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Twin Valley/Tapadero fire August 12: The first firefighting vehicle on the scene, a brush truck from the Wescott FPD, is seen just passing Hay Creek Ranch. Several homes were threatened. Personnel and equipment came from numerous fire agencies including Tri-Lakes, Palmer Lake, Wescott, Woodmoor-Monument, Black Forest, Larkspur, the county wildland crew, the Monument helicopter firefighting crew, the Monument hot shots, and a squad from the Woodland Park hotshots. Thanks to the significant resources that were quickly and effectively applied, the total area burned was kept to three acres. Incident commander and Tri-Lakes district EMS Manager, Ron Thompson said, "There was good rapport and great cooperation among all the agencies." For more, see the Tri-Lakes FPD article on page 11.

Water authority to present study results Wednesday, October 2, 7 pm, LPHS

The September meeting of the El Paso County Water Authority, held in the El Paso County Hearing Room in the county office building, was attended by many people who thought the water in their private wells is in jeopardy due to possible misappropriation by the authority through their unseen draft of the water master plan. Most people attending this meeting had read Pam Zubeck's article in the Gazette. Some of the water authority board members said they felt her article contained some inaccuracies and hoped a revised article would be forthcoming.

The water authority took some actions. First, since they have no authority to effect change in land use matters, they changed the name of the document from the water master plan to the water study.

Next, they finalized the details for two public meetings, the first meeting is to be held on October 1 in Widefield High School for those people who live in the southern part of the county and the second meeting on October 2 in Lewis Palmer High School for those people who live in the northern part of the county.

Many of the attending public who live in the eastern part of the county and in the City of Colorado Springs wanted meetings held for them. They were told that their water providers, the Colorado Springs Utilities and the Town of Calhan, were not official members of the water authority even though both had been invited to join.

County commissioner and water authority board member Duncan Bremer stated that the water issues in Colorado need statewide attention. Unfortunately, the state government has not fulfilled the needed role, but instead left these issues to be decided by water courts.

This has led to numerous disputes between the various local and county governments.

Many ideas have been advanced to take water from one region or locality and move it to other places to promote development in those areas. One such notion is the use of satellite well fields to pump water from less developed areas to support growth in high density areas. Some members of the audience deplored such tactics.

To enable Tri-Lakes residents to prepare for the public meeting October 2, *OCN* is publishing below the complete executive summary of the June 28 draft final water master plan. A copy of the full draft final master plan may be reviewed at Monument Town Hall, 166 Second Street.

**El Paso County Water Authority
El Paso County Water Master Plan
Draft Final Report
June 28, 2002**

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WATER STUDY (Continued from page 1)

EXECUTIVE SUMMARY

The El Paso County Water Authority (EPCWA) has prepared a Water Master Plan to assist in evaluating how water demands of the EPCWA members can be met to the year 2020.

Current annual water demands in El Paso County (County) are estimated to be approximately 89,600 acre-feet (ac-ft). These values include Colorado Springs Utilities (CSU), which is not a member of EPCWA. The estimated current annual water demand, without CSU, is approximately 19,600 ac-ft. The future water demand for year 2020 is estimated to be 163,300 ac-ft with CSU and approximately 30,000 without CSU. Therefore, this Water Master Plan looks at not only continuing to provide the current water demands of approximately 20,000 acft per year (ac-ft/yr), but also expand that water supply to provide up to 30,000 ac7ft/yr by the year 2020.

County Ground Water Resources

Ground water provides much of the municipal water supplies in the County. Some of the County's water supplies are non-renewable in nature, while others are replenished annually.

In the northern portion of the County, the principal aquifer resources are the sedimentary bedrock aquifers of the Denver Basin. These water supply resources are non-renewable in nature, as they receive only minimal recharge to replace the water which is currently being pumped out of these aquifer systems. In the Denver Basin aquifers underlying the County, there is approximately 66,000,000 ac-ft of potentially recoverable water. By state statute, this would make approximately 667,000 ac-ft of water available annually. However, with the County's 300-Year Rule, the total annual volume of water available may be limited to a value of less than 667,000 ac-ft/yr. Yields from Denver Basin aquifer wells generally range from approximately 50 gallons per minute (gpm) to 500 gpm.

In the southern portion of the County, south of where the Denver Basin aquifers either subcrop or outcrop, the principal bedrock ground water resources are found in the Pierre Shale and Dakota/Cheyenne aquifers. The aquifers are generally low-yielding (15 gpm or less), but do receive some recharge on an annual basis and are considered renewable water resources.

Along the western edge of the County, in the foothills of the Rocky Mountains, the principal bedrock ground water resources are found in the pre-Cambrian granitic rocks. This water resource is also fairly limited in terms of yield per well (1 to 20 gpm), but is recharged on an annual basis through precipitation events and snowmelt runoff and, therefore, is considered to be a renewable water resource.

Throughout the County there are several major streams which flow over the Denver Basin, Dakota/Cheyenne, and pre-Cambrian aquifers. Associated with these stream systems are alluvial deposits that carry significant volumes of water which are currently being used by County water providers. Some of the principal alluvial aquifer systems are associated with Fountain Creek, Monument Creek, Sand Creek, Upper Black Squirrel Creek, and Jimmy Camp Creek.

The most reliable ground water resource in the County is associated with the alluvial aquifers. Not only can wells completed in some of the primary alluvial aquifer systems (such as the Fountain Creek alluvium) produce in excess of 1,000 gpm, but the

water supplies are renewable in nature, being replenished by the stream flow.

County Surface Water Resources

The principal stream systems currently being used for irrigation and municipal water supplies are Fountain Creek, Monument Creek, Jimmy Camp Creek, Sand Creek, and Upper Black Squirrel Creek. Generally, the surface waters in each of these stream systems is governed by the Colorado Doctrine of Appropriation. In the Arkansas River Basin, there is additional regulation under the Amended Arkansas River Rules.

Under Colorado's priority system, an analysis of water rights within the Arkansas River Basin indicates that a priority date of 1874, or earlier, essentially will be in priority all of the time, while water rights with priority dates of 1890 or earlier will only be available for use 50 percent of the time, or less. Therefore, water rights that are more junior to an 1890 priority likely will only be available during wet years, or extremely wet periods of time.

Since most of these early water rights (pre-1890) were originally related to irrigation use, a change of water right is necessary to convert these rights for potential use for municipal purposes. While many irrigation water rights have already been converted to municipal use, such as shares in the Fountain Mutual Irrigation Company, there are still many irrigation water rights in the County which potentially could be converted to municipal use.

In addition to the historic irrigation rights which have been developed (mostly on Fountain and Monument Creeks), there is a major trans-basin diversion project, the Frying Pan-Arkansas Project (Fry/Ark), which provides water for Southern El Paso County Water Providers.

The use of alluvial water can be enhanced with surface storage capability. There are some existing surface water storage structures currently available to EPCWA members, such as Bristlecone Reservoir, Pinon Reservoir, Woodmoor Reservoir, and Monument Lake, which could be used to regulate direct flow rights with surplus storage capacity. In addition, CSU operates several reservoirs with significant storage capacity.

The ability to develop additional surface water resources within the County is mostly tied to the development of historic water rights for municipal use, with the regulation of these water supplies through surface storage projects.

Water Supply Shortfalls and/or Limitations

There are two distinct types of water suppliers in the County, the Northern Water Providers, which rely on the non-renewable resources of the Denver Basin aquifers, and the Southern Water Providers, which rely on renewable water resources associated with trans-basin diversions and water associated with Fountain Creek and the Widefield aquifer.

It is estimated that there is approximately 66,000,000 ac-ft of recoverable water from the Denver Basin aquifers beneath the County, which would indicate a surplus of water. However, there are potentially significant water supply availability limitations. In the near term, this may be associated with providing peak day demands while, in the longer term, the issue may be the ability just to meet average annual demands. Ways to address this issue include water re-use, water conservation, development of satellite well fields, regionalization of water supply systems, and/or development of new, renewable water supplies.

The Southern Water Providers currently rely entirely on renewable water resources, either local water supplies from the Fountain Creek system or trans-basin supplies from the Fry/Ark Project. Both water supplies are renewable in nature, with the Fry/Ark water also having the additional benefit of being fully consumable, since it is trans-basin water. When the estimated annual water demands at year 2020 are compared to the available water supplies, there appears to be adequate water to meet year 2020 demands for the Southern Water Providers.

Some water supply providers also rely on the renewable water resources of the Upper Black Squirrel Creek, within the Upper Black Squirrel Creek Designated Basin. While a comparison of the water supplies available to these entities appears to meet year 2020 demands, water levels have been declining over time in the Upper Black Squirrel Designated Basin. Based on studies that have been conducted to date, there are significant differences in the expected useful life of the Upper Black Squirrel alluvial aquifer, but there is agreement that the water levels are declining and that the alluvial aquifer is being mined at the current time. Therefore, there could be a future need for replacement water supplies in this area.

Water Conservation and Water Reuse

Water conservation and water reuse are two ways to maximize the efficiency of use of limited water resources. Water conservation can take the form of voluntary in-house water conservation measures and voluntary landscaping irrigation measures, as well as mandatory means to encourage water conservation, such as tiered pricing schedules and, ultimately, water rationing. Water reuse can take the form of indirect reuse, e.g. releasing wastewater treatment plant effluent, then producing an equivalent volume from the stream system, or direct reuse, e.g. taking wastewater treatment plant effluent and applying it to irrigated areas.

While in-house and landscaping water conservation measures can reduce overall water consumption and help to reduce peak-day demands, the most effective water conservation is achieved through water pricing, i.e., where the price continues to rise with each incremental increase in use.

One of the benefits of Denver Basin aquifer water use is that this water can be used, and reused, to extinction. An augmentation plan is the legal tool available in Colorado to allow water supply providers to reuse this water to meet municipal in-house and landscaping demands. Based on standard consumptive use factors, 100 ac-ft of first-use Denver Basin aquifer water can achieve, through multiple uses, an additional 86 ac-ft of water through an augmentation plan. Therefore, augmentation plans and the reuse of water can be critically important in achieving the most efficient use of this reusable water.

County Water Distribution Infrastructure Options


Because the water supply systems for the Northern Water Providers are distinctly different than the water supply systems for the Southern Water Providers, water distribution infrastructure options were evaluated separately for each water provider group.

Infrastructure options for the Northern Water Providers generally included (a) development of additional Denver Basin aquifer water supplies through satellite well fields, (b) increase in reuse by utilizing available surface storage facilities, and (c) development of replacement renewable water supplies using available surface storage structures. Capital costs for these various options generally range between \$6,200 and \$9,575 per ac-ft, while the annual unit costs to provide this water ranged from \$2.75 per 1,000 gallons to over \$6.00 per 1,000 gallons.

The infrastructure analysis for the Southern Water Providers indicated that these entities are currently interconnected locally and there are also emergency interconnections to CSU through Cherokee, Colorado Centre, and Stratmoor Hills. Therefore, the Southern Water Providers have already implemented a regionalized infrastructure plan.


Two additional infrastructure options that potentially could be pursued by the Southern Water Providers are (a) to provide better use of the reusable effluent from the Fry/Ark Project and (b) to seek additional surface storage so that these water supplies could be tapped in the event of problems with delivery from the Fountain Valley Authority Pipeline.

(Continued on page 3)



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

488-0253



WATER STUDY (Continued from page 2)

Synergistic Projects With Colorado Springs Utilities

The EPCWA has investigated whether there are possible areas where CSU and EPCWA can act cooperatively on water rights, water supply and infrastructure components. Meetings have been held with CSU personnel to discuss these possible synergistic projects. Currently, CSU is participating in the Southern Water Delivery System and EPCWA members have been provided the opportunity to participate in this project. However, the Southern Water Delivery System would impose a fee on water providers that would compensate the City of Colorado Springs for revenues lost as a result of development occurring outside the city. Currently, because of the fees imposed on this project, the only participant in the Southern Water Delivery System within EPCWA is the City of Fountain.

Water Plan for Private Well Owners

There are almost 22,000 individual residential wells in the County, with approximately 19,000 of these wells completed in the Denver Basin aquifers, while approximately 3,000 of these wells are completed in the eastern portion of the County in the Pierre Shale and/or Dakota/Cheyenne aquifers. While water use is low in these generally rural areas, the aquifers are still experiencing water level declines due to the pumping of others and, ultimately, it may be necessary to drill wells to tap deeper aquifers or to find alternate water supplies.

As current water supplies decline at these individual residential wells, there are four potential options to maintain water supply availability, (a) drill separate, deeper wells, (b) install cisterns at individual homes and have water trucked in, (c) have either individual or collective homeowners' associations finance the construction of a community-type well or well field, and/or (d) participate in a regional water supply distribution system. Individual residential wells are currently the cheapest source of water, since residences typically tap the uppermost aquifer, which minimizes the cost of drilling and the power to lift the water from the aquifer to the residences. It is likely that individual residential wells will continue to be the preferred alternative for water supplies in rural areas until such time as these uppermost aquifers can no longer support individual residential use.

At the time when deeper aquifers have to be tapped to provide residential water supplies, it may then become more economical to look at the community-type well, which would serve multiple dwellings and provide limited, centralized water service. A community-type well can provide an economy of scale by tapping a deeper aquifer with a single well, rather than several small individual wells.

To serve a relatively large area of individual residences in rural areas would require a regional water supply system. Given capital costs of over \$8,000 per ac-ft and annual operating costs of approximately \$5.00 per 1000 gallons, it is apparent that regional water supply systems would be extremely expensive to implement for individual residential use and it is unlikely that this type of system would ever be feasible in the low-density, rural areas of the County.

Potential Water Import Projects

The development of new, renewable water supplies in the County would likely require the import of water, as the Arkansas River Basin is fully appropriated and it is unlikely that significant additional water supplies could be developed locally. There are several potential water import projects that have been identified, although none of these projects is currently at a state of development where County water providers could reasonably assume that new, renewable water supplies will be available in the near future. These potential water import projects include (a) the marketable pool at Blue Mesa Reservoir, (b) the Baca Ranch Water Supply and Delivery Project, (c) the CSU Southern Delivery Pipe-

line, (d) conversion of agricultural water rights to municipal use, either in the Arkansas River Basin or the South Platte River Basin, (e) the Big Straw Project, which envisions a pump back system from the Colorado/Utah State Line, and (f) development of additional water supplies in the designated basins of Colorado.

Optimally, the best situation for County water providers would be to develop sufficient renewable water supplies to serve all of its customers and maintain the non-renewable water supplies of the Denver Basin as emergency water supplies in time of drought, since the Denver Basin aquifers' water supply availability is not subject to short-term variabilities in the hydrologic cycle. However, given the difficulty of developing new, renewable water resources, this is an unlikely scenario to develop at any time in the near future.

Current County Water Supply Standards

The County currently has water supply standards that seek to provide a "sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years." Purportedly, it was the intent of these regulations to allow minimal development of Denver Basin aquifer water to generate sufficient revenue to allow developments to then pursue the purchase of renewable water supplies as the ultimate water supply for that subdivision and/or to encourage annexation of developments that would otherwise be in unincorporated areas. Therefore, the 300-Year Rule, as adopted, has two basic premises, (a) that Denver Basin aquifer water can provide an interim water supply (for up to 300 years if necessary), and that (b) revenues generated from the development of land based on Denver Basin ground water would fund the ultimate purchase of renewable water supplies as the long-term water supply solution.

It is difficult to assure that Denver Basin aquifer water can provide a 300-year water supply, since ground water is continually moving into, and out of, any specific piece of property based on hydraulic gradients within the aquifer. Most areas within the Denver Basin are susceptible to greater outflow than inflow in the underlying aquifers, therefore, the volume of water in storage can be reduced regardless of the use of Denver Basin water on the property. It has been estimated that approximately 3 percent of the water supply beneath the County will be lost over the 300-year period just by virtue of water moving out of storage from beneath the County.

The concept that developments could be initiated with Denver Basin aquifer water and generate sufficient revenues to purchase renewable water as a long-term water supply solution does not acknowledge the complex political, environmental, and water availability issues as-

sociated with the development of renewable water resources. It is not simply a financial transaction to obtain and develop renewable water resources. In fact, it is an extremely difficult process, which is evidenced by the fact that no major trans-basin projects have been developed in the past 20 years.

A numerical model was used to evaluate changes in water level which would result from various operating scenarios in the County. The results of the model indicate that there is little difference in water level changes if all water providers operate under the 100-Year Rule versus the 300-Year Rule, except within the centroid of pumping of the Northern Water Providers. Operation of a satellite well field in the County to provide future demands lessens the water level change in the Northern Water Providers' area due to the spreading out of Denver Basin aquifer pumping over a larger area. Therefore, a satellite well field in north-central El Paso County can be a beneficial concept to preserving water levels in the Denver Basin aquifers. Any large well field that is located in close proximity to the County, but at a lower elevation, has the potential for increasing water level changes in the Northern Water Providers' area. Depending on distance, this impact could be relatively significant, with as much as 200 additional feet of water level change as a result of adjacent large satellite well fields. However, these changes would be under confined aquifer conditions, and water level changes would be less under unconfined conditions.

The El Paso County Water Master Plan has been prepared as a guide to assist EPCWA water providers in water policy decisions. This plan represents work conducted from 2000 to 2002, and should be updated as water issues change and/or new issues arise.

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BRRTA plans Oct. public meeting on Baptist Road traffic study and improvements, forces inclusion of Brookharts

By John Heiser

At their regular quarterly meeting August 9, the board of the Baptist Road Rural Transportation Authority (BRRTA) received the Baptist Road Improvements Traffic Study as an element of BRRTA’s Baptist Road improvement project. The next public meeting on that project is planned for early October. The details had not been set as of OCN’s press time. Interested residents are encouraged to contact the authority and watch for roadside signs announcing the meeting.

BRRTA also voted to include the Hay Creek Ranch, Total station, and Brookhart’s parcels into the district. The Watt family, owner of the parcels leased to Brookhart’s vigorously opposed the inclusion.

The BRRTA board is composed of three county commissioners (Duncan Bremer, Chuck Brown, and Ed Jones) and two Monument board of trustees representatives (Mayor Betty Konarski and Trustee Byron Glenn).

Baptist Road Traffic Study

Maryam Babaki of BRRTA’s road improvement consultant Loris and Associates presented the results of the Baptist Road Improvements Traffic Study. TransPlan Associates, Inc. prepared the study. They looked at several prior studies of the three-mile portion of Baptist Road from the railroad tracks west of I-25 to just east of Tari Drive. Those studies included the 1998 Baptist Road Corridor Study, the 2001 Forest Lakes Traffic Impact and Access Analysis, and the 2001 Jackson Creek Development – Phase 1, Traffic Impact Study.

TransPlan reported weekday average traffic counts along Baptist Road as measured in 1997 and again in December 2001. They also measured average weekday speeds in December 2001. The results were as follows:

Section	1997	Dec-01	2001 Avg. Speed
Old Denver Highway to I-25	1,840	3,430	40
I-25 to Jackson Ck Pkwy	5,850	16,480	-
Jackson Ck Pkwy to Leather Chaps	-	12, 315	45
Leather Chaps to Gleneagle Drive	5,620	8,590	47

The report calculated traffic levels for the year 2025 using two differing projected land uses. The first (Alternative #1) assumed the projected land uses from the land use map in the draft Monument up-

dated comprehensive plan. The second (Alternative #2) assumed the projected land uses in the Jackson Creek/Regency Park development and rezoning plan dated March 2002. As seen below, the latter produced somewhat higher traffic projections. This dictated some additional turn lanes and longer turn lanes.

Section	Land Use Alt. #1	Land Use Alt. #2
Old Denver Highway to I-25	27,900	29,100
I-25 to Jackson Ck Pkwy	53,500	55,200
Jackson Ck Pkwy to Leather Chaps	31,700	32,700
Leather Chaps to Gleneagle Drive	26,100	27,100

As part of their year 2020/2025 projections, TransPlan assumed Baptist would be connected though to Highway 83 at Hodgen Road, Jackson Creek Parkway would be connected north from Baptist to Highway 105 and south to connect to Struthers Road, and Furrow Road would be extended south to connect to Highway 105. It was also suggested that Furrow might be extended south to connect to Gleneagle Drive as shown on the 1987 county major transportation corridors plan. TransPlan also assumed that a “big box” (e.g., Wal-Mart) shopping center would be built on the southeast corner of Baptist and Jackson Creek Parkway directly south of King Soopers.

The analysis was done with and without the extension of Mitchell Avenue south to connect to Baptist Road. The Mitchell Avenue extension impact was seen mainly at and west of the Baptist Road Old Denver Highway intersection. Minimal impact was seen on Baptist Road east of I-25.

Summary of recommendations for improvements needed by the year 2025

West of I-25:

- Two full movement intersections with signals to provide access to the Forest Lakes Business Park south of Baptist and additional development north of Baptist Road. The western-most intersection would be aligned with Old Denver Highway
- Three through lanes in each direction with turn lanes from I-25 to Old Denver Highway
- Two through lanes in each direction with turn lanes north and south of Baptist Road on Old Denver Highway

At the I-25 Interchange (assumed to be a diamond design):

- Northbound to westbound double left turn lanes
- Westbound to southbound double left turn lanes
- Eastbound to southbound free right turn or double right turn lanes
- Two or three through lanes eastbound and westbound between ramp intersections

I-25 to Leather Chaps Drive:

- Three through lanes in each direction from I-25 to Jackson Creek Parkway
- Double left turn lanes, double through lanes, and right turn lanes at all four approaches to the Jackson Creek Parkway/Baptist Road intersection. Long (1000-foot) and or double right turn lanes may be needed for southbound Jackson Creek Parkway to westbound Baptist Road. Eastbound

Baptist Road to southbound Jackson Creek Parkway will require a long (700-foot) right turn lane.

- Preferable to have a full motion intersection with a signal at the eastern boundary of the King Soopers and “big box” (e.g., Wal-Mart) shopping centers
- Two through lanes in each direction from Jackson Creek Parkway to Leather Chaps
- Left and right turn lanes along Baptist Road and an extended southbound right turn lane on Leather Chaps at Baptist Road

Leather Chaps Drive to Tari Drive:

- Two through lanes in each direction
- Separate left and right turn lanes will be needed along Baptist Road at all major intersections
- Preferable to provide separate right turn lanes on all side street approaches to Baptist Road
- Signal at Gleneagle Drive

The public meeting in early October will discuss these recommendations and solicit public preferences for improvements and sequencing. The goal of the project is to develop a preferred alternative and phasing of improvements including high priority projects needed to improve safety.

Commissioner Brown stressed that the county’s major transportation task force and its technical committee should be involved in the selection of the preferred alternative.

Babaki noted that Baptist Road has some steep slopes. There is a 500-foot change in elevation within a two-mile segment. Another consideration is that some areas have less than 100 feet of right-of-way. Unless additional right-of-way is purchased, that will constrain what can be done.

In response to a question from Commissioner Bremer, Babaki said that cost estimates and level of service projections would be developed to aid in selecting the preferred alternative.

In response to a question from Mayor Konarski, Babaki said information would be available in advance of the public hearing where the alternative is to be selected.

Babaki reported that the Colorado Department of Transportation is expected to select a design alternative for the Baptist Road interchange by the end of September.

Bremer said the BRRTA board should plan to pick the preferred alternative at its November 8 meeting. Konarski was tasked with working with Loris and Associates as to what is to be presented at that meeting.

Inclusion of Hay Creek Ranch, Total Station, and Brookhart’s parcels

Jamie Hull, representing the Hay Creek Ranch, said, “We are willing to be included in the authority in an equitable manner.”

No one representing the Total Station property appeared.

The Brookhart’s property consists of three parcels. The Watt family owns two of them.

Amy Costello, attorney with Dufford and Brown, representing the Watt family presented several arguments against inclusion of that property into BRRTA:

- 1) Unlike most of the other land included when BRRTA was formed, the land was not vacant.
- 2) Two of the parcels in the Brookhart’s portion do not abut Baptist Road.
- 3) BRRTA has set no guidelines regarding which properties might be included.
- 4) It was stated at the September 15, 1997 formation of BRRTA that the intent was not to include anyone that did not want to be in the authority.
- 5) The district was created with only two electors,

(Continued on page 5)

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Mike Watt appears before the BRRTA board: Left to right - Monument Mayor Betty Konarski, Monument Trustee Byron Glenn, County Commissioner Duncan Bremer, and County Commissioner Ed Jones. County Commissioner Chuck Brown recused himself.

BRRTA (Continued from page 4)

the Weinerts.

- 6) The enabling state statute is constitutionally flawed with regard to due process and equal protection.

Mike Watt repeated some of the above arguments and went on to say, "This is being jammed down my throat. I am being brought into the authority with no say. My business is being impacted." He questioned why his property was being included when many others that have an impact on Baptist Road such as John Laing homes, "R" Rock Yard, Soc-N'-Roll, and Dellacroce Ranch are not. He said, "Something is fundamentally wrong. Why me now? When are they going to be included?"

Bremer responded, "The [geographic] limits of the authority would be set by influence on Baptist Road." He added, "We are abiding by the statute. There is nothing we can do about it except talk to the legislature."

BRRTA imposes development fees based on land use, such as \$500 per house or \$1.25 per square foot for commercial space. BRRTA does not have the power to impose property taxes and a vote of the residents within the authority, including all the residents of Jackson Creek, would be required to impose a sales tax. If a sales tax were approved, it would be limited to a maximum of 0.4%. In light of all this, Bremer said, "There is no [financial] impact unless and until the property is developed."

Bremer said, "Other property owners felt it was worthwhile to get a better Baptist Road."

Commissioner Jones added, "It is ultimately a benefit to your property. It is making a better road for all."

Trustee Glenn said, "Brookhart's does impact Baptist. The neighborly thing to do is to contribute to the improvement of Baptist Road. I would like to look at inclusion of all properties adjacent to Baptist Road."

Watt reiterated that he objects to the way the authority was formed by a vote of two people and that he did not get a say in it.

BRRTA's attorney, Matthew Dalton of Grimshaw and Haring, presented the position that state statutes (e.g., CRS 43-4-605) grant BRRTA the power to force inclusions into the district by a two-thirds vote of the directors. Dalton said this is analogous to municipal annexations and special district inclusions. He distributed copies of an April 2001 memo from J.M. Fritsche that concluded, "Case law holds annexations and inclusions as legislative functions not subject to a due process challenge. There is no constitutional mandate that taxpayers affected by an annexation or inclusion be given the opportunity to vote on the subject." He noted that, in any event, corporate entities such as own the Brookhart's parcels are not allowed to vote.

Konarski made a motion seconded by Jones to approve inclusion of the Hay Creek Ranch property. The motion passed 4-0 with Brown abstaining.

Glenn made a motion seconded by Jones to approve inclusion of the Total Station property. The motion passed 4-0 with Brown abstaining.

Jones made a motion seconded by Glenn to approve inclusion of all three Brookhart's parcels. The motion passed 4-0 with Brown abstaining.

Konarski said, "It is not easy, but this is one of the ways this community has chosen to build infrastructure."

Next Meeting

The next BRRTA meeting will be held Friday, November 8, 1:30 pm, at the Monument Town Hall, 166 2nd St., Monument.

Articles on prior Baptist Road-related meetings are posted at www.ourcommunitynews.org/top_stories.htm#baptist. There is also background info at www.elpasoco.com/Transprt/baptist_rd.asp and www.coalition1c.org/baptist_road.htm.

To get more information and provide comments on the Baptist Road Improvement Project, contact:

- Peter Loris, Loris and Associates, 303-444-2013 x20, Some information has also been posted at www.lorisandassociates.com/pages/proadbapt.htm
- C o n n e r S h e p h e r d , BRRTA Project Manager, 303-779-4525, connershepherd@cliftoncpa.com,
- John Clack, Project Manager, El Paso County Department of Transportation, 520-6851, johnclack@elpasoco.com.

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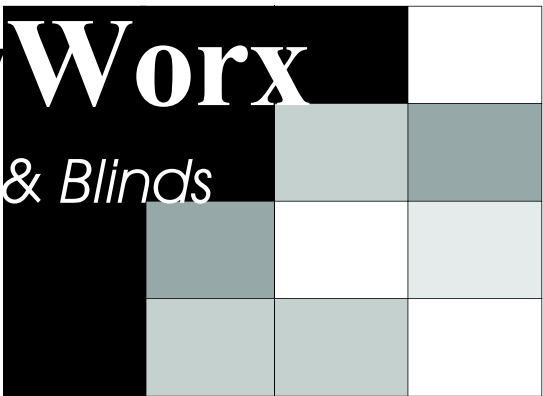


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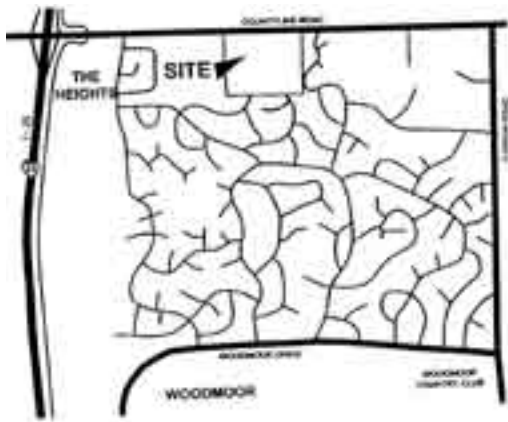
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County planning commission recommends approval of Greenland Preserve, tower, and Struthers Road site



Site of Greenland Preserve

By John Heiser

By a unanimous vote at the El Paso County Planning Commission meeting August 20, a preliminary plan for 51 single-family lots on the 55.6-acre Greenland Preserve development was recommended for approval. Formerly known as the Greenland Forest project, it is located roughly one mile east of I-25 on the south side of County Line Road [See map].

In July, the county commissioners rezoned the parcel to the R zone district that calls for single-family residential lots with a minimum size of 20,000 square feet.

The developer on the project is Jack Wiepking of Wiepking Real Estate Investments, LLC. The proposal calls for the Woodmoor Water and Sanitation District to provide water and sewer service. Access to the development will be from High Pines Drive on the west and Silver Horn Lane on the east. There will be no direct access onto County Line Road. To preserve the forested character of County Line Road, a fifty-foot conservation buffer and trail easement will be maintained on the northern edge of the property.

Adjacent Woodmoor resident Jim Cole and Woodmoor Improvement Association President Beth Courrau spoke in favor of the plan. Cole said there has been a lot of coordination, accommodation of neighbors concerns, and adjustments to the plan. Courrau described the interaction with Wiepking and his company as "a model relationship with a developer." Courrau added that the proposal is in accordance with the Tri-Lakes comprehensive plan and said the WIA board voted to not oppose the project.

Wiepking noted that the site is heavily treed and in need of attention to address problems with dwarf mistletoe, mountain pine beetle, and wildfire hazard.

The recommendation for approval included waivers to allow portions of the roads with curvature radii of 250' and 285' where 300' is normally required, a road design speed of 30 mph instead of 35 mph, and permission for 16 lots on a cul-de-sac; the county limit is normally 10.

Two other Tri-Lakes area projects were also unanimously recommended for approval by the board of county commissioners.

The first was the request for a five-year renewal of permission for the 65-foot Voicestream communications tower designed to look like a tree. It is located on Monument Hill immediately west of I-25 and approximately half a mile south of County Line Road. The tower sits on a 600 square foot easement with a graveled access easement from Beacon Lite Road. The tower was originally approved for five years in 1996.

Also, recommended for approval was a zoning change from RR-3, Rural Residential minimum five-acre lot size, to Planned Business District for a six-acre site on the west side of Struthers Road approximately 1/3 mile north of the intersection with Gleneagle Drive. The parcel is separated from I-25 by about 500 feet of U.S. Air Force Academy property. Commercial sites of 1.2 acres and 1.3 acres are proposed on the parcel. A detention pond to handle run off from adjacent developments will occupy the remaining 3.5 acres of the parcel. On the east side of Struthers are single family and townhome developments.

The planning commission recommendations are forwarded to the Board of County Commissioners for a final decision.

For more information on these and other projects within the county, contact the planning department at 520-6300 or visit www.elpasoco.com/planning.



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Revised plan being prepared for Struthers Ranch

By John Heiser

In late August, landowners near the Struthers Ranch parcel were notified that an amended sketch plan has been submitted for that parcel. The parcel occupies 107.35 acres and lies east of I-25, south of the Chaparral Hills, west of Gleneagle, and north of the Academy View and Summer Glen Estates developments [See map]. It is currently zoned RR-2, rural residential, 2.5 acre minimum lot size.

Background

The prior approved Struthers Ranch sketch plan proposed 50 single-family lots, 75 multi-family units, 13.5 acres of office, and 30.19 acres of open space.

On September 19, 2000, by a vote of 7-2, the County Planning Commission recommended denial of the Struthers Ranch request for a waiver from the County's 300-year water availability rule. During the course of the hearing, Dana Duthie manager of the Donala District stated that the district might have as little as 30 years and probably no more than 156 years of water available to be pumped. On October 26, 2000, the Board of County Commissioners unanimously approved the request for a waiver

from the 300-year rule. This action cleared the way for submission of the sketch plan.

On November 21, 2000, by a vote of 8-1, the County Planning Commission recommended approval of the Struthers Ranch Sketch Plan. That recommendation for approval was subject to conditions and notations including requirements that a) Any residential lots on the north boundary must be a minimum size of one-acre and must include at least a one hundred foot setback from the common property line with the Chaparral Hills Subdivision, b) No access through platted road easements in Chaparral Hills will be allowed, and c) Residential lots on the north side of the drainage swale must be at least one-half (1/2) acre. On January 18, 2001, the Board of County Commissioners unanimously approved the Struthers Ranch Sketch Plan but added a condition that the lots on the north side could not be developed until an access north to Baptist Road was available. The latter requirement seemingly has stalled the project.

The New Proposal

The revised sketch plan has eliminated the 75 multi-family units. It calls for 188 single-family

residential lots with a minimum of 6,000 square feet each and an average lot size of 7,000 square feet. It also includes 42.87 acres of landscape buffer, open space, drainage detention, and habitat conservation areas and approximately 9 acres of Planned Business Center commercial use.

A community meeting on the proposal was held on Thursday, September 5 after the OCN press deadline. Information on the outcome of that meeting will appear in the October 5 issue of OCN.

The planning consultant on the project is David F. Jones, Land Resource Associates, 9736 Mountain Rd., Chipita Park, Colorado 80809, (719) 684-2298, FAX (719) 684-8413.

For more information on this and other projects within the county, contact the planning department at 520-6300 or visit www.elpasoco.com/planning. You may submit comments or questions to the El Paso County Planning Department, 27 E. Vermijo Avenue, Colorado Springs, Colorado 80903.

County commissioners approved Falcon's Nest Filing #3 rezoning and Phillips Ranch plan

By John Heiser

At their meeting July 18, the Board of County Commissioners approved two Tri-Lakes area projects recommended for denial by the county planning commission.

Falcon's Nest Filing #3

The first proposal was a Planned Unit Development (PUD) rezoning request from Summit Enterprises of Kansas, LLC, for Falcon's Nest Filing #3. The proposal calls for 127 lots on a 29.3 acre parcel located

east of I-25 between the interstate and Struthers Road about ¾ of a mile north of Northgate Road. The single family housing subdivision would be buffered from I-25 by 500' of Air Force Academy property. The proposed minimum lot size would be 3,600 square feet. Privately maintained hammer-head cul-de-sacs would be used to access the closely spaced houses.

As reported in "County Planning Commission recommends approval of Greenland Forest and disapproval of Falcons Nest #3" in the June 1, 2002 issue of OCN, a May 21 planning commission motion to recommend approval of the project failed by a vote of 4-5.

At the July 18 hearing, County Commissioner Duncan Bremer made a motion for approval that passed 3-2. It was supported by commissioners Bremer, Chuck Brown, and Ed Jones and opposed by commissioners Jeri Howells and Tom Huffman.

Phillips Ranch

The second Tri-Lakes area project heard at the July 18 meeting was a revised sev-

en-lot plan for the Phillips Ranch subdivision. The proposed project would be on a 35-acre parcel at the corner of Roller Coaster Road and Higby Road near Fox Run Regional Park. The request was to rezone the parcel from Rural Residential (RR-3) to Planned Unit Development (PUD) to allow seven residential lots ranging from 2.8 to 8.6 acres with an average of 4.5 acres and five acres per dwelling unit gross density, including an internal private cul-de-sac and arterial road dedications along two sides of the parcel. The present RR-3 zoning would allow a maximum of six lots of five acres or more each.

As described in "County planning commission recommends denial of revised Phillips Ranch plan" in the July 6, 2002 issue of OCN, following a tie vote (4-4) on the proposed PUD rezoning, the planning commission voted June 18 five to three to recommend denial of the associated preliminary plan. A prior plan with nine lots was unanimously recommended for denial by the planning commission April 16.

At the Board of County Commissioners hearing, commissioner Bremer made the motions for approval of the rezoning and preliminary plan. Both motions passed 4-1 with commissioner Huffman opposed.

For more information on this and other projects within the county, contact the planning department at 520-6300 or visit www.elpasoco.com/planning.

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County commissioners delay Doral Way hearing

At the August 16 meeting, the El Paso County Board of Commissioners agreed to a one-month delay for the hearing on the Doral Way extension after opponents of the extension packed the meeting room. Doral Way is a small cul de sac off Gleneagle Drive, very close to the boundary of Colorado Springs. Doral Way residents were informed by a letter from county engineer John McCarty that Doral Way was slated for extension as an access road into a 23-acre parcel planned to include about 100 homes.

McCarty asked the commissioners to review the issue due to its unique nature--the development would be within the city limits of Colorado Springs, but access would be from a county road. McCarty intended to discuss the proposed extension of Doral Way at the August 16 meeting of the county commissioners, but the opponents present wanted more time to study the issue. They asked that the issue be delayed. Some commissioners agreed on the need for more information, but the board wanted to give those who had shown up in protest of the extension a chance to voice their concerns; however, they did not want to draw out the issue at this meeting if they

were going to delay it to a future meeting.

The opponents argued that the extension will cut through one of the "islands" of land in Gleneagle designated as open space. Gleneagle Civic Association member Gordon Streich stated that the purpose of the island south of Doral Way is to preserve the street as a cul de sac, as one of the small communities that make up the larger community of Gleneagle. Opponents also contend that the developers, Picolan, Inc, could get access by straightening Northgate Road, which they had agreed to do when the development was approved in 1999. Northgate Road, that runs south of the proposed development, is currently too curved to safely accommodate an access road, according to county engineers. Picolan vice president Steve Sharkey disagrees that realignment of Northgate Road would solve the problem, which is complicated by the fact that the Colorado Department of Transportation (CDOT) will be constructing a new I-25 interchange less than a mile away. Furthermore, if Northgate is straightened, it would bisect a 20-acre parcel of commercial property owned by Picolan, splitting it into two 9-acre parcels.

According to Sharkey, the realignment project was a late addition to the development agreement, and they were not happy about it. The development agreement stipulates that Picolan can renegotiate the project if it is not begun by the end of 2003.



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Top: View from Doral Way south toward the proposed development.

Left: Intersection of Doral Way with Gleneagle Drive.

Right: View along Doral Way past a golf cart crossing toward Gleneagle Drive.

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Triview metro board authorizes PIC for Wal-Mart

By John Heiser

The Triview Metropolitan District Board of Directors held its third regular monthly meeting at a new day and time: the fourth Wednesday of the month (August 28), at 6:30 pm. A handful of Jackson Creek residents attended.

Wal-Mart PIC authorized

As the last item of business during the two-hour meeting, Peter Susemihl, attorney for the district, presented a resolution authorizing creation of a Public Improvement Corporation (PIC) to finance the infrastructure improvements required for county approval of the anticipated Wal-Mart application.

Susemihl said the IRS allows a private, non-profit corporation to be designated that can issue tax-exempt debt. The corporation has to be authorized by a public entity such as the Triview district. The PIC would have a separate board of directors. Due to liability and other issues, Susemihl recommended that none of the Triview directors serve on the PIC board.

According to Susemihl, through a contractual arrangement, the proposed Wal-Mart PIC would "receive a 3% retail sales fee basically in perpetuity from sales at the store." It would use half of the fee

to pay off the infrastructure bonds and would pay the other half of the fee to the Triview district. When the infrastructure bonds are paid off, Susemihl said Triview would receive the entire 3%.

Susemihl estimated that approximately \$3 million in bonds would be needed to make the improvements to Baptist Road and Jackson Creek Parkway and the bonds would be paid off in 3 to 5 years. Later, Ron Simpson, district manager, estimated it might take 5 to 7 years.

Susemihl said, "The resolution must be approved prior to [Wal-Mart's] submittal. I understand they are ready to submit." If Wal-Mart were to abandon the store, the fees would stop and the bonds would become worthless. Susemihl said, "I think Wal-Mart will purchase the bonds." In that case, Wal-Mart would receive the tax-exempt interest on the bonds. Such bonds are typically issued at significantly above market rates. Susemihl suggested that Wal-Mart might pledge the 30-acre site to guarantee the bonds.

Simpson said, "If we don't do it, the county will get in there and claim the fee." Susemihl said that if Triview does not approve the resolution, the PIC could be set up by any other public entity including the Lewis-Palmer school district.

The resolution was approved unanimously.

Financial Audit

Earlier in the meeting, Jim Giblin, a CPA with Hoelting and Company, delivered the 2001 audit. He noted some differences from prior audits. The results are reported separately for the general fund that covers administration, streets, and parks, and the enterprise fund that covers water and wastewater services. The latter fund involves depreciation of fixed assets such as the treatment plants.

Giblin noted that the district's debt increased by \$3.4 million during the year.

In 2004, Triview will have to report using new accounting rules. Director Linda Jones said, "It will make it a lot easier for the general public to understand."

For 2003, reports will be prepared using both approaches so that in 2004 a comparison with 2003 can be included.

The audit report will be a tool in developing the budget for 2003. A preliminary budget was distributed to the board. A budget workshop was scheduled for Saturday, September 14, 9 am, at the district office.

Construction manager's report

Rick Blevins of Jackson Creek Vision Development Company reported that the landscaping contractor is replacing trees and completing trails. The work should be completed next month.

Drinking water treatment plant B (WTP-B) is back in operation although not yet fully automatic.

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 has been delayed since the Donala district's request for reuse water irrigation of the Gleneagle golf course has been combined with the Triview application. 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.

Ritter noted that the Lewis-Palmer school district is looking into about 30 acres south of Higby across from the present high school in case the decision is made to expand the existing campus instead of building a second high school.

A proposal has been received from Timberline for a Supervisor Control and Data Acquisition (SCADA) system to control WTP-B. This is like the system the Donala district uses on Water Treatment Plant A. The system enables remote sensing and control of operations at the plant. This will be discussed further next month.

Mouse habitat

Simpson reported that there continue to be 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.

Blevins added that some four-wheelers are being used in the habitat areas. He noted that no motorized vehicles are allowed on the trails through Jackson Creek.

Director Martha Gurnick suggested hand-delivered flyers to warn residents against trespassing in the habitat areas.

Simpson added that the penalties include fines of up to \$25,000 per day and jail time. The penalties could be levied against the district and its taxpayers.

Simpson noted that at a recent Fish and Wildlife Service meeting, the Jackson Creek area has been designated as "critical habitat." He said this will add about a page of additional requirements to the district's "404" threatened species act permit.

Parks, trails, open space and landscaping

Simpson reported that he has received proposals for landscape improvements to Leather Chaps from Baptist to Tareva. The costs are greater than originally planned.

Director Jim Perry suggested sending a letter to the Jackson Creek builders requesting financial participation in these improvements.

Director Gary Walters said, "Rather than hauling out their checkbook, see if they would do some of this work."

Susemihl suggested, "You need to come up with a plan and a list of advantages to the builders." As an example, he noted that the improvements would help the builders sell their properties more quickly.

A landscaping work session to address this and other landscaping issues was tentatively scheduled for Saturday, October 5.

Susemihl added, "You have all winter to get this worked out."

Water consumption and rates

Simpson noted that for the month of July, the district water consumption jumped a surprising 28%.

The average residential use in July was about 27,116 gallons per house. Simpson said that the number of houses using 200% or more of average jumped from 17 in June to 29 in July.

Commercial water use was 2 million gallons in July versus 1.9 million gallons in June.

Regarding ways to reduce consumption, Simpson said, "What always works is increasing the rates." He added that the Donala district has adopted new rates. Water rates will be discussed further at the September 14 budget workshop.

Mosquito Control

Based on the threat of West Nile virus, Simpson reported that the district has placed in the ponds 1,600 insecticide briquettes that are intended to kill mosquito larvae. The briquettes are effective for about a month.

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.

A budget workshop will be held Saturday, September 14, 9 am, at the district office.

A work session to address landscaping issues was tentatively scheduled for Saturday, October 5.

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



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Denboske named Tri-Lakes Fire Protection District Chief



TLFPD president Charlie Pocock congratulates Chief Robert Denboske following the swearing in ceremony. Others from left to right: Vice President Oscar Gillespie, Director Rick Barnes, Administrative Assistant Paula Abrahamson, and EMS Manager Ron Thompson

By John Heiser

At its regular monthly meeting August 27, the Board of Directors of the Tri-Lakes Fire Protection District unanimously voted to appoint Robert (Robbie) Denboske as Chief. Denboske has served as acting chief since the resignation of former Chief Keith Jensen June 11.

Chief Denboske's qualifications include an A.S. degree in Fire Science Technology from Pikes Peak Community College, Emergency Medical Technician, Fire and Arson Investigator, Fire Fighter Instructor, Hazardous Material Operations and WIPP Leader, certifications in fire sprinkler system installation and inspection, Fire Inspector, certifications by the US Forest Service as an Urban Interface Firefighter and Red Card holder. He has also completed many short courses and holds several other State of Colorado certifications.

Denboske joined the Monument Volunteer Fire Department as junior Fire Marshal at age 13. With the exception of a four-year leave of absence while serving with distinction in the United States Navy, he has remained active with the Tri-Lakes Fire Department since it was formed over 25 years ago. He was appointed first Assistant Chief and Fire Marshal of the Department in 1991. His father served as a Tri-Lakes district board member. One of his brothers served with the Colorado Springs Fire Department and another as a detective with the El Paso County Sheriff's Department. Married 11 years, Robert and Lesley Denboske have a seven-year-old son, Jordan, and live in the Tri-Lakes area.

Twin Valley/Tapadero Fire

In the late afternoon of Monday, August 12, a fire in the Twin Valley area on Tapadero Drive off Hay Creek Road was accidentally started by a vehicle's exhaust on landscaping materials. A grass fire quickly spread into scrub oak. Several homes were threatened.

A brush truck from the Donald Wescott Fire Protection District was first on the scene [See picture on page 1]. Personnel and equipment came from numerous fire agencies including Tri-Lakes, Palmer Lake, Woodmoor-Monument, Wescott, Black Forest, Larkspur, the county wildland crew, the Monument helicopter firefighting crew, the Monument hot shots, and a squad from the Woodland Park hotshots who happened to be visiting the Monument facility. Thanks to the significant resources that were quickly and effectively applied, the total area burned was kept to three acres. Incident commander and Tri-Lakes district EMS Manager, Ron Thompson said, "There was good rapport and great cooperation among all the agencies."

The Tri-Lakes district had fifteen firefighters and four apparatus working on the fire. Director John Hildebrandt noted that the ability to quickly put this large crew on the incident shows the advantages of the volunteer program. He said, "We have varied expertise. It is marvelous that we have this capability." Board president Charlie Pocock added,

"Ron did an outstanding job. I am so proud to be associated with this organization."

Good Show Award

The new chief has instituted a periodic award for sustained superior performance. The first recipient was Chip Fleming. Denboske said it was being given for "numerous projects around the fire house."

Financial Report

Treasurer John Hildebrandt reported that the district has received 95% of its income for the year. Expenses are running 3% under budget. Hildebrandt proposed mid-year budget adjustments to bring the budget into line with expenses. The adjustments were unanimously approved.

Chief's Report

Chief Denboske reported that the district has handled 95 responses since the July board meeting for a total of 584 responses so far this year. That is 28% greater than at this point in 2001.

The chief proposed giving to the Karval Community Fire Department in Lincoln County an excess underpowered pumper truck with a 3-man cab designated Rescue 1. It was obtained used in 1985 and needs significant repair and maintenance work. The Karval department is aware of the problems with the vehicle. They have built the four vehicles they use and may have the resources needed to keep the unit in service. Since they are on flat terrain, it may more closely match their needs. The board unanimously approved offering the vehicle.

The chief reported that Tri-Lakes district firefighter and National Guard member John Vincent is on his way to serve in Afghanistan. Pocock said, "We wish him well. He is a good man."

The chief reported that Tri-Lakes district has been reinstated in the North End Group of chiefs as a probationary member. Data will be supplied to the sheriff's office to update the 9-1-1 response matrix for automatic mutual aid with the other fire districts.

The chief reported a good turnout for the 25th anniversary open house August 10. The open house offered many opportunities for residents to learn about fire safety. Plans are underway for another open house next year.

Firefighter I training is being conducted in Palmer Lake. Joint Firefighter II training with the Black Forest district is planned for early fall.

Denboske and administrative assistant Paula Abrahamson will be attending the Special District Association Conference.

Denboske is working with Monument Police Chief Kissell to update the local emergency operations plan. The Tri-Lakes Station 1 will be designated the primary emergency operations center. The Woodmoor-Monument fire station will be the secondary center.

The Tri-Lakes district now includes search and rescue personnel. Arrangements are being pursued with the sheriff's office to dispatch them directly. It could improve response by as much as 30 minutes.

Volunteer Program

Chip Fleming reported on improvements to the volunteer program. He described progress on policy and training materials and said, "The program has everything it takes to make it one of the best volunteer programs in the country."

The response to the call for volunteers has been excellent. Fleming said, "I am very pleased with the quality of people. It is very gratifying." A new class for volunteers will be held each quarter. The next one starts October 5. It will train 20 to 25 volunteers.

In response to a question from director Oscar Gillespie, Fleming said current volunteers' training and experience will be reviewed for advanced placement in the new program. Fleming said, "It is

good for the current volunteers to feel they are involved in a program that is elevating their status."

Fire agency study

Pocock reported that a working group has been formed with two members each from Palmer Lake, Tri-Lakes, and Woodmoor-Monument. They are meeting regularly with a goal of implementing some form of unification in January 2004.

Hildebrandt noted that he is working with the treasurer of the Woodmoor-Monument district to align the bookkeeping approach.

Pocock added that twenty of the study recommendations applicable to the Tri-Lakes district have been completed and twelve more are in process. He estimated that implementation of some of the recommendations may take until the end of the year.

The board unanimously approved the new personnel policy and procedures manuals for paid staff and volunteer staff as baseline documents with the understanding that they will evolve as needed.

Hildebrandt said the new manuals developed by Denboske and Thompson are closely aligned with the Woodmoor-Monument manual, the Palmer Lake manual, and the recommendations of the Special District Association.

New Meeting Day

The board unanimously agreed to change the regular meeting day to the third Thursday of each month. As before, the meeting starts at 7 pm, at the district firehouse, 18650 Highway 105 (near the bowling alley). The next meeting will be held September 15.

For more information, contact Chief Denboske at 481-2312.



Chip Fleming receives the first "Good Show Award" from newly appointed Chief Denboske.

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Fire District Board Joint Meeting August 13

On Tuesday, August 13, a second joint meeting of the Palmer Lake Board of Trustees and the boards of directors of the Tri-Lakes and Woodmoor-Monument fire protection districts was held, hosted by the Tri-Lakes district at its firehouse on Highway 105. This meeting continued the discussion of an effort to unify the three Tri-Lakes area firefighting departments, and much progress was made toward this end.

Tri-Lakes board president Charlie Pocock opened the discussion with an agenda of constructive topics for consideration and action by the board members. Among them, the Tri-Lakes and Woodmoor-Monument boards signed a joint resolution accepting the study findings of the consultants, establishing a target date for acting on the study's recommendations for unification, and agreeing on joint mission and vision statements as well as common organizational goals. The Palmer Lake board had not yet reviewed the resolution; but agreed to

do so within the next week.

In addition, the group agreed to form a smaller working group consisting of two members from each board who would be tasked with examining and working through various unification issues in detail. They would then recommend a course of action to their respective parent boards on a timeline to be determined by the working group. The group also chartered an operational committee composed of the chiefs of each department and their staffs. They charged this group with refining goals and establishing operational objectives to align the three entities from an operational standpoint so as to make the task of integration that much easier to accomplish down the road.

Each of the chiefs reported on progress in addressing issues that were identified as deficiencies within their respective departments in the study report. The Tri-Lakes board reported on areas they have been examining to achieve commonality with

the Woodmoor-Monument district. These included establishing common job descriptions, pay scales, and personnel policies. Later, the Tri-Lakes and Woodmoor-Monument boards agreed to obtain a common accounting software system, and to move toward the adoption of a common chart of accounts in formulating the fiscal year 2003 budget. This would be a major step in allowing the working group to examine the relative costs of operation of the two districts and in ultimately integrating the two budgets.

Finally, all board members agreed that the residents of all three areas served by the three departments must be kept informed of progress as the effort evolves. To this end, it was suggested and subsequently agreed by the two fire protection districts to accept an invitation by Our Community News to publish a monthly summary of progress made by the working group.

WMFPD Says “Farewell” to Dick Crowell

After more than eight years on the Woodmoor-Monument Fire Protection District Board of Directors, the most recent of these as district president and chairman, Dick Crowell tendered his resignation from the board prior to his impending move to California with his wife, Ann.

Dick is moving to California for health reasons, but he leaves a rich legacy of selfless public service and significant achievement in his wake. Under his leadership, the WMFPD has matured into a first rate emergency service provider for Woodmoor, the Town of Monument, and the surrounding area. And now, WMFPD and the other fire service providers in the area are talking about merging so as to do an even better job.

So, while Dick's departure on the heels of the untimely passing of longtime board member Ted Ostendorf will make the job of board president a tough act to follow for his successor, Dick has focused heavily during his tenure on

strengthening the WMFPD board so it will be able to weather the change.

Last month, for example, Church of Woodmoor Pastor Bob Browning, an experienced WMFPD board member, was appointed by the board to fill out Ted Ostendorf's term; and this month Bob was selected by the board to replace Dick as president and chairman. In addition, Woodmoor resident Tom Conroy was elected by the board to complete Crowell's term as a board member. Recently elected board members Russ Broshous, Bob Harvey, and Conroy were selected by the board to serve as WMFPD's representatives to the joint merger working group formed at the August 13 joint fire board meeting.

We all bid 'Godspeed' to Dick and Ann Crowell and we thank him for his devoted and highly distinguished service to our community. Enjoy California, Dick! It's not often Colorado gets to send good people back.

Monument Board of Trustees Meeting, August 5

By Judy Barnes
Scheduled Guests

Sam De Felice, president of the Palmer Lake Historical Society, reported on activities and plans of the society. The society is refurbishing the star on Sundance Mountain, including replacement of 40-watt bulbs with 60-watt bulbs, which will increase the star's brightness. De Felice noted that the renovations will last 50 years, at a cost of \$6,000. Money raised by the walking tours of the Pillsbury House and Estemere will help pay for the work. De Felice presented a certificate of appreciation and recognition to the town of Monument for their support. Mayor Betty Konarski noted that six antique ice-cutting tools were found recently during the dredging of Monument Lake.

Historical Monument Merchants Association representative Tommie Plank requested and was approved an Economic/Community Development grant for a project to plant 6-8 mature trees, at a cost of \$200-\$300 each, in place of the removed Mountain View Electric light poles on Second Street from Front Street to Beacon Lite. The \$2,000 grant was from the donation returned to the town, at the town's request, by the Palmer Lake Fireworks Committee after the fireworks display was canceled due to extreme fire danger. The town will plant green ash trees.

Rich Muzzy, from Pikes Peak Area Council of Governments, gave a slide presentation of air quality trends in the Pikes Peak region. Since 1999, the area has been in attainment--below the standard set by state and federal agencies--for carbon monoxide emissions. Currently, the region is in attainment for

all six air pollutants of concern: lead, carbon monoxide, sulfur dioxide, nitrogen dioxide, ground-level ozone, and particulate matter (dust composed of particles 10 micrometers or less in diameter).

Student Conservation Association Fire Education Corps representative Matt Tomlinson gave a slide presentation describing the purpose of this national non-profit fire education group. Team leader Emily Moss was also on hand to answer questions. The team of four college interns conducts evaluations of homes along the wildland-urban interface and makes recommendations to residents on defensible space and community fuels reduction. They have also been developing area maps of fire susceptibility. Mayor Konarski offered to write a letter to the local fire districts requesting the team return to our area next year. Trustee George Brown suggested the town give advance notice, in early spring, in the town newsletter if the group returns.

New Business

Homestead at Jackson Creek Filing 3. Rick Blevins appeared on behalf of Vision Development, Inc. to seek approval of a final plat and final PD site plan for a proposed development consisting of 76 single family detached lots on a 26.155 acre site northeast of the intersection of Venison Creek Drive and Agate Creek Drive. There was no public input at this public hearing. Net average lot size will be 12,116 square feet, with the smallest being 8,405 square feet and the gross average lot size being 14,991 square feet. This gross density exceeds the two dwelling units per acre or 21,780 square feet per lot of the existing zoning, PRD-2. However, the general lot layout was approved with

the master plan for the Homestead. Trustee Byron Glenn asked about a traffic signal at the intersection of Leather Chaps Drive and Baptist Road. Blevins replied that when 550 units have been built, a traffic study would be conducted. They will ask the Baptist Road Rural Transportation Association to participate in that signal. Town Planner Mike Davenport noted that there were 500 units at the beginning of the summer, with three permits per week for new homes. There was also a question about landscaping a 30-foot wide temporary utility access. Blevins replied that the right-of-way would become a trail. The plan passed unanimously.

Aquila gas franchise ordinance, First reading. Roger Kort, director of community relations for Aquila, formerly Peoples Natural Gas, requested a new franchise ordinance. The prior franchise ordinance had a three percent franchise fee, paid by the customers, that generates about \$33,000 per year for the town. Most Colorado communities receive 3% franchise fee, with a few getting 2%, 4%, and 5%. Trustee Brown questioned the need for a ten-year term on the ordinance. The first reading was approved with a minor change, Trustee Brown dissenting.

Monument Park and Ride express service to begin September 9. Andrea Phillips, grants analyst for Springs Transit, described the round-trip bus service from Monument's Park and Ride (P & R) to Colorado Springs. The City of Colorado Springs received a grant of \$4,679,702 from the Federal Transit Administration for this bus project. Springs Transit, a department within the Colorado

(Continued on page 13)

MONUMENT (Continued from page 12)

Springs City Government, is requesting an inter-governmental agreement (IGA) with Monument, at no cost to the Town. The IGA, goes into effect September 3, 2002 and ends September 5, 2005 unless terminated sooner. Phillips noted that if the project does not have the ridership to sustain it, it could be terminated. Mayor Konarski asked if they do not get the ridership with the currently planned schedule, would it be possible to revise the schedule to attract more riders. Phillips indicated that Springs Transit would do so. It is a three-year demonstration program, with service Monday through Saturday, four runs in the morning, and four in the afternoon. Buses will leave Monument at 7 am and 8 am, arriving at the Kiowa/Nevada bus terminal in downtown Colorado Springs at 7:45 am and 8:45 am. The two later morning runs, leaving Monument at 9 am and 10 am, will go to the bus shelter at Chapel Hills Mall, and then on to downtown Colorado Springs. In the afternoon, a bus will leave downtown Colorado Springs at 3 pm, stopping at Chapel Hills Mall at 3:15 pm, arriving at the Monument Park and Ride at 4 pm. Two buses will leave for Monument at 4 pm; one from downtown Colorado Springs and one from Chapel Hills Mall. The last run of the day will leave for Monument from downtown Colorado Springs at 5 pm, arriving at Monument Park and Ride at 5:45 pm. Trustees questioned the practicality for most commuters of leaving Colorado Springs so early, as not all commuters get off work at 4:30 or 4:45 pm.

Trustee Perry asked how Springs Transit was going to market the bus service to area residents. Phillips replied that an August kick-off event was planned, along with brochures and bus wraps promoting clean air. Service will begin Monday, September 9. The buses will be equipped to carry bicycles, and will have lifts for wheelchairs. The IGA was approved unanimously.

Pay request from Olkjer & Sons (OSI), for Beacon Lite Road sanitary sewer and street improvements. Trustee Glenn requested that OSI complete touch up and clean up of shoulders as a condition. The pay request was approved unanimously.

Monthly financial report for June 2002, by Lynn Slack. Ms. Slack noted that some companies did not submit sales tax in time, so the revenues for June appeared lower than for June 2001. Town Manager Rick Sonnenburg later explained that the apparent \$15,000 difference in the General Fund and Water Fund between June 2001 and June 2002 was due to \$15,000 in make-up payments received in June 2001, making revenues for that month appear higher than normal. Revenues for January through May 2002 were higher than the same months of 2001. Sonnenburg noted a double entry error in the financial report; \$187,125 of anticipated budgeted revenues had been moved to the administration account, but had not been canceled from the streets account. So the cash reserve of close to \$200,000 the town thought it had does not exist. Sonnenburg noted that the TABOR amendment requires that municipalities have a reserve of 3% of what they spend, which means that Monument needs a reserve of \$76,000 for this year. Currently, there is no reserve at all so Sonnenburg will be watching for revenue trends that exceed budget amounts or for ways to postpone spending if revenue excesses do not materialize.

Monument Dam Repair Project, reported by Darren Brinker of Boyle Engineering. Work is mostly complete. The amended biological assessment with modified Preble's Meadow Jumping Mouse habitat mitigation plan remains to be completed.

Disposal of potential well site, Lot 9, Santa Fe Trails subdivision. The town may keep only one of the two well sites provided within Santa Fe Trails (lot 9) and Villages at Monument. Public Works Superintendent Tom Wall evaluated the two well sites

and chose the Villages at Monument site as better able to serve the needs of the town's water system due to its location at the extreme southeast corner of the development with direct access to Old Denver Road. The town will attempt to negotiate with developer Jack Wiepking for the deeding of the well site tract prior to the town returning lot 9 of Santa Fe Trails to its developer.

Offer to acquire conservation easement for Prebles Meadow Jumping Mouse habitat mitigation. The dam repair construction contractors, ASI, accidentally left the project boundaries, disturbing mouse habitat. As a result, the town needs to acquire supplemental mouse habitat. Dr. Tom Puskas owns the 1.5-acre site upstream of Monument Lake that has been approved for PMJM habitat mitigation. Smith Environmental, Inc. recommends offering Dr. Puskas \$12,000 [80% of the per acre fair market value (\$10,000/acre) times 1.5]. Financial participation by El Paso County and other entities is possible. Trustee George Brown asked where the money would come from. Mayor Konarski replied that some would come from the Colorado Water Conservation Board loan budget. The board discussed the need for an appraisal, but decided to wait until after Dr. Puskas responded to the offer. A motion to extend the offer to Dr. Puskas passed unanimously.

Highway 105 entry design. At a previous meeting, the board approved proceeding with the Highway 105 entry design with the assistance of the Colorado Center for Community Development (CCCD.) Mike Davenport, Town Planner, has contacted representatives of the Colorado Department of Transportation (CDOT) about the general design for the entry design, sign and landscaping, at the intersection of 2nd Street with State Highway 105. Lee Kilbourne of the Tri-Lakes Chamber of Commerce suggested two signs, one visible to northbound drivers and one visible to southbound drivers on I-25. The second sign would add about \$500 to the cost of the project. Participation by other interested entities will be sought.

Committee/Staff Reports Traffic signal at SH 105 and Safeway entrance. In a memo, Mike Wicklund stated that the Public Works Committee saw a much greater need for a traffic signal and crossing at the intersection of SH 105 and Beacon Lite Road instead of at the Safeway entrance on 105. After some discussion, the board agreed to pursue the Safeway location for the signal.

Trustee Glenda Smith asked why the issue of the lien against John Sidor for nonpayment of a water bill for a property he owns was dealt with by email from Mayor Konarski to the trustees instead of in an open meeting. Town Attorney Gary Shupp explained that the town would not win the case. Trustee Smith objected to Mayor Konar-

ski releasing the lien without bringing it before the entire board during a public meeting.

The meeting adjourned at 10:05 pm.



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Monument Board of Trustees Meeting, August 19

By Judy Barnes

Trustee Christopher Perry was absent. Town Clerk Anne Holliday swore in the new town treasurer, Judy Skrzypek. The town has been without a treasurer since the last treasurer, Michael Shoback, resigned in April 2001. Town Manager Rick Sonnenburg has been handling the town's financial matters with the help of Grant Thornton, an accounting firm originally hired by the town to perform the yearly audit required by the state.

The board approved a revised ordinance for floodplain regulations. Revisions were needed so residents of the town could qualify for low-cost flood insurance through the National Flood Insurance Program. Private flood insurance is very expensive. The board also approved public release of the El Paso County Water Authority Master Plan. The full report is available for viewing at the town offices at 166 Second Street. The executive summary is reprinted on page 2 of this paper. A public meeting on the plan will be held at Lewis-Palmer High School October 2, 6:30 to 9:30.

Disposal of potential well site: Public Works Superintendent Tom Wall recommended the site in Villages at Monument, which developer Jack Wiekking is willing to deed to the town. The other site, in Santa Fe Trails subdivision, is surrounded on three sides by residential neighborhood. Trustee Glenda Smith urged the board to get the well permit application process started, as it can take two years to get a well up and running. The board approved a motion to release the potential well site at Santa Fe Trails subdivision, filing number one after the town receives a valid deed from Mr. Wiekking.

Approving the supplemental loan from the Colorado Water Conservation Board (CWCB) for repairs to Monument Dam: July 24 the CWCB approved the town's loan request for an additional \$362,000. The new total amended loan amount is \$2,443,000 for 30 years, at 5.5% interest. Mayor Betty Konarski noted that the supplemental loan was "...a backup safety net...If the town needs the money, it's there. If the town finds other sources, we might not need it." Town Manager Rick Sonnenburg explained that El Paso County has been asked to provide an additional \$165,000. The town might get some recovery from ASI because they unintentionally disturbed mouse habitat, costing the town additional money. The board unanimously approved the new ordinance.

Board decides to skip the fall cycle for GOCO grant applications: The Great Outdoors Colorado Trust Fund provides funds from the state's lottery to assist local governments and other entities in acquiring and enhancing parks, open space, outdoor recreation, and environmental education facilities. September 6 is the due date for applications in the fall grant cycle. The trustees received a prioritized list of projects that could be partly funded by GOCO grants. Park and Landscape Committee members ranked the 14 projects from highest to lowest. The top four projects were for improvements at Monument Lake--trails, restrooms, paved parking lot, and signage. Other projects were for restrooms at Dirty Woman Creek Park, Monument Skate Park, Monument Lake, and Limbach Park. The list also included a new park at Santa Fe Trails, and some improvements to existing parks. The trustees also received a copy of a letter sent to Rick Sonnenburg by Ron Simpson, district manager of Triview Metropolitan District, listing the projects Triview was considering for submittal to GOCO for funding. Triview is seeking grants for parks at Creekside, Homestead 2, and Homestead 3; for trails--The Heights trail and the tank access trail; and for improving four detention ponds for limited recreational use. Simpson observed that only one

award was given to a region; GOCO has not funded multiple projects within the same jurisdiction. He expressed concern that separate submittals might create a competitive situation for the same funds. Simpson went on to request the town to give a favorable review to Triview's projects and to agree to cooperate to the extent possible on submitting funding applications.

Trustee George Brown expressed his dissatisfaction with the list of projects the trustees received. "I think this is very poor...to get a list this late...I think there ought to be some verbiage," Brown remarked. Trustee Doug Warner asked if there would be detrimental effects if the town skipped a cycle of application. After Tom Wall replied that there would not, Warner suggested the trustees consider skipping the fall cycle. Trustee Byron Glenn suggested upgrading current parks instead of beginning new ones. Trustee Frank Orten said, "I'm concerned about our money right now, and don't want to look at any of these." Trustee Smith wanted to see better descriptions of the projects.

Town Planner Mike Davenport suggested the town write a letter to GOCO supporting Triview's application, noting that GOCO looks at such support. Mayor Konarski agreed to such a letter and told Davenport to let Simpson know the town would not compete this round, although they might in the future.

Resolution delegating the setting of town speed limits to the town manager: Rick Sonnenburg requested Police Chief Joe Kissell and Public Works Superintendent Tom Wall to study the 25 MPH section of Beacon Lite Road/Old Denver Highway to see if the speed limit could safely be increased to 35 MPH. They agreed it could. Consultants at TransPlan approved the speed limit increase. After discussing safety concerns about the Santa Fe Trail crossing, the board unanimously approved the resolution.

Resolution establishing reporting authority for town employees: This resolution supplements existing personnel procedures. It specifies that the town manager shall supervise the activities of the town clerk, but the board of trustees shall have direct supervision over the town treasurer. The town manager shall coordinate the performance of the duties of the treasurer. The resolution passed, with Trustee Orten dissenting because it is his view that all employees should report to the town manager.

July monthly financial report: Ms. Lynn Slack-Guido, formerly of Grant Thornton, presented the report. At the end of July, the town's total cash for all bank accounts was \$3,947,380. Sales tax revenues for July were higher than they should be, since the town had received \$90,000 from a business that sold records and tapes on television, but is located in Woodmoor. If the vendor was not doing business in the Town of Monument, that money will go to El Paso County.

Discussion of FY2002 budget: Rick Sonnenburg, town manager, has been working on how to address the revenue shortfall following the discovery of an error of double-budgeting \$187,000 of sales tax in the General Fund. Looking ahead to FY2003, the town can expect similar revenue as in FY2002, but without the capital expenditures for Beacon Lite Road, Second Street, Jackson Creek Parkway, town hall telephone system and two CDOT enhancement grants, all of which totaled \$389,051. From that amount, the board will want to gain a fund balance of \$200,000 or \$250,000. There should still be some money left for discretionary spending.

The bottom line is that the estimated budget at year end leaves \$275,554 unspent, or \$208,151 over the required TABOR reserves of \$67,393. Sonnenburg froze the purchase of a police car and

postponed the two enhancement grants--Mitchell Avenue bike lanes and pedestrian crossings--until 2003. This should work, but by October and November, if the board needs added flexibility, it could exercise its option to have the general fund borrow from the water fund through a budget amendment. It is not known what the sales tax receipts will be for the rest of the year. June 2002 was equal to June 2001, not less, after the town received \$15,000 of "make-up" sales tax payments. Also unknown are the timing and cost of possible additional payments to the owner for the Second Street right-of-way, currently in litigation. The board could amend the FY2002 budget in November to enact a short-term loan from the water fund to the general fund, to be budgeted in the FY2003 budget to be paid back in January 2003.

Sonnenburg explained that he had lowered the sales tax estimate, for the general fund,

by \$50,000 for the year. Trustee Orten wanted to see the projection decreased another \$30,000 in view of recent news that Colorado Springs revenue was down. Trustee Brown remarked that he did not trust the budget figures and wanted to postpone any decisions until the new treasurer had a chance to examine the numbers. Mayor Konarski remarked, "We're back in the black again assuming we make these changes." The trustees decided to look at expenditures at the next meeting, with the new treasurer's input.

Bids for construction of Jackson Creek Parkway: Roger Sams and David Frisch from GMS, Inc. recommended awarding the contract to XKE Contractors, Inc., the low bidder. The bid of \$107,310.50 does not include paving, which the town can get cheaper through the county's paving contractor. Sams and Frisch presented the minimum package that would get the job done, and suggested some improvements, since the proposed project cost was \$180,632 and the town's budget for the project was \$200,000. If the total exceeds the \$200,000 budgeted, the town could absorb the excess or could request additional funds from Triview Metropolitan District, which has committed \$75,000 to date. The county has contributed \$20,000 to the project and Colorado Department of Transportation (CDOT) is constructing the northern 65% of Jackson Creek Parkway, from Higby Road to Highway 105.

Trustee Glenn voiced his concern with the proposed four inches of asphalt pavement. Sams agreed, "the 4 inch pavement is marginal; it will survive one to two years at current traffic." Mayor Konarski also questioned the use of only four inches of pavement. Sams explained that with a 4% growth rate, five inches of pavement would carry the town out to the five-year projection. Six inches would take the town past 20 years, based on a 4% growth rate. CDOT is using six inches on their roads in the area. Ten years is the average life span of asphalt. Tom Wall suggested the town could use five inches now, and in 7-10 years could put on a two-inch overlay. The trustees agreed to add one inch of pavement, for a total of five inches, at a cost of approximately \$6,000. They also added 5% construction contingency allowance at a cost of \$7,250. Wall would like to see more construction observation by the town's engineers, noting it could affect the contingency allowance. The board added 105 hours of daily construction observation by the town's consultant, GMS, Inc., rather than CDOT, at a cost of \$5,145. If there is money left at the end of the project, the town will consider seeding disturbed areas for erosion control. Only Trustees Warner and Brown did not favor seeding due to the cost, \$3,220. Warner commented that he would like to see the town come in under budget.

Monument Dam repairs: Ed Toms of Boyle En-

(Continued on page 15)

MONUMENT (Continued from page 14)

gineering presented two pay requests and a change order that were approved unanimously. The cost of the PMJM mitigation design and permits, as required by regulatory agencies, was \$34,480.

Public Works Department report: The public works department began off-hours drive-around inspections to identify violators of the current water restrictions. When they identify an abusive situation, they issue a notice that reminds the offender of the restriction and warns them of the consequences if violations continue. There have been several out-of-state visitors to Monument Skate Park who have spoken highly of the park. Volunteers from the Church of Latter Day Saints joined town staff to fix up one of the play areas at Limbach Park. The department continues to restrict and/or completely disallow the use of water for construction purposes. As long as it does not jeopardize the department's ability to provide water for the town of Monument, the department continues to allow minimal bulk sales of water to neighboring areas.

Trustee Warner asked how the lake would be refilled and who was going to pay for it. Mr. Wall discussed the water levels needed for restocking the lake with fish, and when that might happen.

Mayor's report: Mayor Konarski noted the work the Boy Scouts have done at the cemetery. She also told how public works employee Ray Fisk has been donating his time to work on the cemetery.

Town Attorney's report: The Transit Mix trial date for October has been vacated and has not been rescheduled.

Town Manager's report: Stephen Reed resigned from the PPACG's Community Advisory Committee. A replacement is needed. Lou Elbaum resigned from the Police Advisory Committee. A replacement is needed.

The board approved a waiver so that the Lewis-Palmer District 38 administration building can receive upgraded and improved electrical service while the board clarifies the town code concerning underground installation.

The board decided to conduct a retreat on Saturday, September 28.

The meeting adjourned at 10:15 pm.

Monument Board of Trustees Meeting, September 3

By Judy Barnes

Plans for Limbach Park band shell:

Kelly McGuire, co-owner of Folk Art Gallery, and Tommie Plank, owner of Covered Treasures Bookstore, asked for the approval of the board of trustees for the Historic Monument Merchants' Association to proceed with plans for a permanent band shell in Limbach Park. The group, through the popular Concerts in the Park, has raised in excess of \$2500 for park improvements. They plan other money-raising efforts, and will seek private and commercial donations, as well as funding through town and state grants. The HMMA Limbach Park Improvement Committee will coordinate with the town planner, Parks and Landscape Committee, and Public Works through all phases of the project. The project was enthusiastically endorsed by the board.

Monument Lake Dam: The board approved the upgrade of Monument Dam from Class II to Class I, at an additional cost of \$15,250 for needed instrumentation. Also, the board approved a change order that decreased the cost of the Monument Dam repairs by \$50,781. Credits resulted from disposing of dredged material on-site and use of on-site material for topsoil rather than using imported topsoil. The project is 98.72% complete.

Election news: Town Clerk Ann Holiday reported that the mail-in ballot election resulted in an increased participation of 37% of the electorate, up 15% from 20% in the last election. Town Attorney Gary Shupp reported that the court has set November 5 as

the election date for voters to decide whether or not to dissolve the Tri-Lakes Recreation District, known as Tri-Rec.

Other news: Town Planner Mike Davenport reported that Safeway will be requesting approval to build a gas station/car wash in their center.

Colorado Department of Transportation will open an office in Monument for the course of the I-25 and Highway 105 construction project. It will be in the 7-11 building, in the former Suki's Massage Parlor space. Ground breaking for the project is scheduled for September 20.

Trustee Glenda Smith asked to be notified of the next Baptist Road Rural Transportation Authority (BRRTA) meeting, and plans to attend. She served for two years on the original BRRTA board, and is questioning the current board's assessment of fees against Creekside Middle School. Smith believes that schools and non-profit organizations were not specifically planned as construction that would be subject to these fees.

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Letters to Our Community

Correction

In the August 3 issue of OCN, in the report of the Palmer Lake Town Council Meeting of July 11, I mistakenly reported that Jennifer Martin of Ramoca Lane had filed complaints about a barking dog. Stacy Harris of Eaton Road was the citizen who inquired about what was being done regarding the barking dog in her neighborhood. Jennifer asked questions about the fire danger of tall weeds in her neighborhood. I apologize to Ms. Martin and deeply regret any problems my error caused her.

Judy Barnes

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.

What Water War?

The last two issues of the OCN raise an issue that I believe needs to be clarified. In July's issue, John Heiser wrote an article about an impending "water war" with Douglas County if both Douglas and El Paso Counties decide to develop a "satellite well field" in the Denver Basin of aquifers in close proximity to each other. In the August issue, a question about the "incipient water war" was posed to the two Republican candidates for County Commissioner.

Mr. Heiser misinterpreted a report given by the engineer completing the El Paso County Water Authority's Water Master Plan when he describes a potential "war" between the two counties. First of all, the report focused on a computer model that was requested of our engineer as it pertained to the El Paso County 300 Year Water Rule. El Paso County requires a 300 year supply of water in all of its unincorporated areas not "grandfathered" prior to passing of the "Rule." Douglas County has a more realistic and workable "rule" that is not tied to a certain length of time. In fact, there is a much more likely potential for conflict between parts of El Paso County under the rule and those incorporated cities and towns that are not. For example, a water district in unincorporated northern El Paso County which is supposedly under the 300 Year Rule would be much more affected by the drawdown from wells from a neighboring district or town that is incorporated (and thus not limited to 300 years) than they would by a well field in Douglas County.

Secondly, there is no plan by Douglas County to drill a well field close to the county line. In fact, Douglas County has no current plan at all to develop a satellite well field. It is one option that they have studied, just as it is one that we in the El Paso County Water Authority have studied by way of the Master Plan. I would say that we may be closer to actually developing such a plan than Douglas County is.

Finally, even if both Counties went ahead and developed similar well fields in the locations suggested by the EPCWA Master Plan, the drawdown overlap that would result would hardly be grounds for a "war." Yes, the computer model shows there would be overlap, and yes, El Paso County would probably be affected more (because Douglas County sits more toward the center of the "bowl" of the Denver Basin), but the result would not be devastat-

ing and worth going to battle over.

Especially in these times of drought, all of Colorado needs to get together to solve its water woes. Steps are being taken by various entities to do just that. To "rattle the saber" and rouse the public to an impending "war" over a non-issue with our neighbor to the north is not very helpful.

Dana Duthie, Treasurer, EPCWA

[OCN stands by the article ("County Water Authority's master plan nears completion, raises concerns about 'water war' with Douglas County" in the July 6, 2002 issue of OCN) as an accurate representation of what was said and implied at the June meeting. Others at the meeting confirmed the information. That the authority paid the consultant to analyze this situation is evidence they are seriously concerned about the ramifications of the proposed satellite well fields.]

Sunshine Law Revisited

Near the end of the August 5 Monument Board of Trustees meeting Trustee Glenda Smith took issue with the propriety of the Mayor and Trustees making a decision via email. It turns out that in an email of July 22, which traveled far and wide, Mr. John Sidor complained of a lien that the Town placed on his property due to a water bill that he owed that was a year and half in arrears. In the email he threatened to sue the Town and, in ending, somewhat obsequiously claimed to be the Mayor's "Greatest Fan".

The issue that Trustee Smith was raising had, of course, to do with the so-called "Sunshine Law" regarding transacting public business in private. As has been reported, the Mayor and other Trustees had little to say when confronted by the specter of possible malfeasance. After all, they themselves were propelled into office in part due to dubious claims of violations of the Sunshine Law by the previous Board.

The Mayor, in her defense, has said that email was not used to gather the Trustees to make a decision, but that she made the decision for the Town on advice of counsel. The current Colorado statutes and Town ordinances do not give the Mayor such authority, unless specifically granted by a vote of the Board of Trustees. The Mayor cannot have it both ways. If the Board made the decision, it was done by email. If she made the decision, she usurped the authority of the Board. Either way she, perhaps with the collusion of the Board, is playing fast and loose with the rules.

Mr. Sidor's tactic appeared to work because, due to the email exchanges, his lien was lifted and his debt forgiven. This cost the residents of the Town \$1,000 or more. In big-time politics we all are aware that "Greatest Fans" often get ambassadorships, minor cabinet positions, and such. It appears that the equivalent in Monument is to have one's water bill forgiven.

The claim has been made that it was the threat of the lawsuit that prompted the Mayor and Board to fold their cards and forgive the debt. Is that really credible? Are towns supposed, as a matter of course, to fold every time someone threatens a lawsuit over one thing or another? I suspect not.

For all we know there may be other such actions in the works. After having gotten off to a good start in terms of displaying some integrity after their election I would hope that the Mayor and Board would rise above this kind of under-the-table pay-back politics to "Greatest Fans" and to others and do an honest job serving the interests of the residents of the Town of Monument.

Lowell Morgan

25 years of living in Palmer Lake
also known as "Heaven"

Some things never change on their own. Since 1979 our roads have not improved at all in fact they have

deteriorated into four wheel drive trails, at least down in the "Glen" the other Palmer Lake, where the secondary citizens live. In the Glen there are no paved roads in fact there isn't even road maintenance, Only on request after the road gets bad enough to where your hubcaps fall off from the holes and mud do we see the grader .It arrives only to fix the area complainedabout. This practice I can live with, it's only my car being abused.

The bigger problem is dust. Airborne particle matter, a federally regulated health hazard that must be dealt with to meet living standards. Our roads in the "Glen" have traffic that went from minimal use with very few residents, to over 450 cars per day at Crescent and Walnut, with no road improvements at all.

The story starts here. After two years of choking dust conditions, not being able to breathe the air in or out of my house, watching the plant life disappear under a coating of dust, and having no response from our town roads department, I decided to take more control of the problem at hand and called the Environmental Protection Agency (EPA). My initial call to the EPA stated they could not act on a road problem until over 200 cars a day travel it, which has never happened on a town or city street in Colorado. Every other town has apparently dealt with dust problems and upgraded the roads for its citizens. At my request, a road counter was installed. The count was over 450 cars a day. When the EPA received this data, they informed the town that they must come up with a plan to reduce particle matter from our air by spring until current air standards are met. My complaints to the EPA began in September of 2000.We waited until the end of April of 2001 and still nothing had been done to address the problem. On April 24th I was invited to the home of Cara Camping, 406 Durango Way, Palmer Lake. Cara had put together an informal meeting to deal with the roads. Several residents were present along with our roads department. (Bob and Randy). At the meeting I asked Bob if he was going to comply with the options he had been given by the EPA which were one of the three following options. (1) Water the roads every day, (2) Dust abate with the proper material "as needed," or (3) Pave the streets that exceed 200 cars per day. Bob's answer was that dust abatement was on the schedule for May which he would comply with, but he also stated that the EPA has no control over Palmer Lake. Palmer Lake sets its own standards that he must follow.

The next day I informed Susan Hilton at the state level of the EPA what had been said. Susan had been handling the problem since my first contact, advising the town on how to deal with the dust. When she heard what Bob had said she assured me of the EPA's authority and asked if anything had been done to the roads in question. My answer, of course, was no. At this Susan called the town to find out when dust abatement was planned and why there was no compliance to the EPA's orders as outlined earlier. I was re-contacted by Susan telling me the date for abatement would be May 8th. Susan also suggested I contact other neighbors to lodge complaints if they had any. This would possibly allow a more aggressive approach to our problem.

I decided to take a walk around the block and talk to my neighbors. I found out every one of the eighteen neighbors I talked with have upper respiratory problems, sinus ailments, and headaches. They all called the EPA to complain about severe dust conditions. I made them aware they were not just breathing dust, but also are inhaling all the by-products left by motorized vehicles. I also informed them that they share the same health problems and breathing difficulties.

Jim Rhatigan



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Letters from Law Enforcement:
Weed Violations

*By Joe Kissell
Chief, Monument Police Department*

During the course of a workday, the police department receives calls asking what is allowed or not allowed under the law. In addition to enforcing state statutes, the police department is responsible for enforcing violations of the Monument Municipal Code. Through the next series of articles, I intend to cover specific codes we receive questions on in an effort to educate and hopefully prevent you from receiving a citation requiring you to appear in court.

This time of year, one of the complaints we receive is regarding the accumulation of weeds. The municipal code is 8.28 in the codebook.

In general, violation of the code occurs if the weeds grow or accumulate within 55 feet of any building or structure, because they are considered a fire hazard; or if they accumulate or grow in such a way as to create an obstruction and interfere with drivers' ability to see a traffic control device; or if they create a situation preventing the safe movement of traffic or pedestrians; or, if they obstruct or clog storm-water drainage systems.

The code specifies "It shall be the duty of each owner of any premises located within the Town to at all times cut and mow the weeds on

the respective premises, and to remove accumulations" for any of the situations mentioned above. The code also allows for the Town to commence proceedings against the property owner by issuing a notice and order, in writing, served personally or by registered mail, specifying a "reasonable period" of time to correct the situation. The notice describes the condition leading to the notice and tells the responsible party of their right to appeal the order, in writing, within 10 days of receipt of the notice. The appeal is filed with the town manager who hears the appeal or designates someone to hear the appeal.

If the responsible party fails to comply with the notice, the code allows for the Town to contract for the removal of the weeds and place a lien on the property to include a 25% surcharge based on the cost associated with the removal.

A complete copy of all town codes is available at Monument Town Hall, 166 2nd Street or at the Police Department, 154 North Washington

Republican primary election
results for county commissioner

By Judy Barnes

The Republican primary election between candidates Wayne W. Williams and Bill Guman was held August 13. The winning candidate, Wayne Williams, will run against Libertarian candidate Arthur Roberts in November to fill the seat that will be vacated by Commissioner Duncan Bremer, who is leaving office. There is no Democratic candidate.

Commission District 1 has a population of 103,194 people; 6,387 turned out at

the polls. Of the 5,886 total votes cast for a commissioner candidate, Wayne Williams received 3,511 votes, 60% of the total; and Bill Guman received 2,375 votes, 40% of the total.

Throughout the county, voter turnout was low. Only 24,551 of 332,504 (7.4%) of those eligible to vote actually went to the polls.

Below are the election results for some Tri-Lakes area precincts.

Precinct	Polling Place	Williams	Guman
74	Lewis-Palmer Elementary	49 votes, 54%	41 votes, 46%
76	Palmer Lake Town Hall	17 votes, 61%	11 votes, 39%
136	St. Peter's Catholic Church	26 votes, 65%	14 votes, 35%
158	Antelope Trails Elementary	35 votes, 62%	22 votes, 38%
192	Lewis-Palmer Elementary	37 votes, 57%	28 votes, 43%
247	Lewis-Palmer High School	36 votes, 57%	27 votes, 43%
260	Monument Presbyterian Church	29 votes, 71%	12 votes, 29%
265	Monument Presbyterian Church	6 votes, 18%	27 votes, 82%
282	Lewis-Palmer Elementary	26 votes, 49%	27 votes, 51%
288	Creskide Middle School	35 votes, 56%	27 votes, 44%
300	Lewis-Palmer High School	40 votes, 62%	25 votes, 38%
333	Lewis-Palmer Middle School	50 votes, 62%	31 votes, 38%
336	Palmer Lake Town Hall	33 votes, 79%	9 votes, 21%
349	St. Peter's Catholic Church	17 votes, 47%	19 votes, 53%
355	Creskide Middle School	35 votes, 70%	15 votes, 30%
356	Antelope Trails Elementary	41 votes, 47%	47 votes, 53%



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Between The Covers at the Covered Treasures Bookstore:
School Days, School Daze

By Judith Pettibone

When my oldest daughter, now twenty, entered kindergarten, it seemed that everyday was Friday. Blink, it was Friday. Blink, it was first grade. Blink, it was college. Though those days and years may fly by, parental involvement is key to our children's educational success. As in nearly all things, sometimes a book may help ... to enrich, to encourage and of course to give advice for school challenges. You can hear the gears changing on those school buses as they leave the barn. Let's read.




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Books to Build On, (A Grade-by-Grade Resource Guide for Parents and Teachers)
Editors: Holdren and Hirsch, \$12.95

In the Core Knowledge Series, this book is intended to lead you to other books. For grades K-6, this annotated bibliography covers language arts, history and geography, visual arts, music, science, and mathematics with the main focus being non-fiction selections. Hirsch is the founder of the Core Knowledge concept ... *all children need certain information and that knowledge builds on knowledge.* Not everyone agrees with Hirsch's 'Core', but few could argue that this book has wonderful book suggestions for every subject and for every elementary aged child. This is a wonderful addition to your reference library.

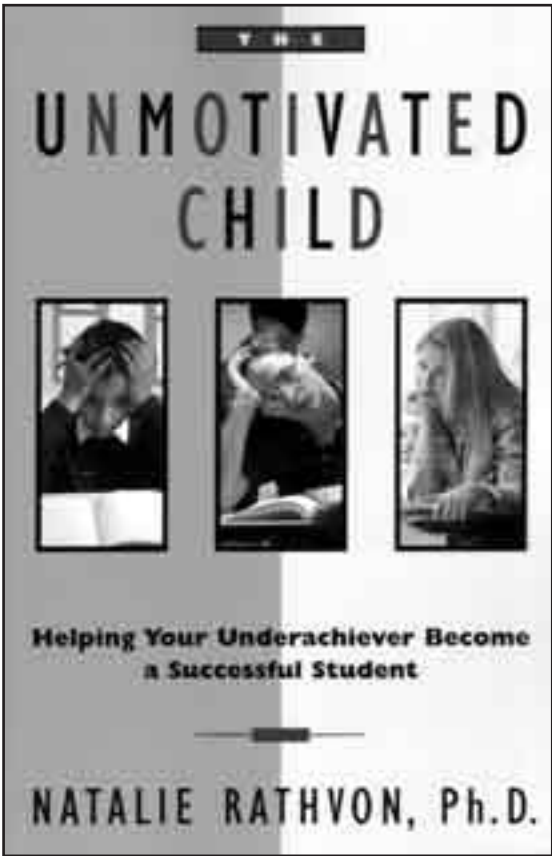
The Unmotivated Child, (Helping Your Underachiever Become a Successful Student)
Natalie Rathvon, Ph.D., \$13.00

Underachievement usually leads to extremely discouraged kids and frustrated parents. *Why don't you hand in your work? Why didn't you study for that test? Dunno!* Rathvon is a former teacher, guidance counselor and clinical psychologist. She addresses the causes and warning signs of underachievement for all levels of education, and offers solutions. She suggests ways to deal with the homework trap, techniques for communication, and guidelines for supporting change as well as ways to work with teachers while change occurs. Her concluding sentence: "Solving the mystery of a child's underachievement is one of the most demanding tasks parents will ever undertake, but the rewards are great - for the child, for the family, and for society as a whole."

When Gifted Kids Don't Have All The Answers, (How to Meet Their Social and Emotional Needs)
by Delisle & Galbraith, \$17.95

Giftedness sounds as if it should be one of life's easier challenges. However, having a gifted child often brings its own unique set of issues and a bit of professional advice might help. One author is a professor of education and the other is the author of several books on giftedness. The book surveys identifying giftedness, the social and emotional needs of gifted kids and, perhaps most intriguing, a discussion by a group of kids on "the Eight Great Gripes." For example, "school is too easy and too boring" or "parents, teachers and friends expect us to be perfect all the time." This discussion is accompanied by information on conducting such a conversation in a school setting or around the kitchen table. This is a book for all those with giftedness; parents, teachers and students.

Find It Fast, 5th Edition, (How to Uncover Expert Information on Any Subject Online or in Print)
Robert I. Berkman, 15.00



If you're reading this and are older than a recent college grad, you did not go to high school or college with the Internet. As the research paper or project looms, how do we guide our young students to properly evaluate the Internet? There are wonderful and amazing reference materials at our fingertips; there are misleading and flat out erroneous materials at our fingertips as well. Berkman's recently revised book is a tool to help us better evaluate the Internet and print media. As Berkman says, "...doing research has become synonymous with searching the 'Net.'" In his research job at McGraw-Hill, Berkman found that in a matter of weeks he would go from knowing nothing about a subject to turning out a knowledgeable and accurate report. In fact, he teaches a course on "How to Become an Instant Expert." Berkman divided his book into two parts: "Unlocking the Information Vault" and "Experts Are Everywhere." He even mapped out strategies for organizing and writing your research. This would be a valuable addition to your "hands-on" reference library.

99 Ways to Get Your Kids to Do Homework (And Not Hate It)
Mary Leonhardt, \$9.95

My Dad would not have understood the need for a book like this. Like Nike, he would just look at you (with THAT look) and say "Just Do It." However, this book, while occasionally going for the obvious (keep an eye on the relationship your kid has with his or her teachers), also offers some very good observations and suggestions. Leonhardt is a teacher with many years of experience to back up her advice. One of her best is #36: "If your children are given ridiculously hard assignments, still do as little as possible to help them." The example she gives is a good one and illustrates the need for the teacher to get feedback about appropriateness of an assignment. Otherwise, parent-generated homework will give "permission" to continue such assignments. Organized by level, there is common sense advice for K-12 homework needs.

From homework help to gifted children's needs, there are books for easing the school days ahead. Before the blinks add up to another completed school year, one of these books might enhance your child's school experience.



High Country Highlights: What wine is all about

By Woody Woodworth
High Country Feed and Garden

What's wine all about? Wine is about people. It's made by people, for people and reflects the character and tastes of the people who enjoy drinking it. Not every person is alike and the wine we drink is equally as different. Compare it to several people listening to radio stations from around the world. Not every one is going to like the same music. The idea is to find a wine you enjoy and know you like the wine style and character. Then you can experiment occasionally with different types of wine to expand your tasting experiences. There really are no rules. If you enjoy the wine you select, then you have a "good bottle of wine". The four basic flavors of wine are fruit, alcohol, acidity and sweetness.

All wines taste of fruit, or should, but wine very seldom tastes of grapes. Some examples you might find in white wines are apricot, apples, strawberries, or pears. Blackberry, cherry and raspberries are commonly found in red wine. But remember, the flavors you recognize will probably differ from the person who is sharing the bottle with you.

You can't have wine without alcohol. Alcohol is the product of fermentation and is produced by the action of yeast on grape sugars. Alcohol helps to give wine the sensation of weight in the mouth and that sensation is known as body. It contributes to the feel and balance of the wine, helps it age gracefully and also has pleasant effects on the drinker (when used in moderation, of course).

Acidity is what makes wine taste refreshing by balancing the fruit flavors and the weightiness of the alcohol. All wine must have acidity for its

flavor and for its preservative qualities.

Yeast normally gobbles up all of the sugar present in grape juice. When the alcohol level in the juice reaches a certain point, the yeast will die and the result is a dry wine. Sweet wines are sweet because they contain unfermented sugar from the grape juice. The balance between fruit, alcohol, acidity, and sweetness (or dryness) is crucial to wine quality.

Most wines produced today are to be consumed early; that is, within the first few years after bottling. Home winemaking is becoming a popular method to producing fabulous wine at a fraction of the cost of commercial wine. The winemaking process is simple. It requires little space and gives the consumer an opportunity to try a variety of wines for pennies a glass.

If you buy wine to drink, get advice, buy wines that are within your budget, and know you are drinking them and not storing them for years. For the brief time you have unopened bottles of wine in your household, store them in a cool place and lay them down. That will keep the cork moist and prevent oxygen from getting to the bottle and spoiling the wine.

[This article was inadvertently omitted from our August 3 issue. OCN apologies for any inconvenience this caused.]

Balink likely next county clerk and recorder, Sholdt appointed as interim

By John Heiser

On Wednesday, August 28, it was announced that a finalist for appointment to the position of county clerk and recorder, Robert Balink, was chosen as the Republican Party's candidate for the post. The El Paso County Republican Party's officers - chairman Chuck Broerman, vice chairman Andy Merritt and secretary Judith Jergensen - selected Balink to appear on the November 5 ballot. Balink is likely to be elected because no other party has named a candidate. Write-in candidates must file by Sept. 6.

The next day, Thursday, August 29, the Board of County Commissioners voted to appoint Terry Sholdt as interim county clerk and recorder until January when the winner of the November 5 election will take office. Sholdt, a 28-year employee of the clerk's office, was endorsed by former clerk and recorder J. Patrick Kelly as his replacement. Kelly is vacating the position because he was appointed by Governor Bill Owens to be a district court judge. Kelly was sworn in as a judge August 30. County Commissioner Ed Jones, who is running for Colorado State Senate District 11, was absent for the vote.

Balink is an executive with the Greater Colorado Springs Chamber of Commerce and serves as the chamber's government affairs director, vice president of technology and international trade, and vice president of member services. He also serves on the El Paso County Highway Advisory Board, an appointed position, and was recently a finalist for the assistant county administrator job. He has been a committee chairman with the Young Republican National Federation and was an alternate and delegate to the Republican National Convention. Balink is a precinct committeeman, campaign worker, and volunteer.

District 1 County Commissioner Duncan Bremer, who is barred from another commission term because of term limits, applied for the interim appointment and party nomination. He withdrew from consideration for the post in recent weeks to concentrate on his law practice.

The clerk's office handles real estate document filings, motor vehicle licensing, and elections.

Kelly, a former assistant city attorney, assistant district attorney, and county attorney, was appoint

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Palmer Lake’s Blue Columbine Fall Concert in the Park, Saturday September 14

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Monument's Fall Festival

Saturday, October 5
10:00am - 4:00pm

Scarecrow Contest
Enter or vote for your favorite Scarecrow

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Bring a picnic and your dancing shoes and come on down to the Palmer Lake village green from noon to 4 pm to enjoy the festivities, including live reggae music. At 12:45 pm will be the open house and dedication of the new municipal building. At 1:45 will be the auction of the custom made doghouse built and donated by Ed and Cindy

Smith. The event is sponsored by the Town of Palmer Lake Community Development, Parks, and Recreation, and Rock House Ice Cream, which is having a coloring contest for children, so stop in for a columbine picture to color. For more information, call the Palmer Lake town office at 481-2953.

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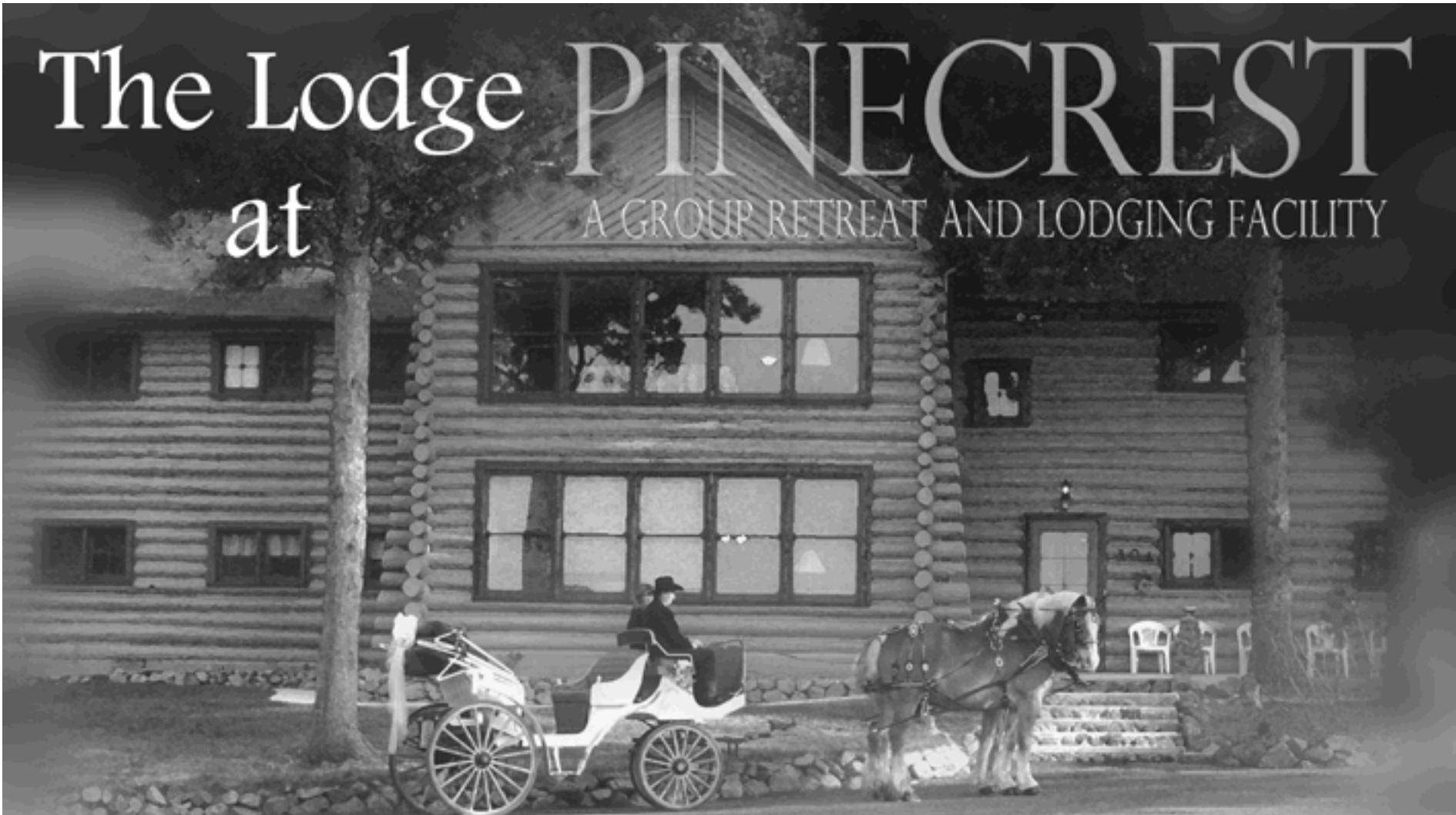
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Palmer Lake Art Group's annual Christmas Crafts Festival

October 5 and 6

The Palmer Lake Art Group will present its 29th annual Christmas Crafts Festival on Saturday, October 5 and Sunday, October 6. Once again the festival will be held at the quaint 66-year-old Palmer Lake Town Hall situated directly across from the village green. The juried show is limited to 40 participants. This policy assures high quality, eliminates overcrowding, and has earned the festival an excellent reputation. A wide variety of items will be presented including pottery, glass, wood, metal, jewelry, basketry, pine cones, everlasting floral arrangements and a wide variety of cloth items. Proceeds from sales will go toward scholarships for Tri-Lakes students who plan to continue their studies in art.

The Palmer Lake Art Group is the oldest art group in the Tri-Lakes area, begun by a few Palmer Lake residents in the early 1960s and incorporating as non-profit in 1968. It has grown to approximately 90 members from front-range communities as far north as Denver to the southern area of the Pikes Peak region.

For more information, phone Jan McGrath at (719) 488-3543

Dates and times:

Saturday, October 5,
9 am - 6 pm
Sunday, October 6,
10 am - 4 pm

Place:

Palmer Lake Town Hall
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Driving Directions: N I-25 Exit 172 Larkspur, left at Spruce Mtn. Road,
Larkspur Community Park 1/2 mile on the left.

It's that time again - Tri-Lakes Business Expo Sept. 13

By Marylou Doehrman
Executive Director

Tri-Lakes Chamber of Commerce

Most of us past the age of six will remember, in

detail, where we were and what we were doing on September 11, 2001, much like the baby boomers and their parents who have repeatedly recalled their exact whereabouts the day President John F. Kennedy was shot.

Still fresh in my mind is September 11, 2001. I was on my way to an early morning meeting of El Paso County chamber executives. I was listening to the radio, and I could not quite grasp the extent of the news. When I arrived at the Colorado Springs chamber office, I sat down amidst stunned chamber directors and business leaders. At the close of our meeting, we all agreed that the business climate and our own lives would be affected for a very long time by the multiple acts of those who terrorized our country on September 11.

Chambers all over the United States scrambled to figure out ways to combat the downturn of the economy, as the effects from September 11 permeated the entire country. Our chamber was no different as we tried to second-guess the ramifications of 9-11.

And I had a business exposition to make happen. The first-ever Tri-Lakes Business Exposition was scheduled for September 18, 2001, just seven days after 9-11. Thirty-five businesses had already reserved booths, and the Tri-Lakes Center for the Arts in Palmer Lake was the venue for our very first business trade show/exposition. Other chamber directors canceled a few September events and programs. Manitou Springs canceled its annual coffin race - a sensitive thing to do, considering the circumstances. However, I felt compelled more than ever to give our businesses an opportunity to promote their products and services, and to mingle among colleagues. When a community comes together, that camaraderie can help to heal fears and sadness, and everyone felt the

losses incurred on September 11.

Business owners rallied, and the Tri-Lakes Center for the Arts was wall to wall with businesses. We all had a great time. I hoped that the entire community, residents and others, would come out to support the businesses in the Tri-Lakes area. How did I know that President Bush would address the nation on television on the afternoon of our business exposition? Of course, he spoke about September 11. Community participation was disappointing that day, but each and every business owner, and those from the public who came that day had a superb time meeting and greeting one another.

Well, it's another year and another business exposition. On September 13, 2002, the second annual Tri-Lakes Business Exposition comes to fruition at the Woodmoor Barn in Monument. We have changed our theme this year from "Toot Your own Horn" to a Friday the 13th theme (some say Friday the 13th brings bad luck, not this year!) We have 10 more businesses than last year, which gives us a grand total of 45 businesses that have reserved booth space. We are going to have a rip-roaring good time, and we invite all of you to be there. This is your opportunity to see what's happening in the business community in the Tri-Lakes area and to meet many of the great entrepreneurs who have created your business community.

The exposition is scheduled at the barn (on the deck, in the main room and downstairs) from 11 am until 6 pm. Bristol Brewery is sponsoring happy hour from 4 pm until 6 pm, and the Coffee Cup Café is serving brats and hot dogs! Dance, yoga, cooking, and karate demonstrations are planned throughout the day. The cost of admission is at your choice - we'll have a donation jar, but you can come free as well. Childcare is available, too.

Let us bring the community together for this event. Since last September, it has been a challenging year for many of our business owners. Please take pride in the Tri-Lakes business community's tenacity, and show them your support on September 13, 2002. Be at the business exposition, and thanks ahead of time. Call the chamber at 481-3282 for more information.

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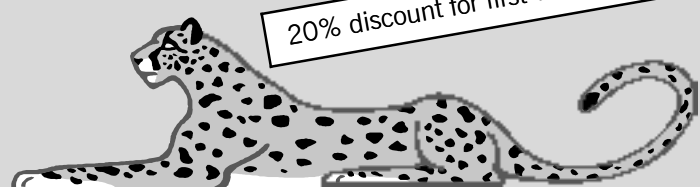
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Tri-Lakes Women's Club Fall Kick-Off Meeting Sept. 20

The fall kick-off meeting of the Tri-Lakes Women's Club will be Friday, September 20 at The Air Force Academy Officer's Club at 11:00am. Reservations must be made with Kendell Vliet at 481-8588 or Kendell.Vliet@eds.com by September 16th. Tri-Lakes Women's Club holds monthly meetings, September through May, and offers several interest groups throughout the year. All interested women living in School District 38 are invited to participate in the organization. Tri-Lakes Women's Club sponsors the annual Pine Forest Antique Show. Proceeds from this

fundraiser benefit local non-profit groups. Information about TLWC is available at www.tlwc.net or by contacting Susan Shekerow at

sjsdance@aol.com or Diana Woods at 488-3135.



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PLHS Historic Homes and Walking Tour

By Judy Barnes

When I first heard that the Palmer Lake Historical Society (PLHS) was planning a walking tour of historic buildings in Palmer Lake including the Pillsbury House and the grand Victorian mansion, Estemere, I knew that was an event I would not miss for the world!

On the day of the tour, Saturday, August 17, even the weather cooperated with cooler temperatures than the previous scorching days. My husband and I were in the first tour group of the day, with groups of twelve people following us from the Palmer Lake Town Hall every fifteen minutes. Our tour guide, PLHS member Sharon Jarnagin, escorted us around the historic part of Palmer Lake, showing us the sights and telling us historical background. One of our first stops was the Lucretia

Vaile Museum. I enjoyed the Pillsbury Store display of objects from the old store formerly located in the house we would soon visit. The store, built in 1886 by Charles H.L. and Charles C. Pillsbury, sold groceries, dry goods, shoes, hardware, stationery, tobacco, and more. Even a post office and laundry were housed there. Larry and Mary Meyer now own the site of the former Pillsbury Store at 319 Glenside Road and graciously guided us through the house, showing us the renovations they've done in the 3 1/2 years they've lived there.

The intersection of High Street and South Valley Road was the main business area of Palmer Lake a century ago. At 270 South Valley Road we saw the house that was once the Wilson store and bakery, built in 1900. At 300 Glenside Road, now apartments, was once the Phillips Brothers' Grocery Store, built in 1891. We also saw and learned about the first school house, the McIntyre Cottage, the Berry Cottage, and the sites of Deer Park and the Rockland Hotel, a 60-room hotel on Glenside Road that burned to the ground in 1920 from a gas explosion.

Finally, we arrived at 380 Glenway, the Estemere Manor, built in 1887. Kim and Roger Ward, who bought the estate in 1998, have done extensive restoration work on the 5700 square foot, 18 room Victorian mansion. Kim Ward took our group through the grand house, that was originally built by an oral surgeon, Dr. William Finley Thompson, from Baltimore. Kim explained that the floor plan of the house was a replica of the house where Dr. Thompson lived during his medical training. He added a tower and observatory to the original design.

In the dining room, Kim pointed out the change in color of the table legs, about halfway up. A flood in 1965 swept mud through the back of the house, destroying the kitchen and damaging floors and furniture, Kim explained. The Wards have replaced the flooring throughout the house and have completely redone the kitchen. They've added a beautiful and bright conservatory-style breakfast nook and will add a laundry room, too. Currently they are doing laundry in the carriage house. The rooms are furnished beautifully in Victorian style, giving the house the feel of a museum. The Wards have done a remarkable job of preserving and restoring Estemere.

After our wonderful tour of the house, we went outside to enjoy the surroundings of the 7-acre estate, including bagpipes and brass band music. Over 250 people toured the house that day. It was a glorious experience, made possible and enriched by the cooperative efforts of many groups and individuals from our community. We thank the volunteers

from the Palmer Lake Historical Society, including Sam De Felice, president, and Roger and Susan Davis, director and curator of the Vaile Museum; Si Sibell who provided carriage rides; David Jack of Monument Pizza who donated and delivered pizza for the volunteers; the manager of Monument Safeway, who donated \$100 of merchandise including ice, pop, and cups; members of Pikes Peak Chapter Model A Club of

Colorado Springs, who had vintage automobiles on display at Estemere; Sam Swancutt, who played bagpipes; the Celebrity Brass Quintet--R. Ted Hunt, Bob Wolf, Ted Bauman, Mike Mozingo, and Craig Ketels--who played music in the gazebo at Estemere; and Richard Reese of Reese Tipis. We especially thank Larry and Mary Meyer and Kim and Roger Ward for opening their phenomenal homes to us.

All the places we visited are depicted and described in a booklet, Historic Landmarks: Palmer Lake, Colorado, compiled and edited by Suzanne Pitts and published by the Palmer Lake Historical Society. The book can be purchased at the Vaile Museum in Palmer Lake and at Covered Treasures Bookstore in Monument. If you missed the walking tour, you can buy the book and guide yourself around town.

For more information about Estemere, there is a booklet published by the PLHS, The Estemere Estate of Palmer Lake, Second Edition, by John W. & Suzanne Pitts, that is also available at the Vaile Museum and at Covered Treasures Bookstore. Also, the Wards have an interesting and informative website, <http://www.estemere.net> as does the PLHS, <http://www.ci.palmer-lake.co.us/plhs/estemere.html>



From top to bottom:

- 1) Awaiting entry into Estemere
- 2) Morgan Meyer, in front, and friend Hilary Pearce behind serve water to thirsty tourists in front of Pillsbury House.
- 3) Left to right, R. Ted Hunt, Bob Wolf, Ted Bauman, Mike Mozingo, and Craig Ketels--the Celebrity Brass Quintet--play for guests from the gazebo outside Estemere, formerly the bandstand in nearby Deer Park.
- 4) View of Estemere from the north.



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Western Museum of Mining and Industry August 24

By Bill Chin

Over 40 people (25 children) attended this inaugural tour of the Western Museum of Mining and Industry (WMMI) grounds, located on the site of the Reynolds Ranch. The site once housed a dairy farm and a saw mill. Wood and farm products were transported over a Rio Grande railroad link at the Air Force Academy area until I-25 was built.

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The museum's 27-acre site has four exhibit buildings, outdoor displays, and a picnic area. It even has nature habitat areas for science research. A demonstration mining recycling project will be opening soon. The tour covered the museum's rich history, from the creation of the museum to the acquisition of various types of mining equipment. Winfield Stratton made many contributions to mining history. His estate donated many archived records and his equipment collections to the museum.

The tour began with the museum displays inside the main building. Visitors can feel the rumbling Coryliss steam engine when in operation. They can pan for gold just like a prospector in the Pikes Peak gold rush, entering the history of mining from a miner's perspective. There is a film on the history of mining in the theater.

After the main museum building, visitors learn the history and details of the huge mining equipment along the roadway and picnic area. At one time, the storage buildings were the barns for the dairy business. Now the curators review and store their collections there.

Between the main building and the barns, the Osgood steam shovel is stored. As it operates, one could imagine the movement of the ore and the high-pressure air locomotives rolling down its 30-foot track. Some of the huge hoist equipment used in mining is also on display.

Behind the barns, up the hill is a display of a simulated mine. Visitors stand inside the ore processing facility where they can feel the mine atmosphere and can imagine the ore coming from the mines down conveyors into an ore stamping mill, the Yellow Jacket II. They can watch and experience the shaker tables separating the gold particles from the ore that was excavated from the mine.

The tour then headed back down the southeast road to the nature habitat areas. The children learned some interesting ecological facts and history. Polly, Oro, and Nugget, the burro mascots, welcomed visitors and the kids fed them. The museum recently had a birthday party for the burros.

Back at the main entry road, visitors get an up-close look at the Reynolds ranch house. The ranch has quite an interesting history of ownership and property usage. This tour was a dynamic and enjoyable way to learn about mining and the history of this region.

The Western Museum of Mining and Industry is located at I-25 exit 156A, just east of the US Air Force Academy north gate in Colorado Springs. The museum is open daily from 9 am to 4 pm, Monday through Saturday. From June through September, it is also open on Sundays from noon until 4 pm. Guided tours are given at 10 am and 1 pm.

For more information call 719-488-0880 or visit the museum's website at www.wmmi.org



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Friends of Ben Lomond continually looking for friends

By Sue Buell

The Friends of Ben Lomond committee continues developing the vision of helping create publicly accessible open space on Ben Lomond Mountain, the tabletop mountain north of Highway 105 extending from Elephant Rock to Palmer Lake. Fundraising efforts are ongoing. One definite and consistent source of funding is the Tri Rec District. They have developed funding that is not tax payers' money. They currently receive quarterly funding from GOCO; money from the state lottery. This ongoing funding is the most readily accessible money to support our project. To make it possible for FOBL to receive any of this funding, voters who live within the District boundaries need to vote NO in November when asked if the District should dissolve. FOBL is the foremost project in open space for Tri Rec District, but it will receive no money at all if residents vote to dissolve the District.

One barrier to the mountain from the Santa Fe Trail is the housing development platted for the meadow on the south side of the mountain. FOBL is currently looking into ways to gain access to the mountain through this possible development. At this time, water is an extremely important issue and has stopped development. By the time the Town of Palmer Lake has resolved the water problem, FOBL hopes to already have figured out how to manage the needed access.

To give ideas or voice concerns, please come to the committee meetings on the 4th Thursday of each month at Palmer Lake Town Hall at 7 PM, or contact me at 719-481-2474 or at suebuell@earthlink.net.

To make your tax-deductible donation, please write your check to Trails and Open Space Coalition, earmark it for Ben Lomond, and send it to FOBL, PO Box 654, Monument, CO 80132.

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Monument Committee Openings

By Bill Chin

Town Manager Rick Sonnenburg announced there are openings for citizens to volunteer their time and expertise in several town committees. A letter of interest in a committee needs to be received by Rick Sonnenburg or Town Clerk Anne Holiday by noon, September 13. Letters of interest will be presented to the board of trustees at the September 16th meeting.

Monument committees with openings are Police Advisory, Public Works, Parks and Landscaping, Planning Commission, and Board of Adjustments.

For more information contact the Monument Town Hall at 481-2954.



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News from the Tri-Lakes Center for the Arts



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The Tri-Lakes Center for the Arts started the fall season with its annual General Membership meeting and opening of the Members and Guests art show September 6. The Members and Guests show highlights the works of twelve artists in multiple media, from sculpture, watercolor, oils, to photography. Many of the Center's resident artists have also contributed examples of their work. The show runs through September 22 at The Tri-Lakes Center for the Arts in the historic Kaiser-Frazer building at 304 Highway 105 in Palmer Lake.

While results of the general election for the TLCA Board of Directors were not available at press time, the membership meeting included the potential election of at least ten new board members and a new executive board. Heidi Juell and Lynn Roth will carry forward from the old board with unexpired terms, David McLean, Lowell "Skip" Morgan, and Roth Hyland will run again. Ronny Walker runs unopposed as the resident artists' representative.

David McLean, a previously appointed board member re-running for the new board states "The Center is moving forward with new faces, ideas, and vigor. The outgoing board faced challenges that they met and overcame, leaving the Center better off, but in need of fresh ideas and a renewed vision. The new board must recruit dedicated volunteers, attract donations and grants, offer programs and exhibitions that appeal to the community, and further define the Center as a place of inspiration for the Front Range."

Within the 11,000 square foot landmark Kaiser-Frazer Building, the Tri-Lakes Center for the Arts has three galleries, a gift shop, classrooms for art instruction, a composite wood dance floor, stage and sound system, and studio space for ten resident artists. The Center has been used for private events from birthday parties to wedding receptions, as well as hosting leading exhibitions such as B/Found, a juried exhibition of works of found art, and the Colorado Art Education Association show highlighting the work of Front Range art instructors.

Recently the center has gained a reputation for hosting a broad range of musical talent, from the DaVinci Quartet to Wendy Woo. "We've received significant interest from musicians and groups and plan on setting a schedule shortly after the general election," asserts McLean. "We should be able to provide something for most everyone, and we are working to bring back favorites such as Chuck Pyle."

The Tri-Lakes Center for the Arts is a significant resource for the community, but it requires community support and volunteerism to grow and move forward. If you are available to volunteer, teach a class, use the center for an event, want to become a member, or want information on upcoming events, please call 481-0475, send an email request to info@trilakesarts.com or visit the website at www.trilakesarts.com.

Women's Club and Car Club raise money for fire department

*By David Youtsey, Fire Chief
Woodmoor/Monument Fire District*

On August 15th, the Tri-Lakes Cruisers Car Club presented the Woodmoor-Monument Fire Protection District with a check for \$300. The money was raised during the car show held in Monument at the Rosie's Diner parking lot on June 23rd. The district accepted the donation with great enthusiasm and appreciation. We plan to use the money to help offset the cost of the infrared imaging camera.

The Tri-Lakes Women's Club donated the last fourth of the money it took to buy the infrared imaging camera, which cost close to \$25,000. The camera helps the firefighters tremendously because it allows them to look through the screen of the camera and see if there are humans or animals in any room that is smoke-filled or burning. There has been one camera that was shared between all of the northern El Paso counties fire stations. This one will stay at the Woodmoor station.

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105: CDOT met with Monument business community

By Judy Barnes

Twelve local business people attended a meeting with representatives from the Colorado Department of Transportation, CDOT, and others involved in the highway project at the Monument Town Hall on August 13 at 9 am to find out how upcoming road construction for the I-25/Highway 105 Interchange might affect them. CDOT Resident Engineer Bernie Guevara introduced the meeting as the first business meeting to communicate with business people concerning the impact of construction operations on their businesses. Also present were Ted Tjerandsen, project supervisor from Wilson & Company, Dean Lee, project manager from Lawrence Construction Company, Lana Hofman, account coordinator from PRACO, Ltd., CDOT's public relations consulting firm, and Project Engineer Mark Andrew, who was the main presenter at the meeting. "We want to hear your concerns," Andrew stated before beginning his slide presentation. First, he described the project schedule. The contract was awarded to Lawrence Construction Company of Littleton in July. Groundbreaking is scheduled for September 20, and completion is expected by spring of 2005 or sooner. Much of the work will be done at night to minimize the impact on motorists and businesses.

At the beginning of the project, CDOT considered eight design concepts for the improvements in Monument. The final decision was based on public input, environmental issues, and federal and state standards. The project is expected to cost \$29 million and to take two and a half years to complete. Improvements will include the new Highway 105 bridge, with sidewalks and bike lane, over I-25, additional traffic lanes and turn lanes, a new bridge over Dirty Woman Creek, four new signalized intersections, and a new Park 'n Ride lot with bus service to Colorado Springs. On Highway 105 northbound, through the Third Street intersection all the way to Rosie's entrance, a median will be constructed that will prevent left turns from or onto Third Street.

Attendees, including outgoing County Commissioner Duncan Bremer, local businessman Kelly McGuire, Chamber president Gov Vaughn, and A.B. Tellez of Rosie's Diner, voiced concerns about various aspects of the road construction. Issues included the water that collects on the road from People's Bank and maintenance of landscape at the new Park 'n Ride. Duncan Bremer asked about the future of the old Park 'n Ride lot. The north one-fourth will be left for the Chamber of Commerce; the rest will be landscaped with native grass. Bernie Guevara is looking for a cooperative effort with the local business community for maintenance of the new Park 'n Ride landscape. Kelly McGuire asked if there was a possibility

of relocating the truck weigh station, perhaps to the north end of Greenland Ranch. Apparently that was considered, but Douglas County did not want the station there.

The local highway improvements are part of the I-25 Corridor Improvements Project. Eventually, I-25 could have six lanes plus express lanes for high occupancy vehicles (HOV) from the US Highway 24 bypass to Briargate, and six lanes from Briargate to Monument without the HOV.

For information and construction schedules on I-25 Corridor Improvements, visit the I-25 website

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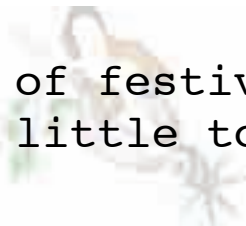
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Artisans and crafts people like you will be an excellent addition to our festival line-up. The only payment required from you, for your booth, is \$5.00 (the local sales tax license fee). There are no other costs to you. You would provide your own setup equipment and coverings. **Date:** Sat., Oct. 5, 2002 **Time:** 10:00 a.m. til dark

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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.

GOVERNMENTAL BODIES

- **Larkspur Planning Commission Meeting**, Mon., September 9, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the second and fourth Mon. each month. Info: (303) 681-2324.
- **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.
- **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.
- **Triview Metropolitan District Budget Workshop**, Sat., September 14, 9 am, District Office, 174 North Washington St. Info: call 488-6868.
- **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.
- **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.
- **Larkspur Town Council Meeting**, Thu., September 19, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the third Thu. each month. Info: (303) 681-2324.
- **Lewis-Palmer School District 38 Board Meeting**, Thu., September 19, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson. Normally meets the third Thu. each month. Info: 488-4700.
- **Tri-Lakes Fire Protection District Board Meeting**, Tue., September 19, 7 pm, conference room at Tri-Lakes Station 1, 18650 Highway 105 west of Monument near the bowling alley. New day: Normally meets the third Thu. each month. Info: call 481-2312.
- **Woodmoor-Monument Fire Protection District Board Meeting**, Mon., September 23,

- 9 am, 1855 Woodmoor Drive. Normally meets the fourth Mon. each month. Info: call 488-3303.
- **Larkspur Planning Commission Meeting**, Mon., September 23, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the second and fourth Mon. each month. Info: (303) 681-2324.
- **El Paso County Planning Commission**, Tue., September 24, 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 September 17. Info: 520-6300.
- **Triview Metropolitan District Board Meeting**, Wed., September 25, 6:30 pm, District Office, 174 North Washington St. Agenda items include the 2003 budget. Info: call 488-6868.
- **Monument Police Advisory Committee**, Wed., September 25, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the last Wed. each month. Info: call 481-2954.
- **El Paso County Water Authority**, Wed., October 2, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the first Wed. each month. Info: 520-6300.
- **Monument Public Works Committee**, Wed., October 2, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first Wed. each month. Info: call 481-2954.
- **County Water Authority Meeting on the Draft Final Water Master Plan**, Wed., October 2, 7 pm, Lewis-Palmer High School, Higby Road. Info: Water Authority manager Philip Voegtler, 380-7233.
- **Woodmoor Improvement Association Board Meeting**, Wed., October 2, 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.
- **Larkspur Town Council Workshop**, Thu., October 3, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the first Thu. each month. Info: (303) 681-2324.
- **Palmer Lake Town Council Workshop**, Thu., October 3, 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.
- **Monument Board of Trustees Meeting**, Mon., October 7, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first and third Mon. each month. Info: call 481-2954.
- **Woodmoor Water and Sanitation District Board Meeting**, Tue., October 8, 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., October 9, 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., October 9, 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.
- **Palmer Lake Town Council Meeting**, Thu., October 10, 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.
- **Larkspur Planning Commission Meeting**, Mon., October 14, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the second and fourth Mon. each month. Info: (303) 681-2324.
- **El Paso County Planning Commission**, Tue., October 15, 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., October 15, 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., October 15, 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., October 16, 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.
- **Palmer Lake Planning Commission Meeting**, Wed., October 16, 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.
- **Larkspur Town Council Meeting**, Thu., October 17, 6 pm, Larkspur Town Hall, 9524 Spruce Mountain Road. Normally meets the third Thu. each month. Info: (303) 681-2324.
- **Lewis-Palmer School District 38 Board Meeting**, Thu., October 17, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson. Normally meets the third Thu. each month. Info: 488-4700.
- **Tri-Lakes Fire Protection District Board Meeting**, Tue., October 17, 7 pm, conference room at Tri-Lakes Station 1, 18650 Highway 105 west of Monument near the bowling alley. New day: Normally meets the third Thu. each month. Info: call 481-2312.
- **Monument Board of Trustees Meeting**, Mon., October 21, 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., October 22, 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 October 15. Info: 520-6300.
- **Triview Metropolitan District Board Meeting**, Wed., October 23, 6:30 pm, District Office, 174 North Washington St. Agenda items include the 2003 budget. Info: call 488-6868.

LOCAL LIBRARY EVENTS

- **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.
- **Monument Library Toddle Time, Every Thu.**, 10:15 am and 10:45 am, Monument Branch Library, 1706 Lake Woodmoor Drive. A program for one- and two-year-olds (plus a caring adult) that introduces the delights of rhyme, rhythm, and a few special stories as a first step to reading. Info: 488-2370.
- **Monument Library Snuggle-Up Storytimes, Every Thu.**, 7 pm to 7:30 pm, Monument Branch Library, 1706 Lake Woodmoor Drive. Children age 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.
- **Palmer Lake Library Storytimes, Every Wed.**, 10:30 am, Palmer Lake Branch Library, 66 Lower Glenway. Stories and more for children age three and up. Info: 481-2587.
- **Monument Library (All Pikes Peak Reads) To Kill a Mockingbird Read Aloud, Read Along**, Three Tuesdays, September 3, 10, and 17, 7 pm, Monument Branch Library, 1706 Lake Woodmoor Drive. *To Kill a Mockingbird* by Harper Lee will be read aloud, six chapters at each session, to anyone who wants to

participate and get prepared to join the All Pikes Peak Reads discussion groups. Info: 488-2370.

- **Monument Library (All Pikes Peak Reads) *To Kill a Mockingbird* Book Discussion Group, Every Wed.,** September 11 through October 9, 7 pm, Monument Branch Library, 1706 Lake Woodmoor Drive. Join these literary and thematic discussions of *To Kill a Mockingbird* by Harper Lee. Info: 488-2370.
- **Monument Library Computer Class,** Sat., September 21, 11 am, Monument Branch Library, 1706 Lake Woodmoor Drive. Online Card Catalog and eReference help sessions. Registration is not necessary. Instructor: Dave Doman 531-6333 x 2315. Library Info: 488-2370.
- **Monument Library (All Pikes Peak Reads) *To Kill a Mockingbird* Coffee Chat Book Discussion Group,** Wed., October 2, 10 am, Monument Branch Library, 1706 Lake Woodmoor Drive. Join these literary and thematic discussions of *To Kill a Mockingbird* by Harper Lee. Info: 488-2370.
- **Monument Library (All Pikes Peak Reads) “Mockingbird in the Rockies” 1930’s Panel Discussion,** Sun., October 13, 1:30 pm, Monument Branch Library, 1706 Lake Woodmoor Drive. *To Kill a Mockingbird* paints the picture of a rural Alabama town in the 1930s. Hear stories of 1930s life in the Pikes Peak region from Colorado Springs natives at this program. Activities include: Film clips of the Pikes Peak region from the 1930s, including a 1936 film produced by Spencer Penrose called *Curious Colorado*. A skilled promoter, Spencer Penrose produced this sound film to highlight the tourism opportunities in the Pikes Peak Region. He also appears briefly in the film. Introductory remarks by Franklin Delano Roosevelt. Discussion of 1930s life in the Pikes Peak region by a panel of Colorado Springs natives. Questions include those about segregation, the effect of the Depression, and entertainment. Panelists include Bill Bowers, Robert Isaac, Betty Magee, Richard Marold, and Lulu Pollard. Public participation is welcome. Info: 488-2370.
- **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.
- **Tri-Lakes Center for the Arts Members’ and Guests’ Exhibit,** runs through Sun., September 22 at the Kaiser-Frazer building, 304 Highway 105, Palmer Lake. The show highlights the works of twelve artists in multiple media, from sculpture, watercolor, oils, to photography. Many of the Center’s resident artists have contributed examples of their work as well. Info: 481-0475, info@trilakesarts.com or www.trilakesarts.com.
- **Western Museum of Mining and Industry Guided Tours of the Interior Exhibits,** Daily, Mon. through Sat., 10 am and 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, or e-mail: info@wmmi.org.
- **NAMI Family-to-Family Education Program,** Sat., September 7, 9 am to noon, The training room, MedVed Ford, Castle Rock. For family members of persons with mental illness, this event begins a series of twelve weekly classes to help family members understand and support the ill relative while maintaining their own well-being. The course is taught by a team of trained volunteer family members

who know what it is like to have a loved one with a serious mental illness. There is no cost to participate in the NAMI Family-to-Family Education Program. Registration is required. Call teachers Jim Turner, 303-688-0188 or Pam Klassert, 303-814-3535.

- **Tri-Lakes Women’s Business Owners and Managers Luncheon,** Tue., September 10, 11:30 am, Gleneagle Country Club, 345 Mission Hills. Men are welcome as well. Steve Black, who will present excerpts from an upcoming seminar with internationally known speaker, Brian Tracy. The workshop/seminar will focus on goal setting, time management, sales skills, productivity and how to generate more referrals. Call Karen Evans at 487-8900 for information and to make reservations.
- **Tri-Lakes Marketing Forum,** Wed., September 11, 8:30 am, Gleneagle Country Club, 345 Mission Hills. Kevin Patterson, Prudential Professional Realtors, will discuss the state of the local real estate market. \$6 Fee includes breakfast and tour. RSVP by noon, Mon., September 9th to Janna/McGinnis GMAC Real Estate at 487-0000.
- **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.
- **2nd Annual Tri-Lakes Business Exposition,** Fri., September 13, 11 am to 6 pm, Woodmoor Barn, 1691 Woodmoor Drive, across from Lewis-Palmer Middle School. Bristol brewery is sponsoring a happy hour from 4 pm to 6 pm. The Coffee Cup Cafe will be offering brats and hot dogs. Forty-five businesses to peruse - a fun and informative day that includes cooking demos, yoga demos, dance and karate demos. Info: 481-3282.
- **Annual Trail Celebration Ride,** Sat., September 14, 10 am - 2 pm. Ride, walk, or run the trail between Palmer Lake and Bear Creek park. Free lunch is provided. Sponsored by the Trails and Open Space Coalition, El Paso County Parks, and the Colorado Springs TOPS Program. Info: <http://trailsandopenspaces.org>, call 385-5947 to register.
- **Palmer Lake Blue Columbine Fall Concert in the Park,** Sat., September 14, noon to 4 pm, Palmer Lake Village Green. The Town of Palmer Lake Community Development Program and the Rock House Ice Cream Shop sponsor this event. There will be live reggae music, a dedication and open house for the new municipal building (12:45 pm), and an auction featuring a custom-made doghouse (1:45 pm). All proceeds will go toward payment for the fire truck. Info: 481-2953, www.ci.palmerlake.co.us.
- **Tri-Lakes Chamber of Commerce After Hours at 1st United Bank,** Tue., September 17, 5:30 pm to 7:30 pm. 1310 United Heights Drive, Gleneagle. Info: 481-3282.
- **Tri-Lakes Women’s Club Fall Kick-Off Meeting,** Fri., September 20, 11 am, Air Force Academy Officer’s Club. Reservations must be made with Kendell Vliet at 481-8588 or Kendell.Vliet@eds.com by September 16th. Tri-Lakes Women’s Club holds monthly meetings, September through May, and offers several interest groups throughout the year. All interested women living in School District 38 are invited to participate in the organization. Tri-Lakes Women’s Club sponsors the annual Pine Forest Antique Show. Proceeds from this fundraiser benefit local non-profit groups. Information about TLWC is available at www.tlwc.net or by contacting Susan Shekerow at sjsdance@aol.com or Diana Woods at 488-3135.
- **MOMS Club of Monument New Member**

Social, Fri., September 20. 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.

- **Palmer Lake Historical Society – Behind the scenes at the Colorado Springs Pioneers Museum,** Sat., September 21, An insiders tour by Program Director, M. Mayberry. Donation accepted. Info: Sam De Felice, 481-8623.
- **Friends of Ben Lomond Mountain,** Fri., September 26, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. The group is working to preserve Ben Lomond Mountain as publicly accessible open space. Normally meets the fourth Thurs. each month. Info: 481-2474.
- **2nd Annual Railroad Festival,** Sat., September 28, 10 am to 4 pm, Palmer Lake Town Hall and the Western Museum of Mining and Industry in Gleneagle. This event features model train shows and a hobo lunch at the Depot Restaurant in Palmer Lake. Admission: Adults and kids 5 and up, \$2, Under 5, free. Info: 481-3282.
- **Palmer Divide Quiltmakers,** Thu., October 3, 7 pm, Church of Woodmoor, Furrow Road. Normally meets the first Thu. each month. Info: 488-0074.
- **Larkspur 1st Annual Pumpkin Festival in the Park,** Sat., October 5, Info: 303-681-2324 or larkspur9524@yahoo.com.
- **Palmer Lake Art Group Crafts and Baked Goods Sale,** Sat. and Sun., October 5 and 6, 9 – 6 pm Sat. 10 – 4 pm Sunday. Palmer Lake Town Hall, 54 Valley Crescent. Info: 488-8101.
- **Next issue of *Our Community News*,** Sat., October 5. Published the first Sat. each month. Ad deadline is Wed., September 25. Letter deadline is Fri., September 27. Info: Editorial, Judy Barnes at 481-4164; Advertising, John Heiser at 488-9031 or www.ourcommunitynews.org.
- **Ben Lomond Gun Club, Tri-Lakes Chapter,** Thu., October 10, 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.
- **Western Museum of Mining and Industry Super Saturday: “Boo! Spooky hiStories,”** Sat., October 12, 1 pm to 4 pm, 1025 East Northgate Road in Gleneagle on the Reynolds Ranch. It can be reached from I-25 Exit 156a. The best stories are true, and mining stories can be scary. Come listen to tales of ghosts, cave-in, and lost treasure. This is an historical (and hysterical!) way to kick off the fall season. \$3.00 per person. Reservations requested. Info: 488-0880, www.wmmi.org, or e-mail: info@wmmi.org.
- **Palmer Lake Historical Society Meeting,** Thu., October 17, 7:30 pm, Palmer Lake Town Hall, 54 Valley Crescent. “Riding The Colorado Trail By Mule” by Leroy and Elenor Herndon of Stratton Colorado. Normally meets the third Thu. each month. Info: www.ci.palmerlake.co.us/plhs/ or 559-0837.
- **Creative Crafters’ Showcase,** Sat., October 19, 9 am to 4:30 pm, and Sun., October 20, 11 am to 4 pm, Lewis Palmer High School, Higby Road. Over 100 crafters. Admission \$2. Childcare available. Info: 488-3046.
- **Friends of Ben Lomond Mountain,** Fri., October 24, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. The group is working to preserve Ben Lomond Mountain as publicly accessible open space. Normally meets the fourth Thurs. each month. Info: 481-2474.
- **MOMS Club of Monument New Member Social,** Fri., October 25. 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.



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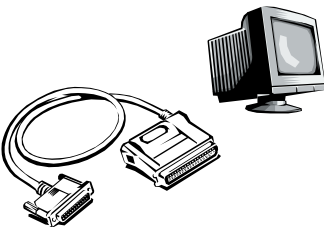
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BDRM, 3 BATH home offers a 3 Car garage, office, island kitchen, 2 gas fireplaces, hardwood floors, volume ceiling, large deck and patio for outdoor enjoyment, plus room to expand in the partially finished basement. Zoned for horses with access to riding trail. **\$385,000**



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