

Bass opened a public hearing on the budget. There were no comments from residents and the hearing was closed.

The final vote to approve the proposed budget will be held at the regular board meeting on Dec. 9.

STRs classifications defined

At the Nov. 18 meeting Collins told the board that the STR policy the staff was developing was based on Leadville's example and defined two types of STRs: owner occupied and non-owner occupied. Collins asked for direction from the board on these aspects of the draft policy:

- STR properties must be licensed as such; a business license is not required. The STR licenses must be renewed annually.
- The number of non-owner occupied STR properties can't exceed 10 percent of the residential parcels within the town. There is no cap on owner occupied STR properties

Dawson and Havenar agreed with the proposed policy. Resident John Marshall, an STR owner, said he thought regulating STRs was an overreach. Bass said that regulating STRs was new to Palmer Lake, but other communities had been doing it for some time and the policy would help the town monitor what is going on.

Residential well guidelines on hold

Collins told the board the proposed policy concerning residential wells was still being worked on by staff and they were looking into the implications of the 100-year and 300-year standards. Residential well permits are issued by the state, she said, and GMS, Inc., the town's consulting engineers, were working with town staff to ensure the policy aligned with state regulations.

First MPAC meeting held

Stuth told the board that the MPAC was

working on an online questionnaire to be sent to the community based on the questions provided by the master plan consultant. It was difficult to develop a map of the community that would load on smartphones, she said. MPAC had recommended to the planning commission that they purchase software from Survey Monkey that would cost \$900 but could also be used by the police and fire departments. The survey presently had 17 questions, she said.

PLEDG continues its work

Stuth said the mission of the PLEDG was to create sales tax revenue for the town. PLEDG has four pillars: history, outdoors, dining and art. Ninety residents have volunteered, she said, adding the effort was generating buzz around town.

PLEDG is focusing on getting new businesses into empty spaces, Stuth said, and is looking for grant money to continue its work.

The board of trustees is scheduled to hold one meeting this month, on Dec. 9, to accommodate holiday schedules, and will be held at the Tri-Lakes Chamber of Commerce Community Meeting House at 300 Highway 105. See the town's website at www.townofpalmerlake.com to confirm times, dates, and locations. While the town hall is being repaired, evening meetings will be held at the Palmer Lake Elementary School library at 115 Upper Glenway and daytime meetings will be held at the Tri-Lakes Chamber of Commerce Community Meeting House at 300 Highway 105. Meeting times may change. Meetings are normally held on the second and fourth Thursdays of the month. Information: (719) 481-2953.

James Howald can be reached at jameshowald@ocn.me.

Jackie Burhans can be reached at jackieburhans@ocn.me.

Donald Wescott Fire Protection District and Tri-Lakes Monument Fire Protection District, Nov. 10

Joint special meeting hears feasibility study presentation for potential unification

By Natalie Barszcz

The board of directors of Donald Wescott Fire Protection District (DWFPD) and Tri-Lakes Monument Fire Protection District (TLMFPD) held a joint special meeting at Lewis-Palmer Middle School on Nov. 10 to hear Emergency Services Consulting International (ESCI) Project Manager Dan Qualman present the findings of the joint feasibility study.

Background: ESCI conducted a joint feasibility study to explore the possibility of a merger between DWFPD and TLMFPD after both boards met on May 13 to discuss the possible approaches towards unification. Each board directed their respective fire chiefs to begin the independent study to find out if a merger could work. The study cost \$56,960 which was split between both districts. See www.ocn.me/v21n7.htm#tlmfpd and [dwfpd](http://www.ocn.me/v21n7.htm#dwfpd).

The DWFPD board members attending were Chairman Mark Gunderman (via Zoom), Treasurer Duane Garrett, Secretary Larry Schwarz and Director Charles Fleece. Director Joyce Hartung was excused.

The TLMFPD board members attending were President John Hildebrandt, Vice-President Roger Lance, Treasurer Jason Buckingham, Secretary Mike Smaldino, and Directors Terri Hayes, Tom Kelly and Tom Tharnish. Buckingham and Smaldino attended via Zoom.

Qualman thanked the board members of both districts for putting their trust in ESCI to complete the in-depth study, and he presented some of the "high spots:"

- ESCI's scope of work looked at the current condition of each department to find the positives and negatives of unifying the two districts.
- The data was evaluated, and the findings and recommendations were provided to both districts.
- The study looked at the management components, response performance, staffing, deployments, service delivery, financial analysis, EMS, training, communications and fire prevention.
- The service demand for both departments revealed nothing unusual with calls increasing on the weekends after looking at three years of data for both districts.

- The study also looked at geographical demand, both urban and rural densities. The highest number of calls occur in the Monument area and along I-25.
- Insurance Services Office (ISO)

ratings, used to evaluate insurance rates on a scale of 1-10, were also explored to determine all coverage and response times.

- The two districts have a combined 423 miles of road that will increase

when Furrow Road is connected to Gleneagle Drive and when many other residential and commercial development are completed.

- The study noticed overtime was high for both departments and



Merry Christmas!

719-266-1100

Website: www.NewDayCottages.com

Email: newdaycottages@q.com

1577 Turner Road, Colorado Springs, CO 80920
10975 Howells Road, Black Forest, CO 80908



New Day Cottages

NEW DAY COTTAGES ASSISTED LIVING HOMES

MLS Flat Fee Listing \$3,295



38 Years Tri-Lakes Resident

Reach the same amount of Buyers but for a lot less!



Dianne Meyer—Owner/Broker—719.233.4005

HomesNowColorado.com—DiannesReviews.com