

# Our Community News

Volunteers reporting on community issues in Monument, Palmer Lake, and the surrounding Tri-Lakes area



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Issue #302 — Volume 26 Number 5 — Saturday, May 2, 2026

Free

Our website is **OCN.ME**. Audio is posted for most of the articles and videos for some events. In the paper, events with videos are marked:



## Local Events

Readers should assume that event information published in this issue is subject to change and information should be confirmed a day or two before the event by calling the information number or checking the organization's website. See page 22 and page 23 or check [www.ocn.me/events](http://www.ocn.me/events) for event locations and other details of these and many other local events.

- **OCN mailing days**, Thu., Apr. 30 & June 4, approx. 7-8:30 am. If you can help, even for an hour or two, getting the papers ready to mail, contact AllenAlchian@ocn.me or (719) 488-3455.
- **Annual Black Forest Arts and Crafts Guild Spring Craft Show**, Wed.-Sun, Apr. 29-May 3, Wed. 4 pm-7 pm. Thu.-Sat. 9 am-7 pm. Sun. 10 am-2 pm.
- **Goat Patch Brewing Monument Summer Music Series**, Every Sun., 2 pm-5 pm.
- **Business Roundtable**, Sat., May 1, 11:15 am - 12:45 pm. Terri Carver.
- **Space Foundation Discovery Center National Space Day**, Sat., May 2, 10 am-4 pm.
- **Friends of School in the Woods Annual Gathering**, Sat., May 2, 10 am-12 pm.
- **Mind Quest - Speed Puzzling Practice Day**, Sat., May 2, 10 am-5 pm.
- **Monumental Impact - Orientation**, Sat., May 2, 2 pm-3 pm. See ad on page 3.
- **D38 Career & Technical Education Community Showcase**, Mon., May 4, 4-6 pm.
- **Palmer Lake Library Town Hall**, Wed., May 6, 5:30 pm-7 pm.
- **Covered Treasures Bookstore Book Signings**, Sat., May 9, 12 pm-2 pm. Author Z.S. Diamante. Thu., May 21, 5-8 pm. Author Denise Gard.
- **Drip Coffee House Mother's Day BOGO**, Sun., May 10, 7 am-3 pm. See ad on page 2.
- **Taste of Tri-Lakes Cares**, Wed., May 13, 5:30 pm-10 pm
- **Silver Key Senior Summit**, Thu.-Fri., May 14-15, 8 am-2 pm. See ad on page 2.
- **Monumental Med-Spa Botox Event**, Thu., May 14, 9:30 am-6 pm. See ad on page 7
- **Maxstrength Fitness Client Appreciation & One-Year Anniversary Celebration**, Wed., May 20, 4 pm-6 pm. See ad on page 11
- **Art Hop**, Thu., May 21, 5 pm-8 pm. See ad on page 3.
- **Monumental Impact - Networking Night**, Thu., May 21, 5:30 pm-7 pm. See ad on page 3.
- **Palmer Lake Historical Society**, Thu., May 21, 7 pm-8 pm
- **YMCA Summer Day Camp Kick-off**, Tue., May 26. See ad on page 6.
- **Restyle Your Fur**, Wed., May 27, 11 am-6 pm, Thu., May 28, 10 am-6 pm. See ad on page 9.
- **Western Museum of Mining and Industry - Picnic and Planes**, Thu., May 28, 9 am-4.
- **Monument Hill Foundation - Grant Applications Deadline**, Sun., May 31.
- **Mountain View Electric Annual Meeting**, Thu., Jun. 4, 5 pm-8 pm.
- **OCN Publication**, Sat., Jun. 6

## In this issue

- Buc-ee's News, 1
- Palmer Lake News 1-6
- Monument News 1, 6-8
- D38 News 8-11
- Water & San District News 11-14
- Fire District News 14
- County News 14
- WIA News 14-15
- Letter & Columns 15-17
- Snapshots 18-20
- Notices and Calendar 20-23
- OCN Info 1, 17, 21-24

## Circulation

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## Water restrictions five weeks early



**Above:** The Town of Monument Water Department has imposed water restrictions five weeks early because of the lack of precipitation and the higher-than-usual temperatures we've had. The restrictions started on April 7 and will continue until Oct. 30. Odd-numbered addresses will be allowed to water on Mondays, Wednesdays, and Fridays. Even-numbered addresses can water on Tuesdays, Thursdays, and Saturdays. No watering is allowed on Sundays. *Photo by Michael Weinfeld.*

Palmer Lake Board of Trustees, April 9 and 23

## Proposed disciplinary hearing frustrates board; Water emergency declared

By James Howald and Jackie Burhans

In April, the Palmer Lake Board of Trustees (PLBOT) grappled with legal issues arising from a town employee's charge that they were harassed by Trustee Roger Moseley. The alleged harassment complaint was first mentioned by the town's previous attorney, Scott Krob, at a board meeting in December 2025 and was discussed during an executive session on March 16. Executive sessions are not open to the public.

The board heard details of the investigation of Moseley, tried to determine what legal remedies were available to it should the charges be proven and, with the help of newly hired Town Attorney Kent Whitmer, what the process to hold a hearing

on the allegations should be.

The board filled one of three vacancies on the Planning Commission and discussed filling the mayor pro tem vacancy.

At the request of Charles Roubidoux, Palmer Lake's water supervisor, the board declared a water emergency and delegated the response to Roubidoux. It tabled a vote on a proposed resolution to opt out of the state's new law allowing graywater use in new construction.

Town Clerk Erica Romero updated the board on efforts to address code violations at the Elephant Rock Mobile Home Park.

The April 23 meeting was preceded and followed by executive sessions.

PALMER LAKE (Cont. on 2)

## Buc-ee's buys parcel for over \$10 million



**Above:** March 25, landfill on the property atop Monument hill proposed for a future Buc-ee's travel center. *Photo by Allen Alchian.*

By John Heiser

In early April, for more than \$10 million, Buc-ee's EPCO LLC purchased from Monument Ridge West LLC the combined parcel west of I-25 and south of County Line Road, totaling about 53.4 acres.

On March 19, the Colorado Division of Water Resources issued permits for two wells on the parcel. One permit is for the Denver Aquifer with a depth of 1,230 to 1,795 feet, pumping up to 3.5 million gallons per year. The second permit is for the Arapahoe Aquifer with a depth of 1,825 to 2,250 feet, pumping up to 7.1 million gallons per year. Each well would be limited to pumping 150 gallons per minute and must be

more than 600 feet from any existing wells. The two wells could supply up to 880,000 gallons per month or 28,000 gallons per day. The analysis submitted to Palmer Lake estimated an average day demand of 37,300 gallons and a maximum day demand of 113,600 gallons.

The Monument Sanitation District has committed to providing sewer service to the parcel. *See MSD article on page 13.*

The El Paso County Planning and Community Development Department reports that development plans for the parcel have not been submitted.

John Heiser can be contacted at [johnheiser@ocn.me](mailto:johnheiser@ocn.me).

Monument Town Council,  
April 6 and 20

## Fire training facility Final Plat approved

By Marlene Brown

On April 6, the Monument Town Council received a request from the Monument Planning Department for approval of rezoning and Final Plat for a new fire training facility at 18650 West Highway 105, which will include the building of an 11,040-square-foot classroom building and a training tower. *See site map on page 6.*

The proposed facility is expected to generate low traffic volumes and analysis concludes that no roadway improvements will be necessary. With less than 100 vehicles per day when the classes will be in session no traffic impact study will be needed.

The Town Council voted for approval of the rezone and the Final Plat.

## Car dealership delayed

The council voted to delay a vote on the Alpine Dealership at Falcon Commerce Center Phase 2 Final Plat and Final Planned Unit Development (PUD).

The dealership is an automobile sales, service, and repair facility. It would sit on 12.5 acres located south of the Pilot Travel Center and east of the intersection of Squadron and Terrazzo Drives.

Council members had several concerns, including the use of metal building panels and a request for a 35-foot pylon sign, which would violate existing building codes.

After two hours of debate and unresolved issues regarding signage and building materials, the council voted to continue the dealership ordinance to the May 4 meeting to allow the applicant and staff to refine the proposal.

## Water restrictions imposed early

The council approved a modified watering schedule in response to regional drought conditions. The restricted watering season began April 7.

- **Odd-numbered addresses:** water on Mondays, Wednesdays, and Fridays.
- **Even-numbered addresses:** water on Tuesdays, Thursdays, and Saturdays.
- No watering is permitted on Sundays.

For 2026 only, the watering procedures will be in effect from April 7 through Oct. 30 (previously May 15 through Sept. 30)

## Campaign finance procedures

In an update to campaign finance procedures, the council passed an ordinance that allows the town clerk to refer campaign finance complaints to the Colorado Secretary of State in cases where an actual or perceived conflict of interest exists.

## Police impact fees

A new fee schedule was adopted for implementation of police impact fees collected for new land developments intended to ensure growth and contribute to the capital assets needs of the Police Department. With more population in the area, more officers and more vehicles will be needed to patrol the new neighborhoods.

## Software grant application

A resolution was approved to authorize Monument staff to apply for a \$250,000 grant from the Statewide Internet Portal Authority to replace the town's outdated land development and permitting software.

MONUMENT (cont. on 6)