

**Issue #17 — Volume 2 Number 8 — Saturday, August 3, 2002**

The insert *Living with Fire* is provided courtesy the Colorado State Forest Service and Our Community News

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## Candidates for county commissioner respond to residents' questions



**Republican candidates for county commissioner Wayne Williams, left, and Bill Guman, right, address Tri-Lakes area residents' questions and concerns at NEPCO's July 17 forum at LPHS.**

*By John Heiser*

Duncan Bremer, the present county commissioner representing our district has served two four-year terms and so cannot run again. Two republican candidates will appear on the primary election ballot on August 13. The winner of that primary will vie with libertarian candidate Arthur Roberts in November. No democratic candidates have filed for the position. As a result, the outcome of the republican primary will almost certainly determine who will represent this district of the county for the next four and possibly eight years.

On July 17, the Northern El Paso County Coalition of Community Associations (NEPCO) sponsored a public forum for the two republican candidates. More than 50 people attended. NEPCO President Steve Sery presented background information on the two candidates and read questions posed by Tri-Lakes area residents. The questions and answers are summarized below.

### **As commissioner, what weight would you give to the Tri-Lakes comprehensive plan?**

Guman said, "I believe the Board of County Commissioners should consider it for adoption as an ordinance. It should be binding." He went on to say that he supports a

regional comprehensive plan to avoid duplication of services and maximize use of tax dollars.

Williams said, "Local area plans are important." As a commissioner considering a land use proposal, he vowed to carefully compare the proposal to the applicable comprehensive plan and listen to citizen input.

### **How would you propose to address traffic problems on Baptist Road?**

Williams said, "We need to work with the state department of transportation. As Baptist Road is extended east and west we need to look at how we solve the financial problems at the county level."

Guman said, "The Baptist Road Rural Transportation Authority is a valuable mechanism, an opportunity to engage developers." He said BRRTA could be used to tap private funding up front rather than approve growth and then shoehorn in the roads later.

*(Continued on page 2)*

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## The Republican Candidates



William (Bill) Guman, 45, is a landscape architect and planner who lives in northern Colorado Springs. A graduate of Colorado State University with a 1978 bachelors of science degree, Guman has headed Colorado Springs-based landscape architecture firm William Guman and Associates since 1982. After serving on the Colorado Springs Planning Commission in 1992 and 1993, he was elected to the Colorado Springs City Council for two terms through April 2001. Throughout that time, he also served on the City Utilities Board. He served on the Pikes Peak Regional Building Commission from 1996 through 2001.

On July 17, the Northern El Paso County Coalition of Community Associations (NEPCO) sponsored a public forum for the two republican candidates. More than 50 people attended. NEPCO President Steve Sery presented background information on the two candidates and read questions posed by Tri-Lakes area residents. The questions and answers are summarized below.



Wayne Williams, 39, is an employment attorney who has lived in Briargate since 1992. He has a B.A. in Political Science from Brigham Young University and a law degree from the University of Virginia. He teaches part-time at UCCS and speaks throughout the county on employment law issues. In 1997, he was elected Chairman of the El Paso County Republican Party. In 2000, Williams co-chaired the El Paso County campaign for George W. Bush. Williams is Chairman of the Colorado Springs Housing Authority. Commissioner Duncan Bremer chairs Williams campaign. All the current county commissioners have endorsed Williams.

CANDIDATES (Continued from page 1)

**Do you favor big box stores such as Wal-Mart in the Tri-Lakes area?**

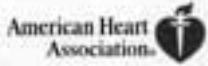
Guman said, "I reviewed the [Monument] Wal-Mart application. There are unresolved road, water and drainage issues. The Tri-Lakes area is in a bargaining position." He said that all the issues must be resolved in writing before anything is approved.

Williams said, "Is there sustainable water? I don't think the current water situation justifies exceptions. We need to ensure the infrastructure is there or will be taken care of in conjunction with construction. The commitments must be in writing."



Weight management program developed by the American Heart Association and taught by a registered dietitian. Classes start Sept. 11th.

488-0253



**What should be the role of zoning within the county?**

Guman said, "I am a proponent of zoning to maintain the value of property. Zoning should not be arbitrary but based on sound principles, community input, and what is good for the entire region."

Williams said, "Zoning is not always locked in stone, especially when a project mitigates impacts and provides for infrastructure and sufficient water."

**How would you balance property rights between the landowner and nearby landowners?**

Williams said, "Balance is required. Growth should pay its own way. Existing landowners should not have to pay for new development. The developer should mitigate the impact to nearby landowners."

Guman said, "This needs to be considered on a case by case basis. We cannot ignore your right to develop your property. Comprehensive plans should dictate how land is used. I would defer to those."

**Do you think waivers to the county requirement for 300 years of water availability should be granted?**

Guman said, "The board of county commissioners is supposed to guarantee water availability. If the developer cannot unequivocally demonstrate 300 years of water availability, the plan should not be approved."

Williams said, "Wells are a major concern. Some have been used for decades. We should continue to maintain the 300-year rule. Will I use absence of water for denial? Yes."

**What do you think of the County Water Authority's plan and the incipient water war with Douglas County?**

Williams said, "We need to work with the state and the water authority and look for long term solutions and encourage others to move in the same direction."

Guman said, "I can't overemphasize the problem we now face. Once [aquifer water] is gone, it's gone. We need to manage this resource better."



# Wayne Williams

## Republican for County Commissioner

### Wayne . . .In Our Community

- Colorado Springs Housing Authority Chairman
- Pikes Peak Community Action Agency, Board Member
- Boy Scouts of America, Troop Committee Chairman

### Wayne . . .In Our Republican Party

- El Paso County Republican Party Chairman, 1997-1999
- Colorado State Republican Executive Committee, 1999-Present
- George W. Bush for President, El Paso County Co-Chairman
- Citizens for Bill Owens, El Paso County Co-Chairman
- Republican National Convention Delegate 2000

### Wayne. . .On Our Issues

- Economic and Social Conservative
- Pro-family and Pro-life
- 2nd Amendment Advocate
- Community Planning Proponent
- Improving Roads and Infrastructure
- Keeping Taxes Low and Limiting Government

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**How would you ensure that the Tri-Lakes area gets its fair share of county funding?**

Williams said, "Any action requires the votes of at least three commissioners. I would work with the other commissioners to get their support. I have been endorsed by each of the commissioners."

Guman said, "You know who your commissioners are and I am not endorsed by any of them. Formation of a Tri-Lakes Area Council of Governments is warranted to ensure that the Tri-Lakes area gets its fair share."

**How would you protect Tri-Lakes area quality of life?**

Guman said, "Quality of life is what brought you here and what keeps you here. A regional comprehensive plan would help. I would be your eyes and ears and ask how proposed projects would impact your quality of life."

Williams said, "The role of the county in quality of life is limited. While regional parks should be maintained, it is not our role to build recreation centers."

**What would be your reaction if a proposed project would block the view of existing residents?**

Williams said, "The county commissioners must balance the rights of the landowner and surrounding landowners. Preservation of views is a factor, but not the determining factor."



CANDIDATES (Continued from page 2)

Guman said, "The Tri-Lakes Comprehensive Plan calls for preservation of view corridors. As a former planning commissioner, we turned down applications that violated view corridors."

**What would you do to improve maintenance of county roads?**

Guman said, "County road maintenance almost doesn't exist. It is a matter of priorities. Road maintenance should be a priority. Your commissioner has a fiduciary duty to deliver."

Williams said, "I met with the county department of transportation and learned that there is a \$40 million backlog. Those are issues that need to be addressed. Many of the problems are in northern El Paso County. It doesn't make sense to expand capacity if you can't maintain it."

**What is your view of the perception that county decisions are made before the public hearings are held?**

Williams said, "People need the opportunity to express their views. The commissioners must keep an open mind. I would avoid making a decision prior to the public hearing."

Guman said, "I have a background in land planning. Pre-application reviews should include members of the public. The commissioners should get input at community meetings."

**Would your business background mean that you would have to recuse yourself from some votes, leaving our district without a voice?**

Guman said, "I have had to recuse myself. My clientele includes a few developers. For 20 years, I have been an advocate for responsible, smart growth. I will not let my profession compromise my integrity."

Williams said, "It is important to avoid even the appearance of impropriety. I will not work for developers or others who come before the board. You have a right to expect that."

**How would you address the shortage of resources created by TABOR?**

Williams said, "I voted for TABOR because there should be limits on government. Safety issues need to be addressed. We need to make do with existing resources." He went on to suggest that some bond issues might be appropriate.

Guman said, "Ironically, there always seems to be enough money when the situation becomes desperate enough. I pledge I will not ask you to raise taxes to pay for things that can be covered out of existing revenue." He went on to suggest possible privatization of the equestrian center and jail.

**Colorado Springs failed to get a commitment from the developer as to the amount of participation in the proposed overpass at Woodmen and Academy. How would you make sure developers pay their fair share?**

Guman said, "I did not participate in that situation due to litigation at the time. 'How much' needs to be resolved 100% before the development plan is presented and voted on."

Williams said, "If you don't get it in writing, it may not exist. Define it by dollar amount or percentage with agreement as to what it is. It must be verifiable."

**County government has been tarnished by charges of waste, corruption, and cronyism. What role would you play in cleaning up county government?**

Williams said, "The commissioners must oversee county government and make sure procedures are in place and followed. Avoid conflicts of interest. Make sure the voters have a say. I don't support removing the health department from voter oversight."

Guman said, "I would urge formation of an ethics committee with citizen members to enforce a code of ethics."

The candidates each then asked their opponent one question.

**Guman's question to Williams: Campaign materials from the Home Builders Association say that Governor Owens supports your candidacy. Policy is against endorsing opposed candidates. Isn't your flyer misleading the voters?**

Williams said, "I have not seen the item. I will call it to the attention of those who did the one mailing that I did not see." He then read a statement of appreciation from Owens regarding his efforts in various election campaigns. The statement ended with "I am pleased to count you as one of my close friends and again thank you for all your dedication."

**William's question to Guman: You registered as a republican in 1994. Can we count on you to be a republican?**

Guman said, "I have never registered with any other party. I registered as a republican in 1974 and then registered as an independent from 1978 through 1993. In 1993, I registered as a republican. I intend to remain a republican but I do not intend to place partisan politics ahead of my constituents' needs."

**Closing statements**

Guman said, "The Tri-Lakes area is facing quality of life issues. Your commissioner will be largely responsible for how it turns out. I have a proven

track record as a volunteer and elected official. In this era of shrinking budgets and rising needs, new taxes are not the answer. I cannot overstate the importance of water. I won't go along to get along. I am very serious about serving you as your county commissioner."

Williams said, "This election is your chance to have a direct impact on the future of the county. I pledge I will be accessible to you. My home phone number is listed. We will conduct our campaign door to door instead of in the media."



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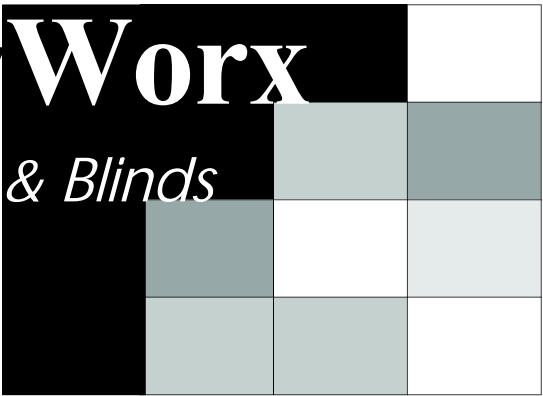
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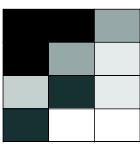
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# Open house presented interchange alternatives

By John Heiser

The local goals of the Colorado Department of Transportation (CDOT) I-25 Corridor Improvements Project is to improve safety and mobility in our growing area by increasing capacity on I-25 from two through lanes to three through lanes in each direction and by replacing and reconfiguring the existing interchanges.

This open house at Lewis-Palmer Lake High School was the last open house prior to selecting preliminary designs for the two interchanges. That decision is to be completed in September at which time another open house will be held to present the selected designs. An environmental assessment, scheduled for completion in the summer of 2003, and development of a final design will follow. Construction is expected in 2004 or later depending on funding.

### Baptist Road Interchange

Some of the issues considered in the Baptist Road interchange design include:

- Frontage road location
- Access to local businesses
- Future and planned development in the area
- Accommodation of local road improvements.
- Town of Monument future growth and annexation plans
- Santa Fe Trail
- Floodplains and wetlands
- Preble's Meadow Jumping Mouse habitat

The Baptist Road interchange designs presented at the July 23 open house evolved from the five designs presented at the open house February 11, 2002. [See "CDOT presents five concepts for Baptist interchange redesign" in OCN Volume 2, Number 3, March 2, 2002]. The alternatives with looped ramps or traffic circles were eliminated leaving three fairly subtle variants of the existing diamond interchange.

The alternative with the highest number (4) of "Minimal impact: Accommodates Goal" ratings is alternative #1 [See top photo]. The other two alternatives had two such ratings each.

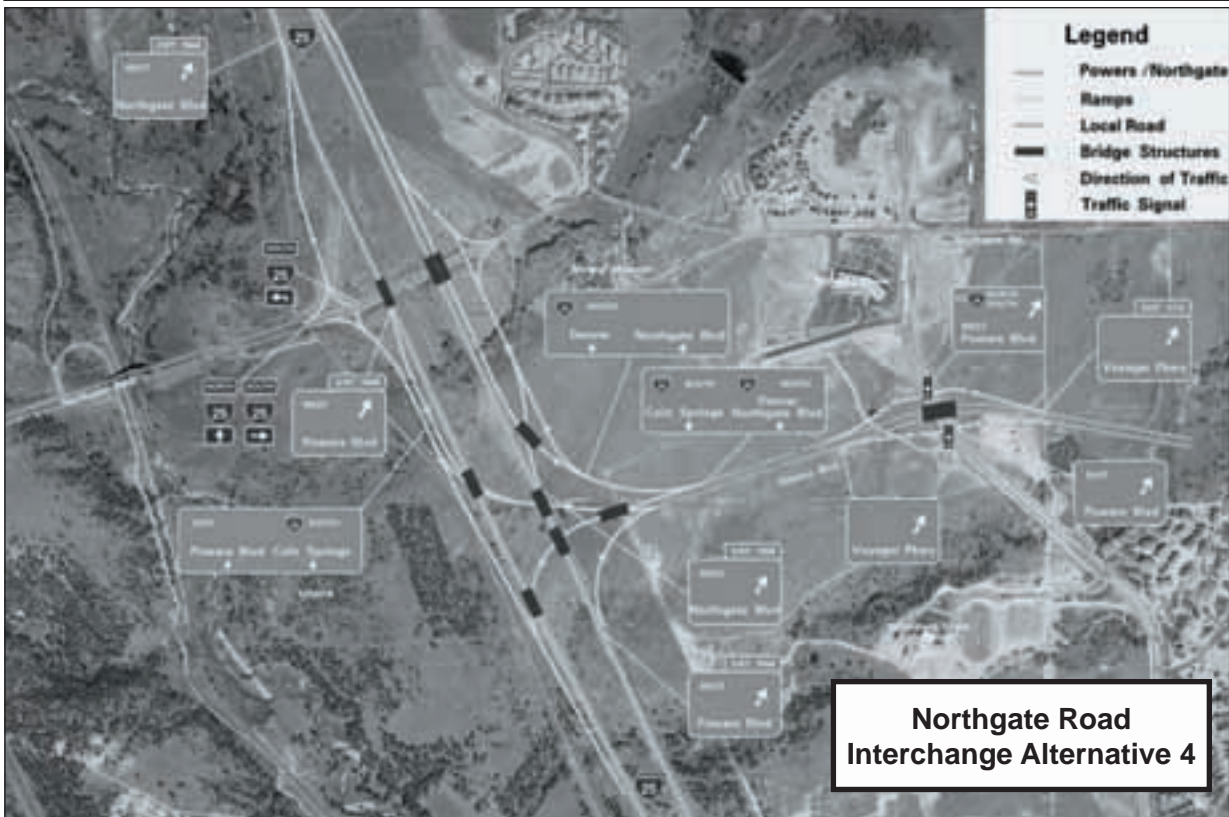
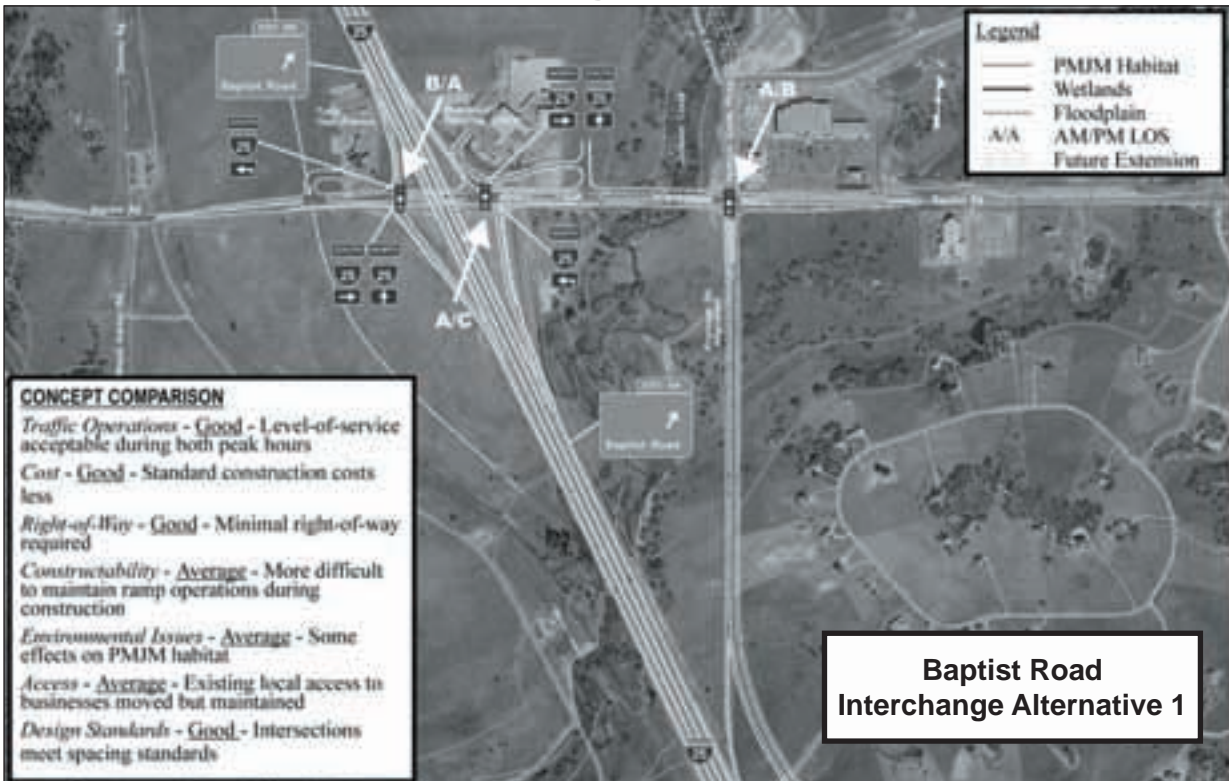
### Northgate Road Interchange

Some of the issues considered in the Northgate Road interchange design include:

- Air Force Academy concerns
- Access to Gleneagle and other developments
- Accommodation of the Powers Boulevard connection
- Historic Resources (mining museum, old town site, Air Force Academy)
- Prairie Dog habitat
- Santa Fe Trail
- Accommodation of Voyager Parkway Interchange
- Utility concerns
- Drainage and erosion
- Future and planned development in the area
- Floodplains and wetlands
- Preble's Meadow Jumping Mouse habitat

As reported in the November 2001 issue of OCN, the Air Force Academy has been centrally involved in the redesign of the Northgate Interchange. That interchange is located on Air Force property and serves as the northern entrance to the academy. In March 2002, representatives from the Air Force Academy, the Federal Highway Commission, CDOT, and PBS&J, CDOT's consultant for the interchange design project, met for four days and developed goals and issues, objectives and mission statements, evaluation criteria for alternative designs, six conceptual alternatives, and one alternative for further evaluation.

Diagrams of the six alternatives were presented at the open house. The alternative with the highest number (5) of "Minimal impact: Accommodates Goal" ratings is alternative #4 [See bottom photo]. The other five alternatives had from one to four such ratings. All the other alternatives except al-



ternative 3 had one or more "Significant impact: Does not meet goal" ratings. Alternative 4 requires construction of nine bridges. Alternative 3 requires construction of seven bridges, although some of those bridges are larger than the ones proposed in alternative 4.

### Public input solicited

The display boards from the July 23 and February 11 open houses including all the alternatives with pros and cons are posted at [www.interstate25.com/ncdot/northg/72302/ngbst72302.htm](http://www.interstate25.com/ncdot/northg/72302/ngbst72302.htm).

CDOT welcomes additional public input on the designs. There is an on-line form at the above web site. Letters may be mailed to the addresses shown below.

\*\*\*\*\*

For more information on the proposed redesign of the two interchanges, visit:

**Baptist Interchange:**  
[www.interstate25.com/ncdot/bapt.htm](http://www.interstate25.com/ncdot/bapt.htm)

**Northgate Interchange**  
[www.interstate25.com/ncdot/northg.htm](http://www.interstate25.com/ncdot/northg.htm)

**Contacts for both of these projects:**  
**Colorado Department of Transportation:** James Flohr, Project Manager, 1480 Quail Lake Loop,

Colorado Springs, CO 80906, (719) 634-2323, [james.flohr@dot.state.co.us](mailto:james.flohr@dot.state.co.us)

**Project Design Consultant (PBS&J):** R. A. Plummer, 5500 Greenwood Plaza Blvd., Suite 150, Greenwood Village, CO 80111, (303) 221-7275, Fax: (303) 221-7276, [rplummer@pbsj.com](mailto:rplummer@pbsj.com)

**Public Involvement Contact, Wilson & Company:** Cheryl Everitt, 1099 18th St. Suite 940, Denver, CO 80202, (303) 297-2976, Fax: (303) 297-2693, [caevertt@co.wilsonco.com](mailto:caevertt@co.wilsonco.com)

Links to prior OCN stories on this project are at [www.ourcommunitynews.org/top\\_stories.htm#i-25](http://www.ourcommunitynews.org/top_stories.htm#i-25).

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# Palmer Lake Town Council Meeting July 11

By Judy Barnes  
Committee Reports

**Parks and Recreation:** Trustee Cindy Allen reported the Columbine festival had been canceled due to extreme fire danger. The music part of the festival was rescheduled to Saturday, September 14, and will be combined with a new building dedication. A modular building to be finished by mid-August will be the new home to the town offices. The police department will take over the current town offices, which they currently share.

The June 8 workday for Columbine Park was a big success, with 32 volunteers participating. Located at the top of Greeley Boulevard, Columbine Park is the town's first neighborhood park. The volunteers planted xeriscape landscape material and assembled picnic tables and bike racks. Allen thanked Barbara Cusack for organizing and coordinating the workday, and Nick Olsen and Alan Bockhaus for installing the sign.

"The parks look pretty sad--we're barely watering," noted Allen. She also reported vandalism of the gazebo - four spindles appeared to have been kicked out. Allen reminded people to be careful of bears in the area.

**Roads:** Trustee Randy Jones noted the town had received free magnesium chloride for dust control from the state. Jones also reported the roads committee met with the applicants and recommended the vacation of Sunridge Circle. The item will go to the planning commission in August and to the town council in September.

**Fire:** Trustee Scott Russell announced continuing conditions of extreme fire danger continue and continuation of the ban on burning and fireworks. Violators could be fined \$1,000. The slash/mulch program went well; the town received 700 pounds of food and \$1,200 to be applied towards the next payment for the fire truck.

The first responder class was training 32 volunteers--ten from Palmer Lake and 22 from the North Group including Tri-Lakes Fire Protection District. The fire department received a grant of \$19,800 from the El Pomar Foundation, which will donate \$5 million to volunteer fire departments around the state over the next few years.

Russell thanked the citizens who donated food and refreshments during the Hayman fire. He also reported that the department had received an EMS grant from the state for an automated external defibrillator.

**Community and Economic Development, Buildings:** Trustee Susan Miner announced Mission Training International had donated \$500, some to provide three beds for the firehouse. Two students from Pikes Peak Community College are doing a

study on historic buildings, including Town Hall. Town Clerk Della Gins added the town would be applying for a grant from the State Historical Society to have the building assessed. "There's a lot of emotional attachment to the [town hall] building," said Miner. Some wanted to change out the old windows and replace them with modern ones. This may affect any grant the town may receive for repairs to the existing building.

**Police:** Trustee Eddie Kinney reported on a memo from Police Chief Dale Smith. After interviewing three candidates to replace Officer Gilliani, who is leaving, the selection committee unanimously chose Robert Hamilton, police chief of Dinosaur. Hamilton has a background in psychology and was a psychologist for three years. The council unanimously approved a motion to hire Hamilton, effective July 24.

Kinney announced the first citation for violating the new water ordinance. In addition, nine warnings had been given. Also, the police department knows the identity of the person who had cut down trees in Glen Park. A witness recently came forward.

### Mayor's Report

Mayor Nikki McDonald thanked the fire department for all they did during the Hayman fire, and also thanked Della Gins, her staff, and all the citizens who worked on the calling tree. McDonald thanked area residents for complying with the ban on fireworks; there have been no fireworks complaints. Additionally, McDonald thanked Kaye Book for the wonderful job she did with the July 4 concert. Bevere Industries donated another \$500 for the new fire truck.

**Water:** Mayor McDonald reported on water due to Chuck Cornell's absence. The filter plant for the new well will be completed and online by next December or spring 2003. McDonald later explained the new well can only be pumped 45 days in succession, and then takes six months to refill.

Water use has decreased 41% from last year, further improvement from the 32% decrease reported in June. The reservoir level has dropped slightly more than one foot, indicating 133 acre-feet of usable water available. An acre-foot, the amount of water needed to flood an acre of land to a depth of one foot, is equivalent to 326,851 gallons.

Average use for the town is 20 acre-feet per month. At this rate, projections indicate there will be 104 acre-feet at mid-August, and 95 acre-feet at the end of August. Steve Orcutt, water department supervisor, wanted to know at what point the council wanted to consider banning outside watering. If there is no snow pack this coming winter, the water in the reservoir is all the town will have next

spring. Even though the reservoir appears full, explained McDonald, all the water doesn't belong to Palmer Lake. It goes to users with senior water rights downstream. McDonald further explained that the town could only claim the water in the reservoir by April 15. After that date, whatever water enters the reservoir has to be released downstream. Town Attorney Larry Gaddis suggested that the council postpone talking about a ban on outside watering until August, after they see how things are going.

Palmer Lake resident Barbara Greenebaum pleaded with the council to continue allowing some outside watering. Greenebaum was concerned about keeping her landscaping alive, and noted that a watering ban could discourage home buying in the area. She suggested educating residents about water conservation, but Trustee Miner noted that people don't attend educational seminars.

Mayor McDonald announced work on the new I-25/Highway 105 interchange would begin in August.

Fire Chief Greg Lokken announced the Student Conservation Association (SCA) would be coming to Palmer Lake the following week to perform home inspections for fire safety.

Expired highway access permits: Bob Radosovich, roads superintendent, noted the Highway 105 access permits received from Colorado Department of Transportation (CDOT) by Mission Training International (MTI) in conjunction with the Inn at Palmer Divide and by the Willow Creek development would expire soon. Willow Creek's access permit will expire in September 2002 and MTI/Inn at Palmer Divide's will expire in October 2002. MTI and Willow Creek have yet to complete deceleration and acceleration lanes on 105. CDOT has asked the town to hold up final occupancy permits, or to turn off the water, of holders of lapsed permits until the access is completed. The council unanimously approved a motion to withhold final occupancy permits until the developer has met all provisions of the Town of Palmer Lake, El Paso County, and the State of Colorado including CDOT.

### Input on items not on the agenda

Jennifer Martin of Ramoca Lane wanted to find out what's being done regarding her complaints about a barking dog. The dog, left chained up without water, barks incessantly. She called the police three times after getting no response from the dog's owner.

Michelle Bell thanked the council "for doing a great job" and asked several questions.

### Request for new business license

#### Kissick Tennis and Sports Enterprises

Kim Makower of Palmer Lake Tennis Center appeared for Barb Kissick, who plans to give private tennis lessons for \$42 an hour. Makower explained that the Tennis Center does not offer private lessons. At the May 9 council meeting, the trustees adopted the opinion that private lessons were not allowed on the town's public tennis courts. Town Attorney Larry Gaddis, who did not attend the June meeting, noted there was nothing in the town's ordinances that prohibited such use of town facilities. "Why not make the nonresident fee [for court reservation] ridiculous?" suggested Makower. "We're teaching 150 kids to play tennis this summer. They're going to want to play tennis. The courts will get busy." Town Clerk Gins added, "There are other people teaching on the courts. It's just coming to light. Right now there's one reservation for the east court." There was a suggestion to restrict use by teachers to one hour per day, for a total of four hours per week. It was noted that the non-reserved court turns over on the hour if someone is waiting to use it. Attorney Gaddis said they need a motion for an official action then staff can enforce it. The trustees unanimously approved a motion to charge reservation fees for the east court of \$2 per hour for residents and \$10 per hour for nonresidents.

Next, the council voted on the business license for Barb Kissick. Trustees Miner, Jones, and Allen voted against granting the license. Attorney Gaddis then noted, "You probably don't have grounds to turn it [the license] down if she's going to do what she says she's going to do, to teach tennis. It's legal. If the applicant is not of good moral character, if the business is not well-run--those are grounds to deny the license," Gaddis explained. "I'm not comfortable with us turning down a license 'just because.'" A second vote unanimously approved Barb Kissick's request for a business license. Trustee Miner suggested they block out the least desirable times for instruction, four hours per week total, first-come first-served. "We very clearly made a commitment to the citizens of Palmer Lake that we were not going to enter into any relationship with people teaching tennis lessons," Miner added.



## Innovative Nutrition and Health Counseling

- Nutrition for Athletes
- Healthy Menu Planning
- Nutrition for Specific Health Problems
- Weight Loss and Erratic Eating Habits
- Wellness Classes for Businesses
- Eating Disorders



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# Palmer Lake Planning Commission Workshop July 10 and Meeting July 17

By Judy Barnes

**Vacate and replat:** Gary Coleman, surveyor, appeared on behalf of Craig Cuddy to request a vacate and replat of lots 4 and 5 in block 8 of Elephant Rock Acres. At the July 17 meeting, the planning commission voted unanimously to recommend approval of the request to the town council.

**Streetscape plan:** Town Clerk Della Gins presented the proposed streetscape plan. Gins explained that the plan came about because the town was concerned with safety issues regarding the parking on Highway 105 across from O'Malley's pub. To be eligible for Transportation Enhancement funds, the town had to develop a plan for the year 2025. The streetscape plan was developed at a low cost by graduate students from Colorado Center for Community Development, University of Colorado at Denver, with input from a citizen committee headed by Trustee Susan Miner. Miner recommended making the streetscape plan an amendment to the comprehensive plan, since the town is required by the state to amend the comprehensive plan every few years. The town plans to proceed with a parking lot for O'Malley's by adding fill dirt on the east side of 105 on what is town park land.

At the July 17 meeting, Mary Coleman asked how many of the mature trees across the highway from O'Malley's were going to be cut down for the proposed parking lot. "It looks like they're cutting them all down," she remarked. The plan is to keep as many trees as possible along Highway 105, was the reply. Commissioner Denise Hammond explained, "The general thrust of [the streetscape

plan] is to get it on the books in some form or other." The town must have an overall plan for improvement to be eligible for a grant. Town Clerk Della Gins indicated that the planning commission could have control over the streetscape plan until the town actually applied for funding for portions of the plan. "When we go for a grant, the plan has to have council approval," said Gins. The commissioners recommended council approval of the concept of the proposed streetscape plan with the stipulation that implementation of any or all of the project be subject to planning commission approval and that any funded portion must go to council for approval.

**Planned Unit Development (PUD) process:** The commissioners discussed various aspects of the notice process, including the need to notify neighbors on the other side of a road or highway from the property being developed, in addition to the adjoining neighbors. Commission chair Jan Bristol emphasized the need to clarify what constitutes a change in use, since change in use of a building requires coming before the commission to amend the PUD. In particular, the commissioners decided to specify "change in density" instead of the current "increase in density." The commissioners also recommended that the requestor bear the cost of notifying neighbors. Commissioner Denise Hammond suggested the application have a place where proof of notification, in the form of return receipts, can be attached.

The commissioners discussed the pre-application conference on PUD, suggesting the confer-

ence with the planning commission take place one month before the planning commission workshop at which the application would be made. The purpose of the pre-application conference would be to walk the applicant(s) through the application process so they would fully understand the requirements. The conference could be an agenda item, to follow the workshop. Since the project itself would not be discussed, the public would not need to attend the conference.

**Ty Harris to resign.** At the July 17 meeting, commissioner Ty Harris announced that as a result of being promoted from USAF Captain to Major, he will be relocating to Scott Air Force Base by September 15. In his new position, Harris will be the space liaison for the Air Mobility Command. Harris has resided in Palmer Lake for 5 1/2 years and has been active in town government for 5 years, first working on the town budget and serving on the planning commission for four years.



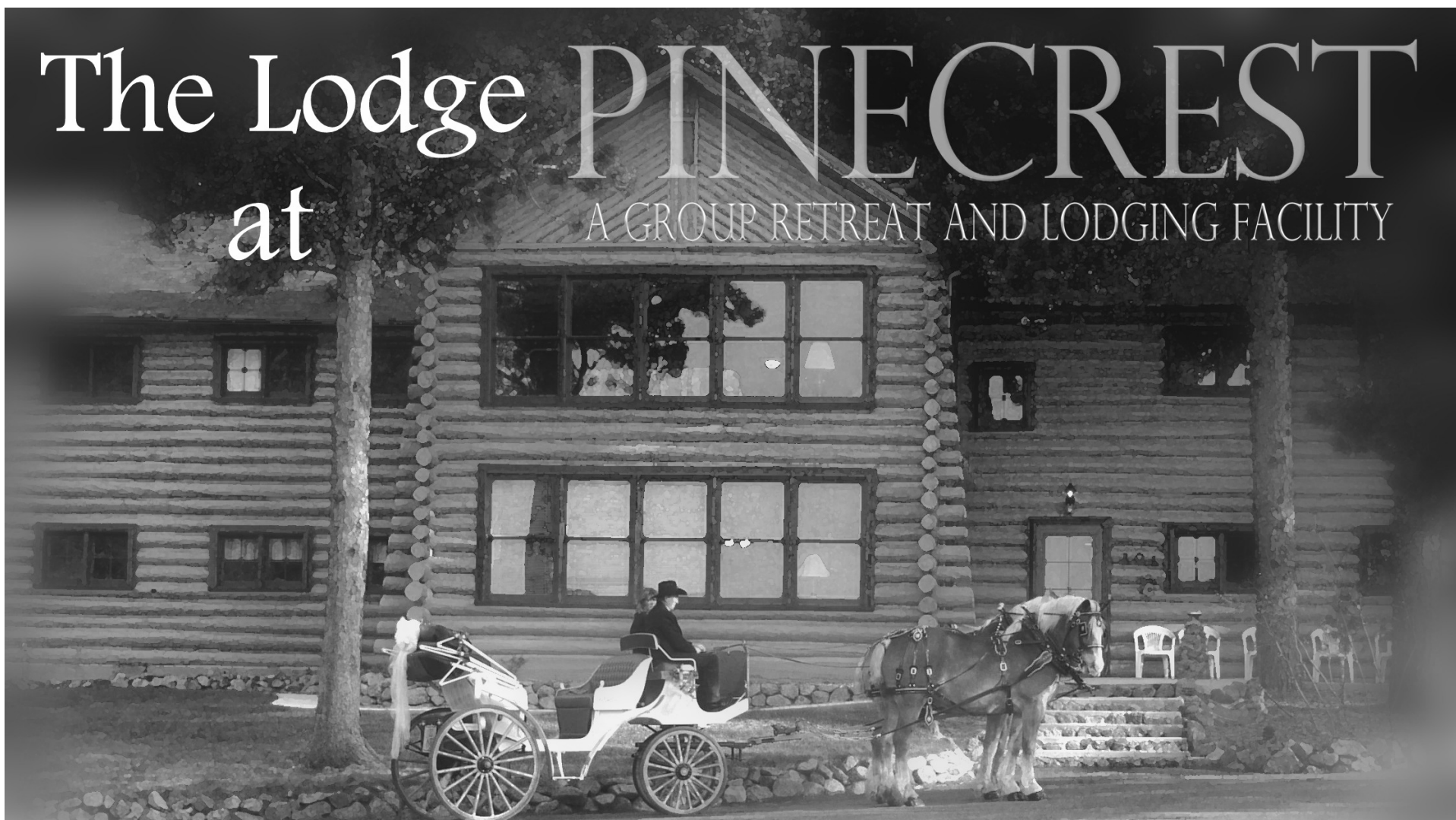
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# I-25/105 plan presented to Monument Board of Trustees

By Judy Barnes

At the regular July 15 meeting of the Monument Board of Trustees, trustees Christopher Perry and Doug Warner were absent.

### Overview of the new I-25 Interchange Project at State Highway 105

The overview included a slide presentation by staff of the Colorado Department of Transportation (CDOT). Project Engineer Mark Andrew, Project Supervisor Ted Tjerandsen, and Resident Engineer Bernie Guevara took turns explaining CDOT's plans. To lessen the impact of construction on motorists, CDOT will stage the work so existing roads can be used during construction. Lane closures will occur only at night, with most work being done between 6:30 pm and 6 am. Construction will begin in August, and will be completed by the spring of 2005. From Briargate to Monument, I-25 will be six lanes wide.

In phase one of the project, a new six-lane bridge with two lanes in each direction plus turn lanes over I-25 will be built to replace the existing Highway 105 bridge. Jackson Creek Parkway will be extended to 105. Phase 2 will include work on the southern half of 105, the northbound on and off ramps, and the southbound off ramp. Struthers Road will be closed from 105 to Higby Road. Phase 3 and 3b will focus on widening 105 and building a raised median and overlaying pavement from 2nd to 3rd Streets. The median will restrict traffic to right turns only in and out of 3rd Street. During phase 4, Woodmoor Drive will be widened, the new Park and Ride parking lot will be finished, as will the west half of 105 from I-25 to Jackson Creek Parkway. The original southbound on and off ramps will be closed. The Park and Ride lot will hold 250 cars and will have bus service to Colorado Springs 12 times a day at 30 minute intervals on weekdays. Springs Transit received a grant of about \$2.1 million through the end of 2005. Part of the funds will probably be used to build shelters at the bus stop to protect commuters from the weather.

### 2001 Audit

The audit was not done, so there was no presentation from Swanhorst, Dragon, and Cutler. Mayor Konarski suggested a special meeting on July 29 so the board could submit the audit by the end of July. She wanted to submit the audit on time.

### Recreational vehicle storage relocation at Lake of the Rockies

On July 12, only two RVs remained in campsite locations in the southeast portion of the site. Both RVs appeared to be in use for camping rather than storage.



### Mountain View Electric streetlights on Second Street

Several months ago the board of trustees decided to experiment with turning off Mountain View's streetlights on Second Street to find out if the town's decorative lights would be sufficient. The Historic Monument Merchants Association, Police Chief Joe Kissell, and Public Works Superintendent Tom Wall agreed the decorative lights were sufficient and the Mountain View lights and poles could be removed. "So what are we left with," asked Mayor Konarski. Tom Wall explained holes would remain, but could be filled. Mayor Konarski expressed interest in planting trees in the holes.

### Transplan Associates contract renewal

After some discussion and amendment, the trustees voted unanimously to renew the agreement with Transplan Associates.

### Parking requirements in the "B" business zoning district

A long-term goal of the town has been to strengthen the historic downtown area as a business district and as a destination for visitors. Retail shops and restaurants would be particularly attractive. At the same time, the town has a goal to preserve the historic character of downtown. Existing parking requirements have become an issue with some businesses seeking to come into the downtown area. Town Planner Mike Davenport explained that many of the buildings in downtown Monument were built before the automobile era, and so do not have adequate parking by today's standards.

If downtown were to redevelop over time to current parking standards, more than 2/3 of downtown might be parking. Old buildings would be demolished. That would be contrary to the goal of preserving historic Monument.

The planning commission made recommendations

to amend the zoning ordinance during its June 12 meeting. Their motion proposed exemption from the minimum-parking requirement, until January 1, 2003, for buildings constructed before 1950 and for restaurants with outdoor decks and patios. Trustee George Brown asked, "Why do we have to limit to buildings prior to 1950?" He added, "I think we should relax it. I never have a problem finding parking." Davenport explained that it's a matter of perception. "If people think there's a problem with downtown parking, that could affect business." He went on to explain, "50 years makes a building historic, regardless of style, character, or quality. We want to protect the old buildings and reduce the incentive to tear down a building or healthy, mature landscaping to provide parking." By September, a new concept will be brought before the board. The current amendment to the ordinance is an interim measure. The ordinance passed unanimously.

### El Paso County Water Authority Draft Report

An educational public meeting will be held at Lewis-Palmer High School on October 2 from 6:30 to 9:30 pm. Mayor Konarski recommended declaring it as a special meeting of the board of trustees.

### Liquor license renewals

Renewals were approved for Cork-n-Bottle, La Casa Fiesta, 7-Eleven, and Jackson Creek Chinese Restaurant.

### Committee/Staff reports

Public Works Superintendent Tom Wall reported water use during June was down 5.7% from last year, even with the additional users due to growth in the area.

Police Chief Kissell reported there were no reports of illegal fireworks over the Fourth of July weekend. The police department thanks the residents of Monument for complying with the ban. Mary Ellen Chaddick, administrative assistant for the department, has taken a position with the Colorado Springs Police Department.

Town Manager Rick Sonnenburg reported the decision to enroll with Kaiser Permanente for health insurance coverage for town employees. The Colorado State Department of Transportation (CDOT) declined four out of five Enhancement Grant applications submitted by the town.

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# Monument receives funds for Monument Lake dam

By Judy Barnes

At its July 24 meeting, the Colorado Water Conservation Board approved a grant and a loan for habitat mitigation at the dam for the federally protected Preble's Meadow Jumping Mouse. The U.S. Fish and Wildlife Service required that the town build a 60-foot wide corridor on the west side of the lake

to connect separate mouse habitats upstream and downstream of the lake. El Paso County has paid \$165,000 toward the mouse corridor.

The grant of \$194,428 is from the Fish and Wildlife Mitigation Fund. The \$362,000 loan, with an interest rate of 5.5%, is from the Perpetual Base Account of the Severance Tax Trust Fund, which is

administered by the Colorado Water Conservation Board. In January 2001, the town received a loan of \$2,081,000 from the board for repairs to the dam. Rehabilitation of the dam was required after a state inspection revealed that tree roots had weakened the earthen structure of the dam. Repairs are expected to be completed in August.

# Monument special meeting on the audit report July 29

By Judy Barnes

There were two items on the agenda for this special meeting: presentation of the FY2001 audit by Kyle Logan, and an executive session. Trustee Byron Glenn was absent. Mr. Logan, of Swanhorst, Dragon, & Cutler, noted this is the first time in five years that the town has filed the audit on time. It is also the first time in several years that the auditors have been able to give an unqualified (clean) opinion of the fixed assets account group. Trustee Glenda Smith asked if it would be easier in the future for town staff to maintain the fixed assets account. Logan explained that the state requires annual inventory of the fixed assets. It should be easier to see what's changed in future years.

Logan noted the 31% increase in sales tax revenues, due to growth, in 2001. Total revenues were \$2.3 million, and total expenditures were \$2.9 million. The Beacon Lite project was about a million dollars, accounting for the net loss of \$549,798. The water fund was in good shape, with 80 new water users and the resulting tap fees. "In the end, we had enough money, but it wasn't always in the right pot," remarked Mayor Betty Konarski.

Trustee Smith asked if the board could see a balance sheet periodically. Smith pointed out that last year, the trustees were not aware they were overspending, that departments were over budget. She would like to see better-itemized reports, at least quarterly. The monthly financial statements that the trustees see show activity month to date

and year to date, revenues and expenses by fund and by department; actual versus budgeted. They also show all the variances by line item. Excess revenues roll into the fund balance, which is shown only on a balance sheet, along with details of assets and liabilities. Lynn Slack, of Grant Thornton, the town's accounting firm, explained that the monthly statements of revenues and expenses, are what the trustees need for decision-making. "You budget on your revenues and expenditures; that's all." Mayor Konarski suggested that Smith and Slack get together to clarify what Smith would like to see.

Trustee George Brown asked, "When you look at our loans and funds and debts, how do they compare to other towns?" Logan replied, "You have no long-term general obligation debt; that's great." In other respects, the town's financial condition also compared favorably to other towns. The key suggestion for future improvement was to make timely transfers, each month, from the general fund into the other funds to which money is due. Money owed to other funds is sometimes deposited into the general fund; for example, the state wires sales tax revenues directly into the general fund. In the past, money was not transferred in a timely manner to the appropriate fund to which it was owed.

The board went into executive session to discuss the interviews of the candidates for treasurer position.

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# Monument Planning Commission meeting July 10

By Bill Chin

The July 10 meeting of the planning commission opened with Gary Schupp, Mike Davenport, Tom Donellan, Bob Mooney, Joe Martin, Kathy Spencer and Robert Burgess present, Lowell Morgan absent. Special guest – Rick Blevins, Jackson Creek Vision Development Company.

Mike Davenport, Monument town planner, proposed the planning commission think of the future direction of this group as they look forward to the years 2015-2025.

The commissioners discussed downtown historic Monument, focusing on issues such as lot size, landscaping, building age for demolition or renovation, and parking. The intent was to maintain the town's historic character.

Blevins presented the Jackson Creek/Regency Park Zone Map Amendment and Homestead – Phase 3 plan for developing the 26-acre, 76-unit area. The planning commission recommended approval of the plan.

As more new home development expands Jackson Creek, safety issues for children and senior citizens who need to cross Leather Chaps Drive increases. A traffic study for a signal will be conducted when there are 550 applications for dwellings on file. There is also a growing need for a signal at the entrance of Creekside Middle School and Toreva Drive.

Blevins made a proposal for rezoning the 10 acre parcel east of the King Soopers at Baptist Road from high density residential use to commercial use to add another shopping area called Jackson Creek Crossing. The proposal was tabled because the local residents were not legally notified of the rezoning request



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# Triview Metro board reviews landscaping alternatives

By John Heiser

The Triview Metropolitan District Board of Directors held its second regular monthly meeting at a new day and time: The fourth Wednesday of the month, July 24, at 6:30 pm. About 20 Jackson Creek residents attended. In a meeting characterized by considerable interaction with the residents, a main topic for the evening was consideration of alternatives for landscaping the trails, parks, and open spaces within the Jackson Creek development. The condition of these areas has been a sore point with residents.

## Traffic concerns

In response to residents' questions about the prospects for signals being installed on Baptist Road at the I-25 interchange, Triview district manager Ron Simpson suggested that the issue should be raised with the Baptist Road Rural Transportation Authority (BRRTA) when they meet August 9 (1:30 pm, at the county building 3rd floor hearing room, 27 E. Vermijo in Colorado Springs).

Jackson Creek resident and OCN reporter Bill Chin reported that according to the Colorado Department of Transportation (CDOT), since the Baptist Road interchange redesign is in progress, no signal lights will be allowed even temporarily.

Simpson urged residents to push the issue with CDOT and BRRTA, noting that funding for the interchange construction has not been identified and the work will probably not be completed until 2005 or later. The design work is scheduled for completion in spring 2003.

Chin noted that there is a lot of speeding in the subdivision and asked about the schedule for installing signal lights on Leather Chaps, especially at Baptist Road and near Creekside Middle School.

Simpson replied that the levels of traffic required by law before a signal may be installed have not yet been met.

Director Linda Jones suggested that additional stop, yield, or pedestrian crossing signs might be helpful in reducing speeding.

Simpson added, "A lot of the speeding is by [construction] subcontractors."

Rick Blevins of Jackson Creek Vision Development Company suggested that residents talk with the Monument police department about it.

In response to a suggestion that speed bumps might be used in some areas, Simpson noted, "Speed bumps are hard to maintain with snow plowing."

Residents expressed concern that portable basketball hoops are being left in the streets, creating a traffic hazard.

## Jackson Creek growth

515 houses are currently occupied in the district. Permits have been obtained for 76 additional houses, bringing the total to 591. Last year, 155 permits were issued. For next year, 100 additional lots are expected to be platted.

## Monument development review status

Simpson noted that the final plat for the Carriages at Jackson Creek should be recorded by July 26.

The final plat for Homestead Filing #3 is to be heard by the Monument Board of Trustees on August 5.

On August 14, the Monument Planning Commission will hold a hearing on the proposed amendments to the Jackson Creek zoning map.

The Heritage Grant regional planning group will meet August 2. Further meetings on revising Monument's comprehensive plan have not yet been scheduled.

## Construction manager's report

Blevins reported that the landscaping contractor is replacing trees, removing weeds, and reseeding.

Drinking water treatment plant B is operational, although not yet fully automatic.

Approximately three acres in the Creekside development are to be platted as a park/open space

and dedicated to the town. Simpson noted that the town did not require the parcel. Blevins replied that it was a requirement in the contract with Elite Homes/Classic Properties.

## District engineer's report

District engineer Chuck Ritter of Nolte and Associates reported that the district's application for reuse water irrigation at Creekside Middle School was lost by the state agency. The district resubmitted it July 23. Even though the application is expected to be given high priority by the state agency, approval may not be received before the end of the irrigation season.

On July 23, the Colorado Springs City Council denied Donala Water and Sanitation District's request to share in Colorado Springs Utilities' proposed Garden of the Gods wastewater treatment plant. Consequently, the Donala district that serves Gleneagle will continue to use the plant it now jointly owns with Triview and the Forest Lakes Metropolitan District. That plant is projected to require expansion in 2005. If Donala had been able to switch to the CSU plant, expansion of the current plant could have been postponed to 2010.

## Wal-Mart status

Simpson reported that Wal-Mart is still reviewing the costs associated with the 30-acre site on Baptist Road across from King Soopers. Simpson said, "We will try to work with them to resolve problems. For now, no submittal, but they did renew their option on the property."

## Mouse habitat

Simpson reported that there have been continuing problems of trespassing on the Preble's Meadow Jumping Mouse habitat. The areas are surrounded by three rail fences. The district will add signs warning residents to stay out of the areas. Simpson said, "If the problem persists, I will have to call Fish and Wildlife Service enforcement division. They bring the FBI and they don't mess around."

## Parks, trails, open space and landscaping

Simpson said he identified about 50 potential landscape segments within the district. He presented estimates for the costs of seven alternative treatments for four trails (Heights, Lariat, Access Road to water treatment plant B, and Homestead) and three streets (Lyons Tail Parking Strip, Lyons Tail West north of the Carriages, and Leather Chaps to Homestead North).

For this seven-segment subset of the district, total installation estimates ranged from \$567,597 for native plants to \$1,831,913 for large river rock. Estimated annual maintenance costs ranged from \$36,400 for native plants to \$326,954 for large or small river rock.

Although different approaches could be used in different areas, Simpson expressed concern that whatever is picked will set a precedent for the rest of the district. Due to the complexity of the alternatives, Simpson suggested a work session to discuss

them in more detail.

Simpson noted that there is no money in the current budget to cover any of the alternatives.

Peter Susemihl, attorney for the district, added, "You won't have the money for years to come." He suggested the district retain a landscape architect to look at the whole system, hold public meetings, and put together a plan that could be funded.

Scaling back the discussion, Simpson said it would be difficult, but they might find \$70,000 in the current budget to install sprinklers along the Heights Trail. He noted that all the other trails are irrigated. "The Heights got slighted. We owe the Heights sprinklers," he said.

G.B. "Steve" Stephenson, Vice President of the Heights-Jackson Creek Community Group representing 313 of the 515 occupied houses in Jackson Creek, said that something needs to be done to address residents' concerns about the appearance of the trails and open spaces. Stephenson said, "We can do a lot without using water." He suggested that using rocks, trees, and juniper shrubs at strategic points such as along Leather Chaps and Lyons Tail would greatly improve the appearance.

## Operation and maintenance contract

Triview presently contracts with the Donala district for billing and for operation and maintenance of water and wastewater treatment services. The Triview district has planned to take over those functions when the district has enough users for it to be economically justified. Simpson said that with 515 occupied houses, it looks like the break-even point may have been reached. This will be further discussed at the August 28 meeting as part of the 2003 budget.

## Water consumption

Simpson noted that for the month of June, the district used approximately 12.9 million gallons of water. Of that amount, 2 million gallons went to the school and commercial properties, including King Soopers and the Texaco station and car wash. Simpson added that July is usually the highest usage month and July 4 is usually the highest use day.

With 515 occupied houses, the average residential use in June was about 21,000 gallons per house. Susemihl said that if that rate continues throughout the year, it works out to 252,000 gallons or three-fourths of an acre-foot per year. The average across the county is about one-third of an acre-foot per house per year. Despite that Susemihl said, "You are probably doing fine for a start up community in a dry year." Simpson said these results are "good compared to last year."

Simpson noted that of the 515 houses, 54 use 50% more than average, 17 use twice to three times as much as average, 3 use three times to four times as much as average, and one uses 4.5 times average.

*(Continued on page 11)*



From left to right: Rick Blevins, Jackson Creek Vision Development Company; Ron Simpson, district manager; Martha Gurnick, Director; Gary Walters, Secretary-Treasurer; Kathy Walters, President; Linda Jones, Director; Jim Perry, Vice President; Chuck Ritter, district engineer; and Peter Susemihl, attorney for the district.



(Continued from page 10)

Chin suggested that the district hold seminars on reducing water consumption.

**Rates**

Simpson noted that the Triview district has by far the lowest water rates in the area. In fact, the Triview rates are lower than the suburban rates from Colorado Springs Utilities. Next lowest rates in the Tri-Lakes area are in the Donala district. The possibility of raising water rates will be addressed next month.

Susemihl said, "You also need to look at tap fees." Simpson agreed saying, "We have by far the lowest tap fees also." Tap fees are the fees paid by developers to connect to the water and wastewater systems.

**"Park trade" parcel exclusion rejected**

At their January 24, 2002 meeting, the Triview board unanimously voted to exclude from the district the McFarlane "park trade" parcel west of I-25. The parcel is within the Triview district and the Monument Sanitation District. It is too far away to obtain service from Triview. Susemihl reported that the bondholder refused to allow the exclusion so the property owner will have to pay taxes to both districts even though they will not receive any services from Triview.

**Jackson Creek Parkway/  
Struthers Road extension**

Last year, the district committed to contribute half the cost up to \$75,000 toward the construction of

Jackson Creek Parkway/ Struthers Road from Highway Road toward Highway 105. Monument would pay the remainder to complete connection to the segment of the road that CDOT plans to build south from Highway 105 as part of the Highway 105 interchange project. Blevins reported that the present design calls for just 3 inches of asphalt vs. 11 inches on Jackson Creek Parkway near King Soopers and will not have any utilities installed under the roadbed. He characterized it as a throwaway road. He said that despite these problems Monument wants to go ahead with the road. The design, which would move Struthers east along the western boundary of the high school and rename it Jackson Creek Parkway, was also criticized as creating access problems for the high school and awkward turns for traffic moving up Struthers from Baptist to Highway 105.

\*\*\*\*\*

The Triview Metropolitan District Board of Directors meets on the fourth Wednesday of each month, 6:30 pm, at the district offices, 174 North Washington St. The next meeting will be on August 28.

For further information, contact the Triview Metropolitan District at 488-6868.

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# Tri-Rec board meeting July 16

By OCN Staff

The Tri-Lakes Parks and Recreation District (Tri-Rec) board meeting was held in the Lewis-Palmer District 38 administration building on July 16. The meeting had three items on the agenda. Ketch Nowacki presented a petition with 491 signatures requesting the district to place on the November ballot a question allowing the voters to determine the future of Tri-Rec, Sue Buell, representing the Friends of Ben Lomond (FOBL), presented a proposal to the board to start acquiring land to gain access to Ben Lomond, and the board discussed a resolution regarding the direction of the district.

In contrast to the previous meeting, which remained tense throughout its course with many comments coming from the floor, the board was able to get past the theatrics in the first few minutes after the presentation of the petition. The bulk of the meeting was taken up by a proposal for starting to acquire access to Ben Lomond in Palmer Lake.

Sue Buell presented an overview of the group's goals and the current status regarding the acquisition of Ben Lomond Mountain. This mountain presents a striking scenic backdrop to the Palmer Lake area and is currently in private ownership. The FOBL have been working to purchase the main area of the mountain for trails and land to the north for other recreational purposes. This would ensure that crest line housing developments as seen in Castle Rock and Colorado Springs could not occur. While the original emphasis of the FOBL work was on the purchase of the mountain, a significant issue is the land immediately between the table top mountain's rock cliffs and the Santa Fe trail. This area, known as Lakeview Heights Unit 2, is highly visible from the trail and is currently subdivided into 260 small housing lots. The FOBL proposal was that in order to ensure access to the mountain from the Palmer Lake area and the trail, some or all of these open lots

should be purchased. The development of this area is still subject to consideration by the Palmer Lake Sanitation District to provide water to the area. Given the ongoing water shortages in Palmer Lake, it might be beneficial to convert some or all of this area to open space with the primary goal of acquiring lots for access to Ben Lomond. The request from the FOBL was for the Tri-Rec District to set aside \$80,000 of Conservation Trust Fund money for the purchase of strategic lots. The board took the proposal under advisement.

Without verifying the signatures on the petition, the board of directors for Tri-Rec, voted to place a question on the ballot concerning the future of the district. They also passed a resolution to address the possibility of adding choices to the ballot to give voters the option of supporting a district that would use only non-tax revenue sources of funding for the purpose of receiving donated open space and constructing and maintaining trail segments and other outdoor recreational facilities. The exact wording of this question will be determined at the August 20 meeting to address the board's concern that the petition proposal only gives the choice of abandoning the recreation district rather than continuing in a reduced role. Reducing the role of Tri-Rec would require a change to its service plan. The service plan, which limits what the recreation district can or cannot do, has been the subject of much debate and input from the county commissioners, whose approval is required for any changes.

\*\*\*\*\*

The next Tri-Rec board meeting will be held Tuesday, August 20, 7 pm at the Lewis-Palmer Administration Building, 2nd and Jefferson, 1st floor board room. The board normally meets on the third Tuesday of each month. For information call Russ Broshous at 488-0074.



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# Consultants fielded questions about fire district study

By Russ Broshous and John Heiser

The final report of the Tri-Lakes Area Regional Fire Protection Feasibility Study, prepared by a consultant team of Bruce Caldwell, Kyle Gorman, and Conrad Kristensen from Emergency Services Education and Consulting Group (ESECG) of Portland Oregon, was presented July 15 to the joint boards of Palmer Lake trustees and Tri-Lakes and Woodmoor-Monument fire protection districts.

The presentation was held at the Pinecrest Event Center in Palmer Lake, with the initial portion of the briefing devoted to answering questions and receiving comments from the assembled board members, and the latter portion focused on questions and concerns from interested residents.

Caldwell whose background includes 30 years experience as fire chief to two departments, opened the presentation saying, “We were asked to do a unification feasibility study from a dispassionate business-like point of view. Now the local flavor needs to be woven in. This is one of the most important things you are ever going to do in the life of your organizations. The chiefs have to move the process forward once they get direction from their governing bodies. You have very good people with their hearts in the right place. Fire and emergency services know no geopolitical boundaries.”

The study provided a wide range of suggestions for each of the sponsoring agencies. Each department has been implementing many of the suggestions. In addition, the study strongly recommended the Tri-Lakes and Woodmoor-Monument districts merge, operationally or legally, to obtain better, more responsive emergency service, and to achieve cost savings, particularly in the area of capital purchases. The study also recommended that the Palmer Lake department consider merging into the combined entity. In the meantime, the study recommended that the Palmer Lake department contract to obtain services it cannot provide for itself, such as specialized training and fire marshal inspections.

Questions from board members and residents largely focused on the benefits the various service areas could expect to receive from a unification of the departments. In response, the consultants noted that a merger would benefit Tri-Lakes district residents by improving response, particularly in the portions of the district east of I-25 and by more ready access to Emergency Medical Technician personnel now on staff in Woodmoor-Monument. Woodmoor-Monument district residents, on the other hand, would benefit from access to Tri-Lakes ambulance transport, from more rapid fire response in the portion of its district west of I-25, and from cost savings in reduced capital equipment purchase requirements in future years. The consultants maintained, in fact, that the two districts are an exceptionally good fit, offering considerable synergy in fire and emergency medical response.

Kristensen said, “A key to cost savings is to have as little administration as possible. For a combined department of this size, you would have



From left to right: ESECG Consultants Conrad Kristensen, Bruce Caldwell, and Kyle Gorman; TLFPD Acting Chief Robert Denboske; WMFPD Chief David Youtsey; and PLVFD Assistant Chief Julie Lokken.

one chief, no assistants, and managers for specialties such as EMS.” He said the study was based on the assumption that, “no salaries are cut and no one loses their job.” Even so, the study projects potential cost savings of \$240,000 per year.

Kristensen identified three forms unification might take: consolidation, inclusion, and formation of a fire authority. With consolidation, a new district would be formed that encompassed the unified districts. With inclusion, one of the districts would be merged into the other. A fire authority would create a new management structure that would concentrate on coordination of the separate districts that would continue to exist. Kristensen’s recommendation was formation of a fire authority because it is the easiest to do.

As for Palmer Lake, it has relied for years on a corps of volunteers who have done yeomen’s work in serving and safeguarding town residents. Kristensen noted, “Palmer Lake brings personnel to the mix.”

The town stands to benefit from proximity to a strong, unified district, but it will benefit more if it can join with its neighbors to become an integral part of a unified district. Before this can happen, however, the town must address the tax funding issue so the portion of Palmer Lake not now in the Tri-Lakes District contributes funding on a par with its neighbors and it must also be willing to accept joint decision-making regarding the location of district facilities and the acquisition and stationing of district equipment.

One of the big issues to be addressed is the location of fire stations. Some objected to the recommendation in the study that the Woodmoor-Monument station on Woodmoor Drive be closed and a new station near Furrow road and Highway 105 be built. Woodmoor-Monument Chief David

Youtsey said, “25 years ago a mistake was made. Let’s not repeat it. The consultants are trying to get us to realize that station placement is important.” Caldwell added, “Station placement illustrates the importance of local planning. The recommendations are not meant to be gospel but just to illustrate what is possible.”

All three departments have begun to implement the suggestions pertinent to their respective departments. The Tri-Lakes district under the leadership of board president, Charlie Pocock, has taken the lead in moving toward the adoption of pay scales, job descriptions, and personnel policies in common with Woodmoor-Monument. Moreover, the districts will jointly look at a common accounting system. All of this could pave the way for eventual unification of the districts when political and operational issues have been ironed out.

Gorman noted that residents are typically looking for three things from emergency services: “We want to hear sirens when we hang up the phone. We want to see our firefighters washing our equipment in front of our fire station. When you come on a medical call, don’t track mud into our house.” He summarized these desires as rapid response time and respect for our property.

Each of the chiefs was asked for their views.

Tri-Lakes district Acting Chief Robert Denboske said, “If we follow the sequence and don’t skip steps, I think the plan should work. We have to take care of what they listed.”

Youtsey said, “I am excited about [cooperation and unification]. My board and I have supported it for years.”

Palmer Lake Assistant Chief Julie Lokken said, “We have done a lot more talking and working together since the report came out. It will benefit our volunteers to become career firefighters all trained

to the same level by the same person. The three organizations are no longer going in three different directions. We are very excited. Palmer Lake is way behind but we bring benefits to the table.”

\*\*\*\*\*

A joint meeting of the three boards will be held August 13, 7 pm, at the Tri-Lakes district station, 18650 Highway 105 west of Monument near the bowling alley. For information, call the Tri-Lakes district at 481-2312.



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# Student Conservation Association comes to Tri-Lakes



By Matt Tomlinson

Left to right: Emily Moss, Nick Collins, Matt Tomlinson, and Casey Klein

As Colorado continues to battle early seasonal fires and severe drought, the Student Conservation Association (SCA) launched an expanded, volunteer-driven wildland fire defense program to help reduce the risks to homeowners in El Paso County.

Since mid-June, four college interns stationed in Colorado Springs have been working in partnership with the Emergency Services Division of the El Paso County Sheriff's Office to minimize the wildland fire risk to property owners in Black Forest, Woodmoor/Monument, Manitou Springs, and Palmer Lake. As one of three teams in Colorado, Team Colorado Springs is incorporating GIS (Geographic Information Systems) mapping while conducting home evaluations. In cooperation with homeowners, SCA volunteers have been inspecting the perimeter of homes using nationally-recognized FireWise protocols to evaluate building materials, outside storage practices and proximity to the natural environment.

Consisting of four well-trained and knowledgeable volunteers from around the country, Team Colorado Springs has a goal to raise wildland fire awareness in the Tri-Lakes community through home evaluations, presentations, canvassing, and public events. It also is here to initiate and organize community fuels reduction projects.

Working in the area until August 21, SCA Fire Education Corps volunteers are focusing their efforts on homes along the wildland-urban interface, defined as an area where development and wildland fuels meet. The interface can be a beautiful place to locate a home, but the fire risk in this area is extremely high. The Fire Education Corps seeks to help interface homeowners recognize and reduce fuels such as leaf litter and combustible materials around their properties. SCA Fire Education Corps volunteers are trained to identify risks, perform complete on-site home evaluations, and help homeowners avoid the destruction posed by wildland fires.

Emily Moss from Abbotsford, British Columbia heads the team. Moss graduated with a degree in Biology and a minor in Chemistry from Willamette University in Salem, Oregon. This is her second SCA internship.

Casey Klein from Ridgewood, New Jersey, serves as the team's Vegetation and Fuels Specialist and the Community Events Specialist. Klein received her degree in Sociology and The Arts and from the University of Hartford, Connecticut. She intends to return to school to receive her degree in Economic Botany and Environmental Studies. In her first trip away from the East Coast, Klein said she has come across a new

and diverse environment filled with foreign flora. Not only has her knowledge of vegetation species expanded, but Klein also said it was the first time she has been introduced to how vegetation differs in fire susceptibility. Such knowledge was introduced to Klein and more than 200 other SCA-FEC members in early June during a 10-day training session in Boise, Idaho. Team members received training in their respective specialties and in fire ecology, mitigation and wildland urban interface risk management.

Matt Tomlinson from Madison, Wisconsin, is the Media Relations and Agency Relations Specialist for the team. Tomlinson will be a senior this fall at the University of Wisconsin-Eau Claire where he is majoring in Print Journalism and minoring in Political Science. He is currently pondering working for the US Forest Service, possibly as a wildland firefighter.

Nick Collins from Littleton, Colorado, received his Environmental Science degree from Metro State College of Denver in May. As the team's GIS/GPS Specialist, Collins has been working closely with local fire district personnel in creating fire hazard maps in Arc-View, a geologically-based computer program. Collins said that upon completion, these maps will help citizens determine the level of fire danger facing their communities.

"Geologically-based programs have allowed us to work in correlation with firefighters and homeowners to protect communities and help reduce their risk," Collins said. "That's the ultimate goal."

SCA volunteers have conducted a variety of educational and outreach activities in local communities. The SCA Fire Education Corps has and will continue to serve property owners in Alaska, California, Colorado, Idaho, Massachusetts, Missouri, Montana, New Mexico, Nevada, Oklahoma, Oregon, Washington, and Wyoming through the end of August. Homeowners seeking more information should visit [www.sca-inc.org/fire](http://www.sca-inc.org/fire) or e-mail to [wildfire@sca-inc.org](mailto:wildfire@sca-inc.org).

In its 45th year, the Student Conservation Association--cited on Earth Day of this year by President George Bush as a national model for conservation service--is the nation's leading provider of conservation service opportunities for young people. From a two-state pilot program last year, the 2002 SCA Fire Education Corps consists of more than 200 specially trained, college-age volunteers who have been working with dozens of high-risk communities in thirteen primarily western states.

Funded by the National Fire Plan, the SCA program is supported by the US Forest Service, the National Park Service, Bureau of Land Management, regional Resource Conservation and Development Councils (RC&D's), and the Western Governors Association.

\*\*\*\*\*

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# Tri-Lakes Fire Protection District board meeting July 23



By John Heiser

### Emergency services study and presentation

The recent emergency services study and presentation came under some criticism prior to the beginning of the regular monthly meeting of the Tri-Lakes Fire Protection District Board of Directors. Board president Charlie Pocock described the presentation as “kind of a bust” and cited three errors made by Kyle Gorman, one of the three representatives of the Emergency Services Education and Consulting Group that authored the study and conducted the presentation. Pocock said he expected the consultants to present their findings instead of just holding a question and answer session.

Pocock went on to say that Gorman was incorrect when he said the district was not compliant with Medicare billing rules. Pocock said the rules changed July 1 and the district has been and is in full compliance.

Second, Pocock criticized Gorman’s characterization of the reduction in costs resulting from the resignation of former Chief Keith Jensen as a savings to the district. Pocock said, “You don’t save money by losing good people.”

Finally, Pocock disagreed with Gorman’s statement that a fire authority encompassing the three organizations could be formed by a simple vote of the three boards without a ballot measure and alignment of taxes. Pocock said that according to the Colorado Constitution, “With any entity that uses tax monies, the service must be uniform and the tax rate must be uniform.”

District director and treasurer John Hildebrandt identified three functions that might be integrated without tax rate changes: fire marshal, training, and billing/accounting. He said costs for each of these could be allocated to each organization based on assessed values, number of calls, or some other uniform measure.

Citing instances where fire authorities were subsequently dissolved, Hildebrandt said, “If we are going into this, we need to have answers.” He added, “What I got out of the whole study is that there is no plan for how to implement. We need to get together and work out the how. The study asks

the chiefs to work out the how.”

It is anticipated that all of these topics will be further addressed at a joint meeting of the three boards scheduled for August 13 (7 pm, at the Tri-Lakes district station, 18650 Highway 105 west of Monument near the bowling alley). Pocock described the purpose of the meeting as “to see where we should be going jointly.” Hildebrandt added, “I would like to see designation of an EMS director and a training director.” He also said they should address the question, “What do we do with Station #2 [Roller Coaster and Highway 105].”

At 7:30 pm Gary Morgan arrived so the board achieved a quorum and the meeting was called to order. Board vice president Oscar Gillespie, who volunteers as a victims’ advocate for the Sheriff’s office, had a conflicting meeting. Board director and secretary Rick Barnes was traveling.

### Financial Report

Hildebrandt reported that \$7,000 received from the El Pomar Foundation was used to purchase wild-land firefighting gear. Hildebrandt also reported that the district is working to align its budgeting and bookkeeping with the approach used at the Woodmoor-Monument district. This is another topic for the August 13 meeting.

### Acting Chief’s Report

Acting Chief Robert Denboske reported that the district was involved in 82 responses since the June board meeting, bringing the total for the year to 489. The number of responses is 15% greater than the same time last year. The total number of personnel is now 46 including 6 additional volunteers.

Denboske reported that he sent a letter requesting reinstatement of the Tri-Lakes district in the North End Group of fire chiefs. That group is meeting August 1 at the Tri-Lakes district station.

Denboske announced that the annexation into the district is completed for two new filings in Walden (east of Highway 83 near Walker Road).

The celebration of the 25th anniversary of the Tri-Lakes district will be held Saturday, August 10 from 9 am to 2 pm.

Denboske reported that the personnel manual has been revised to closely match the one adopted in May by the Woodmoor-Monument district. Pay scales and training requirements have also been aligned.

### Volunteers

Volunteer coordinator Chip Fleming reported on steps to “get everyone up to par. This is a very structured program so volunteers know what they need to do so they are properly trained and equipped.” Fleming added, “Indication is that Woodmoor-Monument doesn’t want anything to do with volun-

teers.” Hildebrandt noted, “Volunteers can quickly augment people on the scene.” Pocock said, “It is something we need to resolve. Volunteers are absolutely vital to the way we do business. We get good service from our volunteers. With Station #2 [Roller Coaster and Highway 105], we will need twice as many volunteers.”

### Emergency Medical Services Report

At the emergency services study presentation, Palmer Lake Mayor Nikki McDonald requested that a paramedic be sent on every call. Pocock reported that a review of the records revealed that every medical call had a paramedic on board.

EMS manager Ron Thompson reported that the district is getting set up to teach CPR and first aid classes to the community.

Thompson said the new Medicare rules in force since July 1 have caused some reductions in revenue from ambulance transports. He also noted that by April 2003, all Medicare billing must be done electronically. He described some software that could automate the process and be tied into other firehouse software including computer-aided dispatch.

### Joint resolution approved

The board unanimously approved a joint resolution drafted by the Woodmoor-Monument district board. That resolution says in part:

“That the Boards acknowledge receipt of the subject report and express appreciation to the Consultants for the quality and timeliness of their work,

That the Boards jointly agree as a first step to adopt herewith the attached Joint Mission Statement, which includes a Statement of Shared Vision and a set of Common Goals all of which have been drafted based on the referenced report and with input from the Chiefs of each operating department,

That the Boards direct the Chiefs of each operating department to go one step further and jointly and collaboratively develop, using the report and the attached statement of Common Goals, a set of attainable Objectives for each stated Goal which, if achieved, will lead to substantive improvements in the administration and operation of the departments and in the services they provide, and which will also position the departments for future unification, That the Boards set December 1st, 2003 as a target date for the final implementation of unifying organizational and operational changes as are called for in this report, but as may be modified by further study and consideration by the parties.”

Pocock reiterated that the Tri-Lakes district has aligned the pay scale and personnel manual with the Woodmoor-Monument district and is looking to coordinate accounting and budgeting structure. He said, “We have bent over backwards on realignment.”

### Letter to district residents

Pocock said he plans to draft a letter to district residents. It was suggested that the three districts might want to publish a quarterly joint newsletter.

### Remembrance of Ted Ostendorf

On behalf of the board, Pocock expressed sadness at the July 18 passing of Woodmoor-Monument district board member Ted Ostendorf and gratitude for Ted’s many years of commitment to Tri-Lakes area emergency services.

\*\*\*\*\*

The Tri-Lakes Fire Protection District Board of Directors meets the fourth Tuesday of each month, 7 pm, at the district firehouse, 18650 Highway 105 (near the bowling alley). The next meeting will be held August 27.

For more information, call Acting Chief Rob Denboske at 481-2312.

\*\*\*\*\*

## Volunteers are needed

The Tri-Lakes district needs emergency services volunteers. Those interested should call the station at 481-2312. It is not a requirement that volunteers live within the district.

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# Pikes Peak Wildfire Protection Partners Meeting July 11

By Julie Lokken, Assistant Chief

Palmer Lake Volunteer Fire Department

The July 11 meeting of the Pikes Peak Wildfire Protection Partners (PPWPP) began with a presentation by the Student Conservation Association (SCA) team members. They outlined their mission and the history and purpose of the SCA. The members have begun doing free wildland fire home evaluations in the area and are providing recommendations to homeowners on defensible space and common fuels reduction.

Nick Casale of Legacy Data Solutions received the Supporter of the Year award for his role in reviving the PPWPP website.

## Committee Reports

**Public Education:** Jim Mesite reported that The Safe City/Fire Muster is scheduled for August 24 at Chapel Hills Mall. Volunteers are needed to help man the booth throughout the day. If there are enough people, it will only be for a couple of hours each. Please call or see Jim in you can help.

Jim has prepared a letter to send to homeowners associations explaining who and what the PPWPP is. If you need it sent out to an association please let Jim know.

As a result of the Hayman fire there has been an increase in requests for presentations with an emphasis on evacuations. One was scheduled for July 11 in the Black Forest at the community center.

The Hayman recovery center has asked El Paso County for help. They are looking into the Black Forest slash/mulch site in helping provide mulch to the effected area. Ruth Ann Steele has about 100 dump truck loads of excess mulch.

**FireWise:** Arnie Lavelette reported that there was a FireWise meeting held by the Forest Service recovery and mitigation team and the Red Cross at Lewis-Palmer High School during the week. Only five people showed up, there was very little notice given about this program.

Black Forest slash/mulch is going strong; there has been as much brought in already as there was all last season.

Woodmoor/Monument is still working on setting up their slash/mulch site. It is scheduled to open in August or September.

There is now a possibility for grant money for mitigation efforts through FEMA.

## Field Reports

**Teller County:** Slash Mulch in Woodland Park is "going gangbusters" and has been extended

through September 1. They are trying to figure out what to do with excess mulch.

Divide Fire has done two presentations with two more scheduled.

**El Paso County:** Hank Hunters Point sent a thank-you to all the people at the meeting and to countless others for their help on working and dealing with the recent fires. The city approved the lot mitigation plan on July 2. Now the search for a contractor is underway. 71 of the 159 homeowners will receive some reimbursement for work.

**Colorado Springs:** The FireWise web site has had 8,500 people logged in and checked their homes. There have been 497 meetings held. Bill Mills said that the city council has asked the fire marshal to pursue a class A requirement for roofing materials in Colorado Springs.

On Colorado Springs Channel 18 there have been FireWise presentations. For those who cannot access Channel 18, Cathy can provide a videotape. Call 719.385.7281 to request a copy of the 12-minute presentation.

## Old Business

There is a need to recruit more participation from all counties.

Black Forest Fire Protection District Chief Dave Ury suggested organizing a field day to help the fire departments that were affected by the Hayman fire. In Douglas and Teller Counties some firefighters lost their homes.

## New Business

Emily Moss, SCA team leader, reported the maps [of wildfire risk] might be ready for distribution at the next PPWPP meeting. They expect to get their Palm Pilots soon to input the information they gather. When they leave, the Palm Pilots will stay here to be used by the fire departments.

The next meeting will be August 8, at Colorado Springs Fire Department Training Center, 375 Printers Parkway. It was agreed to meet earlier for lunch, which will be provided.



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# Tribute to Ted Ostendorf

By Russ Broshous, WMFPD Board Member

Woodmoor-Monument Fire Protection District board member, Ted Ostendorf, died July 18. Ted had long suffered from circulatory ailments; finally succumbing to ensuing complications.

Ted was a long-term resident of the Woodmoor area with an abiding interest in the effectiveness of the area's emergency services. In pursuit of this interest, he served on the Woodmoor-Monument Fire Protection District Board for two terms, and on the County's 911 Board for eight years prior to that. During his tenure on the Woodmoor-Monument Board, he saw the District grow to a fully staffed, and fully capable emergency services unit.

Ted long supported the concept of unification of fire districts in the Tri-Lakes area. The recently completed feasibility study now pending

implementation throughout the area is in large measure a tribute to his understanding of the needs of the area as a whole and to his commitment to bettering the community. In honor of Ted's service, at their meeting July 22, the Woodmoor-Monument district board passed a resolution supporting the study recommendations and adopting the proposed area-wide mission statement and goals designed to facilitate unification.

His colleagues on the Woodmoor-Monument Fire Protection District Board will sorely miss Ted. He is survived by wife, Belinda, and adult children now residing in Colorado Springs, Denver, and Boston, Massachusetts.

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# Letters to Our Community

**Letter Guidelines**

Our Community News welcomes letters to the editor on topics of general interest. Please include 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 our\_community\_news@hotmail.com or mail to Our Community News, P.O. Box 1742, Monument, Colorado 80132-1742.

**This Election Matters**

This letter is in response to the two letters in the July 6 issue from Steve Mabon and Carla Tandy regarding the County Commission’s decision on the Forest Lakes project.

Steve and Carla, I really understand your frustration and anger, but that isn’t going to change the way business is done in El Paso County. This county is run by developers, for developers. The commissioners view their responsibility as nothing less than to facilitate and encourage as much development as possible as soon as possible. The popular term for these individuals is “machine politicians,” and as their donor lists can attest, they have powerful allies in the realtor, building and development, and chambers of commerce circles. Go back to the Colorado Springs Gazette archives to June 29, 1998. There you will find a lengthy article by Scott Thompson about development in the county. He quotes Jeri Howells as stating, “All we do is respond to what a builder or developer does when they buy a piece of property and want to develop it.” In other words, they rubber-stamp whatever the developers want. The commissioners’ backers have deep pockets and have contributed millions to derail any form of growth planning and mitigation in Colorado. They have derailed Sinclairs’s anti-SLAPP bill. They have the Governor, the local Colorado Springs newspaper and the Colorado Springs commissioners on their side as well.

You are going to need a strong grass roots effort and a lot of luck to change anything, and in the 12 years I have lived here, I haven’t seen anything that approaches that. If there is any blame, blame the voters of this district for gullibility and apathy. The major parties know that the voters are either apathetic or are tired from driving to work on I-25, and, like sheep, are sometimes easily tricked because they don’t have the time to study a candidate as they should, and they (the parties) use this to good advantage. However, the lie is starting to crack; the Republicans are increasingly seen as a party that fronts for big business and nowhere is that more apparent than in our county. I’m not down on Republicans; but they, as well as some Democrats, have got to stop fronting for developers. You can beat the developers, but it will take hard work by a lot of people. First, understand that the County Commission race is over on August 13, the date of the Republican primary. That is because there is no challenger to the Republican candidate and the winner of the primary is the winner, period. Of the two, Guman is probably less developer-friendly. Getting the Tri-Lakes Comprehensive Plan written into law, as Guman proposes, would go a long way toward answering some of our problems, but again, you need to understand that the party is over on August 13. The November election is just a formality.

So, Steve and Carla, get over your anger and frustration and get to work. Vote during the primary and encourage your friends and neighbors to vote. Study the candidates, their positions, and most importantly, their sources of money. Trust me, it matters.

*Ron Van Huss*

**Supports Williams**

As a local Jackson Creek resident I am supporting candidate Wayne Williams in the August 13<sup>th</sup> Republican primary for County Commissioner District

#1.

Wayne Williams is the only candidate with the full endorsement of the current county commissioners. The County Commissioners know that Wayne Williams has a successful history of working with people of differing viewpoints. The Tri-Lakes region needs a commissioner who won’t alienate the other members of the commission in order to get our needs met.

Governor Bill Owens also endorses Wayne Williams. Wayne Williams is the only candidate who has worked tirelessly for the Republican Party. Wayne doesn’t pay people to stand in front of King Soopers when it comes to reaching grass roots neighborhoods. Wayne walks neighborhoods himself – because he cares what people think. Wayne doesn’t pay other people to man a booth for him at political conventions – he works the booth and meets people personally. If elected, Wayne will be an accessible County Commissioner – not someone who will pay another to return your phone call.

Wayne Williams is really the only true Republican candidate for the primary election. He has been involved in the Republican Party for years – helping other Republican candidates get elected and working in local communities to make a difference. He is the only candidate elected by the local caucus system. Wayne’s opponent has only recently “appeared” at Republican Party functions and again – paid others to get him on the ballot.

I urge fellow Jackson Creek residents to vote for Wayne Williams, candidate for County Commissioner District #1 in the upcoming primary elections.

*Amy Stephens*

**Supports Guman**

My wife and I are unable to support Wayne Williams in his bid for County Commissioner. Having attended more than a few BOCC meetings in the 20+ years we have lived here, I asked Wayne why anyone would vote for him after having been endorsed by all of the present commissioners? As conservatives, we know that property rights and the free market are basic principles to honor, but the current BOCC has lost the vision that the home owner has property rights too and that the zoning laws should... Well, I rant! To us, Wayne represents more of the same. He may well win; he has the “machine” behind him. We need a representative that will truly follow the will of the people, the Tri-Lakes Comprehensive Plan and the laws of the County, all of them. We have had enough of the “I’ve never seen a development I didn’t like” mentality. We believe Bill Guman is our best hope for the future.

*Mike and Jo Hite*

**Supports Williams**

County Commissioner #1 candidate Wayne Williams is our choice for the upcoming County Commissioner #1 primary race for the following reasons:

- 1. Wayne Williams is the only candidate who was duly elected by the grass-roots Republican caucus process.
- 2. Wayne Williams has a demonstrated ability to pull people together and lead. As former Chair of the El Paso County Republican Party, Mr. Williams is well acquainted with pulling diverse people together to move forward. His ability to lead will help the Tri-Lakes region move in the right direction during a time of growth.
- 3. Wayne Williams cared enough about County Commissioner race to vote for the office in the 1998 primary election - something Mr. Guman never bothered to do.
- 4. Wayne Williams has impeccable ethics. There is nothing of question or anything in his past that hints of conflict of interest or unethical behavior.

It is our hope that people living in the Tri-Lakes region will support County Commissioner #1 candidate Wayne Williams as the man who can lead us during this time of growth.

*Steve and Candice Watters*

**Supports Guman**

The coming primary election is crucial to the future of Tri-Lakes . . .

As everyone in Tri-Lakes knows, in El Paso County, the winner of the Republican primary election for county commissioner is tantamount to election for a four-year term. Consequently, it is important for the electorate to become aware of the qualifications of the two candidates and, then, to vote for the candidate who will serve the interests of the people of our area.

The recent hearings before the county have revealed some serious flaws in our county government with the county’s own regulations disregarded to favor developers at the expense of current residents and property owners. Indeed the trend toward developments of higher density than those specified in the Tri-Lakes Comprehensive Plan and the utter disregard of the opposition of a sizable segment of our residents reflect not only an unacceptable arrogance, but also a lack of integrity when candidates who had received direct and indirect financial support stood up, in the case of Forest Lakes, and denied any connection with the developer, and, therefore, no conflict of interest. Records clearly show otherwise. For the record, Mr. Williams has already received the endorsement and support of Steve Shuck, the developer of Forest Lakes.

As a citizen interested in the future of our community, as a member of the Comprehensive committee, and as a property owner who sees water table levels steadily and precipitously dropping, I have attended various meetings and forums where major issues have been addressed in various ways.

My conclusion is that we have a clear choice between the two candidates in this election.

One, Mr. Wayne Williams, is the product of the current political machine without extensive government experience who looks at the position of county commissioner as a step up in his ambition to climb the political ladder. He has been endorsed by every current county commissioner and can be expected to pursue their unrestrained course toward greater density developments that will permanently and irretrievably deplete our water supply, compromising the value of our most important lifetime investment: our homes.

Mr. Williams has clearly stated that he can “get along” with the current board of commissioners and to “interpret” the current regulations and plans as the board sees fit. That is unacceptable to me and it should be unacceptable to our community at large. Despite several attempts on my part, Mr. Williams has ignored my request for a clarification of his core values, especially with regard to land use.

The other candidate, Mr. Guman, has been forthright in answering my questions with specifics and clear position statements. As examples, he is interested in pushing for the adoption of an enforceable code of ethics, including a definition of conflicts of interest, for county commissioners. He was instrumental in having such a code adopted by the city of Colorado Springs. Such limitations exist at the national, state and city levels, but not in El Paso County. That has led to abuses and improprieties by county commissioners who blatantly deny them, even in the face of evidence.

Mr. Guman has also committed himself to close compliance with county regulations and plans. In the case of Tri-Lakes, some forty citizens spent considerable time and effort in producing a Comprehensive Plan, at some substantial cost to the county that not all of the current county commissioners

*(Continued on page 17)*



LETTERS (Continued from page 16)

have even read, much less applied.

As an example of failure to comply with current regulations, the Land Development Code calls for a review of land development applications by a county hydrologist, one who would be qualified and impartial. The current board has been neglectful in hiring such an individual, preferring to depend on assessments prepared by a “water expert” hired by the developer. The developer, of course, hires only someone who can justify the unjustifiable, i.e., that there is sufficient water for 300 years, even in the face of revised estimates that the amount of usable water resources may not exceed a few decades, without any realistic plan for importing and distributing water to our area. Mr. Guman will enforce current county regulations and codes. Mr. Williams will “interpret them,” in favor of developers if he follows the proven record of the other commissioners.

When asked a question, Bill Guman gives direct, factual answers, as well as commitments. Wayne Williams gives you evasive responses that finesse the question.

My conclusion is that, if you want a county government of the people, by pure politicians, for special interests like the developer of Forest Lakes, you should vote for Wayne Williams and suffer the consequences of having an ambitious politician represent us, ignoring the interests of present and future generations

On the other hand, if you want a representative who will fight for the rights of the people of our community and deliver on his clear promises, you should vote for Bill Guman, a man who has proven his mettle and independence while serving on the Colorado Springs City Council. He will fight for our rights and for the basic principles that make this country great.

In any case, take the time to vote . . . Absentee ballots are very easy to get and to return, all by mail. In the interest of greater participation of citizens in our government, do it today. The welfare of our entire community, present and future, depends on it.

*Jacques Adnet*

**Supports Guman**

Developers, their associates and cronies, run El Paso County. They continue to do that mainly by engineering the election of obedient key officials. The result is that excessive power of the few is evident. Uncontrolled growth, often in violation of land use policy, threatens our property values and our way of life.

We, the people, urgently need to regain control. We can start by electing Bill Guman to be our county commissioner. He is not beholden to the entrenched power brokers. If we elect him, he will represent all of us, not just the self-appointed elite.

Bill is the only candidate with practical experience in conducting public affairs. He was elected twice to the Colorado Springs City Council and was appointed to committees overseeing public services. Although his business is related to real estate, there is no indication that this fact ever influenced his stands on land use matters.

Bill has demonstrated his strong character and clear values. He has been open and honest concerning his personal life and positions on issues. He has not attempted to gain advantage by slandering his opponent. He has not unduly stressed his strong religious background for political gains. He has an impeccable record of support of our constitutional right to keep and bear arms, but has not tried to use it as a single reason for seeking support for his campaign. However, it is worth noting that he is a member of the National Rifle Association (NRA), the Pikes Peak Firearms Coalition and the Colorado State Shooting Association. The NRA rated him an A+ candidate when he last ran for public office in 1997. Allegations to the contrary are false and malicious.

Election of Bill Guman as our county commissioner will be a step forward in our effort to regain

control of our affairs. I ask all registered Republicans to vote for him on August 13th.

*James C. Drewry*

**Stop the negativity**

Ok, so you don't like who's in charge in local politics. Want to get rid of them? OK: All you have to do is stand outside the supermarket for a few hours, collect some signatures and, bingo! No more anybody you don't like.

This is a very efficient way of implementing mob rule rather than actually convincing somebody you are right, running for office yourself, or actually participating in the governmental process.

Doug Bruce actively encourages this negativism under the excuse of reducing government.

So what happens? In the case of the Monument elections you don't have to put up any candidates at all. You just do the supermarket routine to get some signatures where people haven't done any research but the negative spiel sounds like the people are SO bad. We hold the election – the hated people are voted out and if anybody bothered to run to replace them, they only needed one vote to get in. So now we have a mayor of Monument that didn't have to have a manifesto, didn't need to reveal that she's in the real estate business, and with a few votes she's now in charge. Doesn't sound very democratic.

Oh, and you don't need to live in the area to run one of these campaigns – the Monument recall was run and financed in large part by people who didn't live in the Town of Monument.

So what is next in line for the negative battles? Tri-Rec, or if you want to create good negative vibes, call it Tri-wreck. Same game plan: Stand outside the supermarket for a few hours, collect some signatures, tell people how bad these incumbents are at representing the will of the people, and a few hours later you have the desired result.

All of this, of course, ignores the fact that the people being voted out have received no pay, have been trying to add value to the area and generally act in the majority's best interest. Of course, if you read the manifestos in the ten seconds at the supermarket, you only get the one-sided, negative version of what they have done. The people running the survey won't tell you what their interests are. They haven't contributed solutions to the meetings, they haven't helped the process, they just don't LIKE the people in there.

How are we going to move forward if we have these recalls and negative votes? Developers do not always act with our best interests at heart. El Paso county government has approved so many developments with huge infrastructure impacts, it now finds it can't afford to repair roads, let alone build new ones. Can you really imagine El Paso County coming to Woodmoor and offering to build a ball field or park?

The original argument against the Tri-Rec district was that the YMCA was going to build something and why would we want to tax everybody to provide something that only some people would use?

Well, of course, it turns out that currently the resources provided by the YMCA are mostly yours anyway, provided by you the taxpayer for the use of a few. They are called the school district, whose facilities the YMCA generously avails itself of at severely subsidized rates.

Initially, the majority voted for the Tri-Rec district because they felt we needed more recreational facilities in the Tri-Lakes area. It was obvious that the County Parks Department would never have the means to provide what was needed so some well-known people--like Si Sibell, Russ Broshous, and Tim Schutz--worked to come up with some solutions. Few other people showed up at these meetings to contribute, but the board kept working away. At the first proposal, people shouted no at the election, so they went away and modified the proposal. None of the opposition, of course, showed up to help write the new proposal. The second proposal got voted

down and now the opponents want you to vote down the district itself. And what you get instead is nothing. No new committee, no new ideas – just a bunch of negativity from a few people who don't want to see the others do something useful together.

*Chris Pollard*

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## Summertime and the cookin' is easy

By Judith Pettibone

Confession: I prefer winter cooking. And because of that, I'm always looking for inspiration to take me beyond chef salads. It helps a great deal having our delightful Saturday Farmer's Market and Craft Fair (7 am to 1 pm every Saturday through the first weekend in October on 2nd Street in Historic Downtown Monument). How can you resist the fresh produce, locally produced goat cheese in all varieties, honey, and wonderful bread from the Bread Box in Palmer Lake? Once you've done your shopping, check out summer recipe books. But you say you already love summer cooking and you even grow your own vegetables? There are books for you, too!

### *The Great Salsa Cookbook*

Mark Miller, \$14.95

Because salsa for me has meant fresh or bottled, it was fascinating to think that one could make over 100 different salsas. From ordinary ingredients one would expect, to items like papaya, coconut, wild mushrooms and chayote, this book pushes the salsa envelope. Some recipes are more complicated and require roasting the vegetables, others very simple. All are intriguing. Nice photos throughout.

### *Summertime*

Jackie Gannaway, \$3.95

From the little "Cookbook Cupboard Collection" (Soup From a Can, Gift Mixes, Cookie Exchange)

comes summer ideas. The eclectic chapters cover everything from grilling rubs and marinades to drinks and peaches. It even discusses edible flowers. This whole little series makes a great tuck-in gift. The price is surely right.

### *Vegetarian Barbecue Cookbook*

Mary Gwynn, \$12.95

Wow! This cookbook is way beyond burgers and steaks. There are some spectacular recipes that would please vegetarians and non-vegetarians. Though there are a few tofu recipes, the majority of the selections are imaginative uses of vegetables, cheese and grains. How about Roasted Eggplant and Cilantro Pâté, Thai Spiced Mushroom Kabobs, or Goat Cheese and Dill Biscuits? Gwynn suggests inventive menus in her introduction. The photos and presentation ideas are terrific.

### *Putting Food By*; 4th Edition

Greene, Hertzberg and Vaughn, \$15.95

With more than half a million copies in print, this old standard must still be saying something worthwhile. This edition has material on freezing for the microwave, preserving and canning for the small family and dietary



tips to minimize salt and sugar usage. The new additions plus all the old information makes this a must-have book for anyone wanting information about preserving food.

### *Nitty Gritty Cookbooks* (Publishers)

\$8.95 each

From this cookbook press come several small summertime cookbooks. From *Your Ice Cream Maker* find delectable ice creams, frozen yogurts, sorbets, shakes and sodas. There are sections on low-fat, fat-free and sauces. From *Fresh Vegetables*, discover a variety of ways to serve what we all should be eating much more often ... Sweet and Sour Eggplant...Ginger Peas with Water Chestnuts...Cold Tomato-Borscht Soup. From *Cooking With Kids*, you might get inspired to use a bit of the more leisurely summer days to explore family-oriented cuisine. First is the advice for relaxing expectations and taking your time. Then you and your children can explore different ideas for all of the main categories --- breads to desserts. And who can write about summer without a nod toward the conventional favorite summer staple ... *The Barbecue Cookbook*.

### *The 50 Best Margaritas*

\$5.95

Boggles the mind doesn't it? But from the "50 Best Series" comes the consummate summer drink in quantities. There really are 50 different margaritas here, plus a discussion of tequilas, mixes and other additions. Fresh Blackberry Margarita anyone?

So, even if you do prefer the soups and stews of winter, give these summer time cookbooks a chance. You might even get excited about summer fare.

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By Woody Woodworth  
High Country Feed & Garden

If trees, shrubs, and vines are the main cast in the garden, then perennials are the scene-stealers. You can achieve months of long lasting color, with ever-changing landscapes that include beautiful cut flowers.

Here are a few suggestions to help stimulate your imagination for planning a perennial garden. When choosing perennials for a flower garden, select varieties with medium to long stems with a succession of bloom times. Foliage is equally important as well as flower shapes to maintain interest. Use our favorite colors and include fragrance, to add your own personal touch. Contour your landscape with small hills and boulders. Curve pathways of mulch and flat stone to achieve a relaxing flow through your garden paradise.

Get a jump-start with some late spring and early summer bloomers that are sure to provide early cut flowers from your garden. Oriental Poppy, Bearded Iris, Foxglove, Lupine and Salvia will all combine well with the branches of late spring flowering shrubs and trees. Plant plenty of these "sure bets" too - Columbine, Siberian Iris, Painted Daisy, Allium and Coral Bells.

You'll see a dazzling exhibition in mid-summer when garden perennials are at their best. Non-stop blooms, and growth patterns are impressive to say the least. Use Agapanthus, Liatris, Delphinium, Russian Sage and Penstemon to obtain sharpness and contrast. Shasta Daisy, Purple Coneflower, Monarda, Valerian, and Yarrow will

soften the bouquet with rounded petals.

In your new garden, remember to add fillers like ornamental grasses and boulders for contrast. Garden fillers take your eye away from seeing only flowers and soften the landscape. Use three of the five-foot "Karl Forester" ornamental grasses in a cluster, then border them in a semi-circle with smaller clumps of "Elija Blue" Fescue. The contrast is amazing when the short, blue clumps send their plume up in mid-summer against the green, bushy taller grass.

Some medium size perennials to be used in clusters are "Brilliant Red" Dianthus, Soapwort, "Goblin" Gaillardia, Gazania, and Spurge. Use them against boulders or small rock walls and ledges. Plant them in groups to achieve the color and effect you want.

Remember to use Sedum in your hot, dry areas. They take a lot of neglect and will reward you with yellow, pink and red flowers. Sedum tolerates poor soil and are perfect for filling in between rock wall areas and along pathways. Acre, Dragon's Blood, Bronze Carpet and Autumn Joy are a few of the common Sedum. They are available in variegated colors and in short and stubby or fern-like shapes that are as bullet proof as the most common of varieties.

Eventually summer will blend to autumn and the change in the season will bring the fall colors to your garden. Mums, Fall Asters and Autumn Sedum are great for this elevation and will provide a different crop of flowers and color palette.

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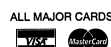


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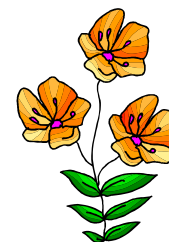
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# Tri-Lakes Community Handbell Choir completes successful season, prepares for another

By Betty Jenik, Director

*Tri-Lakes Community Handbell Choir*  
The Tri-Lakes Community Handbell choir, organized last fall, has completed their first season. This group of committed handbell ringers rehearses weekly and has played at several churches in the Tri-Lakes area, as well as the Yule Log Hunt in Palmer Lake.

The goal of the choir is to provide the community with handbell music. If you or your organization would like to have the choir play for your activity during the next year, please call me at 488-3853. We schedule on a first-come, first-served basis.

The ringers: Pat Chacon, Jane Duncan, Louise Ehrich, Diane and Pete Gorder, Judy Guerin, Joanne Hendrick, Loren Jenik, Sharon Kaip, Martha Kirk-

patrick, Joyce Lash, Ida May Noe, Gael Phaneuf, Renata Rathburn, Nancy Smith, Nix Wilcox, Lindsey Rueb, and Paul Brough wish to thank Little Log Church for use of their bells and equipment and the Monument Community Presbyterian Church for the use of their facility for rehearsal and storage. This has truly been a community effort.

The choir will begin rehearsing again in August and has openings for additional ringers, especially two or three men (for large bells). We will also begin a youth community handbell choir this fall. If you or someone you know is interested in this special opportunity, please call me at 488-3853 or e-mail: ljenik@earthlink.net.

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# Palmer Lake Historical Society hosts ice cream social



Serteens Genevieve and Heather Hutmacher help Ethel Engel and Bonnie Allen serve pie and ice cream. More than 70 people joined the fun including Gary, Mary, and Travis Coleman. Entertainment was provided by the multitalented Joe Bohler.

*By Roger Davis, Board Member, PLHS, and  
Director, Lucretia Vaile Museum*

More than 70 people of all ages joined the fun at the annual ice cream social hosted by Palmer Lake Historical Society (PLHS) on July 21 at the Palmer Lake Town Hall. Ethel Engel and Bonnie Allen served the pie and ice cream with the tireless help of Genevieve and Heather Hutmacher from the Serteens. The nationally famous artist, Mr. Joseph Bohler, who is renowned for his watercolor artistry as well as his honky-tonk piano playing, provided entertainment.

President of the PLHS, Sam DeFelice, gave a brief report about the upcoming Walking and Home Tour scheduled for Saturday, August 17, 10 am until 3 pm. The tour will begin at the Palmer Lake Town Hall, on Valley Crescent St., where tickets may be purchased. The film "Village on the Divide" will be shown continuously while tour-groups form. A tour will leave every 15 minutes and tour group size is limited to 12 people.

Two homes will be open for the tour, these being the "Pillsbury Store" and the grand Victorian mansion "Estemere." Both homes have been remodeled recently and date to the 1880s. A narrative will be given on Palmer Lake and selected historic

sites on the tour route. Estemere will also be the site of carriage rides, a bake sale, a variety of musical entertainment, refreshments, and other attractions and diversions.

Area merchants have provided discount coupons to be included with each ticket sold. Cost is \$6.00 for the public, which includes a membership to the Palmer Lake Historical Society for the balance of the year. The cost for seniors, children aged 10 and under, and current PLHS members is \$5. All proceeds will benefit the Palmer Lake Historical Society and Lucretia Vaile Museum. The society and museum are 100% volunteer-supported and are dedicated to preservation of history from Palmer Lake, Monument, and the Palmer Divide areas.

We welcome all to attend but caution that the homes are not wheelchair accessible and otherwise have limited handicap accessibility.

\*\*\*\*\*

We invite all to attend our monthly meetings, usually held on the third Thursday of the month at the Palmer Lake Town Hall. The next meeting will be on August 15 at 7:30 pm. A program usually on a topic of historical interest is presented. August 15 the topic is "The Rocky Mountain Chautauqua Era" in Palmer Lake, 1887-1910 by Prof. Joan Fairchild.

We also hope that residents will visit the Lucretia Vaile Museum, located at 66 Lower Glenway Street in Palmer Lake, across from the town hall. Flyers for society and museum events are posted at sites around Palmer Lake and Monument. For further information, contact Mr. Sam DeFelice at 481-8623.



August 17 tour the grand Victorian mansion "Estemere"

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# Don't miss the last two Concerts in the Park August 7, 14



Left: At the July 24 Concert in the Park, about 200 people settled into lawn chairs or found just the right spot for their blanket, and enjoyed the music, visiting with neighbors, and the summer night. Right: Cliff "Woody" Woodworth (aka CD Woods) welcomed the crowd and introduced the performers.

By *Tommie Plank*  
"I love these concerts.... This is what living in a small town is all about." Those are the sentiments

of many as they gather on Wednesday evenings in Limbach Park. Hands clap, toes tap, and a few people dance as the music urges them to move.

Children play quietly; people visit; an occasional train screeches past, adding its whistle to the music; smiles are everywhere.

For the second year, the Historic Monument Merchants Association (HMMA) is sponsoring Concerts in the Park on five consecutive Wednesday nights from 7 to 9 pm. Proceeds from the sale of food will go into a fund to make improvements to the park. The HMMA is hoping to eventually construct a permanent band shell. For now, former Monument Mayor Si Sibell is providing a portable stage. The hat is passed for donations for the musicians, many of whom have given their share to the park fund.  
The final two concerts of this season will be held August 7 and 14.

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# Tree diseases and insects



By Bill Chin

This was the third of four monthly presentations by Dave Root at the Black Forest Slash-Mulch site. The Black Forest Slash-Mulch Program is a Wildfire Mitigation and Recycling Program of the El Paso County Solid Waste Management Department, John Fisher, Director. It is co-sponsored by the Colorado Forestry Association, the Black Forest Fire Department, and the El Paso County Forestry and Noxious Weed Department in cooperation with the Colorado State Forest Service and the State Board of Land Commissioners.

Volunteers man the Black Forest site so residents of El Paso County who want to improve the fire safety of their homes can bring their slash to the recycling site to be ground into mulch. The mulch is available to the public for \$3 loading charge per pickup truck or trailer load. Those who load their own mulch are asked to donate a non-perishable food item to the Black Forest Share & Care program. Monetary donations are also appreciated.

Dave Root gave a short summary of current wildfires in the Colorado area and west. He then went back into the topic of tree forestry on our properties and how it fits into being fire-wise. He also handed out three brochures from the Colorado State University Cooperative Extension ([www.colostate.edu/depts/coopext](http://www.colostate.edu/depts/coopext)) *Diseases - Dwarf Mistletoe Management, Trees & Shrubs - Mountain Pine Beetle, and Landowners Guide to Thinning.*

Dwarf mistletoe is a parasite that appears as a thin yellowish or brownish-green growth and starts as a seed that can be implanted by birds or gusty winds into the bark of pine trees. Ponderosa, lodgepole, Douglas fir, piñon, and limber pine trees can be affected. Dwarf mistletoe causes slow death of the tree by robbing it of food and water. It starts from the top down to the bottom and can take up to eight years to destroy a tree.

Ruth Anne Steele, site coordinator, joined the discussion and showed samples of various insects and damaged wood that displayed the ravaging effects of these insects on living trees in the forest. Insects as small as 1/8 inch can lay their eggs (up to 75) inside a healthy tree under its bark. Pine beetles and budworms bore into the bark and cause the tree to turn yellowish and reddish brown at the crown. Other signs are woodpecker activity or small piles of sawdust by the holes. Most of the time

the tree shows a defensive reaction by first oozing pine resin mixed with sawdust, creating pitchtubes. When trees are drought-stressed as they are this year, the pitchtubes may not be as prominent. The tree can be killed when the insects tunnel heavily throughout the tree and then seek out other trees.

Emphasis was on the thinning of trees and early detection to prevent the infestation of dwarf mistletoe or mountain pine beetle. Tree infection, if not caught early, requires cutting down the tree to stop the spread of the problem. Techniques of treatment were discussed and the review of one's trees was prescribed for those who want help. A review by a forester or a CSU representative costs \$40. Contact the local CSU Extension office for availability. The Woodmoor Tree Monitors will perform evaluations of trees for Woodmoor residents at no charge. Call the Woodmoor Improvement Association at 488-2694.

For further information on the Black Forest Slash-Mulch Site, contact coordinator Ruth Ann Steele at 495-3107 or the El Paso County Solid Waste Management Department at 520-7878 or check [www.bfslash.org](http://www.bfslash.org) and [www.elpasoco.com/solidwst](http://www.elpasoco.com/solidwst).

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# Western Mining Museum update



By Bill Chin

On Saturday July 13, twenty-five people came to the Mining Museum to watch live demonstrations of the Porter compressed air locomotive, Osgood steam shovel, panning for gold, and the ore-crushing stamp mill.

To see the equipment in action was quite an experience. The children reenacted panning for gold in a Cripple Creek mining setting and watched the shaking table of the stamp mill separate precious metals from the mine ore slurry.

On Sunday July 21, there was a birthday party for the three burros that are kept at the Mining Museum. It was more of a birthday picnic of carrot cake and soft drinks or milk for the children so they could become friends with the burros. These were the same burros of the Super Saturday last month. The burros were giving rides after the opening call at 9 am.

Want to take a walking tour of the museum and the ranch? Come Saturday August 10 at 1 pm.

\*\*\*\*\*

The museum is located 1025 East Northgate Road in Gleneagle on the Reynolds Ranch. It can be reached from I-25 Exit 156a.

For a fun and educational time this summer, get more information and the schedule of events by calling 488-0880, visiting [www.wmmi.org](http://www.wmmi.org), or sending e-mail to [info@wmmi.org](mailto:info@wmmi.org). Special tours can be arranged with the museum.

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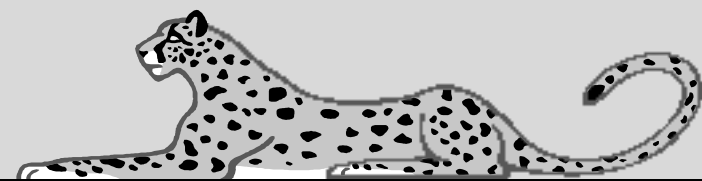


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# Larkspur Town Council Meeting July 18

By Bill Chin

**Public Appearances**

Lester Burch urged the town council to proceed with caution on the water problems.

Jean Holmes questioned whether the town has legal representation while the search for a lawyer is ongoing. Mayor Myrna Been replied that the current attorney volunteered to stay on during the search, but is on vacation right now. There will be a special council meeting on August 1 at 6:00 pm to conduct interviews of the two legal firms the search committee is considering. All of the council will be able to interview each firm and a decision will be made.

Town Clerk Rossana Crippen announced her resignation during the meeting due to the treatment she has received by the council members.

**Staff and committee reports**

**Town Engineer:** Jim Miller announced that the July 17 town meeting for water system problems went well, with about 70 people attending. The ion

replacement filter will not be pursued but the test and water well repair will be planned in stages as will the possibility of another well being drilled to supplement the current well network. The district engineer sent the town a letter March 7 and a response will be prepared for July 31. Water meter equipment needs to be inventoried. Mike Anderson expressed concern about the trailer park’s water delivery system, but it is a private network under a commercial water rate. It was expressed that though there is no ordinance to adopt the Perry Park Water Authority regulations and standards; the town does not even follow the Larkspur Water Authority guidelines.

**Legal:** An amendment to Ordinance 3.66 to increase existing advisory boards to be expanded uniformly to five members and two alternates was approved.

**Planning Commission:** Steve Wagner resigned and Sue Pappas was appointed to fill the opening.

**Town/Project Planner:** The water and sewer

board will look over the recommendations made by Jim Miller and to get a time line.

**Parks and Recreation:** The council approved a request for a budget of \$1,500 for a Fall Festival of Arts and Crafts.

**Mayor’s Report:** Storage for town records has been achieved. The mayor suggested an image scanner be purchased.

The baseball field will be an Eagle Scout project by one of the scouts. Bank funds will be converted to a Money Market account. A survey company billed fees of \$4000 to the town, but no council request was ever recorded. Staff will research the problem of why the survey is even needed.

A proposal to purchase one acre of land from Frank Garcilaso for \$20,000 with Garcilaso to add another half acre was approved. A proposal for the town to pay up to \$5000 for a land survey was approved.

## Help Prevent Mail Theft

The U.S. Postal Service is warning that theft of mail from curbside boxes continues to be a problem in our area.

The following are recommended to help reduce the risk of being victimized by mail theft:

- Do not leave mail in your mailbox overnight. This is usually when thieves attack.
- Use block watch and community review programs to deter vandals.
- When mailing letters or other articles, protect yourself by using blue USPS collection boxes, taking the items to the post office, or

handing them to your carrier.

- Be alert for suspicious people or vehicles in the area of your mailboxes. If you see suspicious activity, call your local police or the postal inspection service.

To report mail theft, call the postal inspection service at 570-5349 (24 hours).

*Based on information provided by the United States Postal Service*

## TLFPD 25th Anniversary Open House and Celebration August 10

Celebrating 25 years of service to the community, the Tri-Lakes Fire Protection District will host an open house on Saturday, August 10, 9 am to 3 pm. at Tri-Lakes FPD Station 1, 18650 Highway 105 west of Monument near the bowling alley.

Here is a great opportunity to let our firefighters know how much we appreciate them.

For more information, call the TLFPD at 481-2312.

## “Tri-Lakes Today” on Ch. 17

Emmy nominated producer/director Jim Sawatzki, of Palmer Divide Productions, has created a public affairs TV program titled, “Tri-Lakes Today.” The 30-minute show will be produced monthly and will air on the Pikes Peak Library Channel 17, beginning the weekend of July 19th-21st. It will air on the third weekend of every month, beginning at 1 pm and repeating every two hours until 11 pm.

The program will cover important issues, people and events concerning the Tri-Lakes community. Tri-Lakes refers to Palmer Lake, Monument Lake, and Woodmoor Lake, but the area also includes the growing communities of Gleneagle, the Air Force Academy, Black Forest, and even the Larkspur area in southern Douglas County.

The producers hope this program will educate, inspire and entertain their viewers in the Tri-Lakes region and throughout the greater Colorado Springs community.

\*\*\*\*\*

The Heartland Chapter of the National Television Arts and Sciences nominated Sawatzki’s video on the history of Cripple Creek for an Emmy in the historic documentary category in September 2000. He has been producing local history videos since 1992.

Please contact Jim Sawatzki at 481-3963 for additional information, or Steve Antonuccio, director of PPLD Channel 17, at 531-6333 x1170.

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# Our Community Calendar

Although we strive for accuracy in these listings, you are strongly urged to double-check the time and place of any event you wish to attend by calling the info number for that event.

**To have your event included in Our Community Calendar:** Contact John Heiser at 488-9031 or [our\\_community\\_calendar@hotmail.com](mailto:our_community_calendar@hotmail.com)

## Governmental Bodies

- **Monument Board of Trustees Meeting**, Mon., August 5, 6:30 pm, Monument Town Hall, 166 2nd St. *Jackson Creek Homestead Development Filing #3 will be heard.* Normally meets the first and third Mon. each month. Info: call 481-2954.
- **El Paso County Water Authority**, Wed., August 7, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the first Wed. each month. Info: 520-6300.
- **Monument Public Works Committee**, Wed., August 7, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first Wed. each month. Info: call 481-2954.
- **Woodmoor Improvement Association Board Meeting**, Wed., August 7, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit [www.woodmoor.org](http://www.woodmoor.org).
- **Baptist Road Rural Transportation Authority**, Fri., August 9, 1:30 pm, 3rd floor hearing room, county building, 27 E. Vermijo, Colorado Springs. Topics are expected to include annexation of the Total Station and Brookhart's parcels into BRRTA. Info: 520-6300.
- **Woodmoor Water and Sanitation District Board Meeting**, Tue., August 13, 1 pm, Conference Room, District Headquarters Building 1845 Woodmoor Drive. Normally meets the second Tue. each month. Info: call 488-2525.
- **Special Joint Fire Protection Board Meeting**, Tue., August 13, 7 pm, conference room at Tri-Lakes Station 1, 18650 Highway 105 west of Monument near the bowling alley. *The purpose of the meeting is coordination of services between Palmer Lake Volunteer Fire Department, the Tri-Lakes Fire Protection District, and the Woodmoor-Monument Fire Protection District.* Info: call 481-2312.
- **Monument Planning Commission**, Wed., August 14, 6:30 pm, Monument Town Hall, 166 2nd St. *Revisions to the Jackson Creek zoning plan will be heard.* Normally meets the second Tue. each month. Info: call 481-2954.
- **Palmer Lake Planning Commission Workshop**, Wed., August 14, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Wed. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).
- **Larkspur Town Council Meeting**, Thu., August 15, 6 pm, Larkspur Town Hall. Normally meets the third Thu. each month. Info: (303) 681-2324.
- **Lewis-Palmer School District 38 Board Meeting**, Thu., August 15, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson. Normally meets the third Thu. each month. Info: 488-4700.
- **Monument Board of Trustees Meeting**, Mon., August 19, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first and third Mon. each month. Info: call 481-2954.
- **El Paso County Planning Commission**, Tue., August 20, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the third Tue. and optionally the fourth Tue. each month. Info: 520-6300.
- **Monument Parks and Landscape Committee**, Tue., August 20, 6:30 pm, Monument Town

- Hall, 166 2nd St. Normally meets the third Tue. each month. Info: call 481-2954.
- **Tri-Lakes Parks and Recreation District Board Meeting**, Tue., August 20, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson, 1st floor board room. Normally meets the third Tue. each month. Info: call 488-0074.
- **Woodmoor Improvement Association Board Meeting**, Wed., August 21, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit [www.woodmoor.org](http://www.woodmoor.org).
- **Palmer Lake Planning Commission Meeting**, Wed., August 21, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the third Wed. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).
- **Woodmoor-Monument Fire Protection District Board Meeting**, Mon., August 26, 9 am, 1855 Woodmoor Drive. Normally meets the fourth Mon. each month. Info: call 488-3303.
- **El Paso County Planning Commission**, Tue., August 27, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room.. This hearing will be held only if there are more items than can be completed on July 16. Info: 520-6300.
- **Tri-Lakes Fire Protection District Board Meeting**, Tue., August 27, 7 pm, conference room at Tri-Lakes Station 1, 18650 Highway 105 west of Monument near the bowling alley. Info: call 481-2312.
- **Triview Metropolitan District Board Meeting**, Wed., August 28 6:30 pm, District Office, 174 North Washington St. Agenda items include the 2003 budget. Info: call 488-6868.
- **Monument Police Advisory Committee**, Wed., August 28, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the last Wed. each month. Info: call 481-2954.
- **Monument Board of Trustees Meeting**, Tue., September 3, 6:30 pm, Monument Town Hall, 166 2nd St. Rescheduled due to conflict with Labor Day, September 2. Normally meets the first and third Mon. each month. Info: call 481-2954.
- **El Paso County Water Authority**, Wed., September 4, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the first Wed. each month. Info: 520-6300.
- **Monument Public Works Committee**, Wed., September 4, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first Wed. each month. Info: call 481-2954.
- **Woodmoor Improvement Association Board Meeting**, Wed., September 4, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit [www.woodmoor.org](http://www.woodmoor.org).
- **Palmer Lake Town Council Workshop**, Thu., September 5, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the first Thu. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).
- **Woodmoor Water and Sanitation District Board Meeting**, Tue., September 10, 1 pm, Conference Room, District Headquarters Building 1845 Woodmoor Drive. Normally meets the second Tue. each month. Info: call 488-2525.
- **Monument Planning Commission**, Wed., September 11, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the second Tue. each month. Info: call 481-2954.
- **Palmer Lake Planning Commission Workshop**, Wed., September 11, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Wed. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).
- **Larkspur Town Council Meeting**, Thu.,

- September 12, 6 pm, Larkspur Town Hall. Normally meets the third Thu. each month. Info: (303) 681-2324.
- **Palmer Lake Town Council Meeting**, Thu., September 12, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Thu. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).
- **Lewis-Palmer School District 38 Board Meeting**, Thu., September 12, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson. Normally meets the third Thu. each month. Info: 488-4700.
- **Monument Board of Trustees Meeting**, Mon., September 16, 6:30 pm, Monument Town Hall, 166 2nd St. May be rescheduled due to conflict with Yom Kippur. Normally meets the first and third Mon. each month. Info: call 481-2954.
- **El Paso County Planning Commission**, Tue., September 17, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the third Tue. and optionally the fourth Tue. each month. Info: 520-6300.
- **Monument Parks and Landscape Committee**, Tue., September 17, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the third Tue. each month. Info: call 481-2954.
- **Tri-Lakes Parks and Recreation District Board Meeting**, Tue., September 17, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson, 1st floor board room. Normally meets the third Tue. each month. Info: call 488-0074.
- **Woodmoor Improvement Association Board Meeting**, Wed., September 18, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit [www.woodmoor.org](http://www.woodmoor.org).
- **Palmer Lake Planning Commission Meeting**, Wed., September 18, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the third Wed. each month. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).

## Local Library Events

- **Monument Library Snuggle-Up Storytimes, Every Thu.**, 7 pm to 7:30 pm, Monument Branch Library, 1706 Lake Woodmoor Drive. Children ages three and up are invited to come in pajamas and bring a favorite cuddly to these evening storytimes for the whole family. Info: 488-2370.
- **Monument Library Storytimes, Every Tue.**, For 2 year olds at 10:15 am, ages 3 and up at 10:45 am, Monument Branch Library, 1706 Lake Woodmoor Drive. Info: 488-2370.
- **Palmer Lake Library Storytimes, Every Wed.**, For ages 3 and up at 10:30 am, Palmer Lake Branch Library, 66 Lower Glenway. Info: 481-2587.
- **History Buffs Discussion Group**, Wed., August 7, 1 pm, Monument Branch Library, 1706 Lake Woodmoor Dr. Monument. Free and open to the public. Info: 488-2370.
- **Monument Library Computer Class**, Tue., August 24, 11 am, Monument Branch Library, 1706 Lake Woodmoor Drive. Online Card Catalog and eReference help sessions. Registration is not necessary, please call for more information. Instructor: Dave Doman 531-6333 x 2315. Library Info: 488-2370.
- **Palmer Lake Library Computer Class**, Tue., August 24, 1 pm, Palmer Lake Branch Library, 66 Lower Glenway. Online Card Catalog and eReference help sessions. Registration is not necessary, please call for more information. Instructor: Dave Doman 531-6333 x 2315. Library Info: 481-2587.
- **For other library events, please check <http://ppld.org/communityconnections/calendar>.**



Other Events

- **Monument Farmer's Market and Craft Fair, Every Sat. through the first weekend in October,** 7:00 am to 1:00 pm, on Second Street in Historic Downtown Monument.
- **Historic Monument Merchants Association - Concert in the Park,** Wed., August 7, 7 pm to 9 pm, Limbach Park, 2nd and Front Street, Monument. Music, food, and fun for the whole family. Opener: Anne Lenouir. Feature: Henry Quintanna. Free. Bring your own chair. Info: 481-3477.
- **Tri-Lakes Fire Protection District 25th Anniversary Open House and Celebration,** Sat., August 10, 9 am to 3 pm. Tri-Lakes Fire Station 1, 18650 Highway, 105 west of Monument near the bowling alley. Info: call 481-2312.
- **Western Museum of Mining and Industry, Walking Tour of the Reynold's Ranch & Museum Grounds,** Sat., August 10, 1 pm, 1025 East Northgate Road in Gleneagle on the Reynolds Ranch. It can be reached from I-25 Exit 156a. Info: 488-0880, [www.wmmi.org](http://www.wmmi.org), or e-mail: [info@wmmi.org](mailto:info@wmmi.org).
- **Tri-Lakes Women's Business Luncheon,** Tue., August 13, 11:30 am, Gleneagle Country Club, 345 Mission Hills. Call Karen Evans at 487-8900 for information and to make reservations.
- **Friends of the Monument Preserve Tree Maintenance,** Tue., August 13, 6 pm, Monument Preserve Parking Lot, Schilling and Mt. Herman Road. Info: Tim Watkins, 488-9007.
- **Tri-Lakes Marketing Forum,** Wed., August 14, 8:30 am, Gleneagle Country Club, 345 Mission Hills. Susan Renfro, Marketing and Research Specialist for La Plata Investments will address Briargate and Pine Creek Expansion (or Who's Doing What in Commercial, Retail and Residential Properties). RSVP by noon, Mon., August 12th to Janna/McGinnis GMAC Real Estate at 487-0000.
- **Historic Monument Merchants Association - Concert in the Park,** Wed., August 14, 7 pm to 9 pm, Limbach Park, 2nd and Front Street, Monument. Music, food, and fun for the whole family. Opener: CD Woods. Feature: Jody, Roadside and Friends. Free. Bring your own chair. Info: 481-3477.
- **Ben Lomond Gun Club, Tri-Lakes Chapter,** Thu., August 14, 7 pm, Tri-Lakes Fire Station 1, 18650 Highway, 105 west of Monument near the bowling alley. Normally meets the second Thu. each month. Info: 481-3364.
- **Palmer Lake Historical Society Meeting,** Thu., August 15, 7:30 pm, Palmer Lake Town Hall, 54 Valley Crescent. "The Rocky Mountain Chautauqua Era" in Palmer Lake, 1887-1910 by Prof. Joan Fairchild. Normally meets the third Thu. each month. Info: [www.ci.palmer-lake.co.us/plhs/](http://www.ci.palmer-lake.co.us/plhs/) or 559-0837.
- **Palmer Lake Historical Society - Walking and Home Tour of Pillsbury Store and Estemere,** Sat., August 17, 10 am until 3 pm. Purchase tickets at the Palmer Lake Town Hall, 54 Valley Crescent. The cost is \$6 for the public and includes a membership in the Palmer Lake Historical Society

for the balance of the year. The cost for seniors, kids 10 and under, and current PLHS members is \$5. Tours begin every 15 minutes at the town hall. The film "Village on the Divide" will be shown continuously while tour groups form. Info: Sam De Felice, 481-8623.

- **Tri-Lakes Chamber of Commerce After Hours at the Wine Seller,** Tue., August 20, 5:30 pm to 7:30 pm. Info: 481-3282.
- **MOMS Club of Monument New Member Social,** Friday, August 23. New member socials are held the Friday before the last Wednesday of each month. A great opportunity for Moms and Kids! Contact Amy G. at 488-1718 for information and directions.
- **Tri-Lakes Chamber of Commerce Annual Golf Tournament,** Fri., August 30, Starts with breakfast at 8 am, USAFA Golf (Blue) Course. \$135. Prizes, lunch and a great day planned for all. Major sponsors are Christy Sports at Chapel Hills and Mountain View Electric. Christy Sports has donated a patio furniture set, valued at \$1900, and we are selling raffle tickets for the beautiful furniture set right now - just call the chamber and find out more about the raffle and the golf tournament! Reservations and info: 495-1995.
- **American Discovery Trail Marathon,** Mon., September 2, 7 am. Starts in Palmer Lake. Info: [www.adtmarathon.com](http://www.adtmarathon.com) or 635-3833.
- **Palmer Divide Quiltmakers,** Thu., September 5, 7 pm, Church of Woodmoor, Furrow Road. Normally meets the first Thu. each month. Info: 488-0074.
- **Friends of the Monument Preserve Tree Maintenance,** Tue., September 10, 6 pm, Monument Preserve Parking Lot, Schilling and Mt. Herman Road. Info: Tim Watkins, 488-9007.
- **Ben Lomond Gun Club, Tri-Lakes Chapter,** Thu., September 12, 7 pm, Tri-Lakes Fire Station 1, 18650 Highway, 105 west of Monument near the bowling alley. Normally meets the second Thu. each month. Info: 481-3364.
- **Tri-Lakes Business Expo,** Fri., September 13, 11 am to 6 pm, Woodmoor Barn, 1691 Woodmoor Drive. Booths cost \$35, \$40 for non-members. Entertainment, refreshments, programs and a wide variety of local businesses to peruse. Info and booth reservation: 481-3282.
- **Palmer Lake Music Festival,** Sat., September 14. Info: call 481-2953 or visit [www.ci.palmer-lake.co.us](http://www.ci.palmer-lake.co.us).

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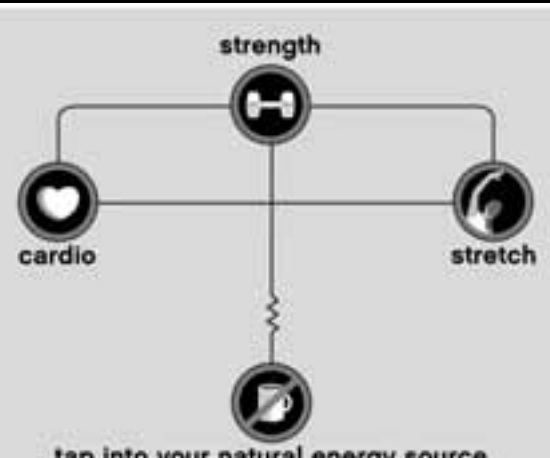
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- Regional Building Department Commissioner
- 24-year local resident and successful business owner

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Campaign Headquarters: 815 North Weber Street, Colorado Springs, CO 80903  
You can contact Bill at 633-9700 (business hours); 260-7325 (evenings and weekends)  
or via e-mail anytime at: [wguman@aol.com](mailto:wguman@aol.com)

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**Planning for growth**

*"We must get a handle on growth. I will sponsor a Regional Comprehensive Plan that discourages leapfrog annexations and coordinates shared infrastructure."*

**Better use of your tax dollars**

*"The answer to paying for vital needs such as road maintenance has to do with setting priorities, not simply raising taxes."*



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