

Celebrating 20 years!

Our Community News

Volunteers reporting on community issues in Monument, Palmer Lake, and the surrounding Tri-Lakes area



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Issue #248 — Volume 21 Number 10 — Saturday, October 2, 2021

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WHERE TO FIND OFFICIAL COVID INFORMATION
<https://covid19.colorado.gov/>

Local Events

Readers should assume that event information published in this issue is subject to change and information should be confirmed a day or two before the event by calling the information number or checking the organization's website.

See pages 28-31 for event locations and other details of these and many other local events.

- **WMMI Miners' Pumpkin Patch**, Sat., Oct. 9, 16, 23, 30, 9 a.m.-4 p.m.
- **Arts Month: Monument Lake Mural Project** Every Sat. starting Oct. 9
- **Palmer Lake Community Chip/Mulch days**, Sat., Oct. 9, 9 a.m.-1 p.m.
- **Awake the Lake .5K**, Sun., Oct. 10, 9 a.m. to noon
- **Annual Pumpkin Giveaway**, Sat., Oct. 16, 10 a.m.-2 p.m.
- **100+ Women Who Care Bi-Annual Meeting**, Wed., Oct. 20, 5:30 p.m.
- **Community Business Expo & Job Fair**, Thu., Oct. 21, 4-7 p.m.
- **Palmer Lake Historical Society**, Thu., Oct. 21, 7 p.m., *The Long Expedition* by John Stansfield
- **Front Range Maker's Market**, Sat., Oct. 23, 9-4p.m. & Sun., Oct. 24, 10-3 p.m.
- **Friends of Fox Run Park**, Thu., Oct. 28, Zoom meeting, 6-7 p.m.
- **Trunk or Treat at St. Peter**, Fri., Oct. 29, 5-7 p.m.
- **Tri-Lakes YMCA 1st race in the series**, Sat., Oct. 30 *Creepy Crawl*

In this issue

- County News 1-7
- Water & San District News 1, 7-12
- Fire District News 1, 12-16
- Monument News 16-18
- Palmer Lake News 18-20
- School District News 20-22
- WIA News 22
- Weather and columns 23-25
- Snapshots 25-27
- Notices and Calendar 28-31
- OCN Information 28, 31, 32

Circulation

Print Run: 22,120
Mail Delivery: 21,480
Stacks: 640

Repairing trails at Fox Run Regional Park



Above: Volunteers with the Friends of Fox Run Park worked hard in September to repair trails at the regional park. Despite equipment failures and shortages of materials including road base gravel, the volunteers used wheelbarrows and shovels to distribute 15 tons of road base to repair the steep trails. The group welcomes more volunteers and helpers to keep the trails safe and in good shape for the thousands of visitors that come each month. Details on how to help the Friends of Fox Run Park's upcoming projects are available by contacting FriendsofFoxRunPark@gmail.com. The Friends of Fox Run Park is a 501C3 non-profit organization created to benefit the park and its visitors. Your tax-deductible donation at <https://gofund.me/63b741dc> would be very much appreciated. *Photo by Janet Sellers.*

Triview Metropolitan District, Sept. 16

Filtering, transporting, storing, and acquiring water

By Jennifer Kaylor

Triview Metropolitan District's Manager Jim McGrady, Water Superintendent Shawn Sexton, and Parks and Open Space Superintendent Matt Rayno reported on their respective operational activities at the Sept. 16 board meeting. Sexton described a potential new process that the district plans to test to further reduce radium from drinking water.

Staff, board directors, water attorney Chris Cummins, and general counsel George Rowley attended the meeting either online or in person. Director James Barnhart was excused.

The September board meeting packet, including the agen-

da, may be accessed via <https://triviewmetro.com/wp-content/uploads/2021/09/Triview-Board-Packet-for-9.16.2021.pdf>.

Triview is a Title 32 special district in Monument that provides road, park, and open space maintenance, as well as water, stormwater, and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas.

Alternative radium removal system to be tested

During his update about August water activities, Sexton reported that the district would begin a hydrated manganese oxide (HMO) demonstration study in early Oc-

TRIVIEW (Cont. on 7)

Black Forest Fire/Rescue Protection District, Sept. 15

Joint exclusion plan approved

By Natalie Barszcz

At the Black Forest Fire/Rescue Protection District (BFFRPD) meeting on Sept. 15, the board approved a resolution for a joint exclusion plan, received a "clean opinion" for the 2020 audit, and approved a policy to adopt a wage and leave accrual schedule for future budget years. The meeting was preceded by a volunteer pension board meeting.

Director James Abendschan was excused.

Resolution 2021-06—Joint Exclusion Plan

Fire Chief PJ Langmaid said the following:

- The district received Resolution 2021-06—Joint Exclusion Plan from the City of Colorado Springs on Sept. 10, with the correct list of 660 properties to be excluded from BFFRPD.
- The new list falls in line with previous discussions, but there are some small pockets of properties that the district will still respond to.
- Entire streets were missing from the list received in August, but he had not checked every address against the county assessor's website since receiving

BFFRPD (Cont. on 12)

El Paso County Planning Commission, Sept. 2

Red Rock Acres rezoning recommended for approval amid neighbors' objections

By Helen Walklett

At its Sept. 2 meeting, the El Paso County Planning Commission heard an application for a rezoning request for a 20.88-acre portion of the proposed Red Rock Acres development southeast of Palmer Lake. The commissioners also recommended for approval a rezoning request for a property northwest of Monument Lake.

Red Rock Acres rezone

The commissioners heard that the application by JZ's Land Development LLC to rezone property along the east side of Red Rock Ranch Drive, immediately south of its intersection with Highway 105, had raised numerous neighbors' objections. John Green, planner II, Planning and Community Development Department, said the county had received around 110 letters of opposition.

The land is currently zoned RR-5 (residential rural), and the applicant's request is to rezone 5.37 acres on the northern part of the property to RR-0.5 and the remaining 15.51 acres to RR-2.5, with Monument Creek serving as a buffer between the two zones. As stated in the applicant's letter of intent,

EPC PC (Cont. on 2)