

the amendment, and the directors unanimously approved the corresponding resolution, 2021-10.

- Directors approved resolution 2021-09, which essentially ratified teleconferencing as a means to conduct public meetings. The resolution also validated past meetings that were conducted online due to the COVID-19 virus.
- The North Monument Creek Inter-

ceptor, a planned regional wastewater pipeline intended to deliver wastewater from northern El Paso County entities for treatment by Colorado Springs Utilities (CSU), continued to advance. McGrady reported from a recent meeting with CSU that a design participation agreement had been initiated with the goal of determining a design engineer by the first quarter of 2022.

- The Environmental Assessment for the Pueblo Reservoir Excess Capacity agreement was completed, and the next phase of the agreement showed promise of a quick conclusion.

Triview board meetings are generally held on the third Thursday of the month at 5:30 p.m. The next meeting is scheduled for Sept. 16. The district office is

located at 16055 Old Forest Point, Suite 302. Check the district's website, <https://triviewmetro.com/>, or call 488-6868 for meeting updates and to confirm if the meeting will be in person or online/teleconference. See also "Triview Metropolitan District" on Facebook or Twitter.com/@TriviewMetro.

Jennifer Kaylor can be contacted at jenniferkaylor@ocn.me.

Palmer Lake Board of Trustees, Aug. 12 and 26

New town property proves challenging

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees (PLBOT) met three times in August. Regular board meetings were held on Aug. 12 and Aug. 26. The board also held a workshop on Aug. 26 to continue the discussion of the town's odor ordinance.

The Aug. 12 meeting ended with an executive session to discuss a water line interconnect and a possible annexation. The Aug. 26 meeting ended with an executive session to discuss a property offer.

At both its meetings, the board heard updates from Bob Radosevich concerning the Living Word property recently decided to the town. Town staff now refers to this property as the Elephant Rock property, and Radosevich serves as project manager. GMS Inc. explained the background of the High Street drainage study. Trustee Karen Stuth gave an

overview of her work on an economic development plan for the town. The board once again took up the issue of noxious odors at both the workshop and the regular meeting on Aug. 26.

The board held a public hearing and voted on a resolution to provide a conditional use permit to Tanglewood Trailers. A new lease agreement with Sportsriders was debated and approved. The board selected new meeting spaces for public meetings beginning in September until the repairs on the Town Hall are complete. Kirk Noll was honored for his years of steadfast service to the Parks Commission. Finally, the board heard staff reports and public comments.

Elephant Rock property in need of many repairs

At its Aug. 12 meeting, the board heard an update from Bob Radosevich, who is

managing the Elephant Rock property at 290 S. Highway 105 for the town, detailing many maintenance issues discovered since the town took ownership of the property.

Radosevich reviewed tasks he had worked on, including:

- Plumbing work costing \$34,080 that provided hot and cold running water between the main area of one building and the hot water tanks.
- Work required to make the bathrooms functional.
- Asbestos removal scheduled for Aug. 13, costing \$3,000.
- Replacement of broken glass, costing \$700.
- Mowing the property.
- Rekeying the locks.
- Transferring the utility accounts to the town.
- Hiring a service to clean the meeting space.
- Improving security.

Radosevich said the town had spent \$166,000 on renovating the property to date. The property is not insured, he said.

Radosevich said that the buildings had not been properly winterized, resulting in 17 breaks in plumbing. The boilers

were 47 years old. Discussions were underway with Orkin Pest Control to abate damage from animals. Town Administrator Dawn Collins pointed out that the focus so far had been only on the meeting space, not on all the buildings on the property.

Radosevich told the board he was meeting with Front Range Commercial LLC, a company that does leasing and property management. He also had plans to meet with a land developer, but the developer had expressed little interest in the property.

After Radosevich's presentation at the Aug. 12 meeting, Trustee Jessica Farr expressed reservations about additional spending on the project before a plan was in place. Trustee Darin Dawson said Orkin Pest Control should be brought in to stop further damage. Farr and Collins both said the board should ask the community for input on how to use the property.

Discussion of the Elephant Rock property continued at the Aug. 26 meeting. Radosevich said the plumbing repairs were continuing, the heating system was compromised, and an electrician had deemed main building to be safe. Radose-

What's your home REALLY worth?
Call today to get an accurate, specific review of your home's value!



Kathy Tutko **Kim Rossbach**
719-439-0362 719-330-3277



PikesPeakHomeTeam.com
Team@PikesPeakHomeTeam.com

All offices independently owned and operated

- **Your Local Real Estate Experts**
- **Over 20 Years Experience**
- **Members of both Denver and Pikes Peak MLS**

MONUMENT ★ DOWNTOWN
★ COLORADO ★



REACH FOR THE PEAK!




It Just Doesn't Get More Local Than This...

PIKESPEAKBREWING.COM



Monument Hill Kiwanis Club
Kiwanis Youth Service Leadership Clubs & Tri-Lakes Cares Present



Photo by Bonnie Nassar

2021 Empty Bowls Dinner & Silent Auction



Proceeds benefit Tri-Lakes Cares!!

Please bring a non-perishable food item for the Tri-Lakes Cares Pantry!

Wed., Sep. 29, 2021
5:00 - 7:30 pm

Lewis-Palmer High School

Tickets: \$25 in advance
\$30 at the door

One child under 12 yrs. FREE with each purchased ticket.

Checks payable to: Monument Hill Kiwanis

Ticket Includes:

Dinner of Soup, Bread, Drink & Dessert
Handmade Bowl donated by local artist



Advance Tickets Now Available

- **Online** at www.MHKiwanis.org. Click on the bowls photo to purchase tickets
- **Clay N Colors**, Monument
- **Coffee Cup**, Monument
- **Covered Treasures Bookstore**, Monument
- **Hamula Orthodontics**, Monument
- **Rock House Ice Cream & More**, Palmer Lake
- **Serranos Coffee**, Monument
- **Taste of Life**, Monument
- **The Wine Seller**, Palmer Lake
- **Tri-Lakes Chamber of Commerce**, Monument
- **Tri-Lakes Printing**, Monument

For Information, contact Pete Peterson
714-271-5947 or
EmptyBowlsMHK@gmail.com