

of ventilation as a result of snow buildup. A loaner unit was hooked up to run manually. The failure is not preventing access to any supply of water and the surface plant has been online since mid-April.

Otis questioned if any possible design flaws at the FLMD plant were causing failures, given the short age of the plant.

Sexton said it is not due to design flaws, just hours of run time causing wear and tear, and the unit was approaching end of life, but the snow did not help.

Public Works and

Parks and Open Space update

Superintendent Matt Rayno said the following:

- The new barn in "A" yard is about 95% completed with the utilities stubbed out. The structure is awaiting trenching and a garage door, and the concrete floor is scheduled to be poured in late April. The yard will be graded and paved in mid-May. The heated barn will house the district's sewer cleaning Vactor truck and snow removal vehicles and equipment. See www.ocn.me/v22n9.htm#tvmd.
- The crews are working on the trail system irrigation for May 1, and seeding is expected to begin mid-May.
- Spring cleanup around the district is underway. Treasurer/Secretary James Barnhart asked about the progress on Sanctuary Pointe Park after seeing dirt being moved.

Rayno said the original engineering plans had to be revised due to the 30-year floodplain requiring additions to the site. The contractor will be installing drainage and is hoping for a July 4 completion.

Note: The Sanctuary Pointe developer is responsible for the construction of this park.

Americans with Disabilities Act ramp installed

This reporter requested the reason for the Americans with Disabilities Act (ADA) compliant ramp that connects the slope at the cul-de-sac at the north end of Agate Creek Drive to the trail system and said three residents had raised multiple questions about a potential loss of view, wheelchairs negotiating the ramp, and skateboarders who had already been using the ramp.

Rayno said the installation of the ADA-compliant ramp that joins to the trail between Venison and Saber Creek Drive was not requested by homeowners; it was a district decision to enhance the area and include access from the cul-de-sac to the trail. The hillside was scrub grass, but it is now landscaped with boulders, maples, and crabapple trees, and the remainder of the feature will be landscaped and fill the void, he said.

McGrady said the slope was around 2% and a switchback was incorporated into the design to keep the path ADA compliant. It is part of the overall improvement of the area and there is nothing that will

impede any view, he said.

President Mark Melville and Vice President Anthony Sexton did not feel that the ramp would be a problem drawing skateboarders, and bikers would just ride on through down to the trail.

Rayno said "good luck" to skateboarders negotiating the ramp once the area is completed. He confirmed that the connecting trail would be ADA compliant, and views will be no less impeded than before the installation. It will be quite beautiful when completed by the end of July, and a bench may be added in the future, he said.

Executive session

The board moved into executive session at 7:14 p.m. pursuant to Colorado Revised Statute 24-6-402(4) (a), (b), and (e), to discuss negotiations and receive legal advice associated with water delivery infrastructure, water acquisitions, and property acquisitions.

Steve Sheffield, assistant district manager, confirmed that when the board returned to the regular session there were no actions taken, and the meeting adjourned at 8:38 p.m.

Meetings are usually held on the third Thursday every month at the district office at 16055 Old Forest Point, Suite 302. The next regular board meeting is scheduled for May 18 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triview.com>.

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Palmer Lake Board of Trustees, April 13

Direction for water system and stormwater unclear

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees (PLBOT) held an executive session before its regular board meeting on April 13 to discuss leasing proposals at the Elephant Rock property and an annexation request. The regular meeting opened with a presentation from CORE Electric Cooperative on its project to rebuild the town's electrical infrastructure. The board considered six special event permit requests. Two ordinances and four resolutions were voted on.

Town staff asked for direction on improvements to the water system, on the development of a master plan for the town's water system, and on drainage improvement plans. A public hearing on the Revised Pikes Peak Regional Building Code was held before a vote was taken on its adoption and application. Finally, the board issued a proclamation.

Electrical infrastructure project on track

Robert Osborn, director of Business Development for CORE Electric Cooperative, updated the board on the status of the project to bring the town's electrical grid up to current standards. Two years ago, CORE began working to replace poles, add adaptive controls, and improve fire safety, Osborn said. The project schedule was slowed by COVID and the supply chain issues that resulted from the pandemic.

Osborn said CORE would continue to communicate with the town through mailings, its website, and via the town staff.

Osborn mentioned the 6% rate increase in 2022 was the first in 13 years and he did not expect to see another increase in 2023. He estimated the electricity CORE delivers to Palmer Lake, 36% of which is now from renewable sources, would increase to 80% renewable by 2025.

Mayor Glant Havenar urged Osborn to remove unneeded poles as quickly as possible.

Special events permits granted

The board voted to approve six special event permits:

- An Arts Council lecture at Town Hall on April 29. Kent Hutson was scheduled to speak about Artificial Intelligence technology.
- The Tri-Lakes Kids Fishing Derby on June 3. Sponsored by the Lions Club, the annual fishing derby typically draws 250 participants. Trustee Jessica Farr said this permit will be reviewed in May in light of the water level in the lake at that time.
- The Red Wine and Blue BBQ Dinner Dance on June 10. Food will be served on the Village Green. The event is a fundraiser sponsored by Awake Palmer Lake to pay for fireworks at the Festival on the Fourth, mentioned below.
- Palmer Lake Elementary School Fun Run on July 4. The 41st annual fun run will benefit the elementary school.
- The Festival on the Fourth. The event will run from 4 to 9 p.m. with fireworks at dusk, if conditions permit. It's expected that 10,000 people are will attend to hear live music and enjoy Renais-

sance and street performers, balloonists, face painting, 10 food trucks and 30 other vendors. Admission is free, but there is a \$10 fee for parking. Proceeds will be used to defray the costs of the event.

- Palmer Lake Wine Festival on Sept. 9. About 1,500 attendees are expected at this festival, which benefits Tri-Lakes Cares and the Palmer Lakes Parks Commission. Havenar recused herself from the vote on this permit, which passed with the votes of Trustees Shana Ball, Nick Ehrhardt, Kevin Dreher, and Jessica Farr. Trustees Samantha Padgett and Dennis Stern were excused from the meeting.

Ordinances approved

The board voted unanimously to approve Ordinance 11-2023, which implements fees to recover the costs required to service land use applications, some of which require substantial work to complete.

The board also voted in favor of Ordinance 12-2023, which amends the town's policy regarding short-term rentals (STRs). STRs with an accessory dwelling on the parcel will require a conditional use permit; fees will renew every 12 months from the date of first licensing; owner-occupied STRs are capped at 10% of residences and non-owner-occupied STRs at 5%; and applications and safety affidavits have been updated.

Resolutions approved

The board passed four resolutions at the April 13 meeting:

- Resolution 28-2023, which authorizes the Parks Commission to create a trail on the Elephant Rock property. The proposed trail would begin at Kent Street, cross the creek and connect to the Creekside trail and proceed southeast to the pavilion. The resolution originally specified parking at Epworth Highway and Greeley Boulevard, but that was removed.
- Resolution 29-2023, which directs a workgroup to draft a master plan for the Elephant Rock property. The workgroup will have representatives from the Palmer Lake Economic Development Group, Palmer Lakes Arts Council, Awake Palmer Lake, the Parks Commission, and residents adjacent to the property. The resolution calls for a 3-acre parcel adjacent to Highway 105 to be reserved for a future public safety building, a 2.8-acre area to be reserved for a spa and amphitheater, and for a walking trail to be included.
- Resolution 30-2023, which reinstates the Intergovernmental Agreement between Palmer Lake and Monument Fire District, so that ambulance service will be uninterrupted as a more long-term agreement is negotiated.
- Resolution 31-2023, which authorized Havenar to oppose Senate Bill 23-213, state legislation that sets new parameters for local control of land use policy.

Direction on water system improvements and drainage plans

Town Administrator Dawn Collins asked the board for direction on two issues that previous boards began work on but could not complete due to the complexity and high costs involved: improvements to the town's water system and its stormwater drainage infrastructure.

In August 2022, GMS Inc., the town's consulting engineers, submitted a plan that addressed three areas of concern: water supply and treatment, including a new well into the Arapahoe aquifer and improved radium treatment; distribution, which requires replacement of pipes with lead joints and redesign of pipeline loops; and future line extensions required by expected growth. Mark Morton, of GMS, told the board that these areas of concern needed to be prioritized to assist with the search for funding.

Collins pointed out that an emergency ordinance passed in 2018 restricted the town's service area, and she asked whether it should be repealed, saying she needed board direction to inform her discussions with developers.

In terms of plans to improve the town's management of storm water drainage, Collins told the board that GMS had presented a report in 2022 to a previous board on the High Street drainage basin that proposed three designs for handling stormwater. Costs were included in the report. A clear direction was not established by the previous board. Morton pointed out that a stormwater enterprise would need to be established.

The board agreed to return to both issues at its next meeting.

Public hearing and proclamation

A public hearing was held at the April 13 meeting on the adoption of the Revised Pikes Peak Regional Building Code. There was minimal discussion by the public, and the board voted to approve Ordinance 10-2023 to adopt and apply the revised code. Farr voted no; Ball, Ehrhardt and Dreher voted yes.

The board issued a proclamation declaring the week of April 23 to be National Library Week.

Executive session

The executive session addressed negotiating strategies concerning leasing town property at the Elephant Rock site, the terms of the IGA with Monument Fire District and advice from the town's attorney on a possible annexation request from Challenger Homes at Ben Lomand Mountain.

The next board meetings are scheduled for May 12 and 26. See the town's website at www.townofpalmerlake.com to confirm times and dates of board meetings and workshops. Meetings are typically held on the second and fourth Thursdays of the month at the Town Hall. Information: 719-481-2953.

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