

of space to include dorms, kitchen, dayroom offices, a training classroom and gym.

The team from OZ Architects answered the board director questions and said:

- The Station 3 design will be solar ready.
- Apparatus bays will be 64 feet deep and 78 feet wide to allow double stacking/additional apparatus parking.
- The selection of room types is standard for today's fire stations.
- The original Station 3 site has shared access with Woodmoor Water and Sanitation District, with restricted room to expand the footprint. The new station is estimated to be about 20,320 square feet.
- The build time will be about 10-14 months depending on when the construction begins.

Kovacs said the district's administration offices will be located at the new Station 3, architectural design will be incorporated, with parking spaces a priority, and the design will ensure it meets the future needs of the district, he said.

Station 5 remodel

Kovacs said Sattler had reviewed three bids and identified Flintco LLC as the recommended vendor to perform the remodel of Station 5. He requested the board approve authorization for Flintco to perform the Station 5 remodel and approve \$422,562 to fund the project. The original budget allowed \$250,000 each for the remodels of Stations 5 and 4 (Gleneagle Drive), and just over \$1 million for Station 2 (Roller Coaster Road)—all were underestimated. He suggested the board consider completing Station 5 this year, begin Station 4 in early 2024, and begin Station 2 in 2025, and that will allow funds to be rolled over to complete each station. Station 5 was prioritized to accommodate extra staff from Stations 4 and 2 during the remodels, he said.

Sattler said mechanisms are built into the contract to deal with building materials, shortages, and rising costs of

steel. The bid is locked in on the prices for a period, and once the contract is executed it is difficult to change prices. This type of contract reduces if not fully eliminates downstream costs for escalation, and it will be the contractor's duty to demonstrate rising costs beyond its control, but "sometimes monkeys fall out of trees." Flintco estimates starting on Oct. 10 with completion on Jan. 24 2024 if permits are received on time. The contract is a payment performance bond, said Sattler.

The board authorized Flintco to complete the Station 5 remodel in a 5-0 vote.

Fleet purchase proposal
Bumgarner said ordering engines in 2023 will guarantee receiving the current type of engine before the EPA standards change. Fleet purchases before 2010 were budgeted out for 10 years, and the department staff identified the apparatus, received board approval, ordered the apparatus, and received it within 12 months. Post 2020, the process is the same except chassis are in short supply, difficult to find and can involve using different manufacturers. Availability is delaying production, including motor and engine availability, and when production began again after the pandemic it was slower. Prices will continue to escalate, and the district staff is planning three to five years out. He requested the board scrutinize the apparatus plan to allow the executive staff to make quick decisions, without coming back to the board.

Kovacs requested the board approve the immediate purchase of two engines, for \$946,336 each, with financing from OshKosh Capital Credit Union. The executive staff is ensuring only three apparatus are financed at a time, and there are no prepayment penalties. By the time the new engines are delivered, the two engines with the most use will be ready to go into reserve. The new engines have reduced overall height and length, carry 750 gallons of water, and lower hose beds for safety. The

shorter wheel base provides greater maneuverability, and the district would expect an August 2026 delivery, he said.

President Mike Smaldino said he appreciated what Bumgarner has taken into consideration, and the district is just one accident from having an engine out of commission, with no backup.

Kovacs asked the board to approve the purchase and allow the executive staff to move quickly in the future to make purchases.

The board approved proceeding with securing production of the engines, 5-0.

Bumgarner said he will sign to secure production and the board will be presented with the purchase agreement next month.

Kovacs said the two stock engines the district recently purchased carry 1,000 gallons of water, and that is causing excessive tire wear and maintenance issues. The district is planning to purchase smaller fire engines in the future after recently spending \$20,000 and \$15,000 on repairs to engines, he said.

Financial report

Treasurer Tom Kelly read the financial report as of July 31, and said the following:

- Property taxes received year to date were about \$10.9 million, representing 100.4% of the budget with projected annual revenue.
- Overall revenue received year to date was about \$14.3 million, representing 86.3% of the projected income budget set at about \$16.5 million.
- Overall expenses year to date are about \$8.2 million, representing 58.9% of the projected total expense budget set at about \$14 million.
- The larger payments were: \$6,508 to Rhode & Associates for Wildfire Pre-plans, \$69,680 to OZ Architecture for station designs, \$20,568 to Seawest Fire Fighting Equipment for Personal Protective Equipment, \$9,009 to Wex Bank Inc. for the fleet

fuel, and \$4,465 to Motorola Solutions for radios.

The total checking and savings balances went up about \$3 million from about \$13.8 million to \$16.8 million; the majority was transferred to the Operations/General Fund that increased from about \$7.3 million to about \$10.4 million.

The board accepted the financial report as presented, 5-0.

Technology for the board

Bumgarner said the district had identified purchasing seven iPads to assist the board with notifications and board documentation for about \$7,000 (\$1,000 per Apple iPad) and about \$35 each per month for cellular, and with Microsoft Office licenses the annual cost will be about \$3,528 after the initial purchase of the iPads. The technology will be a good depository for documents, allowing directors to search prior information, and the district will be able to provide information quickly via the included app, he said. Each director will have a district email address.

Smaldino requested the iPad technology for the board at the June meeting to save printing documents and to aid communication. See www.ocn.me.v23n8.htm#mfd.

Kovacs said if the board is in agreement, the cost will be added to the 2024 budget.

Chief's report

Kovacs said the following:

- In the latest meeting with state senators, he discussed the issues regarding the state Legislature and the potential impact that Referendum HH might have on fire districts.
- The district was scheduled to receive the initial property tax assessment in August, but it could change after the election. The outcome of the November election is likely to have a large impact on property taxes.
- Battalion Chief Shannon Balvanz has taken over as the district training offi-

- cer.
- Firefighter/Paramedic Taylor Neill is leaving the district to join the Grand Junction Fire Department. The vacated position will be filled.
- The mutual aid agencies in El Paso County that respond to American Medical Response (AMR) mutual aid requests are proposing the Colorado Springs Fire Department put its squads into service before AMR calls other agencies.
- The frequency of AMR requests for assistance continues to trend lower, and the district is billing for the calls.
- The ambulances take on wear and tear, and a new Frazer ambulance is expected to be delivered in the first quarter of 2024. The district has three ambulances in service at Stations 1, 4 and 5, and requests from AMR will not be accepted if an ambulance is needed in the district.

Note: The entire chief's report can be found at www.monumentfire.org.

Executive session

The board moved into an executive session at 8:42 p.m., pursuant to Colorado Revised Statutes 24-6-402(4)(e) to develop strategies for and instruct negotiators on negotiations for a land purchase agreement.

After the executive session, Kovacs confirmed to OCN that no action was taken.

The meeting adjourned at 9:49 p.m.

Meetings are usually held on the fourth Wednesday of the month. The next regular board meeting is scheduled for Sept. 27 at 6:30 p.m. at Station 1, 18650 Highway 105. For Zoom meeting instructions, agendas, minutes, and updates, visit www.monumentfire.org or contact Director of Administration Jennifer Martin at 719-484-9011.

Natalie Barszcz can be reached at nataliebarszcz@ocn.me.

El Paso County Board of County Commissioners, Aug. 1, 8, 15, and 22

Request to split Woodmoor property into four lots approved

By Helen Walklett

At the Aug. 1 El Paso Board of County Commissioners (BOCC) meeting, the commissioners heard a replat application to return a single lot property in Woodmoor to four lots. They also heard final plat applications for The Winsome and Terra Ridge North developments and minor subdivision applications for two Black Forest properties. These four applications came to the BOCC with recommendations for approval from the El Paso

County Planning Commission July 6 meeting and were heard as consent items, meaning there was no discussion.

Woodmoor property replat approved

At the Aug. 1 meeting, the commissioners approved a subdivision request which will see a Woodmoor property divided into four lots. The application came from the Planning Commission with a unanimous recommendation for approval following its July 6 meeting. See www.ocn.me/v23n8.htm#epcpc.

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The 3.81-acre property at 1384 Buckwood Lane, near its intersection with Fawnwood Road, is zoned RR-0.5 (residential rural) and was originally platted as four lots in 1963 with the current, single lot created in 2010. The replat creates four lots that conform to the RR-0.5 zoning. The existing residence on the east and central portion of the property will remain.

Property owner Tim Murphy, Murphy's Custom Homes Inc., showed the hearing that he has written approval from the Woodmoor Improvement Association's (WIA) Architectural Control Committee and commitment letters from the utility companies. He said that for 47 years of its history, the property had been four lots and that he felt the application met all the approval criteria. Referring to comments he had read from neighbors about fire concerns, he said he had met twice with the Forestry Department which had made recommendations, and he had cleaned up the property and fire mitigation work would continue.

Ashlyn Mathy, planner I, Planning and Community Development Department, said that 18 notification letters were sent to neighbors, and the county had received numerous emails voicing concerns.

Sarah Martin and Shane Martin, both with Murphy's Custom Homes Inc., spoke

in support of the application. Sarah Martin pointed out that in 2010 the property was pretty much in the exact configuration as was now being proposed.

Two neighbors spoke in opposition. Sarah Cole said that the justifications put forward in 2010 for combining the four lots into one were all still relevant issues in Woodmoor today. These include erosion and flooding issues, steep sloping areas that are unbuildable, roadways that are inadequate for any additional population, and county services such as police protection that are inadequate in meeting the needs of Woodmoor residents. She said, "This is not an area designed for high-density housing and, quite frankly, the Tri-Lakes area does not need three more million-dollar homes."

Another neighbor said she was experiencing flooding and had two sump pumps to keep her basement dry because of the drainage issues. She also stated that the homeowners association (HOA) had made decisions regarding the application without putting it to a members' vote. She said, "I would argue to you that this proposal is premature, and the HOA has not met its requirements." She asked that it be tabled or denied until this could be further investigated.

The commissioners voted 4-0 to approve the application with Commissioner Carrie Geitner absent. Commis-

sioner Longinos Gonzalez commended Cole's testimony which would have swayed his vote had it been a rezone rather than a replat.

Winsome final plat

At the Aug. 1 land use meeting, the commissioners approved a final plat application for Winsome Filing No. 3 to create 38 single-family residential lots and five tracts on the 349.47-acre property zoned RR-5 at the northwest corner of Hodgen Road and Meridian Road.

The BOCC approved the Winsome preliminary plan in July 2019. The development encompasses 766.66 acres and consists of 143 residential lots, one commercial lot, open space, drainage tracts, and public rights-of-way. The plan was amended in 2021 to increase the lots to 146. These three additional lots are located within Filing No. 3.

Terra Ridge North final plat

Also at the Aug. 1 land use meeting, the commissioners voted to approve a final plat application by Phillip Miles for 11 single-family residential lots on Terra Ridge North, a 51.65-acre property south of the intersection of Black Forest Road and Hodgen Road. The application includes a replat of two existing single-family residential lots to provide access to the new lots.

The land was rezoned from RR-5 to RR-2.5 in 2022. Neighbors spoke to voice objections

BOCC (Cont. on 18)