

**Fire Station 4 northside remodel completion**

The board awarded Flintco LLC the Station 4 (Gleneagle Drive) northside remodel completion for a sum not to exceed \$157,067. Flintco completed southside remodel at Station 4 in 2024 for about \$1 million. See <https://wp.ocn.me/v24n7mfd/>.

**Mitchell property remodel project**

The board awarded the Mitchell Avenue rental property remodel project contract to Flintco for a sum not to exceed the budgeted amount of \$500,000. See <https://wp.ocn.me/v25n1mfd/>.

**Recognition**

Kovacs presented the “Chief’s Coin” to Jenna Honeycutt for her quick response that helped save her father’s life on Dec. 4. A second coin and letter of commendation written by the attending firefighters and paramedics was presented to the assisting dispatcher at the El Paso County dispatch office on Feb. 12 for her ability to coach Jenna during the cardiac arrest.

**Community risk reduction efforts**

Bradley said the Monument Professional Firefighters Local 4319 would assist the residents during the chipping season. Multiple day events would not be available during the 2025 chipping program to enable double crews to assist in two communities during some weekends and conduct half-day events. The schedule will allow for single alternate crews to maintain the chipper. The sign-up began on March 15 and the calendar has 25 homeowners associations lined up for “community

chipping events” scheduled to begin May 17 this year.

**Executive session**

The Board of Directors moved into an executive session at 6:10 p.m. pursuant to Colorado Revised Statutes Section 24-6-402(4)(f), to review and discuss the fire chief contract.

When the board returned to the regular meeting at 6:58 p.m., no action was taken and the Feb. 26 meeting adjourned at 7 p.m.

**Long-term planning**

The minutes of the workshop held on March 15 stated Kovacs will review the district’s long-term fiscal sustainability, focusing on the impact of growth in the Monument area. Although several department managers suggested additional staffing positions during the workshop presentations, he will adopt a conservative approach to staffing since property tax revenue could fluctuate and cause an impact to overall revenue. Revenue sources will be reviewed to assess the possible need to implement higher impact fees, evaluate ambulance transport rates, increase the mill levy, and possibly the addition of a sales tax.

**Note:** Implementing a sales tax would require approval from the eligible voting residents of the Town of Monument (TOM) (about 60% of the voters reside east of Monument Marketplace in the area known as Jackson Creek).

Kovacs also summarized the district’s involvement with Black Forest Fire Rescue Protection District (BFFRPD) and said there are no current merger talks, and should that be a question in the future he would evaluate the decision based on whether

it would be a good fit. The cultures of both departments are very different, and the district would need to evaluate long-term financial sustainability, he said.

**Note:** BFFRPD has been exploring the possibility of alternative fire service delivery options over the past several months. See <https://wp.ocn.me/v25n2bfffprpd/>. For updates, visit [www.bffire.org](http://www.bffire.org). The topic was discussed in executive session at the March 26 meeting.

**2025 board director election**

At the March 26 meeting, Kovacs said the district election that was scheduled for May 6 to fill five board director positions had been canceled due to a lack of additional candidates. The directors will hold the following terms:

- Duane Garrett two-year term
- Gunderman four-year term
- Hildebrandt four-year term
- Kelly two-year term
- Cody Peterson four-year term

**Note:** Peterson is a resident of the former Donald Wescott Fire Protection District and will be sworn into the seat to be vacated by Smaldino in May. All board positions will then be occupied by unincorporated El Paso County residents. The district does not maintain term limitations for board directors.

Kovacs said he was meeting regularly with Monument interim Town Manager Madeline VanDenHoek to share resources and “do business better” with the town and partner on projects and initiatives.

**Financial update**

Treasurer Kelly said the overall revenue year to date as of Feb. 28 was \$668,554 and is about 2.7% of the projected 2025 income projected annual revenue of about \$24.2 million. Overall expenses year to date were \$3.09 million and about 16.4% of the projected expense budget set at about \$18.7 million. The district had about \$15.244 million in checking/savings with about \$8.5 million in the General Operations Fund, said Kelly.

**Station 3 financing**

Tim David, president of Centennial National Finance Group, presented the board with three financing options for an \$18 million lease/purchase agreement for the construction of the Station 3 rebuild.

The board favored a 20-year loan but after an extensive discussion, the board requested David also provide three construction loan proposals for comparison before any decision could be made.

David said it was unlikely that the interest for the construction loans would be less than the three lease/purchase proposals presented, and banks will not lend \$18 million without collateral.

Bumgarner said the rebuild of Station 3 is expected to cost about \$20.249 million with \$3 million already allocated in the 2025 budget. The district has spent about \$188,000 this year for costs associated with architects, project management, and site and plan ap-

provals. The land purchase phase is approaching, and after the board approves the \$18 million loan the district can begin using the loan to pay expenses related to the rebuild. The construction phase is expected to take about a year to complete.

Kovacs said the district expects to receive \$499,000 for the existing Station 3 at 1855 Woodmoor Drive when it is sold to Woodmoor Water and Sanitation District, said Kovacs.

**Station 2 remodel additional funding**

Division Chief of Administration Jamey Bumgarner requested the board consider additional funding for the Station 2 remodel for Brian Pierce Roofing LLC to replace the original leaking flat roof that was requiring about \$10,000-\$15,000 in repairs. The cost is estimated to be about \$71,000-\$74,000 for the replacement with a 20-year warranty, and the station also requires some additional interior paint work for about \$10,000, said Bumgarner.

Kovacs said the additional funds for the remodel would be sourced from capital expenditure funding, and some items allocated in the budget expenditure would not be purchased in 2025.

The board approved up to \$85,000 for the additions.

**Station 1**

**Training Center update**

Bumgarner said OZ Architects had delivered the cost to grade the Station 1 property, and the site design group needs to meet to discuss options. Front Range Fire Apparatus no longer wants to purchase part of the Station 1 land due to the high cost of grading the property. The district is helping Front Range Fire Apparatus find another site in Monument, said Bumgarner.

**Executive session**

The board moved into an executive session at 6:02 p.m. pursuant to Colorado Revised Statutes Section 24-6-402(4)(f), to discuss personnel matters involving the fire chief contract.

The board also held an executive session pursuant to Colorado Revised Statutes Section 24-6-402(4)(e), instructing a negotiator, and developing a strategy for negotiating a possible agreement with the BFFRPD.

Kovacs confirmed to this reporter that when the board returned to the regular session, the board took action to renew the fire chief’s contract in a 5-0 vote.

The meeting adjourned at 7:14 p.m.

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Meetings are usually held on the fourth Wednesday every month. The next regular meeting is scheduled for April 23 at 4:30 p.m. at Station 1, 18650 Highway 105. For Microsoft Teams virtual joining instructions, agendas, minutes, and updates, visit [www.monumentfire.org](http://www.monumentfire.org) or contact Director of Administration Jennifer Martin at 719-484-9011.

Natalie Barszcz can be reached at [nataliebarszcz@ocn.me](mailto:nataliebarszcz@ocn.me).

**Forest Lakes Metropolitan District and Pinon Pines Metropolitan District 3, March 3**

**Bonds approved for commercial district; covenant policy enforcement**

By Natalie Barszcz

At the Forest Lakes Metropolitan District (FLMD) and Pinon Pines Metropolitan District (PLMD) 3 special meeting on March 3, the board approved the General Obligation limited tax convertible Capital Appreciation Bonds, Series 2025, and approved a covenant policy and design review enforcement resolution for the commercial district.

In attendance were FLMD Manager Ann Nichols, Tom Blunk of CP Real Estate Capital, representing Forest Lakes LLC and Forest Lakes Residential Development, District Attorney Nicole Peykov, Spencer Fane law firm, and the following board directors: Secretary Joe Loidolt, president of Classic Homes, Director/resident James Boulton,

vice president/project manager of Classic Homes, and Director Steve Schlosser, a project manager for Classic Homes.

President George Lenz, executive vice president of finance for Classic Homes and Treasurer/Secretary Douglas Stimple, chief executive officer of Classic Homes, did not attend.

There were no public comments made during the meeting.

**PPMD 3 capital appreciation bonds**

Peykov requested the board consider approving the issuance of General Obligation limited tax convertible Capital Appreciation Bonds, Series 2025 for PPMD 3, with a principal amount not to exceed \$21 million.

**FLMD (Cont. on 14)**

**NATIONAL SPACE DAY**  
Community Event  
SATURDAY, MAY 3, 2025  
10:00 a.m. – 4:00 p.m.

Join Space Foundation Discovery Center for a FREE celebration of National Space Day!

- Hands-on activities
- Live demonstrations
- Inspiring experiences

For space enthusiasts of all ages!

**Western Museum of Mining & Industry**

**Picnic and Planes**  
May 29, 2025  
Watch the USAFA graduation air show from our campus!

Bring chairs, blankets and a picnic basket!  
\$5 per car  
Museum admission not included  
[WMMI.org](http://WMMI.org) | 225 North Gate Blvd