

Hitchcock and Mike Slavick.

Meanwhile, the members of concurrent boards of FLMD, PPMD 2, and PPMD 3 were all present. They are Lenz, Stimple, Loidolt, and Secretary James Boulton, vice president/project manager of Classic Homes. There is one vacancy on each board. Those boards did not hold an official meeting on July 2.

### Water rationing begins

District Manager Ann Nichols said she has directed FLMD to cut back on irrigation of the public parks and landscaping, "because we are under stress right now to keep enough water in the tank. It's an incredibly difficult period right now." On top of the drought, FLMD is first legally obligated to provide eight acre-feet of augmentation water, which is stressing the Dillon well that currently provides all of the district's water.

She encouraged residents to stick to the suggested three-day-a-week schedule to conserve water. She predicted that if precipitation does not pick up soon, the 0.17 cubic feet per second of flow in Beaver Creek could dwindle to zero. The Bristlecone reservoir cannot be used as a water source until the surface water treatment plant

is completed this winter, which will then become the primary source of water and will provide treated drinking water to the irrigation system as well as to residents. She said FLMD had begun plans to use untreated lake water for public landscape irrigation, but those plans were on hold due to an extra \$200,000 it would have cost.

The consensus was that FLMD might have to post and hold a special meeting sometime before the scheduled Aug. 6 meeting in case mandatory three-day-per-week watering restrictions for FLMD residents needed to be imposed.

### 2017 audit accepted

Nichols presented the 2017 audit, which was performed by Hoelting & Co. She said the auditor presented a clean, unmodified opinion. The board voted unanimously to accept the 2017 audit as presented.

Hitchcock and Slavick learned that the \$8.3 million debt service requirement of PPMD 1 is to continue paying interest-only until 2020, when it will then start paying some principal too. A total of about \$9.4 million in interest will be paid by 2046 when the debt is paid off. This debt was incurred starting in 1987 to build public

district infrastructure including water and wastewater pipelines, parks, and Forest Lakes Drive. Stimple said that Forest Lakes LLC forgave \$2 million in interest that had accrued, and that this situation predated Classic Homes' involvement in the project.

### Financial report

Nichols presented PPMD 1's financial report for May for the general fund and bond debt service, explaining that it had no activity in its capital projects fund. The report was accepted unanimously.

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The next joint meeting of FLMD and PPMD 1, 2, and 3 is scheduled for 10 a.m. Aug. 6 in the Classic Homes office at 6385 Corporate Drive, Suite 200, Colorado Springs. Meetings are usually held the first Monday of each month. Official meeting notices are posted on the district website <http://forestlakesmetrodistrict.com>, at 3625 Mesa Top Drive, Monument and at the Forest Lakes mailbox kiosk. For general questions, contact Ann Nichols at 719-327-5810 or at [anicholsduffy@aol.com](mailto:anicholsduffy@aol.com).

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## El Paso Board of County Commissioners May 29, June 7, 12, and 28

# New Academy Village lot approved; I-25 toll opposed

By Helen Walklett

In June, the El Paso Board of County Commissioners (BOCC) approved the vacation of lot 4 at Academy Village on Struthers Road, where the Community Banks of Colorado is located, and a replat to create two separate lots. The commissioners have also submitted a formal comment letter on the I-25 Gap, setting out their joint position on the project.

### Academy Village replat

At the June 12 meeting, the commissioners unanimously approved a request by Peoples National Bank Colorado, now known as Community Banks of Colorado, for a vacation of one commercial lot in the Academy Village Filing No. 2 and a replat to create two separate lots. The 2.93-acre property is located along Struthers Road immediately north of the intersection with Gleneagle Drive. The existing bank building and associated landscaping and parking will be retained on lot 1. Covington Properties LLC intends to purchase the newly-created lot from the bank and build an office space on it.

A concept plan for the original lot included plans for a second building, but only the bank was built. Covington could have built the office building on the vacant portion of the lot without the replat, but it would have had to lease the land from the bank. Following the replat, Covington will be able to purchase the land from the bank.

Addressing the commissioners, Kari Parsons, project manager/planner II, Planning and Community Development Department, said the county had sent out notifications to 39 adjacent property owners and that, in general, objections raised concerned view obstructions, increased traffic, the potential impact to property values, and drainage issues specific to the Paradise Villas Grove townhome development. Parsons said that although the county Planning Commission sympathized with the neighbors regarding the view at its hearing on May 15, it had acknowledged that that was not a reason for denial. The Planning Commission voted unanimously to send the request to the BOCC with a recommendation for approval.

Developer Ron Covington of Covington Properties said he had had a lot of feedback from adjacent neighbors concerning traffic, views, and drainage. He said that the traffic study had shown the impact of the development would be negligible. To address concerns from Paradise Villas residents about views of the back of the office and mountains, the building would be positioned as far away from the townhomes as possible, with its entrance facing them. Forty percent of the building would be single story. A drainage pond is to be installed by the

applicant on the southwest part of the property to improve the drainage system to address flooding concerns.

The county plans to build a roundabout at the intersection of Struthers Road and Gleneagle Drive, and Covington Properties will contribute \$12,375 to this project. A right-of-way dedication across the corner of the lot where the bank is located is also required for the roundabout project. This will involve the bank moving its sign.

At the time the original lot was approved in 1999, a waiver of the 300-year finding of water quantity sufficiency was granted. The waiver remains valid for this replat.

Commissioner Longinos Gonzalez said, "I have always commented before when they've had the exemptions for the 300-year rule. In this case it's already in place, but I do continue to have issues with developments that have these water issues. But everything else looks really good. I am very appreciative of a developer who takes into consideration the neighbors."

### Toll lane opposed in I-25 Gap Project

At their May 29 meeting, the commissioners passed a resolution to approve their formal comment on the I-25 Gap Project's environmental assessment prepared by state and federal bodies.

The commissioners' comment stresses the urgent need to complete the third lane expansion from Monument to Castle Rock and states that it should be a general-purpose, non-tolled traffic lane matching the highway configuration at both ends of the gap. It points out that, during a series of neighborhood meetings and two larger public hearings, citizens overwhelmingly voiced objections to the configuration of the third lane as a toll-managed express lane.

While commending the Colorado Department of Transportation's (CDOT) engineers and planners for acknowledging the urgency of the project, the commissioners' statement urges CDOT staff to recognize that constructing the third lane as a toll-managed express lane is a poor fit for this particular segment of the highway, stating that it fails to recognize that three general purpose lanes are already in place at both ends of the gap so a third lane is simply completing a project started years ago. It also states that it fails to recognize continued growth along the Front Range that will very soon dictate the need for a fourth lane in each direction. It ends by saying "The Board of El Paso County Commissioners recognizes this is the highest priority transportation project in Colorado and urges CDOT planners to carefully weigh all of the options as they determine the final design for this critical and urgent project."

During discussion at the meeting, Commissioner

Stan Vanderwerf thanked CDOT for the other things they do for the community but said he had substantial reservations about the toll lane. Pointing out that in looking at multiple configuration options for the gap, CDOT has not done the simulation work for other choices, he said. "They have not actually simulated a three-lane highway where all three lanes are general purpose and they have not simulated the four-lane highway to determine which of their other options are the best choices and, in my opinion, they had made their decision already about what they wanted on this highway."

Commissioner Gonzalez said, "...with the additional funds allocated to CDOT by this year's legislative session, I believe the state has sufficient funding to make the four-lane option each way, which is included in our recommendation, a reality."

Commissioner Peggy Littleton said, "We really encourage CDOT to go back, look at this again and do what's right. Put in a fourth lane. Put in four lanes, make the third lane a lane that's a general purpose lane."

### Other decisions

- May 29 - approval of the final release of a \$43,145 bond for grading and erosion control at the Starbucks on Gleneagle Gate View, which is part of the Academy Gateway project.
- June 7 - resolution to approve the transfer of subdivision plan and plat fees held by the BOCC to the appropriate school districts in the county. \$5,852 went to Lewis-Palmer School District 38, where the funds are used in researching growth and development and also go toward the construction of a new school. Academy School District 20 received \$15,300. These funds go to accommodate enrollment trends and facility needs.
- June 28 - establishment of the survey area and setting of Aug. 7 as the public hearing date on the application by Dhindsa3 Inc. and 7-Eleven Inc. for a 3.2 percent beer off-premises liquor license. This is for the premises currently under construction at Gleneagle Gate View on the corner of North Gate Boulevard and Struthers Road. This is part of the Academy Gateway project.

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Please note that the summer schedule for the BOCC meetings is in effect during July and August when meetings are held on Tuesdays only. In September, the regular schedule resumes with meetings on Tuesdays and Thursdays.

Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).

## Woodmoor Improvement Association Board of Directors, June 27

# Board agrees to reconsider Hidden Pond, survey community

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on June 27 to consider options for Hidden Pond, hear reports from directors, and accept the resignation of Director Kayla Dixon.

### Hidden Pond update

About 15 residents attended the June meeting to get an update on Hidden Pond, which was drained upon the request of the Colorado Division of Water Resources to do so or pay augmentation fees. President Brian Bush reported that the cost of augmentation for Hidden Pond at historical capacity would be more than \$4,000 per year plus some additional costs. An alternative the board is considering would be to create a structure that would al-

low a lesser amount of water in the pond, which could lower the cost to \$1,000 per year.

Common areas Administrator Bob Pearsall pointed out that WIA would have to pay the yearly augmentation fee for maximum capacity whether or not there was actually any water in the pond. Bush noted that this would have to be raised as a new request and WIA would have to go back to water court to get permission to allow the pond to retain water and pay an augmentation fee.

Residents expressed support for retaining water in Hidden Pond, asked if there had been an environmental impact study (EIS), and expressed dissatisfaction with the communication around this issue. The board answered these and other questions from residents and

pointed out that this was not an issue specific to WIA but impacted anyone with a pond that retained water more than 72 hours, including the Air Force Academy and private landowners. Bush noted that the issue had been discussed in open board meetings, reported on in Our Community News, and that they had sent postcards to the 21 residents most directly affected.

Residents felt that the community should have been asked for input on a matter like this. Bush noted that it wasn't too late and offered to put a survey out to the community to see what the response was. The survey will be emailed to the 1,400 people who have provided their email via the website at <http://www.woodmoor.org>. The board declined to mail the survey out to all resi-