTTAGE ON 3.5 ACRES WITH TALL PINES ADJACENT TO A BEAUTIFUL POND! This enchanting home is located in the private gated community of High Forest Ranch. The main house consists of 3 BDRMS, 2.5 BATHS, main level office & oversized 2 car Garage. Extras include cherry wood floors & cabinets, custom wood paneling, bookshelves & cabinetry in the office, a romantic master suite with a sitting room, fireplace, private deck, his & hers closets & 5-pc bath w/ jetted tub. High ceilings & lots of windows welcome the sunshine to the island kitchen w/ granite counters & the adjoining family room. The apartment offers 1 BDRM, 1 BATH, island kitchen & sunny living area. \$975,000



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